



**600 JESSIE**

# INTRODUCTION



# Affordable Housing for Adults and Transitional Aged Youth in San Francisco's SOMA District

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## **ADDRESS THE AFFORDABILITY CRISIS**

Provide a critical mass of housing for vulnerable populations: low-income working adults, formerly homeless adults, and transitional aged youth



**PROMOTE  
INDEPENDENT LIVING**

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

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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

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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

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\$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

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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

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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

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Enhanced safety

Lively streets

Open Space

Preserving affordable housing in a quickly  
changing environment



# PROGRAM



STEVENSON ALLEY

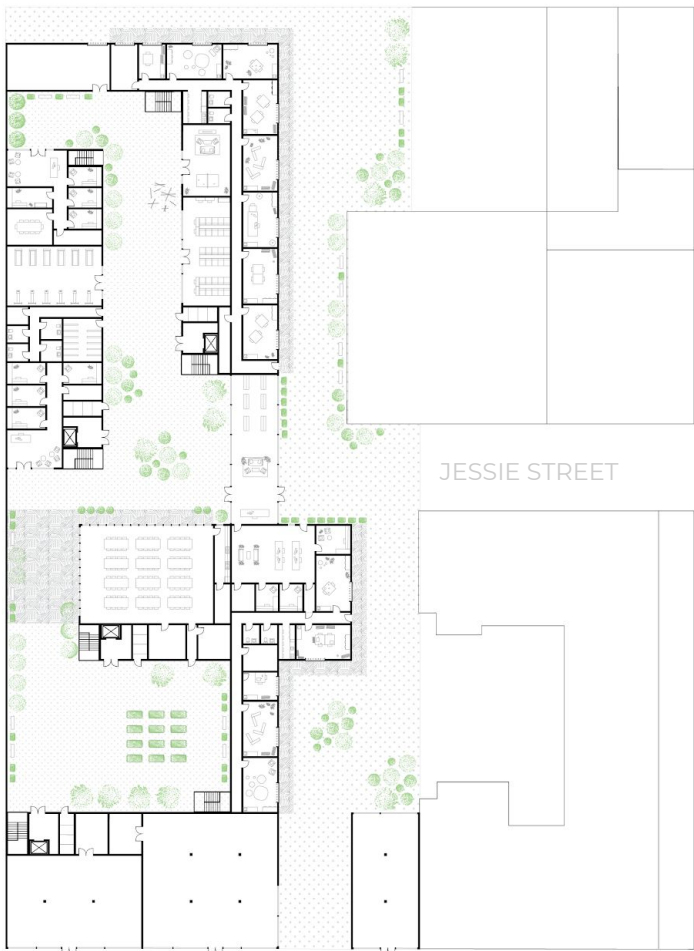
GROUND LEVEL

## 600 JESSIE

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

JESSIE STREET

MISSION STREET



0 25'

STEVENSON ALLEY

GROUND LEVEL

# RETAIL

## Market Rate Retail

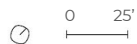
- 5,867 sq ft between two spaces
- Eligible for new market tax credits
- Tenants: grocery and cafe

## 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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STEVENSON ALLEY

GROUND LEVEL

# RETAIL

Market Rate Retail

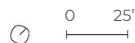


Community-Focused Retail & Offices



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STEVENSON ALLEY

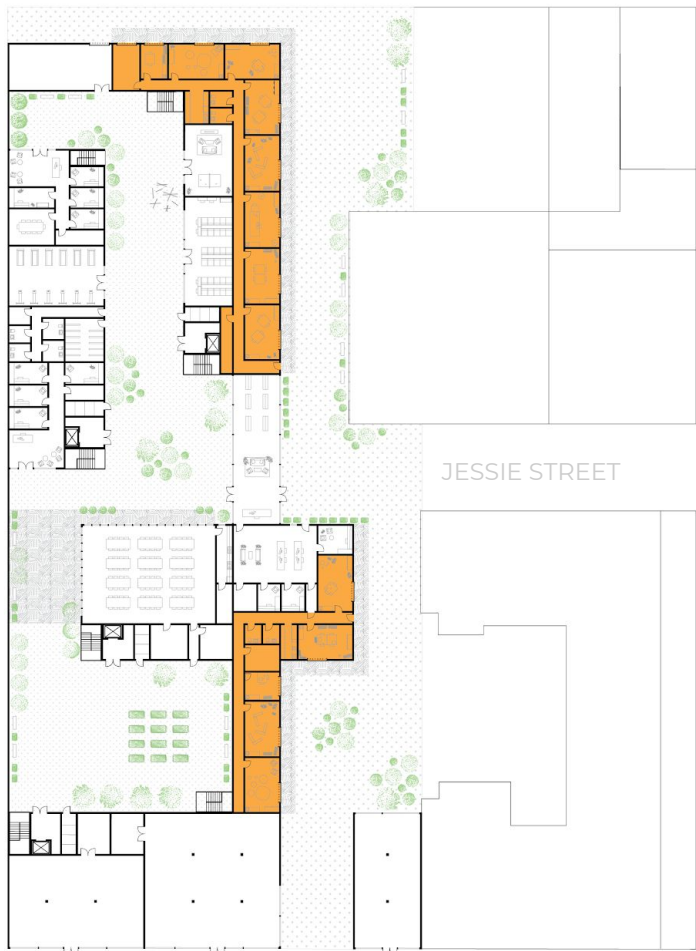
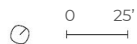
GROUND LEVEL

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## 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**





MISSION STREET MISSION STREET MISSION STREET MISSION STREET

0 25'

A horizontal scale bar with vertical end caps, indicating a length of 25 feet.

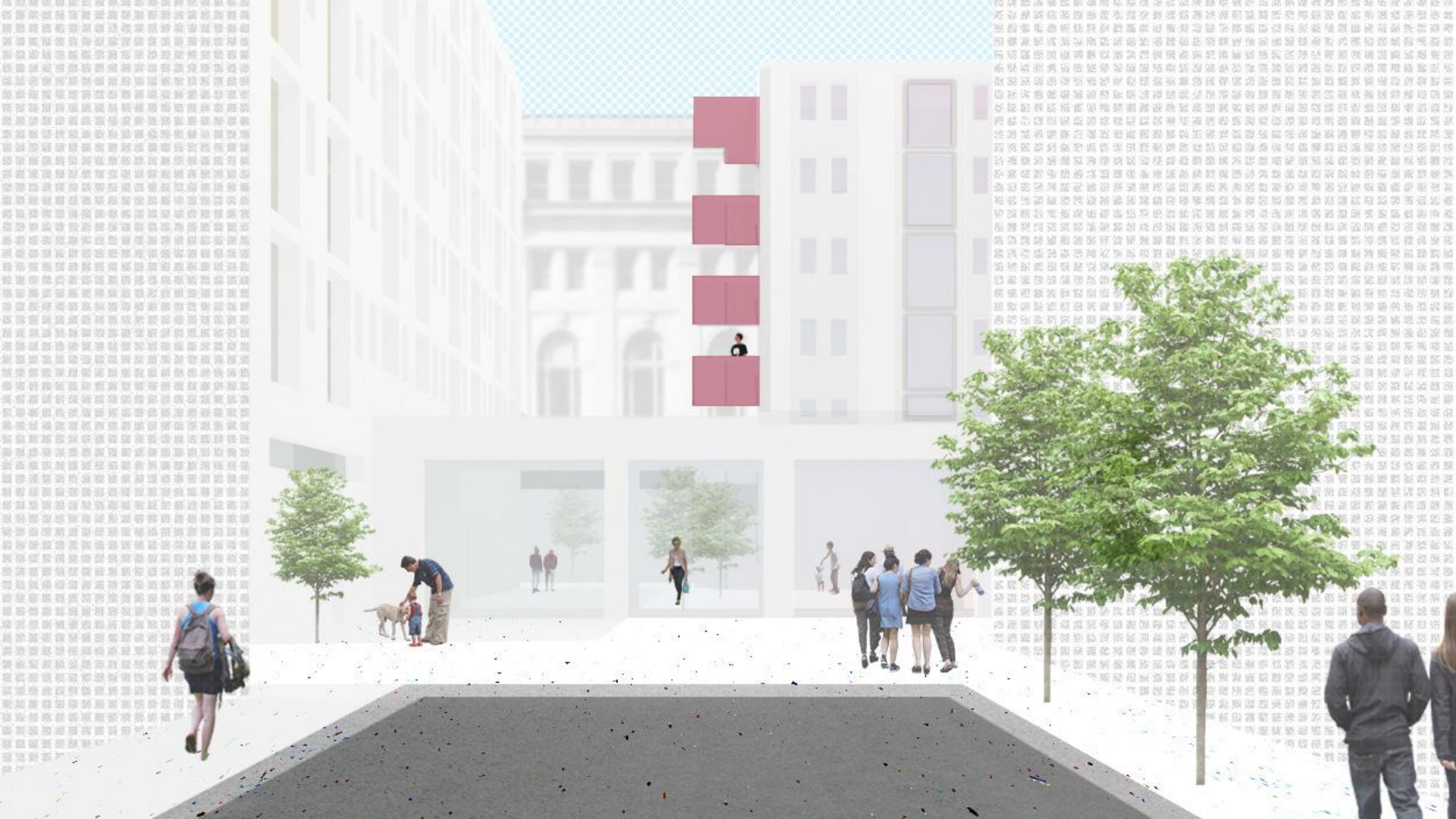


JESSIE STREET JESSIE STREET JESSIE STREET JESSIE STREET JESSIE

0 25'

A horizontal scale bar with vertical end caps, indicating a length of 25 feet.





An architectural rendering of a modern building with a courtyard. The building features a mix of white and red facades. A central courtyard is visible, with a person walking on a path. In the foreground, a person with a backpack is walking away from the viewer. The background shows a classical building with arches. The sky is blue with a grid pattern.

# COMMUNITY ENTRY

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

STEVENSON ALLEY

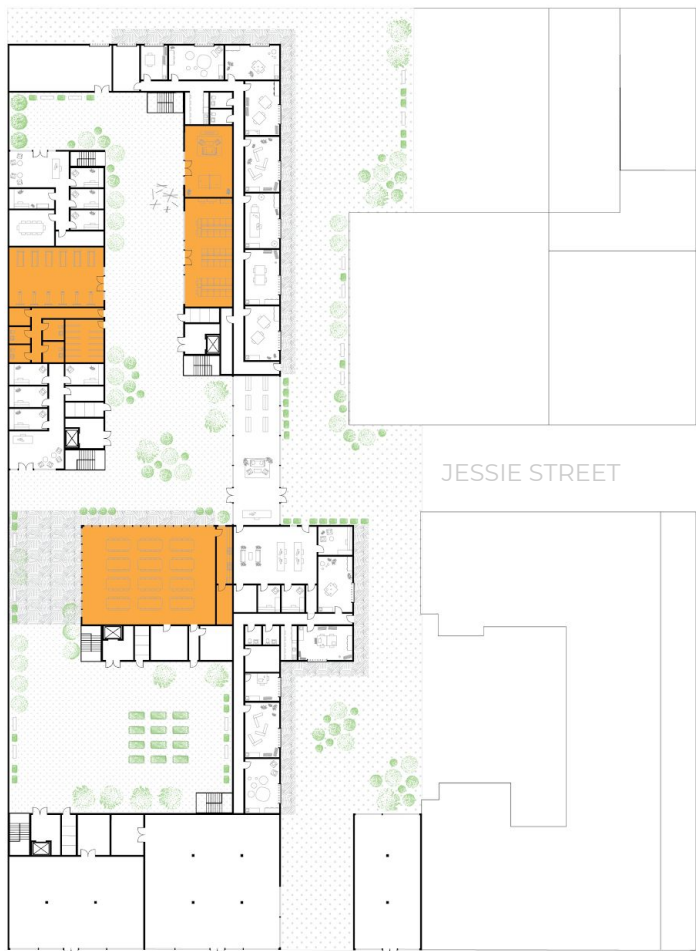
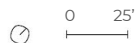
GROUND LEVEL

## 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

JESSIE STREET

MISSION STREET





STEVENSON ALLEY

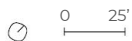
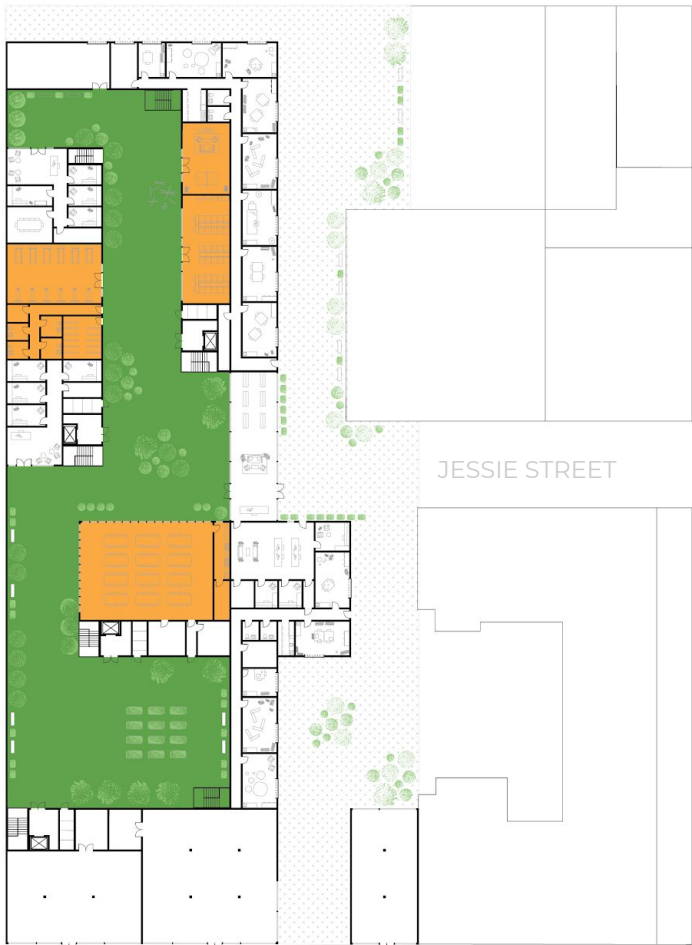
GROUND LEVEL

## 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

JESSIE STREET

MISSION STREET









## **BRINGING RESIDENTS TOGETHER**

Flexible community room configured for  
a range of uses

Can accommodate all residents for  
building-wide events

Immediately adjacent to courtyard and  
kitchen



STEVENSON ALLEY

GROUND LEVEL

# SUPPORTIVE SERVICES

## TAY Counseling Suite

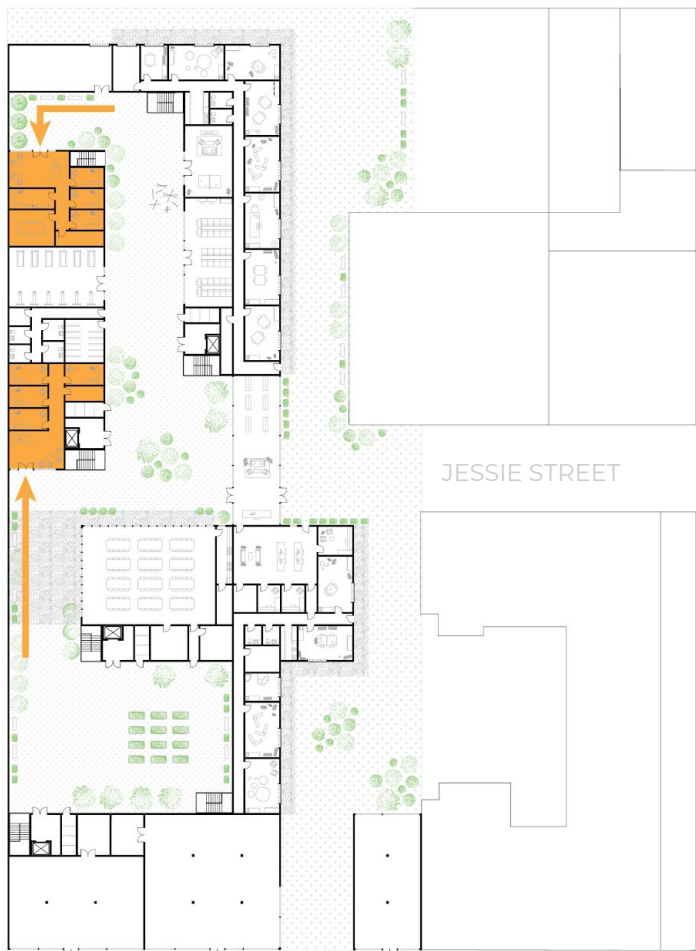
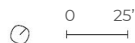
- Private entryway & patio
- Offices for 5 social workers
- Large flex room for group sessions
- File room

## Formerly Homeless Adult Counseling Suite

- Adjacent to adult units
- Private offices for 4 social workers
- File room

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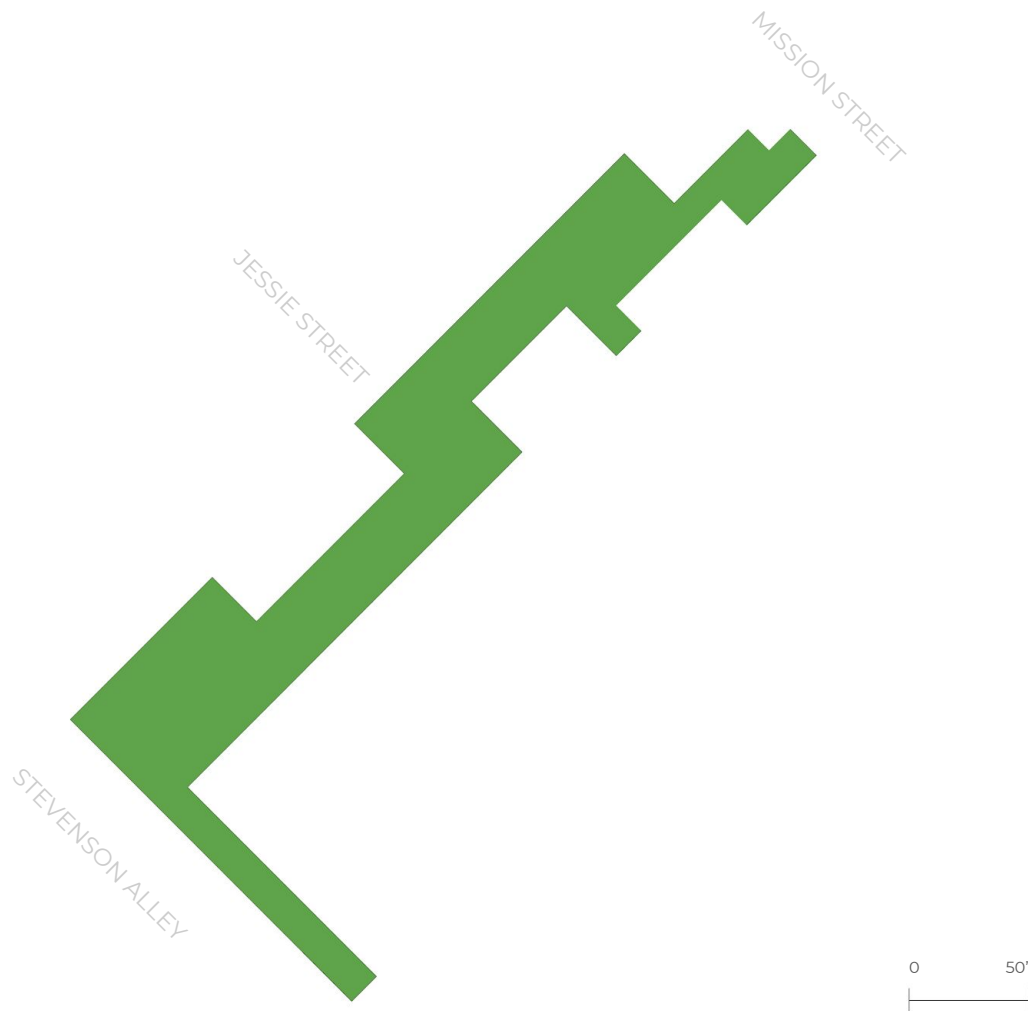


# DESIGN



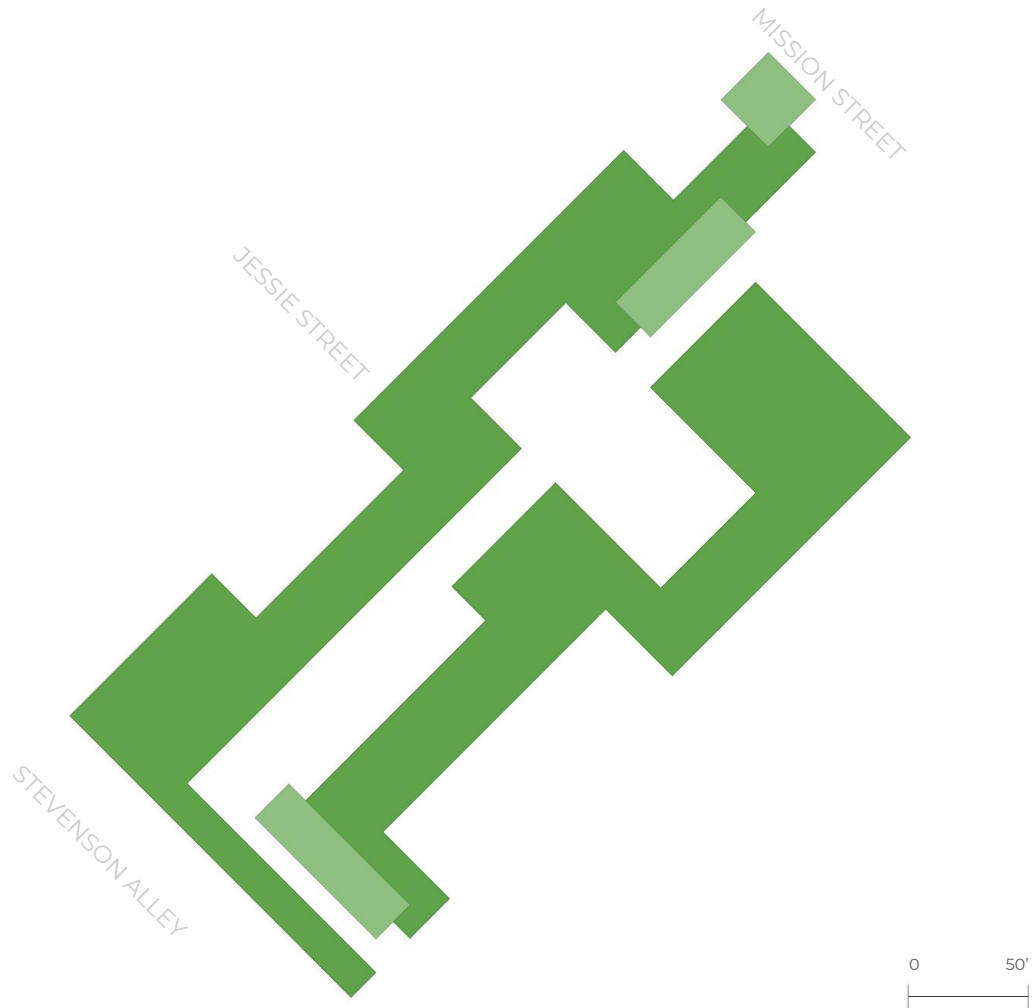
# OUTDOOR SPACE

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



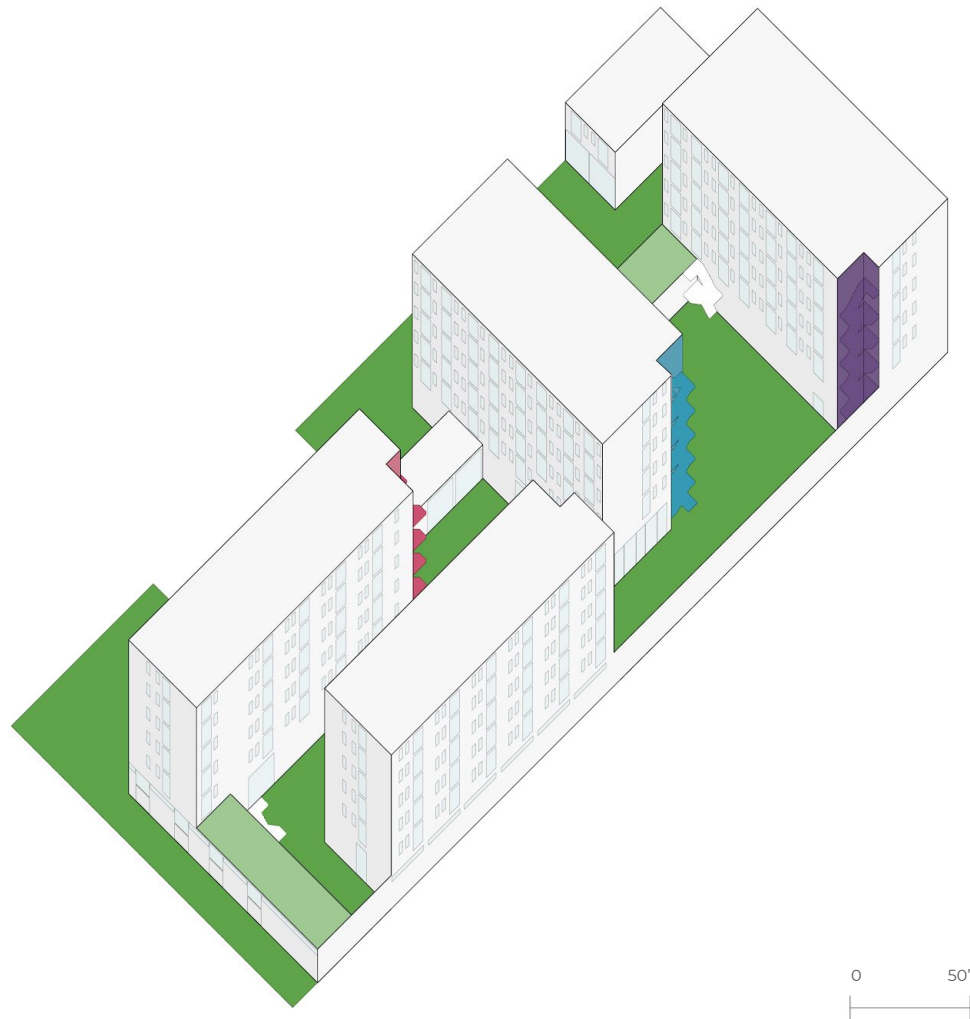
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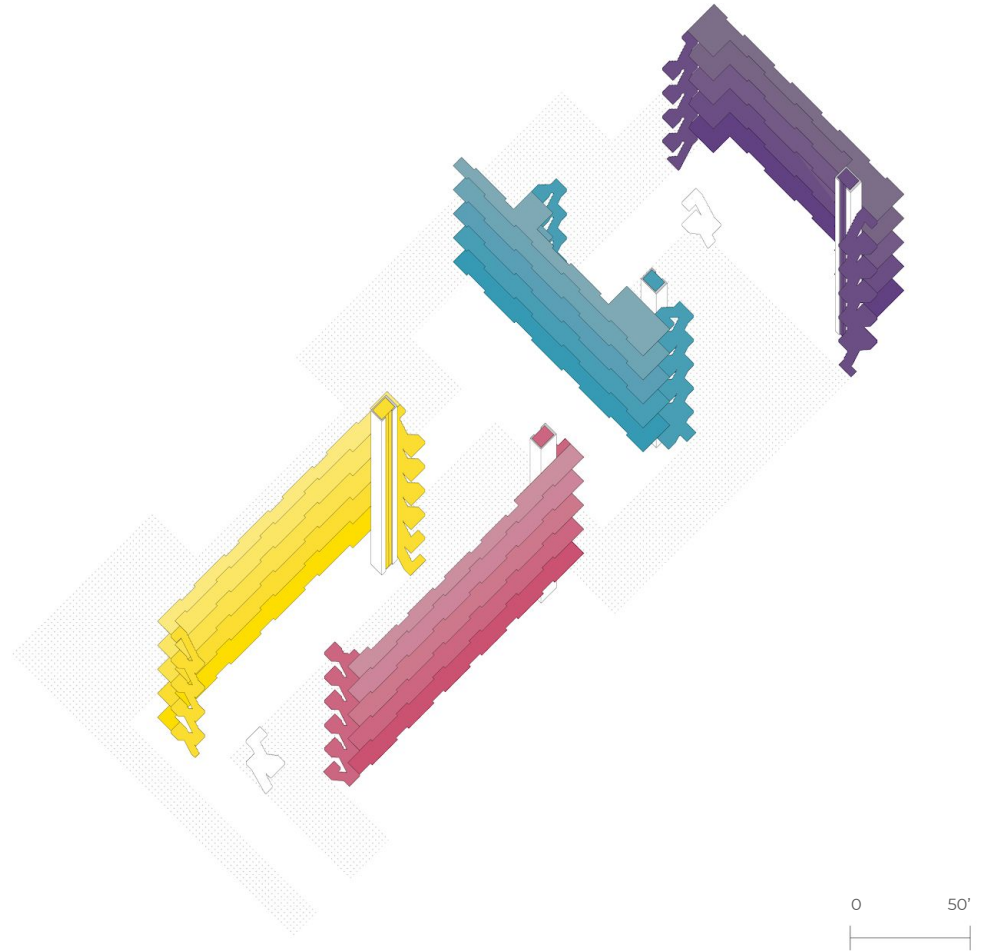
# RESIDENTIAL BUILDINGS

- 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



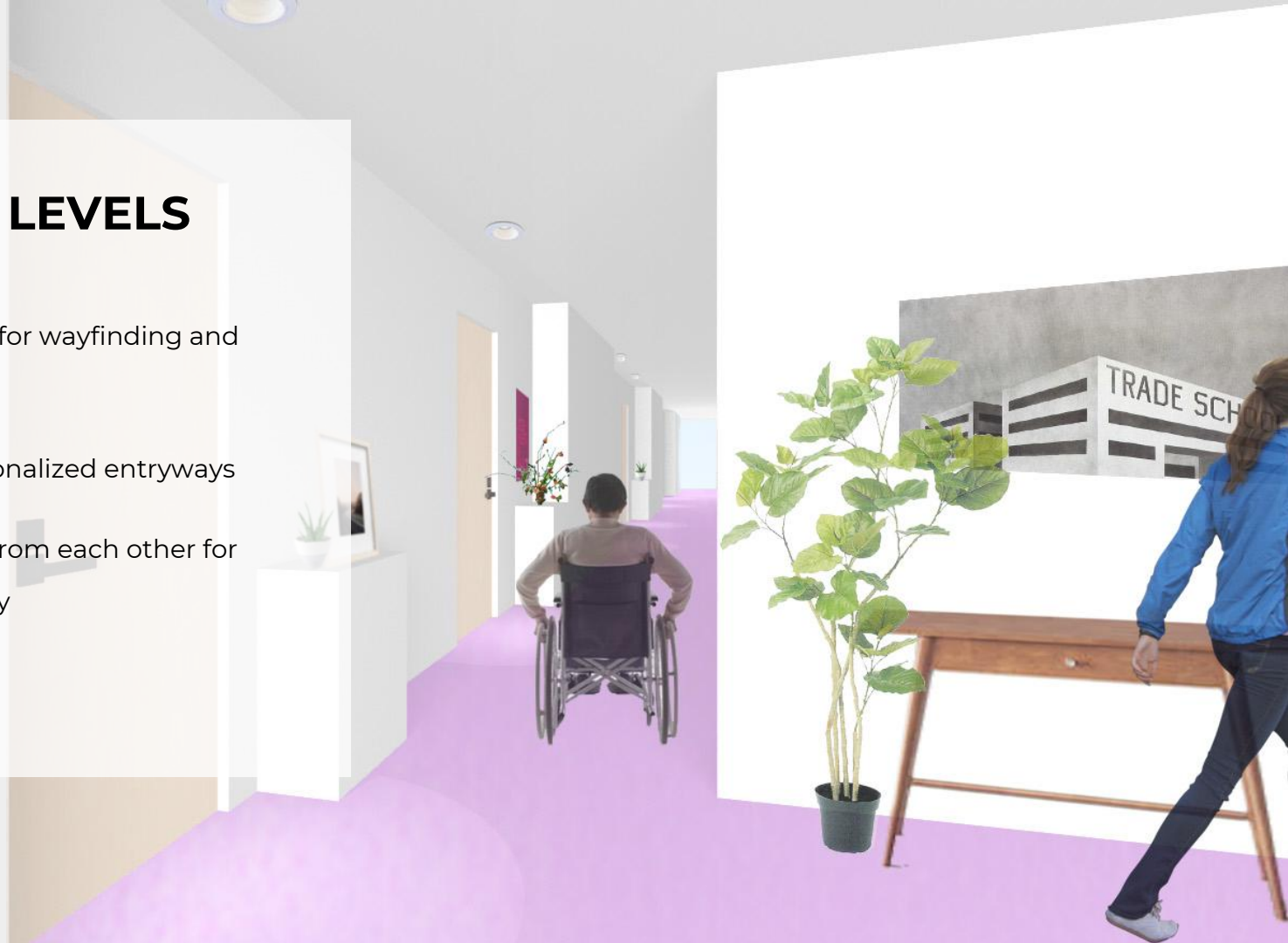


# UNIT LEVELS

Colorful corridors for wayfinding and  
ambiance

Podiums for personalized entryways

Unit doors offset from each other for  
privacy and variety





STEVENSON ALLEY

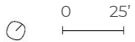
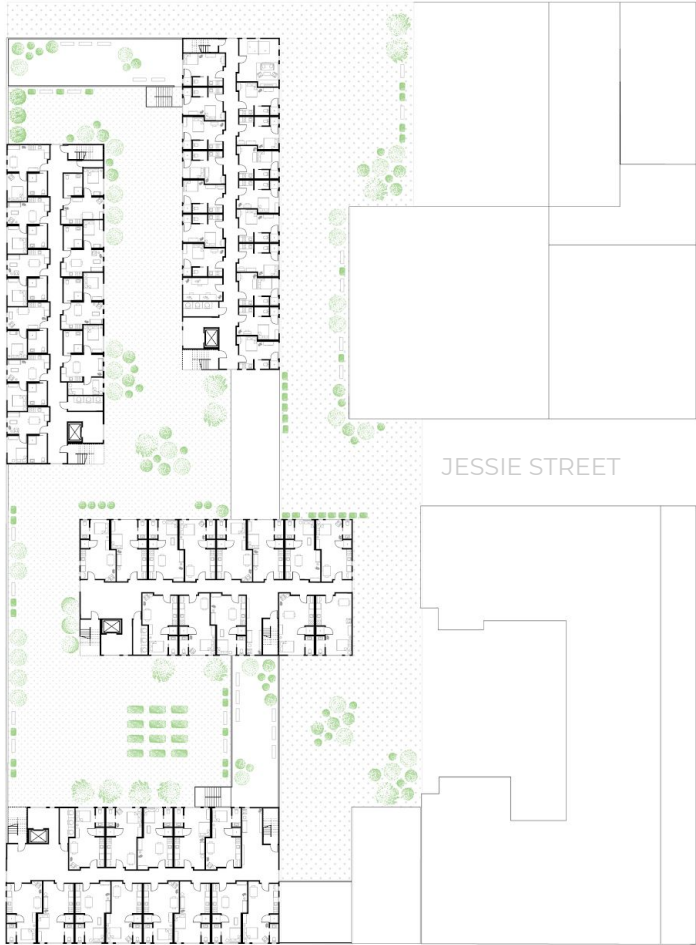
THIRD FLOOR - TYPICAL UNIT FLOOR

## TYPICAL FLOORPLAN

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

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STEVENSON ALLEY

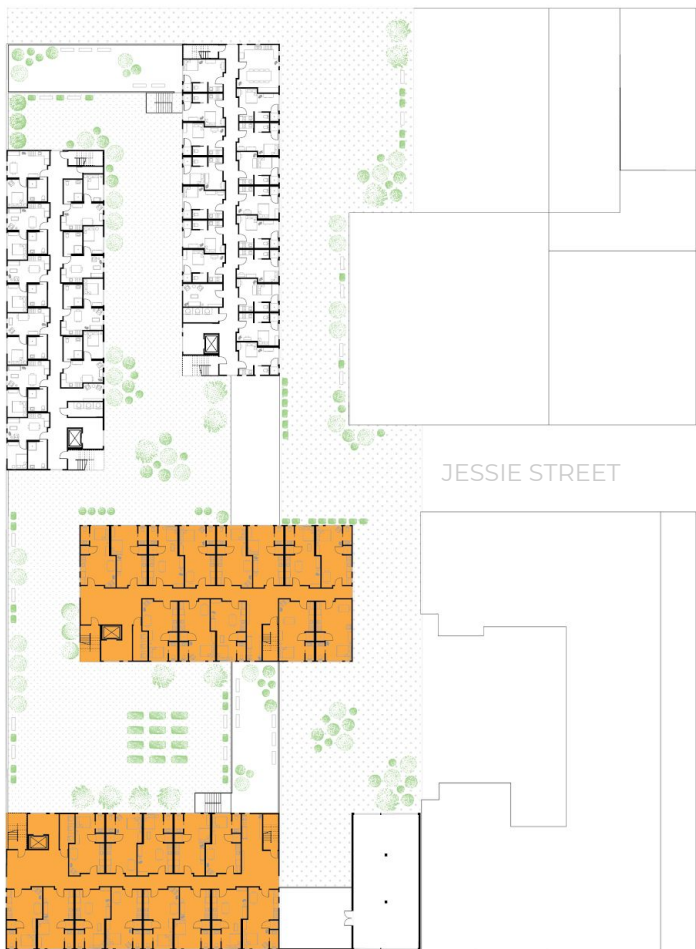
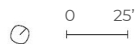
SECOND FLOOR

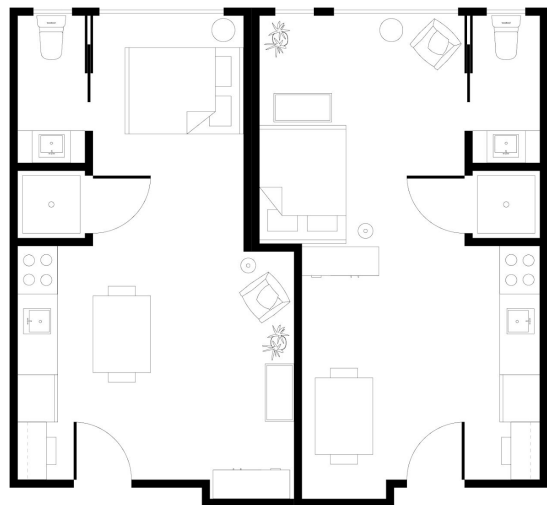
## ADULT STUDIOS

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

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## 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

STEVENSON ALLEY

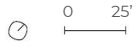
THIRD FLOOR - TYPICAL UNIT FLOOR

# TAY STUDIOS

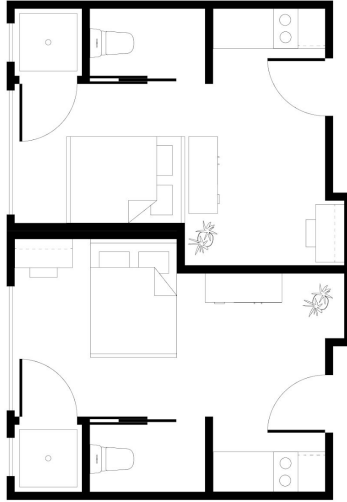
- 80 studio units
- Clustered in a single building

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# TAY STUDIOS



- 80 studio units
- Clustered in a single building
- 225 sq ft each
- Single sink
- Efficiency kitchen
- Offset spaces

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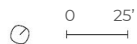
THIRD FLOOR - TYPICAL UNIT FLOOR

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# TAY STUDIOS

- Multiple dedicated TAY community spaces on unit floors
  - Shared kitchens
  - Quiet study rooms
  - Computer rooms



STEVENSON ALLEY

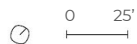
THIRD FLOOR - TYPICAL UNIT FLOOR

# 1 BEDROOMS

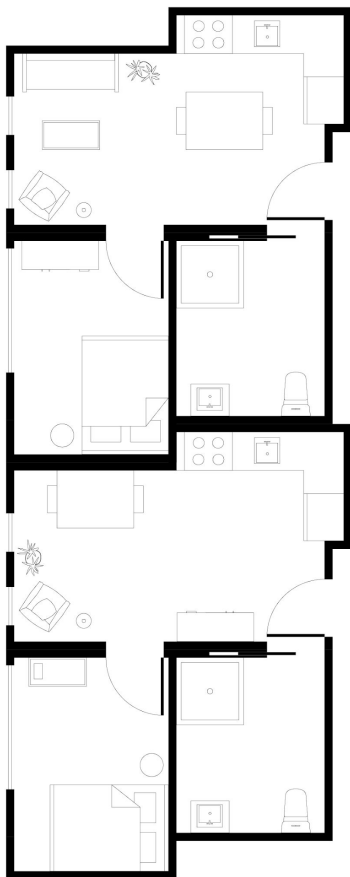
- 48 one-bedroom units
- 8 units for TAY families
- 40 units for 50% AMI adults

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# 1 BEDROOMS

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

STEVENSON ALLEY

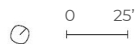
THIRD FLOOR - TYPICAL UNIT FLOOR

## MANAGER UNITS

- 2, two-bedroom units
- 1 unit on 3rd floor
- 1 unit on 5th floor
- 553 sq ft each

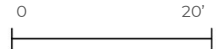
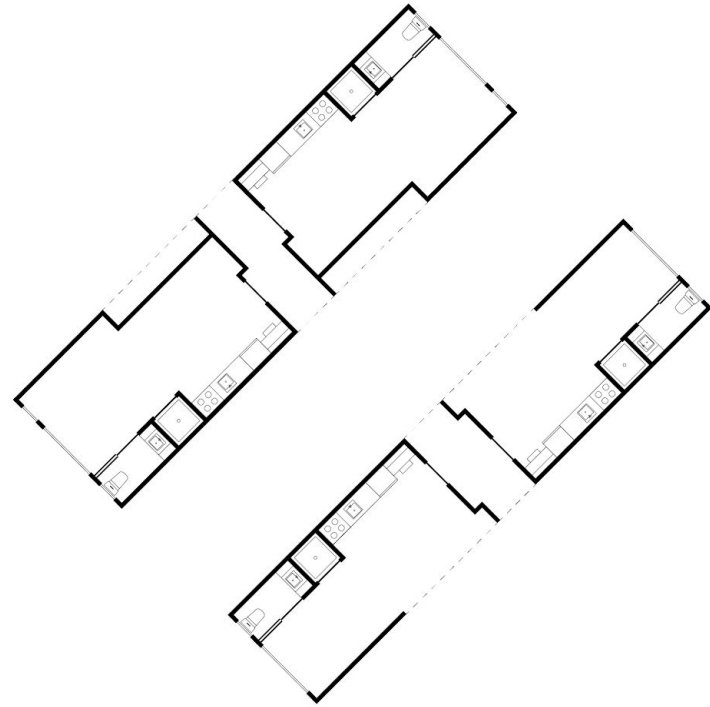
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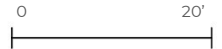
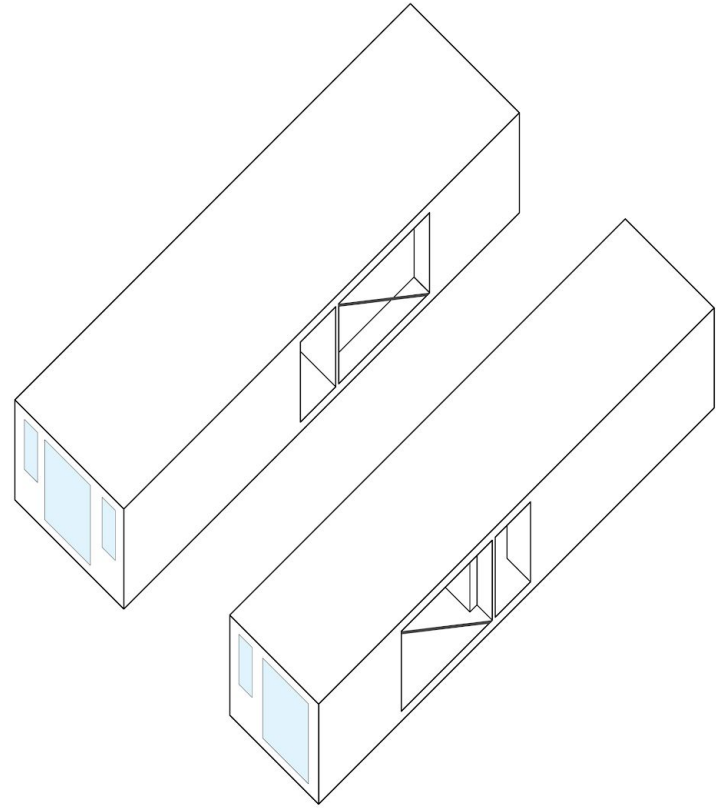
# MODULES

- Each wood-framed module includes two units & corridor



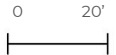
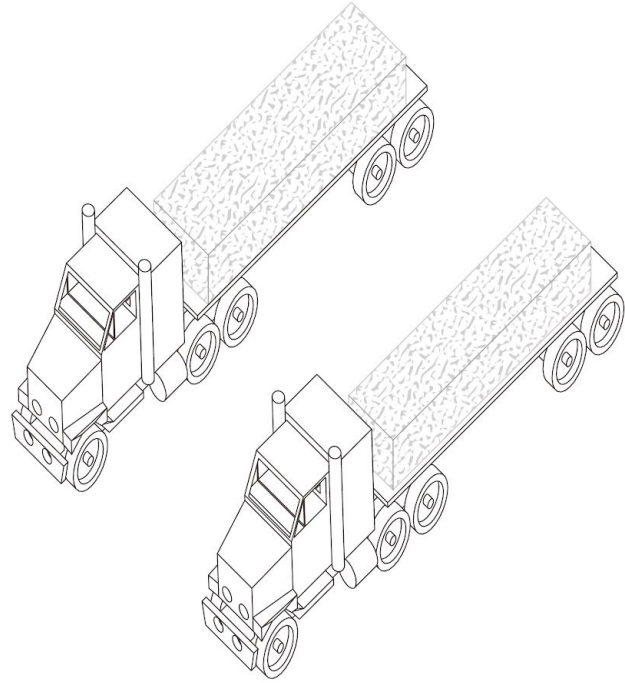
# MODULES

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



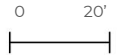
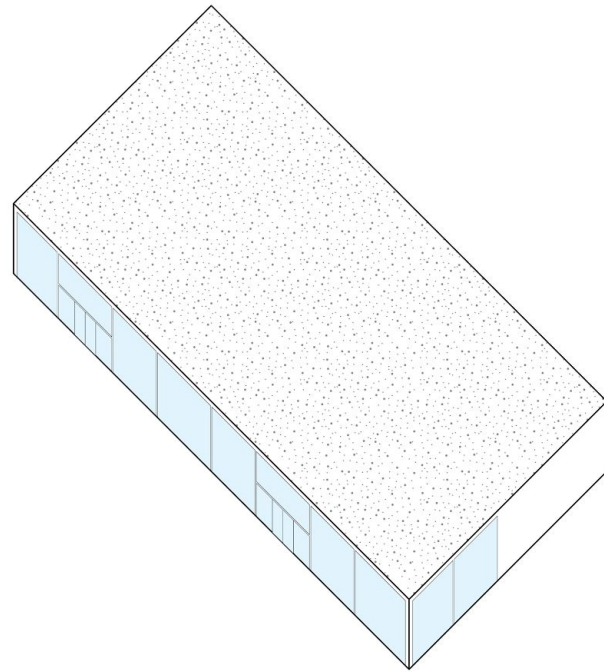
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- Modules ship with an small opening (precedent: RAD Urban)
- Each module is shrink wrapped prior to shipping



# PODIUM

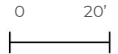
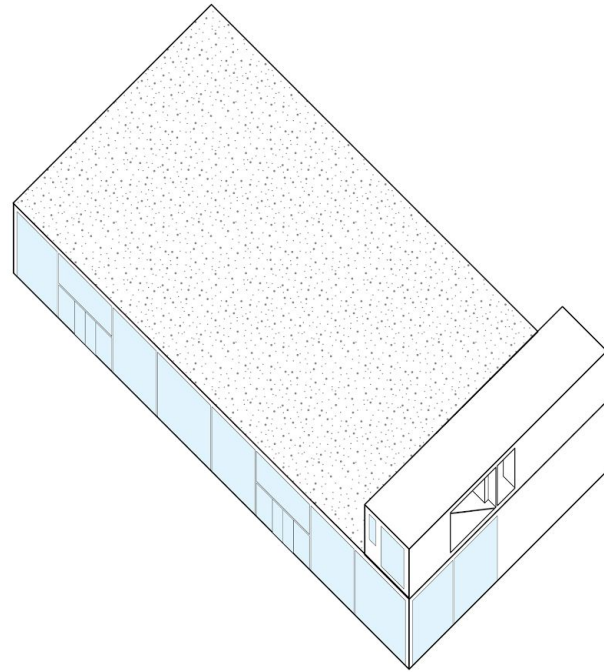
- Building's ground level is a 14 ft concrete podium





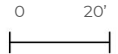
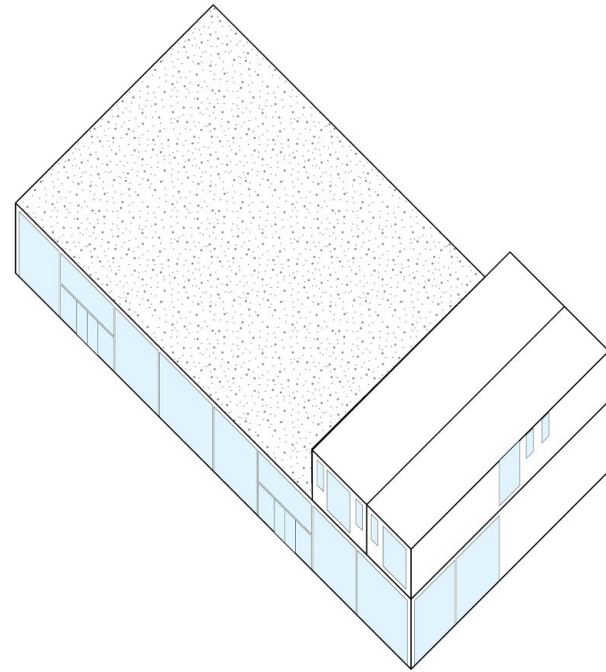
# CONSTRUCTION

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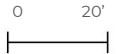
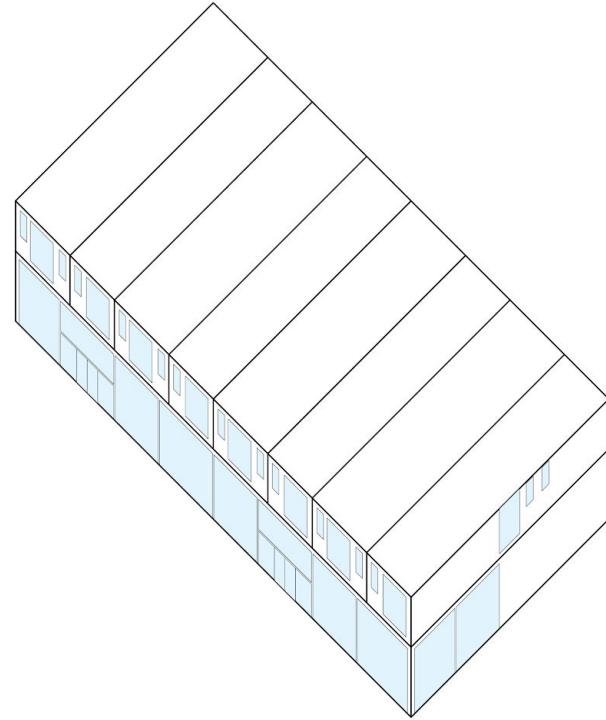
# CONSTRUCTION

- 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



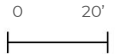
# CONSTRUCTION

- 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



# MANAGEMENT + SERVICES



# MANAGEMENT

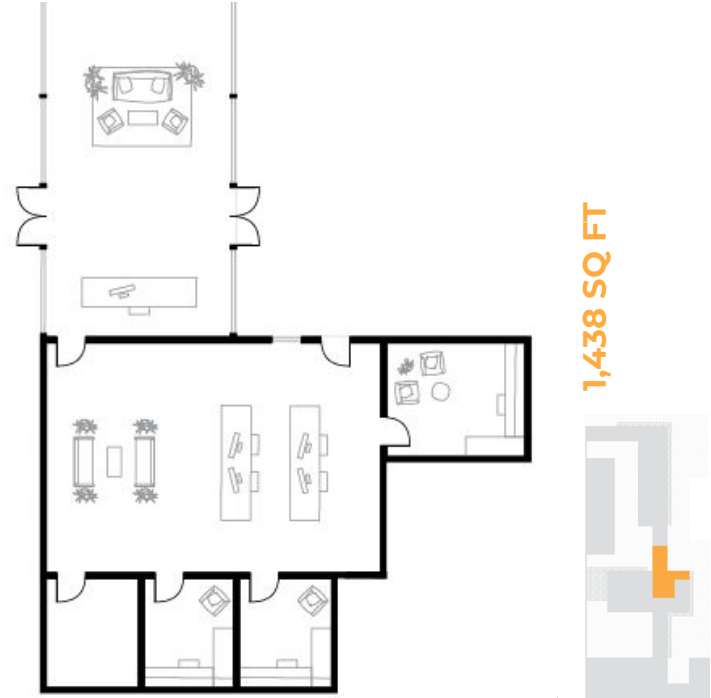
- Contract with John Stewart Company
- Staffing Payroll:
  - 1 Main Property Manager (live-in) + 2 Assistant Property Managers
  - 1 Recertification Agent
  - 1 Maintenance Supervisor (live-in), 1 Maintenance Technician, 2 Custodians
  - 1 24-hour desk clerk
- Thoughtfully located office, mechanical,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





# MANAGEMENT

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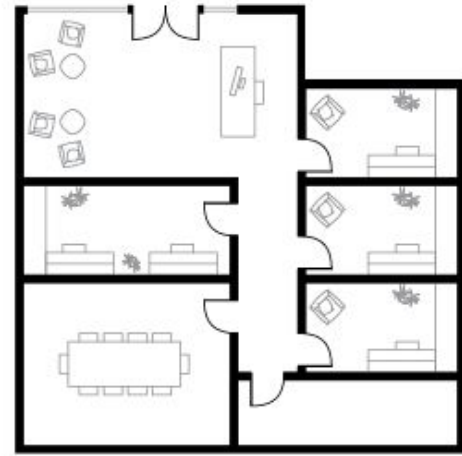
# TAY SERVICES

- 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)

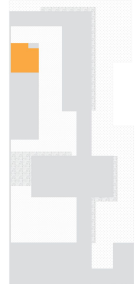


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1,479 SQ FT



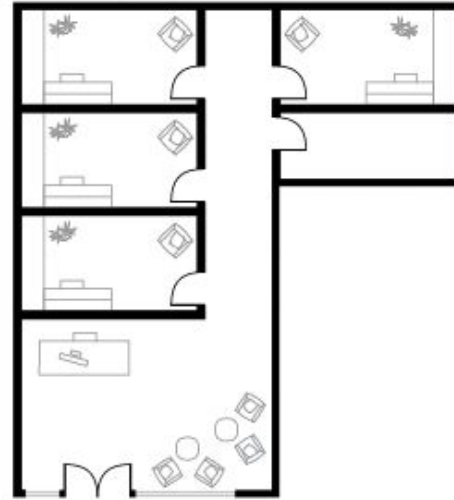
# FORMERLY HOMELESS ADULT SERVICES

- 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

## **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

Sources of Funds	Total Costs	Total Residential	Total Retail
Interim Financing			
<i>Predevelopment Loan</i>	\$304,637	\$0	\$304,637
<i>Construction Loan</i>	\$47,338,645	\$44,274,747	\$3,063,898
Permanent Residential Loan	\$0	\$0	-
New Markets Tax Credits	\$1,355,957	-	\$1,355,957
Permanent Retail Loan	\$2,120,856	-	\$2,120,856
Limited Partner Pay-In	\$34,121,914	\$34,121,914	-
SF MOHCD	\$38,390,537	\$38,390,537	-
No Place Like Home Funds	\$12,687,500	\$12,687,500	-
Affordable Housing Program	\$2,000,000	\$2,000,000	-
<b>Total Sources</b>	<b>\$138,320,046</b>	<b>\$131,474,698</b>	<b>\$6,845,348</b>

# THANK YOU!

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## 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 Turner Prof. of Urban Policy (DCRP, CED)

**David Baker**, David Baker Architects (DBA)

**Daniel Simons**, David Baker Architects (DBA)