

626 MISSION BAY BOULEVARD NORTH MISSION BAY SOUTH BLOCK 6 EAST



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	Total Development Cost	\$92,619,955
Project Owner	1300 Fourth Street Associates, L.P.	Total OCII Funding	\$35,750,000
Project Developer	Tenderloin Neighborhood Development Corporation (TNDC)	Project Tenure	Rental
Project Architect	Mithun Solomon with Studio Vara (Associate Architect)	Population Type	Multifamily
Project Contractor	Nibbi Brothers Construction	Total Units	143 (53 1-bdrm; 47 2-bdrm; 43 3- bdrm)
Construction Start Date	October 2016	Total Affordable Units	142 (1 manager’s unit)
Completion Date	August 2018	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%



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COMMUNITY INVESTMENT
and INFRASTRUCTURE

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

📞 415 749 2400

🌐 www.sfocii.org

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