

# The BALBOA PARK UPPER YARD DEVELOPMENT

**100% AFFORDABLE FAMILY RENTAL, WITH UNITS FOR FORMERLY HOMELESS FAMILIES, AND GROUND FLOOR COMMUNITY SERVING SPACES**



- A non-profit San Francisco affordable housing developer since 1971
- Now expertly managing 35 affordable housing properties in San Francisco
- Expert supportive services to low-income households in San Francisco neighborhoods



- Developments in California counties: Alameda, Contra Costa, Los Angeles, Orange, Sacramento, San Bernardino, San Diego, San Francisco, and Santa Clara
- Practice areas: public-private partnerships, transit-oriented development, master planned communities, mixed-use development, affordable apartments, mixed-income apartments, condominiums, luxury apartments
- A leader in environmentally-conscious real estate development and operations



- Experience includes 1,800+ multi-family apartment units across the United States
- Practice areas: architecture, interior design, landscape architecture, urban design & planning
- A leader in creating places that inspire, and connect people to each other and their surroundings

# The BALBOA PARK UPPER YARD PARTNERSHIP

## 140 YEARS COMBINED EXPERIENCE DEVELOPING AFFORDABLE MULTIFAMILY HOUSING IN CALIFORNIA

### SERVICE PROVIDERS

- Lutheran Social Services Of Northern California
- YMCA Of San Francisco
- Instituto Familiar De La Raza

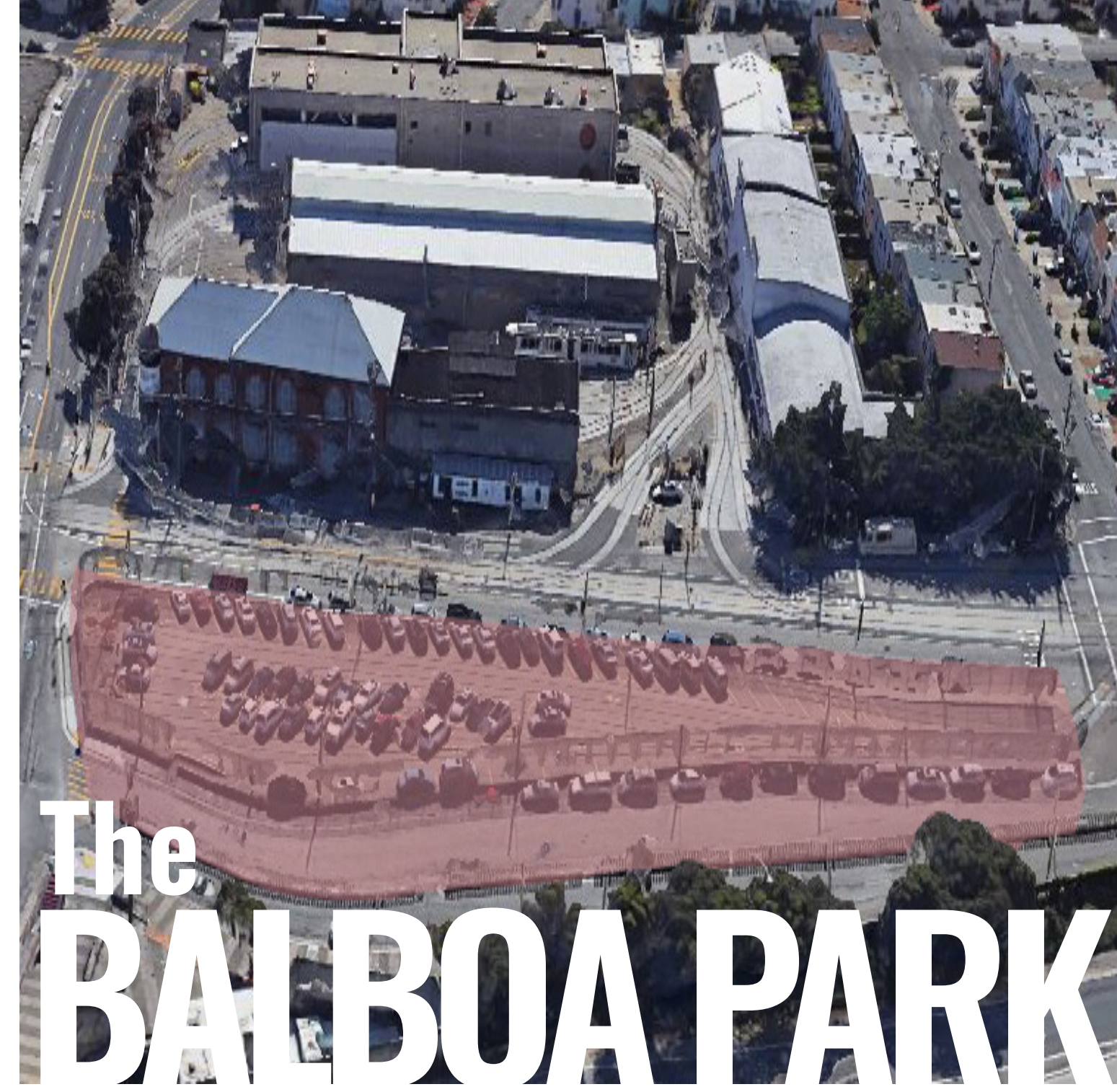
### MANAGEMENT COMPANY

- Caritas Management Corporation

### CONSULTANT

- Falcone Development Services LLC





**About Balboa Upper Yard:**

September 23, 2016, the San Francisco Mayor's Office of Housing and Community Development, or MOHCD, awarded a development opportunity to a partnership between Mission Housing Development Corporation and Related California. The parties will collaborate to build new affordable housing at Balboa Park Station Upper Yard, west of the intersection of San Jose Avenue and Geneva Avenue. The two acre site, currently a parking lot, combines parcels owned by MOHCD, San Francisco Municipal Transportation Agency (SFMTA) and by Bay Area Rapid Transit, also known as BART.

Created in collaboration with community members, MOHCD, SFMTA and BART, the initial plan for the parcel is to create 80 to 120 units of housing that is 100 percent affordable to low- and very low-income families. These families will make up to 60 percent of area median income, or about \$64,600 for a family of four. A percentage of the apartments will be designated as permanent supportive housing for formerly homeless households.

In addition to the housing, commercial space and community-serving space will be created on the Balboa Park Station Upper Yard parcel. Public space improvements within the development will also create resident and neighborhood open space.

**Transit Oriented Development:**

San Francisco's Planning Department and MOHCD have specified various aspects of zoning and land use for the Balboa Park Upper Yard parcel. Much of the vision for the site was formulated in the Balboa Park Station Area Plan, developed in 2008 and 2009.

**Community Engagement:**

Since 2010, many community stakeholders have worked to create this affordable housing opportunity on the parcel. The office of District 11 Supervisor Ahsha Safai will help Mission Housing coordinate all parties and keep the hopes and concerns of the entire community at the forefront of every decision.

Mission Housing is leading a year-long series of community meetings to seek comments and suggestions from community stakeholders about ways this development can best serve the surrounding neighborhoods.

For more info, visit [missionhousing.org](http://missionhousing.org) and search "Balboa Park" or, email questions to: [balboapark@missionhousing.org](mailto:balboapark@missionhousing.org).

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## TRANSIT ORIENTED DEVELOPMENT DONE IN PARTNERSHIP WITH



San Francisco Mayor's Office of Housing and Community Development

Office of District 11 Supervisor Ahsha Safai



SFMTA  
Municipal Transportation Agency



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