

250 FREMONT / 400 FOLSOM TRANSBAY BLOCK 8



250 Fremont and 400 Folsom are located on Transbay Block 8 which is composed of a 55 story tower and two mid-rise podium buildings. The tower includes 70 affordable units and the two podium style buildings contain 80 affordable rental units that are 100% affordable. The affordable apartments are available to families with incomes at or below 50% of Area Median Income (AMI) and will feature various resident amenity and open spaces including a fitness center, roof garden, lounge terrace, and community garden. Transbay Block 8 will play a critical role in further activating the neighborhood surrounding the new, state-of-the-art Transbay Transit Center as it creates a new mixed-use, mixed-income community in the heart of San Francisco.

Project Area	Transbay	Project Tenure	Permanent Rental
Project Owner	T8 Urban Housing Assn. LLC; T8 Housing Partners, L.P.	Population Type	Families
Project Developer	Related California/ TNDC	Total Units	546
Project Architect	HKS Architects, OMA*AMO, Fougeron	Total Affordable Units	151 (20 studios, 71 1-bdrm; 34 2-bdrm; 24 3-bdrm, Mgr.'s unit: 2- 1-bdrm
Project Contractor	Webcor	Affordability Levels	50% and below AMI
Construction Start Date	November 2016	OCII or Inclusionary	OCII / Inclusionary
Completion Date	Affordable: April 2019; Tower/ Ancillary Bldg.: May 2019	Non-Housing Amenities	17,000 sf retail for entire site; Community/ Multi-purpose room
Total Development Cost	N/A	Parking Spaces	80 Affordable (0.25:1 parking ratio) 70 inclusionary (.50:1 parking ratio)
Total OCII Funding	\$37,000,000		

SBE Professional Services Participation	SBE: 58.6%; SF SBE: 55.48%; MBE: 42.3%; WBE; 8.7%
SBE Construction Participation	SBE: 22.7%; SF SBE: 12%; MBE: 8.6%; WBE: 3.6%
Construction Workforce Participation	SF Residents: 19.5%; Minority 75.4%; Women: 1.8%



office of
COMMUNITY INVESTMENT
and INFRASTRUCTURE

📍 One S. Van Ness Ave., 5th Floor, San Francisco, CA 94103
📞 415 749 2400 🏠 www.sfocii.org 1/8/2018