MOHCD Multifamily Lending Affordable Housing Design

San Francisco Mayor's Office of Housing and Community Development

Presentation to Arts Commission Design Review Committee

March 20, 2017

What We Do

MOHCD administers a variety of programs to finance the development and long-term physical viability of high-quality affordable housing throughout San Francisco.

- ❖ **<u>Preservation</u>** of Existing Housing
  - ❖ Multi-family
  - ❖ Small Sites
  - ❖ Existing Nonprofit
  - ❖ RAD – Housing Authority in Transition

- ❖ **<u>Production</u>** of New Housing
  - ❖ Multi-family
  - ❖ Mixed-Use
  - ❖ Inclusionary
  - ❖ Home Ownership
  - ❖ Rental

- ❖ Housing for:
  - ❖ Seniors
  - ❖ Transitional Aged Youth ("TAY")
  - ❖ People with Disabilities
  - ❖ Families
  - ❖ Formerly Chronically Homeless (families and individuals)

MOHCD- Who We Are

- ▶ Project Managers
- ▶ Lenders - Underwriters
- ▶ Construction Managers
- ▶ Community Liaisons
- ▶ Service Coordinators
- ▶ Project Advocates

How we help build or preserve affordable housing

- In exchange for serving low and moderate income residents we provide private developers:
  - Loans
  - Grants
  - Ground Leases on City owned land
  - Operating Subsidies

To create long-term sustainable affordable housing

Who owns and operates the assisted housing

- ▶ Non-profit developers
- ▶ For-profit developers
- ▶ Property managers
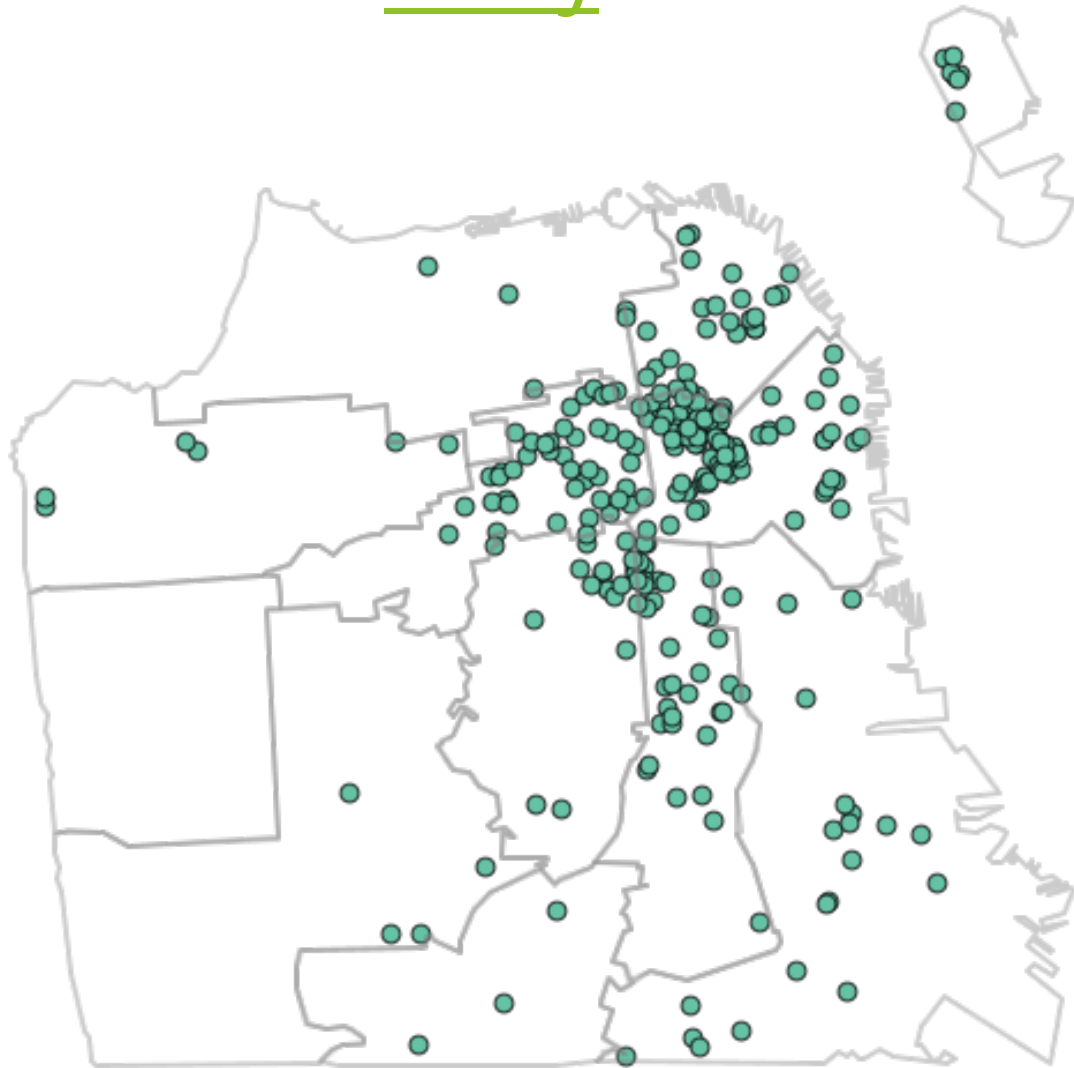- ▶ Social service providers
- ▶ Lenders
- ▶ Investors

MOHCD = HOUSING That Is:

- ❖Safe
- ❖Comfortable
- ❖Affordable
- ❖Livable
- ❖Healthy
- ❖Accessible
- ❖Energy Efficient
- ❖Inspiring
- ❖Beautiful
- ❖An Asset to its Community

Broadway Sansome Family Housing – Photo Credit, Bruce Damonte

Where MOHCD is [today](#)

MOHCD by the Numbers

HOUSING UNITS TOWARD 10K GOAL (Affordable)

Calendar Year/Quarter	Total Affordable Units Acquired/Rehabbed During this Period	Total Affordable Units Constructed During this Period	% Affordable (Cumulative)	Total Affordable	% Affordable for Period
2014	380	757	29%	1,137	29%
2015	1,452	499	37%	1,951	44%
Q1-Q2 2016	101	336	32%	437	16%
Q3 2016	2,068	175	47%	2,243	82%
Total Units	4,001	1,767	42%	5,768	42%

MOHCD – <u>What</u> Types of Housing We Fund

Housing Types:
- ✓ Multifamily
- ✓ Single Family
- ✓ Rental
- ✓ Home Ownership
- ✓ New Construction
- ✓ Rehabilitation

Housing For:
- ✓ Seniors
- ✓ Transitional Aged Youth ("TAY")
- ✓ People with Disabilities
- ✓ Families
- ✓ Formerly Chronically Homeless (families and individuals)

Pacific Coast Builders Gold Nugget Awards, Merit Award, Best Seniors Housing, 2010

Zigmunt Arendt House – 850 Broderick St. – Photo Credit, Bruce Damonte

MOHCD – Housing Portfolio

Drs Richardson
Apartments

365 Fulton St. Photo Credit, Bruce Damonte

awards

2013 Design Awards—Merit
American Institute of Architects, San Francisco
AIACC Residential Design Award of Merit
AIA California Council
2012 ASLA Professional Award of Excellence in Residential Design
American Society of Landscape Architects
2012 Exceptional Residential—Bay Area Regional Design Honor Award
AIA East Bay
Gold Nugget Grand Award—Residential Project of the Year (Attached/Urban Environment)
Pacific Coast Builders Conference
Gold Nugget Merit Award—Best Affordable (over 30 du/acre)
Pacific Coast Builders Conference
AIA National Housing Award
American Institute of Architects
AIA/HUD Secretary's Award for Excellence in Affordable Housing Design
American Institute of Architects and the U.S. Department of Housing and Urban Development
2012 Merit Award
ASLA Northern California
Residential Architect Design Award—Merit
Residential Architect Magazine
Real Estate Deals of the Year—Best Affordable Residential
San Francisco Business Times
2012 Western Wood Design Award—Multi-Story Midrise
Woodworks.org

Richardson Apartments:
120 Units for formerly chronically homeless individuals with on-site support services, community serving retail and open space.
Architect – David Baker Associates
Sponsor – CHP (Community Housing Partnership)

"Thank you for bringing elegance and creativity to Hayes Valley. I live at Hayes and Franklin, and the Richardson Apartments have single-handedly changed the tenor of that portion of the neighborhood. The building is a pleasure to see—it never fails to put a smile on my face and leave me with a good feeling about where I live."
—Raymond Buscemi, Hayes Valley Neighborhood Association
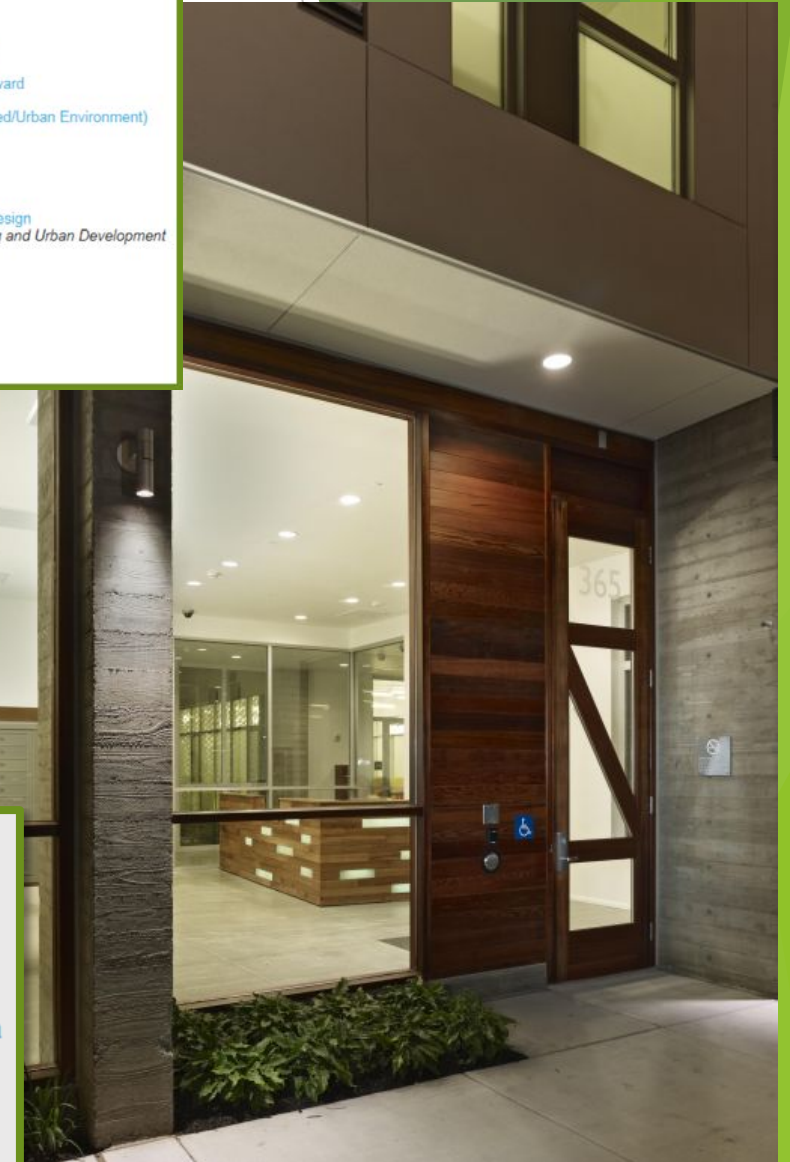
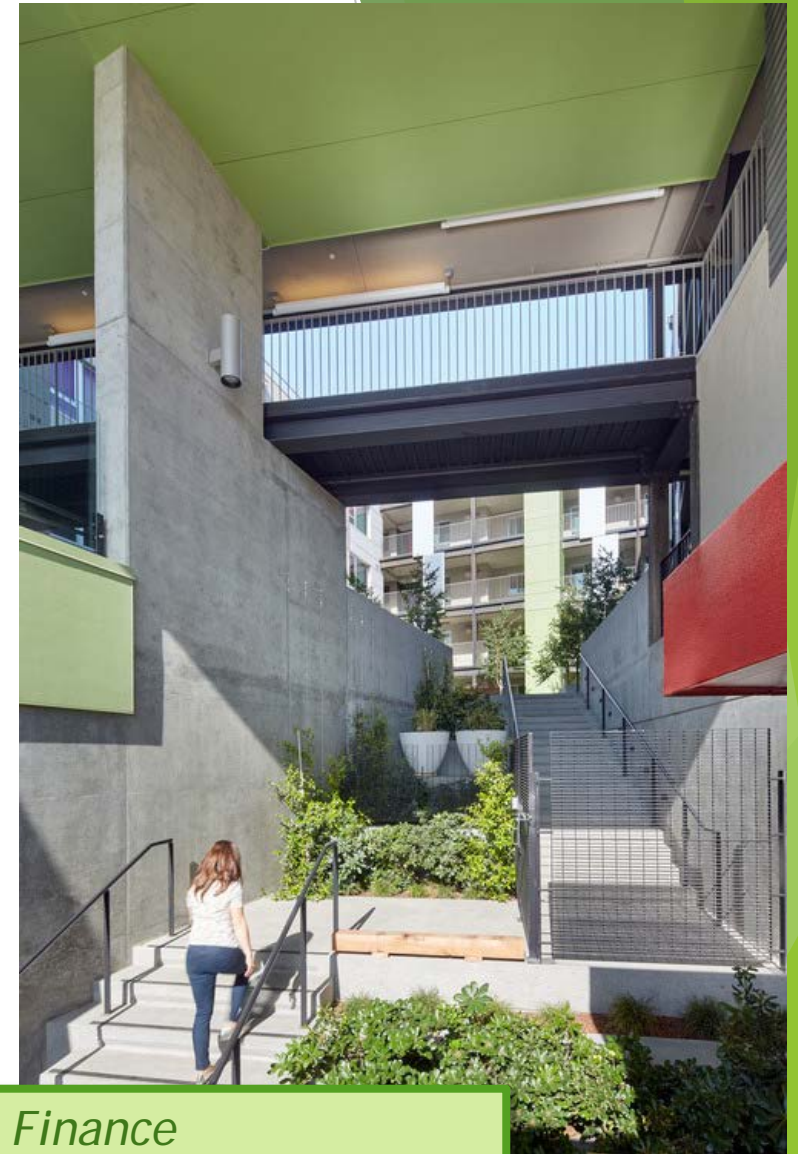365 Fulton St. Photo Credit, Bruce Damonte

1100 Ocean Apartments

1100 Ocean Avenue – Photo Credit, Bruce Damonte

1100 Ocean Avenue:
71 Units for Families and Transitional Aged Youth (TAY) with community serving retail and open space.
Architect – Herman Coliver Locus
Sponsor – Mercy Housing & Bernal Housing Neighborhood Corp.

*Affordable Housing Finance
"Reader's Choice-Urban Category award"
- Finalist 2016*

Renee Casenave Apartments

Rene Casanave – 25 Essex – Photo Credit, Tim Griffith

<u>Rene Casanave</u>:
120 Units for formerly chronically homeless individuals with support services and open space.
<u>Architect</u> – Leddy Maytum Stacy Architects
<u>Sponsor</u> - Bridge Housing & CHP (Community Housing Partnership)

AWARDS

AIA National - Committee on the Environment, Top Ten Green Project
AIA California Council Residential, Merit Award for Architecture
AIA San Francisco, Citation Award
San Francisco Business Times, Deal of the Year
MultiFamily Executive, Grand Winner: Affordable 2014

Broadway Sansome Apartments

Broadway Sansome:
75Units for Families, including homeless families, with ground floor retail and open space.
Architect – Mithun Solomon (formerly Daniel Solomon Design Partners)
Sponsor – Chinatown CDC

Broadway Sansome Apartments - Bruce Damonte

Collaboration Between MOHCD and SF Arts Commission

Project Name / Address	Neighborhood / District	Units	Population Type	Public Art Features
1990 Folsom	Mission	143	Family	PDR Arts 12,000 sf
2070 Bryant	Mission	130	Family	PDR Arts 7,000 sf
1950 Mission	Mission	157	Family	Paseo des Artes
1296 Shotwell	Mission	94	Senior	Façade "papel picado" feature
Ella Hill Hutch	District 5 - Western Addition	TBD	TBD	Artist housing

MOHCD – The Development Process

RFQ/RFP/NOFA - Selecting a Development TEAM

- ❑ Sponsor/Developer
- ❑ Architect(s) (lead, associate, landscape)
- ❑ Property Mgmt. & Services

1. RFP Issuance and Response
2. Review Submissions and Short-List for Interview
3. Interview, Deliberation of Panel and Selection
4. Concept Design (Approved as submitted with RFP/RFQ/NOFA)
5. Schematic Conditional Approval
6. Design Development Approval
7. Construction Documents – Permitting - Bidding
8. Construction Monitoring
9. Completion and Long-Term Asset Management

Inspiration sketches – African "fabric wall" - Armstrong Senior Housing – David Baker Architects

Focus on PDR and the Arts

"Paseo Des Artes" 1950 Mission Street
Design Development
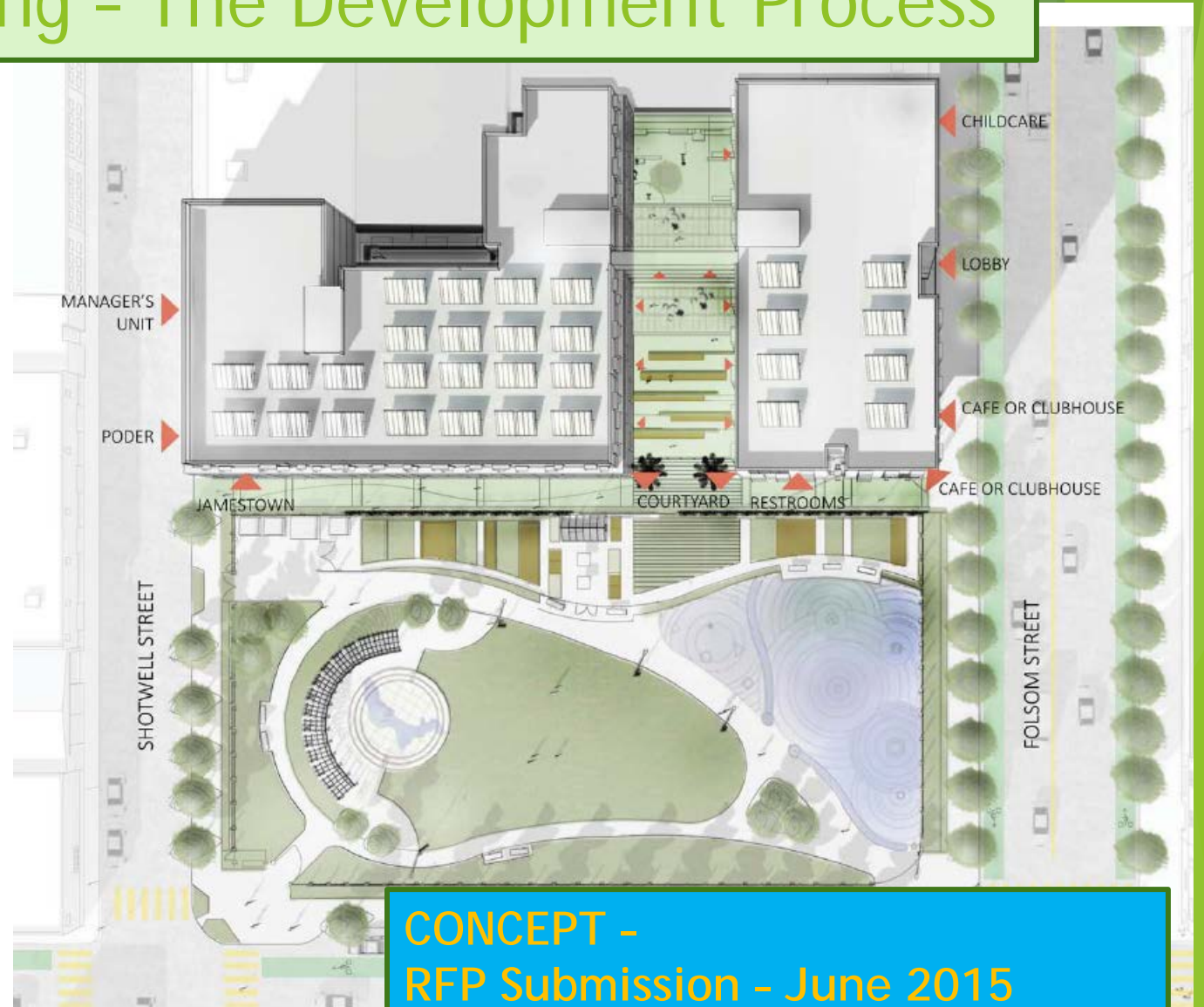
Focus on PDR and the Arts

1990 Folsom Street
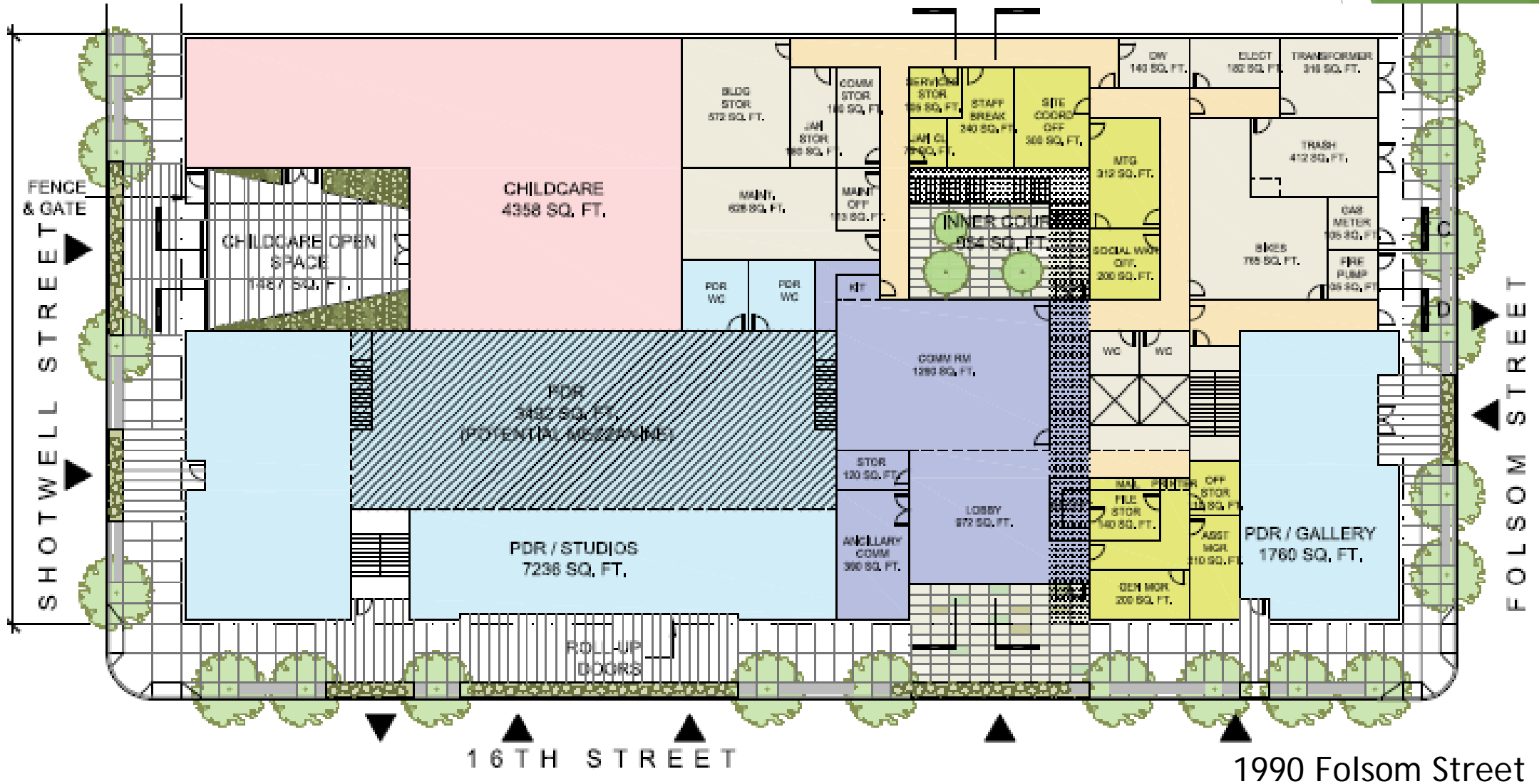
Focus on PDR and the Arts

2070 Bryant Street

MOHCD Multifamily Lending – The Development Process

- RFQ / RFP / NOFA Submission Materials
  - Financing Structure – Feasibility
  - Resident Services Plan
  - Team Experience
  - CONCEPT Design - Responsive to:
    - Zoning & Entitlement
    - Population To be Served
    - Housing Type
    - Site Challenges and Opportunities
    - Budget / Financing Structure
    - Lender Requirements and Regs.
    - Community Input

CONCEPT –
RFP Submission – June 2015

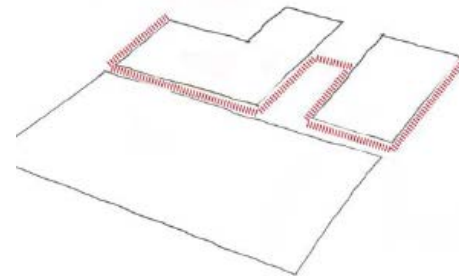2060 Folsom Street Family Housing – Mithun Solomon & YA Studio Architects

CONCEPT –
RFP Submission – June 2015
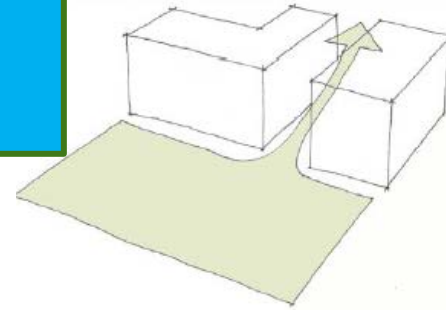
South facing courtyard draws park deep into the building
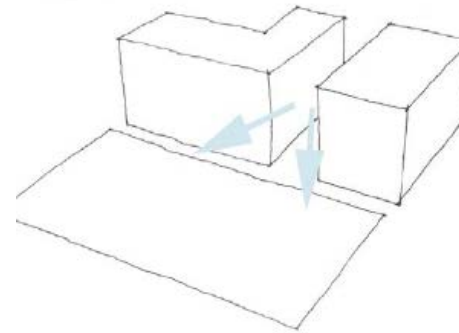
Views out to Park from all levels

Active park and street edges

2060 Folsom Street Family Housing – Mithun Solomon & YA Studio Architects

2060 Folsom Street Family Housing - Mithun Solomon & YA Studio Architects
Mural by Susan Cervantes, "True Colors" 2021

SCHEMATIC DESIGN – Development of Façade Elevation – July 2016

2060 Folsom Street Family Housing – Mithun Solomon & YA Studio Architects

SCHEMATIC DESIGN – Development of Concept – July 2016

2060 Folsom Street Family Housing – Mithun Solomon & YA Studio Architects
Mural by Susan Cervantes, "True Colors" 2021

SCHEMATIC DESIGN – (Site Permit) Materiality, Dimension and Details – July 2016

2060 Folsom Street Family Housing – Mithun Solomon & YA Studio Architects

MOHCD – The Design Development

2060 Folsom Street

SOUTHWEST CORNER AERIAL

Design Priorities at Each Stage of Review

▶ High Quality Design that rivals Market-Rate

▶ Constructability

▶ Durability

▶ Livability – Public & Private Spaces

▶ Energy efficiency

▶ Green and Sustainable Design

▶ Code compliance (MOD, DBI)

▶ Cost containment

▶ Regulations of other lenders

▶ Construction Standards of sponsors
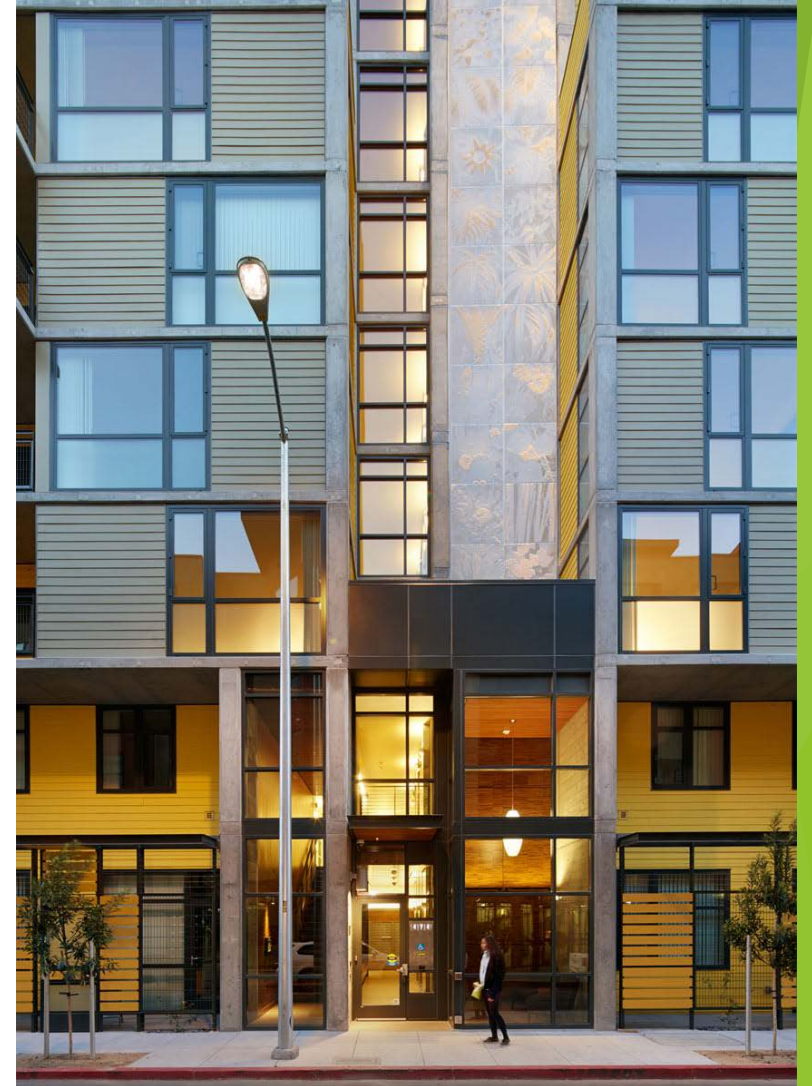
Drs Richardson Apartments – Bruce Damonte

QUESTIONS & Contact Information

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