



Arnett Watson Apartments

San Francisco, California

Developer Tenderloin Neighborhood Development Corporation / Community Housing Partnership

Architect Hardison Komatsu Ivelich & Tucker

Units 83

Description Tenderloin Neighborhood Development Corporation (TNDC) and Community Housing Partnership (CHP) joined together to develop 83 units of supportive housing for formerly homeless individuals and families at 650 Eddy Street, renamed Arnett Watson Apartments. The nine-story building houses several different apartment types and an assortment of amenities aimed at assisting residents – many of whom suffer from mental illnesses, HIV/AIDS, physical disability or chronic substance abuse, in addition to homelessness – achieve permanent stability and independence. The unit types for the \$32 million project breakdown to 36 studios, 33 one-bedrooms and 14 two-bedrooms, while the amenities include a laundry room, community meeting space with kitchen, outdoor courtyards, supportive services offices, on-site parking and retail space.

Augmenting the project’s internal features is a wide range of nearby, community-based services and facilities, including several public transportation lines, numerous retail establishments and civic amenities. Accessing these various community services is eased by the fact that Arnett Watson Apartments is located on a formerly underutilized parking lot in a compact, walkable urban neighborhood near the center of San Francisco. The project is owned by CHP, which provides property management and supportive services to the residents.



Project Financing

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| San Francisco HOME Loan | \$5,022,442 |
| San Francisco Affordable Housing Fund | \$7,177,673 |
| CA DHCD Multifamily / Supportive Housing | \$7,000,000 |
| FHLB Affordable Housing Program | \$581,000 |
| Merritt Community Capital Corp Equity | \$11,288,000 |
| Enterprise Grant | \$55,000 |
| Total Development Costs..... | \$31,124,115 |

A Green Advantage There are a number of features at Arnett Watson Apartments that make the nine-story building and the 83 units contained therein much better for the environment and the neighborhood than the drab, paved parking lot that has sat there since the 1906 earthquake. The outside of the building features an Energy Star roof and an attractive architecture design that blends with the surrounding community. The addition of the dense mixed-use project increases the walkability of the area, which is good for residents and the environment, especially considering the close proximity of several metropolitan transportation hubs near the site. Likewise, the street and courtyard plantings of locally-appropriate, drought-resistant trees – (hand watered by staff) – ensure aesthetic compatibility with surroundings, and in concert with light colored paving and the trees help reduce the urban heat island effect.

Inside the building the focus turns to green measures that help reduce resource use and provide a safe, healthy environment for residents. Accordingly, low-flow water fixtures and Energy Star appliances and lighting fixtures are found throughout the building. Moreover, recycled materials used throughout the building lessened the project's ecological footprint. Other materials – paints, sealants and carpets – were chosen because they lacked or contained only very low levels of harmful chemicals and toxins. Finally, several systems are in place to ensure water and dirty air can easily and efficiently exit the building, while clean air is allowed back in.

Social Services The on-site services at Arnett Watson Apartments are designed to promote stability and independence in the lives of its residents. In a dedicated services space within the building, residents can access a number of programs, including: housing retention support, case management, crisis intervention, information and health care provider referrals, family, youth and senior services, tenant events and employment and training programs.

Developer Since 1981, Tenderloin Neighborhood Development Corporation has worked in San Francisco's Tenderloin neighborhood to provide housing and supportive services for individuals and families with extremely low incomes. Currently, it provides housing for over 2,500 people – seniors, children, people with disabilities, low-income wage earners, people with AIDS, families and immigrants – in 1,800 apartments and residential hotel rooms in 25 buildings.

Its partner in the Arnett Watson Apartments project, Community Housing Partnership (CHP), began working 17 years ago to address chronic homelessness in the city of San Francisco by developing permanent, affordable well-maintained housing with integrated support services and employment and training programs. CHP owns and/or operates over 429 units of such housing and provides assistance to over 630 men, women and children and has five projects in development with 376 new units of housing for individuals and families who have experienced homelessness.

Rents Residents of Arnett Watson Apartments are all formerly homeless, many receiving government assistance or without any income at all. Rents for the various apartment types are 10 percent area median income (AMI) which is anticipated to be the income level of the homeless households. Studio apartment are affordable to residents at a price of \$198, one-bedrooms are \$212 and two-bedrooms are \$254.

Amenities Arnett Watson Apartments includes a number of amenities to improve the living environment for residents, including a laundry room, community meeting space with kitchen, children's play area, outdoor courtyards, supportive services offices, on-site parking and retail space.



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