

BRIGHTWELL WEST

FAMILY HOUSING

San Francisco, CA



Brightwell West is the result of a thoughtful partnership with the San Francisco Mayor's Office of Housing and Community Development and the State of California. Previously a vacant lot, the site will be redeveloped into high-quality housing for local workers in close proximity to schools, parks, retail, employment opportunities, and public transit connections.

Brightwell West will provide 75 affordable apartment homes, including one manager unit, for families and individuals in San Francisco with a preference for San Francisco Unified School District and San Francisco Community College District educators and employees. Planned amenities include a community room, staff offices, a landscaped courtyard with play area, secured bike parking, and laundry facilities.

Brightwell West is the first phase of a two-phase development and as part of the California Surplus Land Act—which aims to repurpose unused public land for affordable housing—the two-phases will replace an existing vacant lot and Employment Development Department (EDD) parking lot with a new affordable housing community plus replacement parking for EDD staff.

Construction on Brightwell West began in early 2025 and is estimated to be complete in late 2026, with lease up taking place into 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 IB			
Site Area	.34 acres			
Density	220 units / acre			
Development Profile	Type	No.	Size (sf)	Rent Range
	Studio	7	352	\$899 - \$1,549
	1 BR	33	557	\$937 - \$2,499
	2 BR	21	772	\$1,114 - \$2,999
	3 BR	14	1,089	\$1,278 - \$2,727
	TOTAL	75		
Amenities	Community room; staff offices; landscaped courtyard with play area for ages 2-12; secured bike parking; elevators; laundry facilities			
Services Offered	• Financial capabilities classes • Health and wellness programming • Employment preparation • ESL classes • After-school program • Benefits assistance • Connection to community resources			
Resident Profile	Families and individuals earning between 30% and 120% of San Francisco Area Median Income			
Funders	• San Francisco Mayor's Office of Housing and Community Development • California Department of Housing and Community Development (LGMG, IIG) • First Citizens Bank • National Equity Fund, Inc. • MidPen Housing Corporation • California Tax Credit Allocation Committee • California Debt Limit Allocation Committee With support from (land): • California Department of General Services • California Employee Development Department			
Architects	David Baker Architects and Min Design			
Contractor	Cahill Contractors			

Brightwell West | 750 Golden Gate Avenue, San Francisco, CA 94102

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