

280 BEALE – TRANSBAY BLOCK 6



280 Beale, located on Transbay Block 6, is an eight story, 70-unit, OCII-sponsored affordable housing project featuring 70 apartments affordable to families earning 50% or below of area median income (AMI). This affordable development is another step toward reaching *Mayor Lee's goal to provide 10,000 affordable housing units by 2020*. The project includes a community room available for use by all tenants and publicly open space. A solar hot water heating system and a vegetated roof are among the building's sustainable design features. 280 Beale is one component of the Transbay Blocks 6/7 development—a high density, pedestrian-oriented, mixed-use community in the heart of the new Transbay neighborhood. Another component is the Solaire, a development located on Block 6 with 409 market-rate apartments in a 32-story residential tower and 7 townhomes. The mixed-use community also includes Block 7, which will include 120 affordable apartments. The development of Transbay Blocks 6/7 is the first collaborative venture of affordable and market rate housing built in the Transbay neighborhood with Mercy Housing California developing the affordable housing and Golub & Company developing the Solaire.

Project Area	Transbay	Project Tenure	Permanent Rental
Project Owner	Mercy Housing California 62, LP	Population Type	Families
Project Developer	Mercy Housing California	Total Units	70 (56 1-bdr, 14 2-bdr)
Project Architect	Santos Prescott	Total Affordable Units	70
Project Contractor	Cahill/Balfour Beatty JV	Affordability Levels	50% and below AMI
Construction Start Date	May 2014	OCII or Inclusionary	OCII
Completion Date	June 2015	Non-Housing Amenities	2,100 sf retail; community room and courtyard
Total Development Cost	\$27,071,361	Parking Spaces	13 (0.19:1 parking ratio)
Total OCII Funding	\$14,000,000		

SBE Professional Services Participation

SBE: 44.9%; SF SBE: 28.7%; MBE: 13.5%; WBE: 12.2%

SBE Construction Participation

SBE: 44.2%; SF SBE: 8.9%; MBE: 3.2%; WBE: 2.8%

Construction Workforce Participation

SF Residents: 22.1%; Minority: 46.7%; Women: 2.9%



office of
COMMUNITY INVESTMENT
and INFRASTRUCTURE

📍 One S. Van Ness Ave., 5th Floor, San Francisco, CA 94103

📞 415 749 2400

🏠 www.sfocii.org

12/9/2016