

## Second Phase Complete at L+M's Candlestick Heights Community in SF

By Joshua Ayers, Senior Editor

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San Francisco—New York-based L+M Development Partners celebrated the completion of the second phase of construction this month at the company's first California community, Candlestick Heights, in San Francisco. Temporary certificates of occupancy (TCOs) are expected at any time for the development's 130 new rental units that will bring a high-quality affordable living option to The City's Bayview Hunters Point neighborhood.



“The development of Candlestick Heights expands affordable, high-quality living options in San Francisco—where reasonably-priced homes for working families are hard to come by—by providing one-, two-, three- and four-bedroom apartments for households earning up to 60 percent of the Area Median Income (AMI),” L+M Development Director Robin Zimbler tells *MHN*. “With affordability guaranteed for 55 years, we can ensure that long-term residents of the community have the opportunity to stay in the community.”

Candlestick Heights was originally planned as a condominium project by the former developer, but that project stalled in 2009 and has since been converted into a rental property by L+M. The first phase included 66 units and was completed in 2013. With the completion of the second phase there are a total of 196 units at the community.

Zimbler says that L+M has partnered with the local non-profit Bayview Hunters Point Multipurpose Senior Services (BHPMSS) to provide assistance to people trying to navigate the housing application process. Other nonprofits have been tapped as well to help with other social services such as an after-school program for residents.

The community is a 100 percent affordable project and the area is one of the last remaining areas in San Francisco that still has new development potential.

“The neighborhood is experiencing revitalization as a part of a 30-year plan to redevelop the Candlestick Park stadium site, long-closed Hunters Point Shipyard, and the surrounding areas into a new city neighborhood with over 12,000 new homes, retail, office space, parks and entertainment areas,” Zimbler says. “With 196 units, Candlestick Heights will add substantially to the affordable housing stock in this neighborhood, and provide options for residents of the community who would otherwise have been priced out of San Francisco.”

In addition to the affordable offerings, the energy-efficient, 11-building community will offer residents access to a 1,000-square-foot community room, landscaped courtyards, on-site garage parking, views of San Francisco Bay and convenient proximity to the Third Street Corridor and MUNI rail lines.

“By providing much-needed affordable housing in the area, Candlestick Heights represents community revitalization and real change,” Zimbler says. “Working people, families, Section 8 holders and Certificate of Preference holders have been searching for this type of housing for many years. Candlestick Heights helps ensure that long-term residents of the community can stay in the community, and that residents that have been previously displaced can return to the community.”