

El Dorado Apartments Rehabilitation Project

150 9th Street, San Francisco



Current



Proposed

Transforming 57 existing Single Room Occupancy units into 62 studio units of affordable permanent supportive housing located in San Francisco's South of Market neighborhood

Serving individuals who have experienced homelessness and/or have chronic and severe mental health conditions

Co-developed by Conard House and The John Stewart Company

Development Team



[Conard House](#) was founded in 1960 by social activist Elaine Mikels when she transformed an old Victorian into San Francisco’s first psychiatric “halfway house” and a refuge for those living with mental health challenges. Today, Conard serves the persistent needs of vulnerable adults struggling with mental health conditions and homelessness. More than 700 individuals are housed in Conard’s projects throughout San Francisco, and Conard provides 1,450 individuals with access to transformative services. Conard has equipped community members with the tools they need to live independently, with life-changing results.



[The John Stewart Company \(JSCo\)](#) is a full-service housing management, development, and consulting organization and one of the largest managers of affordable housing in California and the United States. JSCo's mission is to build and provide secure, service-oriented, and well-maintained housing that serves residents and owners alike. The company's services include development and construction management, comprehensive housing management, marketing and lease-up, and maintenance and asset management that ensures the long-term success of the affordable projects the company operates.

The Existing El Dorado

- The existing El Dorado is a 57-unit single room occupancy (SRO) residential building serving individuals that have experienced homelessness and/or have chronic and severe mental health conditions
- Ten units are set aside for residents referred through the San Francisco Coordinated Entry System and the remaining 47 units are set aside for individuals referred by SF DPH's Behavioral Health Services
- Nearly half of current residents are over 60 years old and rely on Supplemental Security Income as their primary source of income; the average resident income is 14% of Area Median Income
- | <u>Gender</u> | <u>Race</u> |
|----------------------|----------------------|
| 16% Female | 14% African-American |
| 63% Male | 21% Mixed Race |
| 21% Decline to State | 30% White |
| | 9% Asian |
| | 26% Decline to State |



The Existing El Dorado



- The San Francisco Department of Homelessness and Supportive Housing (HSH) and the San Francisco Department of Public Health (DPH) provide funding to Conard House for rental subsidies, operating expenses, and services expenses at the El Dorado
- These strong partnerships with local agencies ensure that residents pay only 30% of their adjusted gross income as rent and have access to free supportive services provided on-site by Conard staff, which include
 - Clinical mental health support
 - Case management
 - Money management
 - Digital literacy programming
 - Food security efforts
 - 24/hr desk clerk coverage

The Existing El Dorado



- Built in 1908, the building was last significantly updated in 1990 and is in need of major repair due to
 - Significant water infiltration and in-wall water damage that has rendered much of the ground-floor unusable for service delivery and community use, and
 - Need for code-compliant upgrades to interior stairs, fire sprinkler and life safety systems, and handicap accessibility features
- Opportunities to enhance the housing quality:
 - All units currently share bathrooms on each floor and one full community kitchen on the second floor
 - All units are currently only accessible by stairs
 - Services and community space currently occupies converted units on the second floor

Proposed Rehabilitation Scope:

Maintain Habitability

- Address seismic retrofitting work on upper floors and dry rot/water damage throughout building
- Full replacement of existing mechanical, electrical, and plumbing systems to extend useful life of building
- Bring fire sprinkler and fire alarm systems and electrical circuit panel up to code



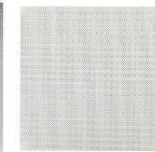
BASE COLOR AND TEXTURE SCHEME



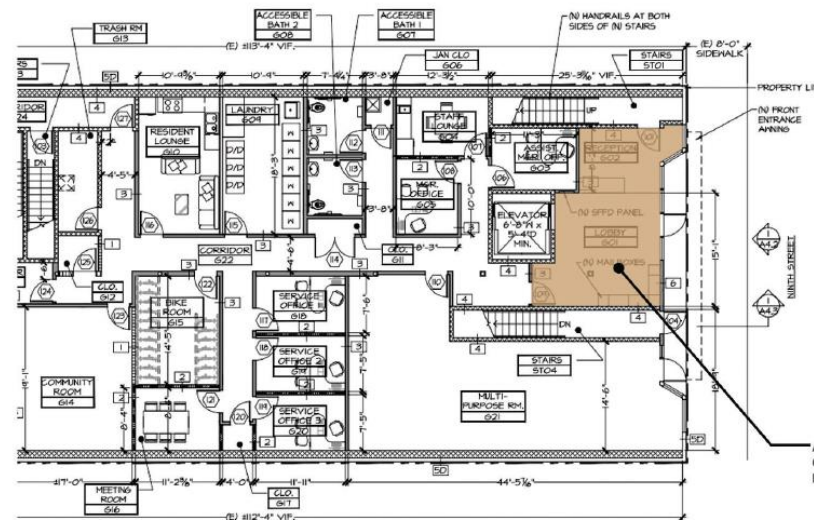
CUSTOM RECEPTION DESK



PERFORATED METAL CEILING WITH BLACK TRIM RECESSED LIGHTING



ACCENT COLORS



BIRCH RESILIENT FLOORING IN HERRINGBONE LAYOUT

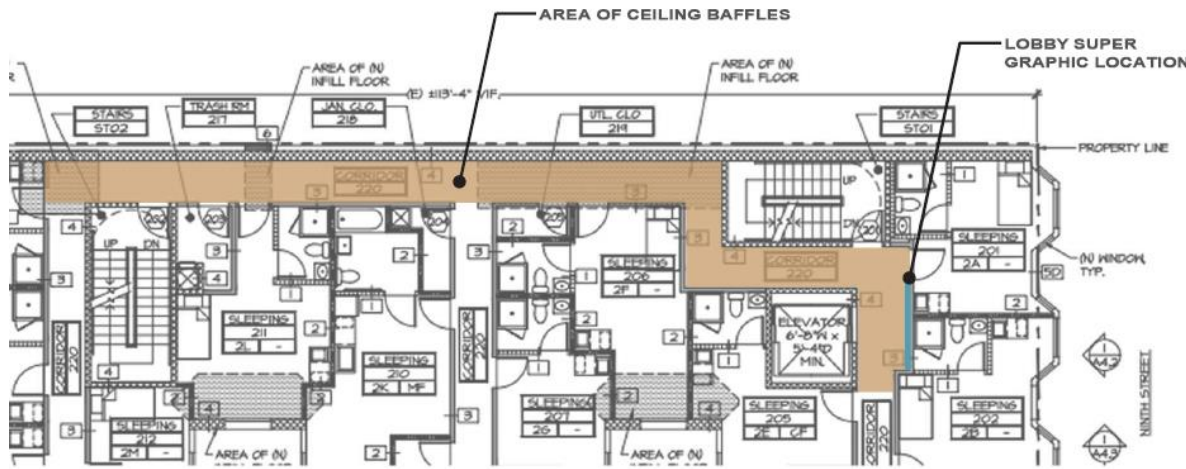
AREA OF PERFORATED METAL CEILING AND HERRINGBONE FLOORING LAYOUT

Proposed Rehabilitation Scope:

Enhance Living Quality

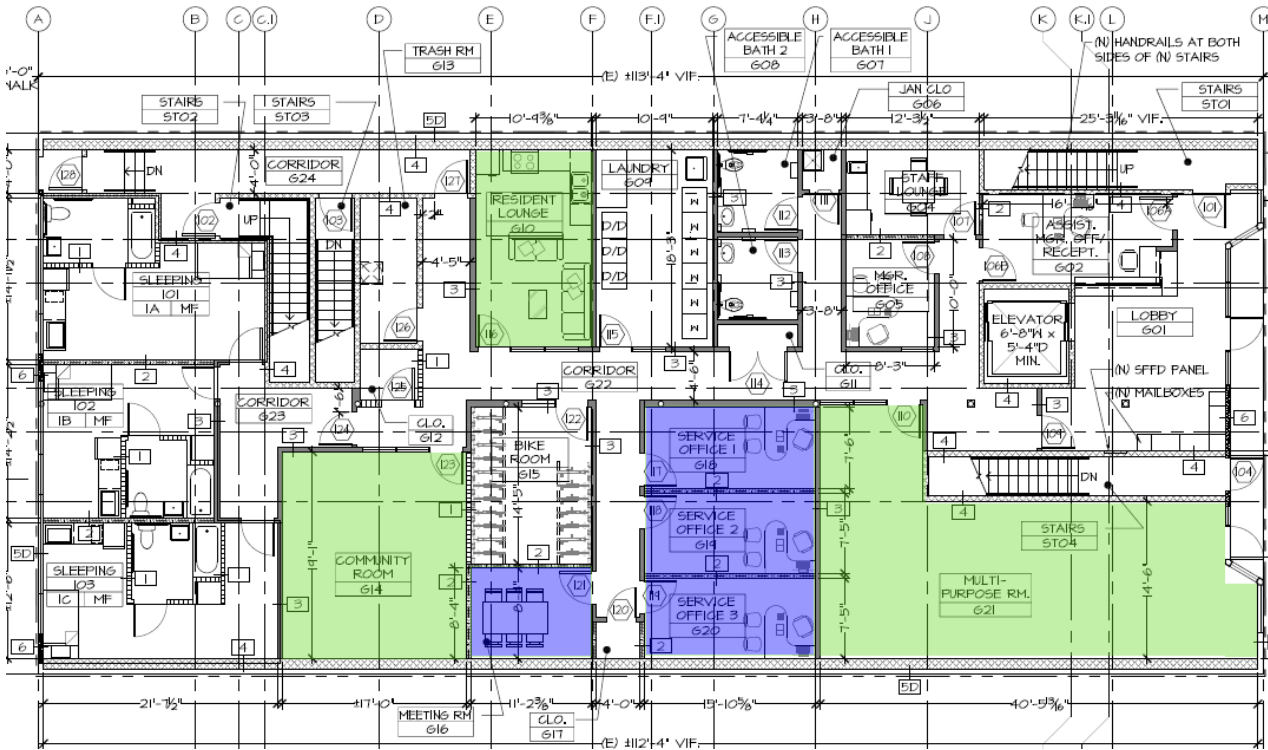


- Transform SRO units into junior studios, each with its own private bathroom and food preparation area
- Install new 5-stop elevator and create an accessible path of travel to support residents' aging in place
- Reconfigure first floor to include new entry area with lobby and resident laundry room



Proposed Rehabilitation Scope:

Expand Community and Services Footprint



- Transform currently unused first floor into hub for resident engagement, to include:
 - Expanded services offices and meeting room to support case management service delivery
 - Community room, resident lounge and kitchen, and multipurpose room to facilitate more community-wide events and resident interaction