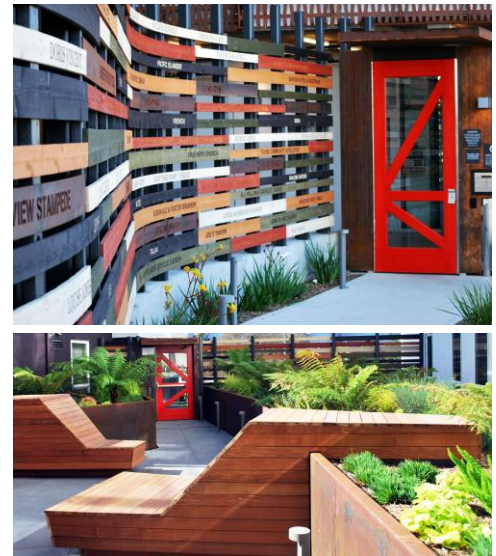


# PACIFIC POINTE APARTMENTS

## 350 FRIEDELLE STREET (Shipyard Block 49)



Located at 350 Friedell Street, Pacific Pointe is part of Mayor Lee’s plan for achieving 10,000 affordable homes in the City by 2020. The development was funded by Lennar Urban as part of its inclusionary obligation for the first phase of the Hunters Point Shipyard project. At the center of a mixed-income neighborhood that is under construction, Pacific Pointe is the first 100% affordable housing development to be constructed in the former shipyard. The building includes 60 rental apartments, of which 59 units are affordable to families with incomes at or below 50% of Area Median Income (AMI). Pacific Pointe houses many residents who are from the Bayview. The development features a common room on each floor, an outdoor deck at the top, a bi-level courtyard, and cultural narrative wall in the building’s entryway depicting the history and culture of the Bayview and Shipyard. Also in a nod to Shipyard’s history, a tower clad in perforated corten steel rises above Pacific Pointe’s entry.

<b>Project Area</b>	Hunters Point Shipyard	<b>Project Tenure</b>	Permanent Rental
<b>Project Owner</b>	AMCAL Pacific Pointe Fund, L.P.	<b>Population Type</b>	Families
<b>Project Sponsor</b>	AMCAL / Young Community Developers	<b>Total Units</b>	60 (27 1-bdrs, 20 2-bdrs, and 12 3-bdrs), 1 manager unit
<b>Project Architect</b>	David Baker Architects / Interstice Architects	<b>Total Affordable Units</b>	59
<b>Project Contractor</b>	Cahill Construction, Inc.	<b>Affordability Levels</b>	50% AMI and below
<b>Construction Start Date</b>	November 2014	<b>OCII or Inclusionary</b>	Inclusionary (Lennar)
<b>Completion Date</b>	April 2016	<b>Non-Housing Features</b>	Resident common rooms, community / multi-purpose room, and cultural/historical references
<b>Total Development Cost</b>	\$34,600,000	<b>Parking</b>	44 (0.73:1 parking ratio)
<b>Total OCII Funding</b>	None		

**SBE Professional Services Participation**  
**SBE Construction Participation**  
**Construction Workforce Participation**

SBE: 61.6%, SF SBE: 55%, MBE: 28.9%, WBE: 27.8%  
 SBE: 53.8%, SF SBE: 44.6%, MBE: 32.9%, WBE: 1.7%  
 SF Residents 34%, Residents in Zip Code 94124: 15.5%  
 Minority 57.6%, Women 2.4%



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