

## The Zygmunt Arendt House

850 Broderick Street, San Francisco

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*Unit Mix: 47 studio units; 1 manager's unit*

*Completed: 2010*

*Population: Seniors 55+; 47 units for formerly homeless seniors;  
restricted to 15% AMI (35 units) and 25% AMI (12 units)*

*Residential SF: 30,727                      Construction: Type V (wood)*

*Total Development Cost: \$14.5 million*

*Financing Sources: LIHTC Equity (National Equity Fund), SF Mayor's Office of Housing, Silicon Valley Bank (construction loan & FHLB AHP), California Dept. of Housing & Community Development (MHP), Arendt Bequest (GP Equity), SF PUC – Go Solar SF*

*Role: Co-Developer*

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*Photos: Bruce Damonti*

Upon his passing in January 1998, the late Zygmunt Arendt, an unassuming Polish World War II refugee and former railroad worker of modest means but prudent investing, left his entire estate of approximately \$6 million to the City and County of San Francisco. His handwritten will – found nearly a month after his death – specified that 60 percent of his estate be used for San Francisco's poor and needy and 40 percent for the neediest of seniors. Former Mayor Willie Brown and the Board of Supervisors approved the use of \$3.8 million to develop the site at 850 Broderick Street for formerly homeless seniors, as a living testament to the quiet generosity of Zygmunt Arendt.

TNDC, working with the homeless supportive housing agency Community Housing Partnership, developed the project to match the historic architectural styles of surrounding buildings in the North of Panhandle neighborhood. Arendt House provides 47 individual studios, each with a full bathroom and kitchenette. The project includes a welcoming lobby, a courtyard garden, landscaped roof deck, laundry facilities, a community room with kitchen and dining areas, and offices for property management and voluntary on-site support services, which includes case management, counseling, information and referral services, and community building activities appropriate to a senior population.

Sustainable design features include energy-efficient lighting and appliances, low-flow water fixtures, an energy star roof, recycled content and recycled materials throughout (including insulation, carpet, flooring and structural elements). Rooftop solar panels are in use to harness the sun's energy and to keep operating costs low, and storm water retention strategies such as a rain garden, roof runoff routed into flow-through planters, and swale planted with native species are some of the many features incorporated to reduce the environmental impact of the building.