

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. The proposal includes 70 units, with a three-story facade on Mission Street and four stories on the Coleridge Street side. Once completed, the project will provide studio and one-bedroom apartments for low to moderate-income seniors.

The number of units was reduced from the maximum density of 108 to 70 to create shorter buildings that better fit the look and feel of the surrounding neighborhood. The building heights were also adjusted from the original proposal based on community feedback. The height on the Virginia Avenue side was lowered from six stories to reduce impact to existing backyards and residences. The height on Coleridge was adjusted to four stories, with a public park and trees providing privacy for residents and neighbors.



BY THE NUMBERS



100% Affordable Senior Housing:

70 (42 studios and 28 one-bedrooms)



AMI Levels:

80% of the units = \$32,750-\$87,300

20% of the units = \$87,300-\$130,900



Envisioned Arts and Non-Profit Space:

Approximately 16,000 square feet



Project Benefits

- 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. Repairing this podium park is extremely costly. 3333 Mission provides the funding to revitalize this open space with a newly designed park and a community room for intergenerational use.
- Vehicular access to the site has been relocated from Coleridge to Mission Street, resulting in a quieter neighborhood street. This approach aims to create a lively, inclusive living environment for all residents, seamlessly integrated with the larger community. Existing tenants at 190 Coleridge will gain direct access to Mission Street with new stairs and an elevator.
- Resident amenities will include a library, computer room, lounge room, and outdoor green spaces designed to promote a healthy lifestyle and socialization with residents, neighbors, friends, and family.
- The project will exceed building code requirements with a variety of disability-forward features that will ensure a safe and comfortable environment for all residents. While the design is not finalized, some features being considered are handrails in hallways, low-glare wall and floor surfaces, and cane-detectable materials at entrance doors for improved wayfinding.
- Seniors are one of the fastest growing homeless populations in San Francisco, and many are displaced from the neighborhoods they've spent their lives in due to rising cost of living. New affordable senior housing ensures San Francisco's older residents have a place to call home in close proximity to friends, family, and necessary services.



Timeline

The development team filed an SB-35 pre-application on December 28, 2023, which expedites the approval of 100% affordable housing projects. The project received administrative approval in October 2024. In December 2024, a revised application was submitted to the city introducing design modifications following community feedback. The revised application was approved for entitlements in April 2025.

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. We encourage community members to visit our website at www.bhnc.org/3333-mission-street or email 3333Mission@bhnc.org to learn about upcoming community meetings.



BERNAL HEIGHTS
Neighborhood Center



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