626 Mission Bay Boulevard North (located on Mission Bay South Block 6 East) will be a 100% affordable housing development for families, with twenty percent of the units set aside for formerly homeless families. This project will contribute 142 affordable units to the late Mayor Lee’s goal of providing 10,000 affordable homes in the City by 2020. The building will have a mix of one-bedroom, two-bedroom, and three-bedroom homes and will also include neighborhood serving retail including a restaurant and afterschool literacy program which will further activate the 4th street corridor. At the inception of this project, Tenderloin Neighborhood Development Center partnered with 826 Valencia, an education-based non-profit to provide on-site after-school and weekend writing services to underserved youth with priority given to students who live in the building and the surrounding Mission Bay community. 626 Mission Bay Boulevard North will have a variety of sustainable features including a moisture sensing irrigation system and solar thermal energy.

**Project Area**  
Mission Bay South

**Project Owner**  
1300 Fourth Street Associates, L.P.

**Project Developer**  
Tenderloin Neighborhood Development Corporation (TNDC)

**Project Architect**  
Mithun Solomon with Studio Vara (Associate Architect)

**Project Contractor**  
Nibbi Brothers Construction

**Construction Start Date**  
October 2016

**Completion Date**  
August 2018

**Total Development Cost**  
$92,619,955

**Total OCII Funding**  
$35,750,000

**Project Tenure**  
Rental

**Population Type**  
Multifamily

**Total Units**  
143 (53 1-bdrm; 47 2-bdrm; 43 3-bdrm)

**Total Affordable Units**  
142 (1 manager’s unit)

**Affordability Levels**  
50% AMI and below

**OCII or Inclusionary**  
OCII

**Non-Housing Amenities**  
approx. 10,000 sf retail

**Parking Spaces**  
41 (.29:1)

**SBE Professional Services Participation**  
SBE: 54.4%; SF SBE 47.2%; MBE 12.6%; WBE 2.6%

**SBE Construction Participation**  
SBE: 51.4%; SF SBE 17.4%; MBE 15.8%; WBE 0.5%

**Construction Workforce Participation**  
SF Residents 30.5%; Minority 65.2%; Women 2.2%