

Veterans Commons – San Francisco, CA

Supportive Housing for Disabled Homeless Veterans



Veterans Commons

Home to 75 formerly homeless and disabled veterans, Veterans Commons represents a model partnership between Swords to Plowshares, Chinatown Community Development Center, the city and county of San Francisco, HUD and VA.

Owner/Sponsor: Swords to Plowshares & Chinatown Community Development Center

Developer: Chinatown Community Development Center

Property Management: Swords to Plowshares

Service Provider: Swords to Plowshares, city and county of San Francisco, and Department of Veterans Affairs

Tenant Profile: Single homeless veterans who are disabled.

Service Approach: Swords to Plowshares' continuum of care model.

Key Features and Innovations:

- Project-based housing in collaboration between VA, HUD, the city of San Francisco, service providers and private funders. Sixty units are supported by HUD VASH.
- Nine-story landmark building transformed into a facility in which tenants can comfortably age in place.
- Seventy-five fully furnished studio apartments, equipped with a full kitchen and private bath. All units are fully ADA compliant and wheelchair accessible.
- 42,000-square-foot building includes community room and deck, laundry facilities, solarium, game room and an on-site residential manager.
- On-site supportive services, including: Swords to Plowshares and VA case managers, VA-staffed nursing facility, 24-hour front desk.

Financing Information

Capital

Wells Fargo Bank Construction Loan	\$ 15,945,000
SFRA/SFMOH loan	\$ 8,350,000
Wells Fargo Bank Ltd partner equity	\$ 3,071,990
SF County/California MHSA funds	\$ 800,000
Home Depot Foundation grant	\$ 365,000
Deferred costs until permanent loan closing	\$ 1,438,594

Operating (Annual)

Tenant Rents	\$278,856
Rent Subsidies (HUD VASH & Shelter+ Care)	\$769,866

Services (Annual)

Human Services Agency contract	\$100,000
SF Department of Aging & Adult Services Meal Program (in kind)	\$75,000
VA Services (in kind)	\$200,000

About Swords to Plowshares

Founded in 1974, Swords to Plowshares is a community-based, not-for-profit veteran service organization that provides wrap-around care to more than 2,000 veterans in the San Francisco Bay Area each year. Swords to Plowshares is committed to helping veterans break through the cultural, educational, psychological and economic barriers they often face in their transition to the civilian world. War causes wounds and suffering that last beyond the battlefield. Swords to Plowshares' mission is to heal the wounds, to restore dignity, hope and self-sufficiency to all veterans in need, and to prevent and end homelessness and poverty among the veterans served.

About Chinatown Community Development Center

Chinatown Community Development Center has a 33-year history of providing community organizing, planning, youth development, housing development, property management and tenant services to communities across San Francisco. The mission of the Chinatown Community Development Center is to build community and enhance the quality of life for San Francisco residents. It is a place-based community development organization serving primarily the Chinatown neighborhood, and also serves other areas including North Beach, Tenderloin, the Northern Waterfront, the Western Addition, Japantown, Polk Gulch, the Richmond, Civic Center and the South of Market area. It plays the roles of neighborhood advocates, community organizers, planners, developers and managers of affordable housing.

CSH and the Sponsor

CSH provided funds early in the development stages of Veterans Commons, which enabled Swords to Plowshares and Chinatown Community Development Center to accomplish critical work at a time when other sources were still being identified and developed. The support CSH was able to lend was crucial to this project and a well-targeted use of its resources. Veterans Commons was made possible due to a model partnership among community service providers, policymakers and the investment of financial partners.

About CSH

CSH transforms how communities use housing solutions to improve the lives of the most vulnerable people. We offer capital, expertise, information and innovation that allow our partners to use supportive housing to achieve stability, strength and success for the people in most need. CSH blends over 20 years of experience and dedication with a practical and entrepreneurial spirit, making us the source for housing solutions. CSH is an industry leader with national influence and deep connections in a growing number local communities. We are headquartered in New York City with staff stationed in more than 20 locations around the country. Visit csh.org to learn how CSH has and can make a difference where you live.



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