

# 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 (including one manager unit) 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.

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