



MISSION BAY AFFORDABLE HOUSING

San Francisco’s new Mission Bay development covers 303 acres between San Francisco Bay and Interstate 280. The Board of Supervisors established the Mission Bay North and Mission Bay South Redevelopment Project Areas in November 1998. Up to 6,000 housing units will be built in Mission Bay, 1,700 of which will be affordable to moderate, low, and very low income households. Units are expected to be developed over the next ten to fifteen years, and affordable units will be created in both private mixed-income projects and Redevelopment Agency-sponsored stand-alone affordable housing projects.

The following current developments include below market rate (“BMR”) housing opportunities in Mission Bay. Information on current rent levels, maximum incomes and unit availability may be obtained from the resident manager at the telephone number listed. Each development maintains its own waiting list and application procedure. Interested persons should call or visit the manager for more information.

PROPERTY NAME	ADDRESS	TELEPHONE #	TOTAL # BMR UNITS	INCOME REQUIREMENTS*
Rich Sorro Commons (Very Low Income Family Rental)	225 King St.	415-357-9860	100	100 units – Maximum of 50% of Area Median Income (“AMI”) (Very Low Income)
Avalon at Mission Bay (Mixed-Income Rental) www.avalonatmissionbay.com	255 King St.	888-839-0101	21	11 units – 70% of AMI (Low Income) 10 units - 110% of AMI (Moderate Income)
The Beacon (Mixed-Income Condominiums) www.thebeacon.com	250 & 260 King St.	415-498-9001	27	14 units – 70% of AMI (Low Income) 13 units - 110% of AMI (Moderate Income)
Mission Creek Senior Community (Very Low Income Senior Rental)	4 th & Berry	415-355-7100	140	140 units – Maximum of 50% of AMI (Very Low Income)

*Please see the chart, “2006 Income Limits,” on the back for information on income limits.

A 236 unit mixed-income affordable project on Berry Street is under construction and the Agency has initiated planning and design work for 131 units of affordable for-sale homes in Mission Bay North. Development of additional Agency sponsored affordable housing in Mission Bay South will begin in the near future (in 2-3 years). For more information on Mission Bay and future housing development, visit the Agency’s website at www.sfgov.org/sfra.

For information on affordable housing opportunities available citywide, please contact the Mayor’s Office of Housing (“MOH”) at 1 Van Ness Avenue, 5th Floor San Francisco, CA 94103; T (415) 252-3177 or visit the MOH website at www.sfgov.org/moh.



2006 INCOME LIMITS

HOUSEHOLD INCOME LIMITS FOR BELOW MARKET RATE UNITS			
HOUSEHOLD SIZE	50% of Area Median Income (Very Low Income)	70% of Area Median Income (Low Income)	110% of Area Median Income (Moderate Income)
1 person	\$31,950	\$44,700	\$70,250
2 persons	\$36,500	\$51,050	\$80,250
3 persons	\$41,050	\$57,450	\$90,300
4 persons	\$45,600	\$63,850	\$100,300

Monthly rents are calculated at 30% of gross monthly income. Check with the resident building managers for information on current BMR unit rent levels.