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 Owner**  
Mercy Housing California 62, LP

**Project Developer**  
Mercy Housing California

**Project Architect**  
Santos Prescott

**Project Contractor**  
Cahill/Balfour Beatty JV

**Construction Start Date**  
May 2014

**Completion Date**  
June 2015

**Total Development Cost**  
$27,071,361

**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%

**Project Tenure**  
Permanent Rental

**Population Type**  
Families

**Total Units**  
70 (56 1-bdr, 14 2-bdr)

**Total Affordable Units**  
70

**Affordability Levels**  
50% and below AMI

**OCII or Inclusionary**  
OCII

**Non-Housing Amenities**  
2,100 sf retail; community room and courtyard

**Parking Spaces**  
13 (0.19:1 parking ratio)