

Magazine Honors SF's 990 Polk Street and Oakland's Mandela Gateway Townhomes Projects



Mandela Gateway
Townhomes

Affordable Housing Finance magazine has named **990 Polk Street in San Francisco** the overall winner of its 2009 Readers' Choice Awards, while Mandela Gateway Townhomes in Oakland took home the top prize for the homeownership category.

The awards, which recognize the nation's top affordable housing developments, will be presented next month in Chicago.

The 990 Polk Street development, which was completed last fall, provides 81 studios and 29 one-bedroom units for low income seniors. The development includes ground floor retail space and about 3,000 sq ft of community space that includes a solarium, a residential lobby, on-site parking, a community room, and staff offices.

The general contractor for the \$35 million project was Swinerton Builders, while the architects were Herman and Coliver with Levy Design Partners. Funding was from the San Francisco Mayor's Office of Housing, Federal Home Loan Bank, Enter-

prise Community Investment and Union Bank of California.

Mandela Gateway Townhomes is a transit-oriented homeownership community located in West Oakland, adjacent to the iconic Mandela Gateway Apartments and retail services, including a new organic grocery. Each of the 14 homes features a washer/dryer hook-up, one-car garage, patio and a shared landscaped area. The below-market-rate homes are priced to be affordable for families earning



990 Polk Street

no more than \$89,300 for a household of four (100% of Area Median Income).

Located a block north of the West Oak
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990 Polk Street & Mandela Gateway Townhomes

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land BART Station, the 14-unit development includes 10 three-bedroom townhomes and four three-bedroom condominium flats. Each features a patio, a one-car garage and a shared landscaped area. The community, which opened last summer, was developed by Mandela Gateway Townhomes LLC, an affiliate of BRIDGE Housing Corp.

"This award is truly an honor," says Lydia Tan, interim president and CEO of San Francisco-based BRIDGE Housing. "Mandela Gateway Townhomes marks the final phase of our work along the Seventh Street corridor, and it's exciting to be part of the revitalization taking place across from the West Oakland BART Station."

Financing for the \$5.9 million Mandela Gateway Townhomes was provided by the Oakland Housing Authority, the city of Oakland, the Redevelopment Agency of the city of Oakland, Mechanics Bank, Federal Home Loan Bank, Bank of America and BRIDGE Housing Corp.

Michael Willis Architects designed the development, and the general contractor was the James E. Roberts-Obayashi Corp.

Affordable Housing Finance subscribers voted on the winners in each of the 10 categories as well as the best overall development out of 35 finalists that appeared in the July/August issue.

Affordable Housing Finance's 2008-2009 Readers' Choice winners include:

Overall Winner: 990 Polk Street in San Francisco; developed by Citizens Housing Corp. and the Tenderloin Neighborhood Development Corp.

Family: Grass Creek Village in Anchorage; developed by Cook Inlet Housing Authority.

Green: Renaissance Riverfront Lofts in Denver; developed by the Colorado Coalition for the Homeless.

Historic Rehab: Royalton Apartments in Miami; developed by Carlisle Development Group and Carfour Supportive Housing, Inc.

Homeownership: Mandela Gateway Townhomes in Oakland.; developed by BRIDGE Housing Corp.

Master-Planned/Mixed-Use: St. Vincent's Affordable Housing in Santa Barbara.; developed by Mercy Housing.

Preservation: Spring Creek Gardens in Brooklyn, N.Y.; developed by The Domain Cos. and The Arker Cos.

Rural: Red Hawk Apartments in Springdale, Utah; developed by