

Rosa Parks II, 1239 Turk Street

Project Description

May 2013



Rosa Parks II Senior Housing (RPII) is a proposed 98-unit, five-story affordable housing development for seniors to be developed by the Tenderloin Neighborhood Development Corporation (TNDC). The project is located at the corner of Turk and Webster streets in the Western Addition neighborhood of San Francisco. RPII will be constructed on the parking lot of an existing public housing facility, Rosa Parks, an eleven-story, 198-unit building constructed, owned and operated by the San Francisco Housing Authority since 1959. Site control is through a pre-paid 75-year ground lease with the San Francisco Housing Authority. In 2011, TNDC received HUD 202 capital advance funding and project rental assistance for 100% of the units.

TNDC has partnered with Bethel AME Church, a long-standing stakeholder and advocate in the Western Addition, to play a key role in community outreach, identifying needs and developing the ongoing services and community connections for the project.

Program

Demand for affordable housing units in San Francisco far exceeds supply, and the challenge of finding safe and quality housing is even greater for low-income senior households living on fixed incomes. The 32 studios and 65 one-bedroom units at RPII will be restricted to low-income senior households (age 62 and above) earning less than 50% AMI. HUD 202 operating subsidy provided (through a Project Rental Assistance Contract) along with the Capital Advance will allow the developer to set tenant rents equal to 30% of household income. In practice, this means the units will primarily be occupied by households earning less than 20% AMI which is common among seniors on fixed incomes.

To help meet San Francisco's Ten Year Plan to End Chronic Homelessness, twenty units will be set aside for formerly homeless seniors. Residents for these 20 units will be referred by the San Francisco Department of Public Health (DPH) through its Direct Access to Housing program. DPH will provide a contract to pay for TNDC's supportive services costs related to meeting the needs of the homeless seniors residing in Rosa Parks II. Additionally, DPH will make its Housing and Urban Health Clinic, which provides primary medical care and psychiatric services, available to qualified residents.

TNDC Property Management will manage and maintain the building. The building will be staffed with a full-time general manager, assistant general manager, activities coordinator, maintenance and custodial personnel and 24-hour front desk coverage. TNDC's Tenant Services Department will provide on-site voluntary supportive services through one social worker.

Surrounding Community

RPII is located in the Western Addition neighborhood of San Francisco. Portions of the neighborhood were redeveloped as part of several redevelopment plan area initiatives. Thus, the neighborhood is a mixture of historic Victorian-era single family homes, multi-family apartments and condos as well as affordable public housing projects, served by four different commercial corridors.

RPII presents an ideal central location for low-income seniors, offering immediate access to public transportation, services, and amenities essential to everyday living. RPII is well served by MUNI public transportation with connections to multiple operators such as the Bay Area Rapid Transit (BART) and CalTrain that serve the greater Bay Area. The site is serviced by three bus lines each just within a one to two block walking distance. In addition to the on-site supportive services that will be provided by TNDC's Tenant Services, there are other service providers in proximity to the site. The Western Addition Senior Citizens Center is a block away and the Rosa Parks Senior Center will be next door for future RPII residents. Many programs and services offered at these centers are available daily including weekends. The UCSF Mt. Zion Campus and the Kaiser Permanente Hospital are also located less than a mile from the site and offer 24-hour emergency care. The property is walking distance from the historic Fillmore jazz district, Japantown, several public parks, a full scale grocery store, two pharmacies, a post office and library.

Development Team

The architect of record is Michael Willis Architects. Cahill Contractors will be the general contractor through a negotiated bid process. TNDC's construction manager is Gonzalo Castro. The financial consultant for the project is Kevin Knudtson from Community Economics. Legal counsel is Scott Barshay of Gubb & Barshay.

Building Design

The RPII site is currently a surface parking lot and driveway/drop off area along Turk Street for residents of Rosa Parks. The site is long and narrow and is designed so that two residential wings are connected from the second through fifth floors by an enclosed bridge walkway. The design brings a continuous presence to the street that is in scale with the surrounding buildings, while creating an openness from the pedestrian perspective. The main entrances to both RPII and Rosa Parks will occur on the ground floor under this elevated walkway through a landscaped courtyard. The exterior cladding of the buildings is comprised of storefront glazing, concrete, fiber cement board, wood, stucco and metal-panel siding. The variety of products utilized for the building's exterior assists in breaking up the building's lengthy massing.

Community and operational spaces on the ground floor of the western building surround an at-grade parking garage containing 24 parking spaces. Two of the 24 parking spaces are reserved for TNDC staff. The remaining spaces are reserved for the Rosa Parks residents as replacement parking for the existing parking lot that is being demolished during construction of RPII. The remaining permanent replacement parking of 16 spaces will be constructed along Golden Gate Avenue within the existing Rosa Parks property.

RPII will contain unit types designed to facilitate aging in place, including ten fully-accessible units and three units for the hearing and visually impaired. Additionally, features including units with roll-in showers, others with tubs, emergency call buttons, and extra-wide hallways with handrails address the varying needs of seniors. The western wing contains 56 housing units; the eastern building contains 42 housing units. The building's main entrance and two elevators are centralized in the east wing near the bridge walkway. A two bedroom unit for the onsite night manager is located on the second floor of the eastern wing.

Community & Operational Spaces

On the ground floor, RPII will provide a variety of community spaces designed to accommodate the range of programs and needs for this population including a large community room with a learning kitchen, a multi-purpose room, a laundry room, a bike storage room and a resident lounge area. The building will include three courtyards including a community garden for the residents on the second floor. In addition, through an easement agreement that will be recorded between Rosa Parks & Rosa Park II properties, residents of both properties will have access to each other's community facilities.

The ground floor of the east wing will contain a property management suite and a tenant services wing. Property management staff will be centrally located near the lobby entrance. Offices for the activities coordinator, social worker and part-time nurse are situated near the laundry room and community rooms for ease of visibility and access by the residents.

Green / Sustainable Features

RPII is being designed, constructed, and operated to meet and exceed the Build It Green: GreenPoint Rated standard. This standard will reduce operating costs and increase tenant comfort while also being environmentally responsible. The project will meet HUD’s energy and water conservation standards, and all appliances will be Energy Star.

Funding Sources

RPII was awarded HUD 202 Capital Advance funding amounting to \$15,275,500 from the Department of Housing and Urban Development 2011 NOFA. HUD will also contribute an annual operating subsidy through a Project Rental Assistance Contract (PRAC) for all of the rental units.

RPII received a \$970,000 funding commitment from the Federal Home Loan Bank Affordable Housing Program last summer. It is expected that the AHP funding will close concurrently with the construction loan in winter 2014.

The Mayor’s Office of Housing has provided financing in the amount of \$11.6 million. Current construction cost estimates have indicated a funding shortfall for which TNDC will return to MOH loan committee in August for a gap financing commitment.

The project will use 4% tax credits and receive a CDLAC allocation as part of the construction financing sources. TNDC will submit the TCAC and CDLAC applications in summer 2013.

Rent Levels

The project pro forma assumes that tenants will contribute 30% of their income towards rent, as required by the PRAC. Given that most of the tenants will likely be living off a fixed income such as social security income, rental contributions from tenants are being assumed at \$250 per unit for both studios and one bedroom units. Throughout the term of the PRAC, HUD will pay the difference between the actual tenant contribution and the approved operating budget plus reserves.

Schedule

100% CDs completed	May 2013
MOH Gap Commitment	September 2013
Submit CDLAC and TCAC Applications	July 2013
HUD Firm commitment submission	September 2013
Close construction financing	January 2014
Construction start	February 2014
Substantial completion	October 2015
Lease-up complete	April 2016