



# VALENCIA GARDENS, HOPE VI

SAN FRANCISCO, CA

## Mixed Income Housing Reconnects Neighborhood

**DESCRIPTION** New public streets and private backyards transformed a failed housing project into a livable community in San Francisco's Mission District. The 300,000 sq.ft. complex includes 260 dwelling units, spacious community, day care and learning centers, a play area for children and a plaza with a sculpture garden. Four-story buildings line the primary public access streets and three-story buildings flank the interior blocks. Furthering the mix, homes for seniors are mingled with mixed-income affordable family housing units. Exterior entryways, with individual house numbers, porches, stoops and walkups have helped reduce crime, restoring a sense of security and encouraging a sense of ownership and community interaction.

**VISION** This project knits a diverse community into the heart of a vital neighborhood, anchoring it with essential resources, providing support to an underserved, at-risk population and dramatically transforming and improving an area plagued with high crime rates.

**PROJECT REQUIREMENTS** Develop a safe, supported community, integrated with a vibrant neighborhood.

## AWARDS

- AIA National HUD Secretary's Housing Creating Community Connection Award, 2008
- *San Francisco Business Times*, Affordable Housing Project of the Year, 2007
- AIA San Francisco Urban Design Special Commendation Award, 2007
- Golden Nugget Award of Merit, Best Affordable Project-30 du/acre or more, 2007

## DESIGN FEATURES

- Re-introduction of streets into site to continue urban fabric
- Concrete Formliner finish structural walls creating strong street level bay rhythm
- Urban art – sculptures, paintings and photography by local artist at public spaces



**Client:** Mission Housing Development Corporation/  
San Francisco Housing Authority

**Building size/ acres:**  
300,000 sq.ft./5 acre

**Number of units - density:**  
260 units - 52 du/ac

**Completion:** September 2006

**Construction cost.:** \$50M

**Contact:**  
Ben Golvin  
Equity Community Builders  
Coordinated the Permitting  
Valencia Gardens  
415.561.6200

Joe Mazzeti  
Nibbi Brothers Construction  
180 Hubbell Street  
San Francisco, CA 94107  
415.863.1820

