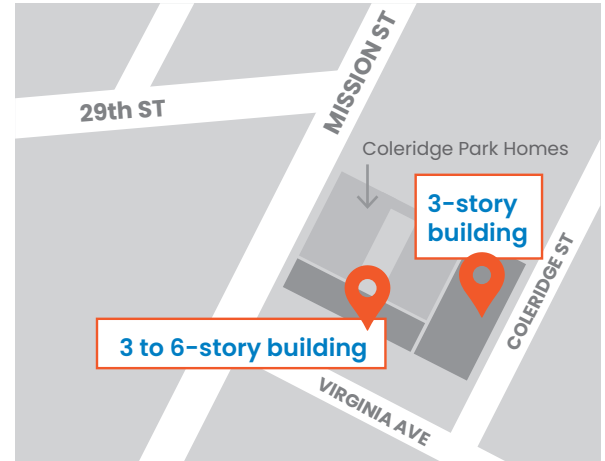


# Introducing 3333 Mission Street

## NEW AFFORDABLE SENIOR HOUSING IN MISSION BERNAL

Bernal Heights Housing Corporation (BHHC), in partnership with Mitchelville Real Estate Group (MREG) and the Low Income Investment Fund (LIIF), proposes a 100% affordable senior housing development at 3333 Mission Street, formerly the site of Big Lots. In addition to providing critically needed senior housing, the proposal includes a new public park and neighborhood-serving commercial space in the existing 16,000-square-foot building, which we envision will be programmed as a shared space for arts and non-profit organizations.

The project's first phase includes a new three-story building along Coleridge Street and a six-story building on top of the existing surface parking lot along bustling Mission Street. The heights along Virginia Avenue will span from six stories to three stories, with the three-story portion abutting most of the existing residences. Once completed, 3333 Mission Street will provide 70 studio and one-bedroom homes for affordable and moderate-income senior households. The number of units was reduced from the maximum density of 108 units to create shorter buildings that better fit the residential neighborhood. An underground parking structure will be accessible via Mission Street for residents, and a separate pedestrian-only entrance will be provided on Coleridge Street.



The heights along the Virginia Avenue side will span from six stories to three stories, with the three-story portion abutting most of the existing residences. Not to scale. For illustrative purposes only.

### BY THE NUMBERS



#### 100% Affordable Senior Housing:

70 (42 studios and 28 one-bedrooms)



#### AMI Levels:

80% of the units =  
\$30,250 - \$92,250

20% of the units =  
\$80,700 - \$138,350



#### Envisioned Arts and Non-Profit Space:

Approximately 16,000 square feet





## Other Interesting Facts

- Significant consideration was given to ensure the proposed design will complement the neighborhood, including the decision to place the taller of the two buildings along transit-oriented Mission Street. The three-story building along Coleridge Street will be the same number of stories as the existing Coleridge Senior Homes building but will appear to be approximately one story taller due to the site grade. The heights along Virginia Avenue will span six to three stories, with the three-story portion abutting most of the existing residences.
- 3333 Mission Street provides an exciting opportunity to create amenities for existing residents and the larger community. Coleridge Neighborhood Park has been closed since April 2020 in response to the City's COVID-19 pandemic shelter-in-place mandate and remains closed due to safety concerns. Due to the extensive repairs needed and environmental considerations, the project proposes revitalizing Coleridge Street with a new public park to promote intergenerational park use.
- Vehicular access to the site has been relocated from Coleridge to Mission Street, resulting in a quieter neighborhood street. This integrated approach aims to create a lively, inclusive living environment for all residents, seamlessly integrated with the larger community.

## Timeline

The development team filed an SB-35 pre-application on December 28, 2023, which expedites the approval of 100% affordable housing projects. The entitlement process is expected to continue through May 2024. The team will launch a community engagement process to collaborate with the community on relevant aspects of the project, with targeted meetings with neighbors and residents being held in the spring and summer of 2024. There will be a separate outreach process for constructing the new public park as we invite the community to help us reinvent and improve this important space.

## Project Team



BERNAL HEIGHTS  
Neighborhood Center



## We want to hear from you!

Our project team looks forward to collaborating with the community of 3333 Mission Street to ensure the project is a welcome addition to the neighborhood. As pre-development begins, we encourage community members to visit our website at [www.bhnc.org/3333-mission-street](http://www.bhnc.org/3333-mission-street) or email [3333Mission@bhnc.org](mailto:3333Mission@bhnc.org) to learn about upcoming community meetings.



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