

850 TURK

FAMILY HOUSING

San Francisco, CA



850 Turk is the product of the close partnership between the California Department of General Services, California Department of Housing and Community Development, and the City and County of San Francisco Mayor's Office of Housing and Community Development. The development is at the forefront of Governor Newsom's Executive Order N-06-19 (State Lands Program), which prioritizes the use of excess state-owned property for innovative, sustainable, and cost-effective affordable housing.

Located at the intersection of the Civic Center, Hayes Valley and Tenderloin neighborhoods, 850 Turk will bring 92 new affordable homes in an amenity-rich area, serving individuals and families earning up to 60% AMI. The 8-story mid-rise building will feature thoughtfully designed residential spaces, landscaped courtyards, and shared indoor and outdoor amenities to foster community and well-being. The development will also include 30 replacement parking spaces for the California Employment Development Department, a continuing collaboration with State Department partners. With this project, MidPen aims to strengthen the neighborhood's vitality, while addressing San Francisco's urgent need for affordable housing near key civic and transit hubs.

Construction began in May 2025 and is expected to welcome residents in spring 2027.

Developer	MidPen Housing Corp.			
Property Management Resident Services	MidPen Property Management Corp. MidPen Services			
Development Partner	Tishman Speyer			
Development Type	8-story - new construction			
Construction Type	Type I Concrete			
Site Area	.43 acres			
Density	214 units / acre			
Development Profile	Type	No.	Size (sf)	Rent Range
	Studio	28	319	\$950-\$1,636
	1 BR	16	513	\$993-\$2,095
	2 BR	21	744	\$1,182-\$2,504
	3 BR	27	954	\$1,356-\$2,883
	TOTAL	92		
Amenities	Community room; learning center; play area; 2 interior courtyards and a rooftop terrace; laundry room; ample secure bike parking			
Services Offered	<ul style="list-style-type: none">• Benefits assistance• Asset-building opportunities• Workforce development courses• Health and wellness programming• Connection to community resources			
Resident Profile	Families and individuals earning between 30% and 60% of San Francisco Area Median Income			
Funders	<ul style="list-style-type: none">• San Francisco Mayor's Office of Housing and Community Development• California Department of Housing and Community Development (LGMG, AHSC, IIG)• Bank of America• California Tax Credit Allocation Committee• California Debt Limit Allocation Committee• California Community Reinvestment Corporation <p>With support from (land):</p> <ul style="list-style-type: none">• California Department of General Services• California Employee Development Department			
Architect	David Baker Architects			
Contractor	Cahill Contractors, LLC			

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