

Terwilliger Center for Workforce Housing

South City Lights – South San Francisco, CA



South City Lights is located in South San Francisco, a major employment center anchored by United Airlines, Genetech, and over 80 other biotech firms. Due to the steep topography and unusual shape, the 13 acre infill site had been passed over by developers for many years, despite its location. The developer designed a cost-effective solution to provide the necessary retaining walls and a phased plan of six 4-story buildings, resulting in 280 stacked condominiums.

Despite the site's topographical challenges, the developer and CityView saw an opportunity to create infill workforce housing provided the allowed density was increased. Working with the City of South San Francisco, the developer secured entitlements for a density of 20 units per acre in exchange for restricting the sale of 70 units to families earning between 80% - 120% AMI.

Developer

Watt Communities
CityView (joint equity partner)

Total Number of Units: 280

Eligible Workforce Units: 70 (25%)

Occupancy Rate of Workforce Units:

All workforce units have been sold

Project Affordability

Workforce units restricted to 80 – 120% AMI

Sales Price: \$265,00 - \$414,000

Area Median Income

60% - \$55,140

100% - \$91,900

120% - \$110,280

Median Home Sales Price

\$514,500

Development Costs

\$ 115,100,123

Partners

City of South San Francisco

Development Timeline

Date acquired: April 2005

Date Started: Phased

Date Opened: December 2006

Date Completed: November 2008

Regulatory Reform

Increased density in exchange for inclusion of workforce units

