Five 88
588 MISSION BAY BOULEVARD NORTH (Mission Bay Block 7 West)

588 Mission Bay Boulevard North is a mixed-use, transit-oriented, affordable housing development in San Francisco located between 3rd and 4th Streets in Mission Bay South. Five 88 is another step towards reaching Mayor Lee’s goal to provide 10,000 affordable homes in the City by 2020, and the apartments are in close proximity to recreational facilities, public transportation, and hospitals. The development received the majority of its funding through a collaborative partnership between Related California and Chinatown Community Development Center. The building includes 200 rental apartments, of which 198 are affordable to families with incomes at or below 60% of Area Median Income (AMI). Five 88 has various on-site amenities that include a community/multi-purpose room with a fitness center, 252 secured bicycle parking spaces, laundry facilities, and a resident lounge. Various other features of the structure include a large communal courtyard in the center of the development, solar hot-water panels, and drought-tolerant landscaping.

Project Area: Mission Bay South
Project Owner: Mission Bay Block 7 Housing Partners, LP
Project Developer: Related, LLC & Chinatown Community Development Center
Project Architect: David Baker Architects
Project Contractor: Nibbi Brothers
Construction Start Date: June 2015
Completion Date: February 2017

Total Development Cost: $74,970,861
Total OCII Funding: $16,975,000
Project Tenure: Permanent Rental
Population Type: Families
Total Units: 200 (70 1-BR; 128 2-BR)
Total Affordable Units: 198 (2 manager’s units)
Affordability Levels: 60% TCAC AMI and below
OCII or Inclusionary: OCII
Non-Housing Amenities: 10,079 sf retail; Community/multi-purpose room
Parking Spaces: 53 (0.27:1 parking ratio)

SBE Professional Services Participation: SBE: 53.0%; SF SBE: 47.1%; MBE: 37.3%; WBE: 0.0%
SBE Construction Participation: SBE: 43.4%; SF SBE: 14.2%; MBE: 13.5%; WBE: 0.2%
Construction Workforce Participation: SF Residents: 21.6%; Minority 57.7%; Women 1.2%