

275 10th Street Supportive Housing

San Francisco, California



Developer/Sponsor Episcopal Community Services of San Francisco

Units 134

Description A project of Episcopal Community Services of San Francisco, 275 10th Street Supportive Housing features 134 single-room occupancy units for chronically homeless single adults in San Francisco. Included in the project is the demolition of three light industrial buildings on the site, clearing the way for a single, five-story building. Residents of 275 10th Street Supportive Housing will be chronically homeless adults, many with multiple special needs or disabilities including mental health problems, substance abuse and HIV/AIDS. They will have access to a full array of supportive services through ECS and other community organizations. Moreover, because of its location, residents will have easy access to several transit lines, including buses, street car and regional light rail.



Project Financing

Mayors Office of Housing	\$12,310,355
Enterprise Grant	\$55,000
Affordable Housing Program	\$675,000
Tax Credit Equity	\$12,638,673
Multifamily Housing Program	\$7,000,000
Episcopal Community Services	\$50,000
Total Development Costs	\$32,729,028

A Green Advantage The green features included in the 275 10th Street Supportive Housing project begin with its location, a formerly underutilized light industrial site. Redeveloping sites such as this with higher densities appropriate for the neighborhood not only helps protect undeveloped green parcels in the region, it also ensures the neighborhood remains compact and walkable, which is important given the project's proximity to the city's major transportation systems. In addition to location and redevelopment, locally-appropriate plants and water efficient systems will be incorporated into the project, resulting in grounds that are both attractive and environmentally beneficial.

Inside the building are a number of other features that are good for both the residents and the environment. Notably, low-flow water fixtures in bathrooms and kitchen areas help to conserve water, while Energy Star appliances conserve energy and lower utility costs. Meanwhile, paints, sealants and other building materials were chosen based on their low levels of volatile organic compounds and other harmful pollutants that reduce indoor air quality and contribute to health problems. Finally, numerous steps were taken to prevent moisture from accumulating inside the building and leading to the formation of harmful mold.

Rents Seventy-one homes will be affordable to residents with incomes at 30 percent of area median income (AMI). Sixty-three will be affordable to residents with incomes at 25 percent of AMI.

Amenities 275 10th Street will have two open courtyards that, combined, total more than 4,500 square feet of open space.

Amenities include a 4,000 square foot common space along with a community kitchen and central laundry facilities on each floor.

Social Services 275 10th Street Supportive Housing will provide 134 SRO units of permanent supportive housing for homeless single adult residents of San Francisco. Eligible tenants will experience varying levels of mental illness, substance abuse disorder, or other health conditions, such as symptomatic HIV or AIDS. Tenants must be capable of living independently in a community setting with on-site support services that are voluntary, client-centered and based in harm reduction. Tenants will achieve residential, economic and emotional stability through a broad range of services including on-site health and mental health services, basic living skills development, access to representative payee and money management services, benefits advocacy, substance abuse evaluations and referrals, special focus support groups, crisis intervention, recreational activities and vocational training.

Developer Episcopal Community Services of San Francisco is dedicated to helping people who are homeless or with very low incomes move toward self-sufficiency by providing compassionate, individualized services with access to comprehensive resources. ECS has been active in San Francisco for almost 20 years, providing permanent housing and supportive services for nearly 1,000 men, women and children suffering from chronic homelessness at 10 sites around the city. In addition to these and 275 10th Street Supportive Housing, ECS operates three shelters that provide hot meals, warm beds, laundry facilities and social services for nearly 500 people each night. 275 10th Street Supportive Housing is being developed with the assistance of another local group, Bernal Heights Neighborhood Center.

Architect Herman and Coliver Architecture



Enterprise is a leading provider of development capital and expertise for creating decent, affordable homes and rebuilding communities. For more than two decades, Enterprise has pioneered neighborhood solutions through public-private partnerships with financial institutions, governments, community organizations and others that share our vision. Enterprise has raised and invested \$7 billion in equity, grants and below-market loans and is currently investing in communities at a rate of \$1 billion a year. Visit www.enterprisecommunity.org to learn more about Enterprise's efforts to build communities and opportunity, and to meet some of the half a million people we have helped.

Through innovative new initiatives, Enterprise is providing the vision, the energy, and the resources to effect measurable change in the lives of low-income Americans. Green Communities™ is one such example of Enterprise's work. Enterprise and the Natural Resources Defense Council have joined together to transform the way communities think about, design, and build affordable housing. Green Communities will provide \$555 million of financing, equity, and grants to developers to build more than 8,500 rental and for-sale homes that promote health, conserve energy and natural resources, and enhance access to jobs, schools, and services.

For more information, please visit www.greencommunitiesonline.org.

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