

The Essex

San Francisco, California

Developer Mercy Housing California and
Community Housing Partnership

Units 84

Architects Barcelon & Jang Architects

Description A seven story hotel in San Francisco's Tenderloin neighborhood has been converted by Community Housing Partnership and Mercy Housing into 84 single-room occupancy apartments for homeless individuals with disabilities. Known as the Essex, the building was first constructed in 1912 and has undergone substantial renovations, a process that included several upgrades to meet current safety standards as well as features that satisfy Enterprise's Green Communities criteria. Offering a supportive, but independent living environment, the studio apartments each have bathrooms and kitchenettes. In addition to the apartments, the building features 3,000 square feet of street-level commercial space and 5,500 square feet of community facilities where the Community Housing Partnership provides supportive services to residents. CHP will also serve as the building's property manager and owner.

A Green Advantage Community Housing Partnership and Mercy Housing incorporated many green features into the Essex to enhance the living and natural environments.

Located in a dense, urban neighborhood in San Francisco, the Essex allows residents to easily access community services, transportation, restaurants, shops and other civic amenities without having to drive. Moreover, since the Essex rehabilitation involved adaptive reuse of an older building, the character of the neighborhood was able to be preserved and less waste material was generated during the process as well.

The Essex interior was designed to ensure a comfortable, efficient and healthy living environment. Low-flow water fixtures replaced older, less efficient ones while Energy Star lighting fixtures, insulated pipes and a high-efficiency boiler help keep energy costs and the project's carbon footprint down. Also, materials such as green-certified carpets and bathroom surfaces were selected for being both healthy for resident and environmentally friendly.



Project Financing

Mayor's Office of Housing	\$6,096,483
State of CA, HCD, Multifamily Housing Program	\$7,000,000
FHLB – Affordable Housing Program Citibank	\$680,000
Enterprise Green Communities Grant	\$55,000
LIHTC Equity Through Enterprise	\$8,315,918
Tax exempt bond backed construction loan (Citibank)	\$11,594,362
City of San Francisco Dept Human Services Annual Operating Support	
Total Development Costs	\$33,741,763

Rent Residents of the Essex are all formerly homeless and earn on average less than 12 percent of the area median income. Rent for an approximately 250 square foot unit is \$216 per month.

Amenities The basement includes a community room, kitchen and laundry facilities.

Social Services CHP provides a continuum of services. Services provided at the Essex will include:

- Housing retention services
- Case management and counseling
- Crisis intervention services
- Information and referral services
- Family and senior services
- Community building/tenant organizing
- Employment and training programs

Developer Mercy Housing California and Community Housing Partnership are committed to creating healthy, supportive communities with quality, affordable housing for families throughout the United States. Founded in 1981 by the Sisters of Mercy in Omaha, Mercy Housing has developed nearly 20,000 homes that provide safe living environments for over 58,000 people. In addition to providing housing, Mercy's projects aren't just about housing, however; its communities serve to strengthen connections between families and provide opportunities for advancement, such as a better job, higher education or economic independence.

Established in 1990, Community Housing Partnership (CHP) is the only agency in San Francisco exclusively dedicated to providing permanent affordable housing to people who have been homeless. CHP currently owns and/or serves 774 units of housing for formerly homeless individuals and families. CHP offers integrated property management, supportive services, job training and civic engagement opportunities to its residents, all part of their work toward a permanent solution to homelessness.



Enterprise is a leading provider of the development capital and expertise it takes to create decent, affordable homes and rebuild communities. For 25 years, Enterprise has pioneered neighborhood solutions through public-private partnerships with financial institutions, governments, community organizations and others that share our vision. Enterprise has raised and invested more than \$9 billion in equity, grants and loans and is currently investing in communities at a rate of \$1 billion a year. Visit www.enterprisecommunity.org and www.enterprisecommunity.com to learn more about Enterprise's efforts to build communities and opportunity, and to meet some of the half a million people we have helped.

Through innovative new initiatives, Enterprise is providing the vision, the energy, and the resources to effect measurable change in the lives of low-income Americans. Green Communities™ is one such example of Enterprise's work. Enterprise and the Natural Resources Defense Council have joined together to transform the way communities think about, design, and build affordable housing. Green Communities will provide \$555 million of financing, equity, and grants to developers to build more than 8,500 rental and for-sale homes that promote health, conserve energy and natural resources, and enhance access to jobs, schools, and services. For more information, please visit www.greencommunitiesonline.org.