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

Community Housing Partners 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 to help revitalize the once diverse neighborhood, and provide more housing opportunities for former residents.

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.

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 dispel common stigmas.

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.
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.
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.

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 increase the safety of the neighborhood, particularly at night.

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

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.

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.
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.

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.

CITY

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

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

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

NEIGHBORHOOD

Amajor20-Yearstudy 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.
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
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

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.”