

Architect: David Baker Partners
Developer: Community Housing Partners +
Mercy Housing California

Building Type: 120 unit S.R.O. apartment complex
Project Type: Supportive Housing
Resident Profile: 30-50% AMI, formerly homeless

How can affordable housing improve a neighborhood?



DESIGN INVESTMENTS

High quality materials and design ensure Richardson will create a lasting impact in the growing community.



NEIGHBORHOOD IMPROVEMENTS

New sidewalks, street trees, bike parking, retail spaces and 24/7 security enhance the neighborhood.



SOCIOECONOMIC IMPACTS

Richardson will help stabilize a diverse community while reducing long term costs to the city.

Revitalizing Lives and Streets

Richardson Apartments provides supportive housing for formerly homeless individuals living in San Francisco. This 120 unit building provides various on-site services to help residents overcome social, medical and employment challenges as they transition to new phases of their life. The project also contributes to the Market + Octavia Neighborhood Plan, which aims to create a dense transit-oriented district with retail corridors and pedestrian-friendly streets that will boost the local economy and revitalize a formerly diverse and thriving community.

Multiple Scales of Impact

Richardson Apartments leverages design as a tool to transform lives, build new communities and respond to its community context. Each unit provides safe and secure housing, designed specifically to promote mental and physical health, while shared spaces encourage social interaction and help to foster a supportive community among residents. At the urban scale, Richardson will increase local property values and reduce the total number of people experiencing homelessness in the city.

PROJECT CONTEXT



SITE: History

An elevated freeway used to run directly through Hayes Valley. After its demolition the land it occupied was zoned for affordable housing to help revitalize the once diverse neighborhood, and provide more housing opportunities for former residents.

1955

San Francisco Central Freeway is built, cutting directly through Hayes Valley

1970

Urban blight ensues, causing neighborhood devaluation and community destabilization

1989

Loma Prieta earthquake destroys huge portions of the Central Freeway

2001

Central Freeway demolished, land is sold for urban redevelopment

2006

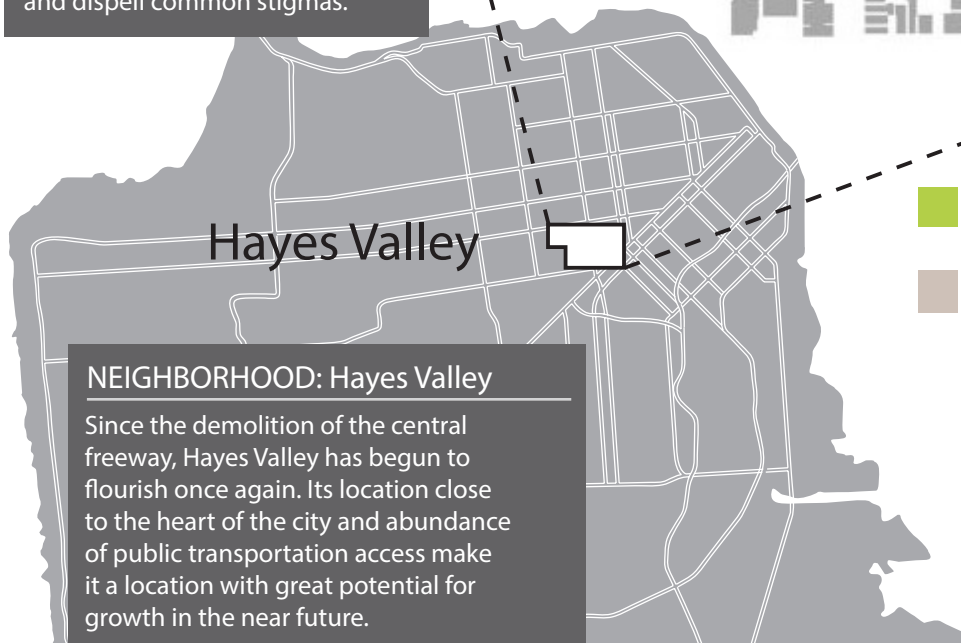
7 land parcels are chosen to become affordable housing as part of a 10-year plan to end chronic homelessness in SF

2011

Richardson Apts. completed

CITY: Smart Growth

Richardson is part of a long term plan to build affordable housing evenly throughout the city in order to demonstrate its ability to have a positive economic and social impact in dense urban neighborhoods and dispell common stigmas.



Hayes Valley

NEIGHBORHOOD: Hayes Valley

Since the demolition of the central freeway, Hayes Valley has begun to flourish once again. Its location close to the heart of the city and abundance of public transportation access make it a location with great potential for growth in the near future.

Richardson Apartments
Former Central Freeway

Community Housing Partners
CHP advocates for underserved populations throughout the city, particularly in areas that have high potential for diverse and stable growth. CHP was a key partner in bringing together the multiple funding sources and organizations that made this project a reality.

Working to Reverse Urban Blight

The City of San Francisco has been taking an active role in helping to restore neighborhoods across the city that have been hit hard by urban blight. Hayes Valley presented a unique opportunity to demonstrate the viability of affordable housing in significantly benefiting a neighborhood's social and economic fabric. By increasing density in this transit-rich area Richardson apartments helps stabilize the public transportation system, and restore the historically diverse community of the area. Richardson has become a model for how affordable housing can create positive social and economic benefits for a community, as well as provide beautiful architecture.

DESIGN INVESTMENTS



Designed for Health

The U-shape of the building provides for a large private courtyard where residents can gather and feel safe at any time of day. The design also ensures all apartments have natural ventilation and day lighting, both shown to be critical factors in mental and physical health.

Restorative Impacts

Trees and planters in the courtyard and on the roof improve air quality and provide opportunities for on-site gardening, which has been shown to improve mood and decrease anxiety. Numerous well designed spaces such as these help build communal ownership over the building and promote social interaction between residents in a calm and secure environment.



Human Centered Design

DBP focused on designing a building that embodied beautiful modern architecture in order to empower residents to have pride in their building and see both it and themselves as valuable additions to the neighborhood.

A Transformational Space

This project was driven by the architect's belief that everyone deserves to live in a well designed space. The design pays specific attention to creating a building that is not only functional and aligned with residents' needs, but also a building that helps foster an atmosphere of transformation; a place in which residents will feel safe, stable, and supported as they transition to a new stage of their life. Each space within the building was designed to promote mental and physical well-being and allow residents to lead more productive, healthy and meaningful lives.

NEIGHBORHOOD IMPROVEMENTS



Boosting the Local Economy

Richardson includes 2,700 sq.ft of street level shops and restaurants, which will increase economic activity.



Planning for Smart Growth

Increasing housing density in an area rich with public transportation access promotes efficient city life.

Enhancing Public Space

New sidewalks and added bike parking help to make Hayes Valley more pedestrian friendly while new trees add to the aesthetic quality of the neighborhood.



Increasing Local Employment

The construction process employed only local contractors and the new shops will train and hire local residents.



Helping to End Homelessness

Richardson is part of a long term commitment by multiple organizations to help individuals experiencing homelessness transition to a new phase of life.



Improving Neighborhood Safety

24/7 surveillance and added street lighting ensure that Richardson will help increase safety in the area.

Long Term Urban Vision

The project is part of a long term plan for the Market + Ovtavia Neighborhood that will encourage high density development near public transit and promote stable diverse growth. Building affordable housing is a key part of this vision.

Adding Value to the Community

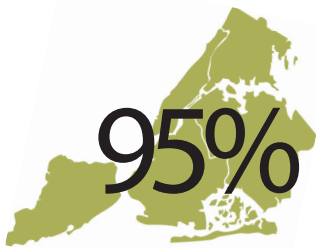
This project helped Hayes Valley continue to rebuild its housing stock and local infrastructure by adding 120 housing units to the neighborhood while enhancing the streetscape with new sidewalks, street trees and bike parking. Ground floor restaurants and retail extend the commercial corridor of Hayes Valley, adding to the local economy and creating multiple new local jobs, which will train and hire residents. In addition the building's 24/7 security and surveillance ensures that Richardson will increase the safety of the neighborhood, particularly at night.

SOCIOECONOMIC IMPACTS

CITY



A study in 5 major cities showed that on average, supportive housing saved cities \$26,200 per person housed, per year.



A two-year study showed NYC's annual savings from providing supportive housing totalled 95% of its cost.



Richardson Apartments will save San Francisco \$2.4 million per year.

NEIGHBORHOOD

A major 20-Year study of 7,500 supportive housing units

conducted by The Furman Center for Real Estate and Policy at NYU.



neighborhoods with supportive housing have higher real estate values

than comparable neighborhoods without affordable housing.



supportive housing has a direct positive impact on the value of nearby buildings

specifically buildings within a 500 foot radius.

RESIDENTS



Studies show supportive housing increases chances of staying clean and sober by over 80%.



No other method is proven more effective than supportive housing for ending chronic homelessness.



On-site social services help residents maintain healthy stable lives

A Model for the Future

This project is part of a 10-year plan by the city to end chronic homelessness in San Francisco. By demonstrating that supportive housing can provide both social and economic benefits to a neighborhood the plan aims to prove the importance of stable diverse communities and dispell common misconceptions about supportive housing.

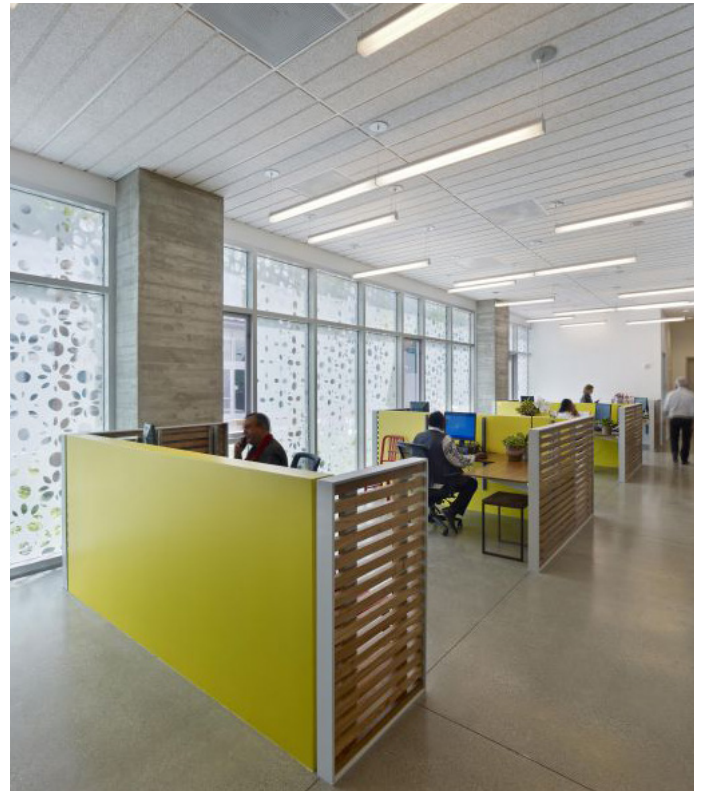
Fostering the People of San Francisco

A multidisciplinary team of licensed clinical social workers, a psychiatrist, a nurse practitioner, a substance abuse specialist, an employment specialist, and multiple counsellors are all full time staff at Richardson apartments. The team will provide intensive case management, including individual counselling, daily group programming, crisis intervention, employment services and referrals. Richardson Apartments will help individuals break the cycle of homelessness and become contributing members of society and their local communities.

ADDITIONAL PHOTOS



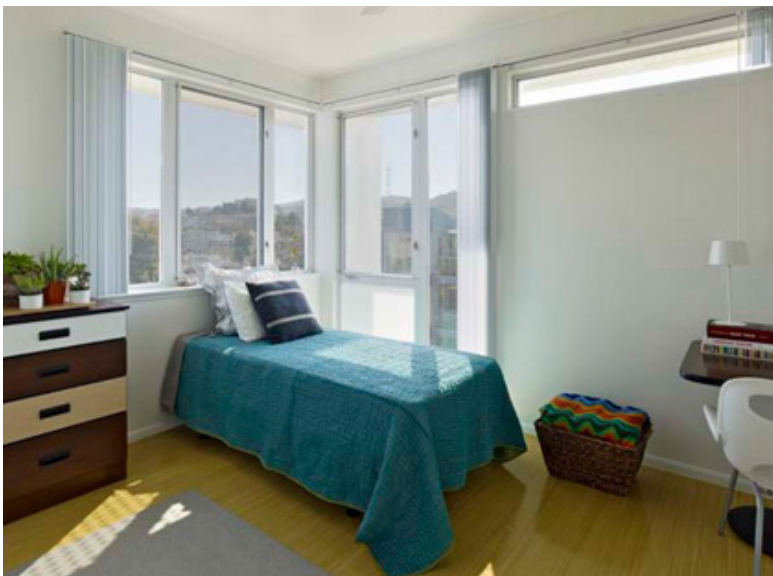
Richardson Apartments, view from Fulton Street



Workspace for on-site social service staff



Entrance corridor and communal space



Interior of a typical room in Richardson



Stairwell within the interior courtyard

PROJECT DATA SHEET

Funding Sources and Structure:

- Total Cost: \$37 million (includes acquisition)
- Total Construction Cost: \$26.8 million
- Cost per square foot: \$410
- Cost per unit: \$223,000
- Total Units: 120
- Total Grant amounts:
- Green Building Certifications:
 - Green Point Rated
- Building location
 - 365 Fulton Street San Francisco, CA
- Contact Info:
 - Community Housing Partners
 - 415.852.5300
 - <http://www.chp-sf.org/contact.html>

Building Credits:

Architect: David Baker + Partners
Project Team: David Baker, FAIA, Peter MacKenzie, AIA, Amit C. Price Patel, AIA
Developer: Community Housing Partners + Mercy Housing California
Contractor: Cahill Contractors
Additional Design Firms Employed:

- Andrea Cochran Landscape Architecture
- Tommy Siu and Associates Mechanical

Engineers

- Structural Design Engineers (Structural)
- Sandis (Civil) + FW Associates (Electrical)
- Baker Vilar Architects

Additional Organizations Affiliated:

- San Francisco Redevelopment Agency



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Enterprise Contact: 3 Cameron Street, Wellesly MA 02482 781.235.2006

Rose Fellow: Laura Shipman



Laura worked with Community Housing Partners as co-project manager, along with Mercy Housing California, on the development of Richardson Apartments a permanent supportive housing project designed for formerly homeless individuals. Her work focused on community outreach to local stakeholders, project financing and budgets, services coordination, design review, construction administration, and lease-up preparation.

“The most important lesson I’ve learned has been how important consensus building is in any project and what it really takes. Working with an organization like Community Housing Partners that’s really rooted in its community and is very activist and advocacy oriented has taught me what that means in the development and design process, and taught me how that’s the root of everything we do in community design and affordable housing.”