

Arnett Watson Apartments

650 Eddy Street, San Francisco

Unit Mix: 36 studios; 33 one-bedroom; 14 two-bedroom units

Completed: 2009

Population: 100% formerly homeless families and individuals; 10-15% AMI

35% Special Needs and 35% Supportive Housing-eligible.

Residential SF: 66,000 Commercial SF: 785

Construction: Type I (concrete)

Total Development Cost: \$33 million

Financing Sources: LIHTC Equity (Merritt Community Capital), SF Mayor's Office of Housing, Citibank (Construction loan & FHLB AHP), California Dept. of Housing & Community Development (MHP)

Role: Co-Developer



Two of San Francisco's leading community-based nonprofits - TNDC and Community Housing Partnership – joined forces to rebuild lives in the Tenderloin at 650 Eddy Street, developing an 83-unit community for homeless individuals and families on the former site of a blighted parking lot and run-down automotive repair shop. Named Arnett Watson Apartments in honor of a formerly homeless woman who went on to become an organizer for San Francisco's Coalition on Homelessness, the building provides a permanent home to 159 formerly homeless and low-income people, including 60 young people. In addition to homelessness, many of the building's residents suffer from mental illnesses, HIV/AIDS, physical disability or chronic substance abuse.

The project was built in response to Mayor Gavin Newsom's goal of building 3,000 new supportive apartments for homeless individuals and families. The \$32.9 million project was funded with 11 different sources of money, including San Francisco Mayor's Office on Housing, Citi Community Capital, Enterprise Community Partners, San Francisco Redevelopment Agency and the Federal Home Loan Bank of San Francisco's affordable housing program. Green building features include low-flow water fixtures, Energy Star appliances and lighting fixtures, recycled materials, low VOC paints, Energy Star roofing, and drought-tolerant plantings.

Arnett Watson Apartments proves the simple idea that it's less expensive to house people than to keep them homeless, and offers a wide range of social services, as well as a community room with kitchen, children's aftercare program, rooftop garden and second-floor courtyard designed for kids. One year after the first tenant moved in, Arnett Watson maintained a 98 percent retention rate and nearly three-quarters of all those who have entered the building's job assistance services have found employment.