

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	Total Development Cost	\$74,970,861
Project Owner	Mission Bay Block 7 Housing Partners, LP	Total OCII Funding	\$16,975,000
Project Developer	Related, LLC & Chinatown Community Development Center	Project Tenure	Permanent Rental
Project Architect	David Baker Architects	Population Type	Families
Project Contractor	Nibbi Brothers	Total Units	200 (70 1-BR; 128 2-BR)
Construction Start Date	June 2015	Total Affordable Units	198 (2 manager's units)
Completion Date	February 2017	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%		



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