500 Folsom is located on Transbay Block 9. The development will include a mix of studios and one- & two-bedroom rental homes. Block 9 is composed of a 43 story tower, flanked by two attached lower podium buildings, which include 109 affordable rental units available to families with incomes at or below 50% of Area Median Income (AMI), and will feature various resident amenity and open spaces. Those amenities include elevated gardens, a green house, community rooms and ground floor retail space. Transbay Block 9’s 545 total units make up the second largest portion of residential units currently under construction in the City.

**Project Area**
Transbay

**Project Owner**
Block 9 Transbay, LLC.

**Project Developer**
Essex/TMG/BRIDGE Housing

**Project Architect**
Skidmore, Owings & Merrill LLP (SOM), Fougeron Architecture

**Project Contractor**
Balfour Beatty

**Construction Start Date**
March 2016 (foundation work only)

**Completion Date**
May 2019

**Total Development Cost**
$189,838,000

**Total OCII Funding**
None, Private Funding

**Project Tenure**
Rental

**Population Type**
Families

**Total Units**
545

**Total Affordable Units**
109

**Affordability Levels**
50% AMI and below

**OCI II or Inclusionary**
Inclusionary

**Non-Housing Amenities**
3,730 square feet retail

**Parking Spaces**
286 (.52:1); 57 inclusionary spaces

**SBE Professional Services Participation**
SBE: 54.3%; SF SBE: 51.7%; MBE: 23.7%; WBE: 12.6%

**SBE Construction Participation**
SBE: 7%; SF SBE: 0.6%; MBE: 0.2%; WBE: 0.3%

**Construction Workforce Participation**
SF Residents: 11.4%; Minority 56.4%; Women: 1.3%