Affordable Housing for Adults and Transitional Aged Youth in San Francisco’s SOMA District
Provide a critical mass of housing for vulnerable populations: low-income working adults, formerly homeless adults, and transitional aged youth.
Enable formerly homeless and transitional aged youth residents to live independently, safely & securely in individual units in a community setting.
PROVIDE AN AMENITY-RICH ENVIRONMENT

Give residents access to programmed community spaces and an amenity-rich environment that enhances quality of life.
ENGAGE THE LOCAL COMMUNITY

Partner with and support local community and cultural groups by providing them with physical spaces for offices & community gatherings.
FORMERLY HOMELESS ADULTS

7,499 homeless in 2017 Point-In-Time Count

Emergency room visits decline by 57%

Use of emergency detoxification services decline by 87%

The rate of incarceration declines by 52%
TRANSITIONAL AGED YOUTH

19% of SF homeless population was 18 to 24 years old in 2017

49% of total homeless population in 2017 first experienced homelessness at age 24 or younger

86% of youth served by supportive programs maintain stable housing
LOW INCOME, WORKING ADULTS

$4,000 median rent in SF

$21,154 median income
In project census tract

35% of households in census tract are paying over 50% of their income in rent
ARTISTS

72% of artists experienced workspace and residential displacement in 2015

39% of artists were not going to have their leases renewed due to building conversions, rent hikes & new ownership in 2015
FILIPINO COMMUNITY

Project is in the Filipino Cultural Heritage District

50% drop in Filipino population in SoMa between 2000 and 2010; large reduction in Filipino-owned businesses

Working to strengthen the Filipino community's presence along SOMA's Mission Street corridor
SOMA
NEIGHBORHOOD

Enhanced safety

Lively streets

Open Space

Preserving affordable housing in a quickly changing environment
PROGRAM
600 JESSIE

- 260 affordable housing units
- A strong commitment to public space
- Pedestrian connection between Mission, Jessie, and Stevenson
RETAIL

Market Rate Retail

- 5,867 sq ft between two spaces
- Eligible for new market tax credits
- Tenants: grocery and cafe

Community-Focused Retail & Offices

- 1,581 sq ft ground floor space
- 1,581 sq ft second floor offices
- Tenants: Filipino community organizations
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- Tenants: Filipino community organizations

Mission Street

Jessie Street

Stevenson Alley

Retail

Mandela Grocer Co-op

Bishop Pilipinas

Bill Sorrano Housing Program
ARTIST STUDIOS

- 5,157 sq ft of artist spaces that activate building’s edges
- 13 private studios
- Shared storage, bathrooms, and kitchenettes
- Eligible for new market tax credits
WEEKEND OPEN STUDIOS
WEEKDAY EVENING
Main housing entry re-oriented from Mission to Jessie

Shared entry for all residents with 24/7 desk supervision

Glazed entryway with glimpses into landscaped private courtyard
GROUND FLOOR RESIDENT SPACES

- Large common room & patio
- Small common room for TAY
- Shared laundry for all residents
- Gym for all residents
- Bike storage for 65 bikes
GROUND FLOOR
RESIDENT SPACES

- Large common room & patio
- Small common room for TAY
- Shared laundry for all residents
- Gym for all residents
- Bike storage for 65 bikes
- Private outdoor courtyard weaving through all spaces & services
- Community garden
Flexible community room configured for a range of uses
Can accommodate all residents for building-wide events
Immediately adjacent to courtyard and kitchen

BRINGING RESIDENTS TOGETHER
**SUPPORTIVE SERVICES**

**TAY Counseling Suite**
- Private entryway & patio
- Offices for 5 social workers
- Large flex room for group sessions
- File room

**Formerly Homeless Adult Counseling Suite**
- Adjacent to adult units
- Private offices for 4 social workers
- File room
OUTDOOR SPACE

- Public and private outdoor areas
- 10x required outdoor space
OUTDOOR SPACE

- Public and private outdoor areas
- 10x required outdoor space
RESIDENTIAL BUILDINGS

- Separate and offset buildings
- Ground floor circulation between the four building is outside and private
- Different spatial conditions
- Elevated views for connection to public space
CIRCULATION

- Colorful stairs, hallways, and elevators provide identity and wayfinding.
- The jogs in the hallways mimic the meandering outdoor circulation.
UNIT LEVELS

Colorful corridors for wayfinding and ambiance

Podiums for personalized entryways

Unit doors offset from each other for privacy and variety
TYPICAL FLOORPLAN

- 4 residential buildings
- 3 main unit types + manager units
ADULT STUDIOS

- 130 studio units
- 65 units for formerly homeless adults
- 65 units for 50% AMI adults
ADULT STUDIOS

- 130 studio units
- 65 units for formerly homeless adults
- 65 units for 50% AMI adults
- 355 sq ft each
- Service core
- Flexible space
TAY STUDIOS

- 80 studio units
- Clustered in a single building
TAY STUDIOS

- 80 studio units
- Clustered in a single building
- 225 sq ft each
- Single sink
- Efficiency kitchen
- Offset spaces
Multiple dedicated TAY community spaces on unit floors
- Shared kitchens
- Quiet study rooms
- Computer rooms
1 BEDROOMS

- 48 one-bedroom units
- 8 units for TAY families
- 40 units for 50% AMI adults
1 BEDROOMS

- 48 one-bedroom units
- 8 units for TAY families
- 40 units for 50% AMI adults
- 372 sq ft each
MANAGER UNITS

- 2, two-bedroom units
- 1 unit on 3rd floor
- 1 unit on 5th floor
- 553 sq ft each
Each wood-framed module includes two units & corridor
Each wood-framed module includes two units & corridor.

Modules ship with a small opening and extra cross-bracing (precedent: RAD Urban).
Each wood-framed module includes two units & corridor

Modules ship with a small opening (precedent: RAD Urban)

Each module is shrink wrapped prior to shipping
PODIUM

- Building’s ground level is a 14 ft concrete podium
CONSTRUCTION

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CONSTRUCTION

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- Modules installed on-site, creating a corridor that runs the length of the unit levels
CONSTRUCTION

- Building’s ground level is a 14 ft concrete podium
- Modules installed on-site, creating a corridor that runs the length of the unit levels
- End corridor is glazed for enclosure
CONSTRUCTION

- Building’s ground level is a concrete podium
- Modules installed on-site, creating a corridor that runs the length of the unit levels
- 5 levels of mods per building at 600 Jessie

[Diagram of a building with levels marked and a scale at the bottom right corner]
MANAGEMENT + SERVICES
MANAGEMENT

- Contract with John Stewart Company
- Staffing Payroll:
  - 1 Main Property Manager (live-in) + 2 Assistant Property Managers
  - 1 Recertification Agent
  - 1 Maintenance Supervisor (live-in), 1 Maintenance Technician, 2 Custodians
  - 1 24-hour desk clerk
- Thoughtfully located office, mechanical, and storage spaces
- Lease-up aligned with SF Continuum of Care
- Coordinated Entry System for Adults + Families; expected 30 units/month at opening
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TAY SERVICES

- Contract with First Place for Youth
- Staffing:
  - 5 TAY Case Managers
- Intimate case management to resident ratios (1:16 for TAY AND Permanent Supportive) to promote staffing stability and personalized care
- Building-Wide Services
  - In-House Resident Services Coordinator (all residents)
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FORMERLY HOMELESS ADULT SERVICES

- Contract with Conard House
- 4 Permanent Supportive Case Managers
- Service Plan
  - Structured and personalized counseling
  - Housing stabilization, retention & eviction prevention
  - Resource referrals & health navigation support; benefits counseling
  - Food assistance
  - Job training, in-house & community employment pathways
  - Tenant feedback & leadership cultivation
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1,171 SQ FT
FINANCE
$383/SF
MODULAR RESIDENTIAL CONSTRUCTION COST

$200/SF
NONRESIDENTIAL STRUCTURE COST

$15,000/YR
GROUND LEASE

$90,676,764
TOTAL DEVELOPMENT COSTS
KEY OPERATING METRICS

$2,390,277
ANNUAL GROSS RESIDENTIAL RENTAL INCOME

$10,461/YR
BLENDED OPERATING EXPENSES/UNIT

$317,938/YR
RESIDENTIAL NOI

$279,109/YR
RETAIL NOI
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<th>Sources of Funds</th>
<th>Total Costs</th>
<th>Total Residential</th>
<th>Total Retail</th>
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<td>Interim Financing</td>
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<td>Affordable Housing Program</td>
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<td><strong>$131,474,698</strong></td>
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THANK YOU!

Community
Kenn Sutto, Homeless Youth Alliance
Karoleen Feng, Mission Economic Development Agency (MEDA)
David Woo, South of Market Community Action Network (SOMCAN)
Mario de Mira, SoMa Pilipinas

Development
Yusef Freeman, McCormack Baron Salazar
Illeah La Vora & Sharon Christen, Mercy Housing
Nick Wilder, Gabriel Speyer & Delene Rankin, Tenderloin Neighborhood Development Corporation (TNDC)

Finance
Monique Pierre, California Department of Housing & Community Development (CA-HCD)
Ross Culverwell, Northern California Community Loan Fund (NCCLF)
Alison Schlageter, San Francisco Department of Homelessness & Supportive Housing (HSH)
Anne Romero, San Francisco Mayor’s Office of Housing & Community Development (MOHCD)
Caroline Souza, David Baker Architects (DBA)

Property Management & Services
James Valva, BRIDGE Housing (Management)
Liliana Suarez, Conard House (Permanent Supportive Services)
Claudia Miller, First Place for Youth (TAY Services)
Teresa Liu, John Stewart Company (Management)
Ilsa Lund, Larkin St. Youth Services (TAY Services)

Comparable Properties Visited (in San Francisco)
1036 Mission (TNDC, includes 40 formerly homeless units, under construction)
1100 Ocean Avenue (Mercy Housing, includes 25 TAY units)
Plaza Apartments (John Stewart Company, includes 100 formerly homeless units)
Art Explosion Studios (Art Studios)
1890 Bryant Studios (Art Studios)
Pacific Felt Factory (Art Studios)
Plaza Adalante (Retail; MEDA, funded by NMTCs)

UC Berkeley CED Architecture Faculty
Renee Chow, Professor of Architecture and Urban Design
Dana Buntrock, Professor of Architecture
James Tate, Lecturer in Architecture

And of course...
Carol Galante, Donald Terner Prof. of Urban Policy (DCRP, CED)
David Baker, David Baker Architects (DBA)
Daniel Simons, David Baker Architects (DBA)