



1174 Folsom St. FAQs

What is the proposed project at 1174 Folsom, who will it serve?

- HSH is proposing to purchase the property at 1174 Folsom, containing 42 studio units that will be used for permanent supportive housing to house young adults.
- 1174 will be long-term affordable housing with onsite social services.
- The goal of the onsite services is to help tenants maintain housing stability and support connection to community resources such as employment, education, financial coaching, and behavioral health support.
- The property at 1174 Folsom will have 24-hour desk coverage, property management, and support services provided by a selected nonprofit provider.

Homelessness in San Francisco

- San Francisco & the Bay Area are in the middle of a housing affordability crisis.
- 7,754 people are unhoused in San Francisco alone.
- Of those, over 4,000 are unsheltered.
- Every day, the city provides housing & shelter to over 15,000 people, yet we are still unable to meet the need across our community.

Youth Homelessness in San Francisco

- Transitional Age Youth are those aged 18-24.
- In San Francisco, there are approximately 1,000 homeless TAY.
- Of those, nearly 400 are in District 6.
- Only 16% are sheltered.
- And 50% are either currently in school or employed.
- 38% identify as part of the LGBTQ+ community.

Progress Toward Ending Youth Homelessness

- Homelessness among San Francisco young adults has decreased by 16% in the last five years.
- Between 2019 and 2022, parenting youth households experiencing homelessness decreased by 47%.
- HSH has prioritized increasing shelter, housing, and services for young adults, including:
 - Expanded access points designed to engage youth and connect them to resources.
 - Opened the Lower Polk Youth Navigation Center to offer shelter and services.
 - Added rental subsidies for youth and acquired new buildings for youth housing including Casa Esperanza and the Mission Inn.
- In the last two years, this work has created **400 new housing and shelter placements** and expanded problem-solving and rental assistance for youth experiencing homelessness.

What is Permanent Supportive Housing?

- Permanent Supportive Housing (PSH) is long-term affordable housing with supportive services.
- Tenants have their own units, their own leases, and pay rent.
- Nonprofit partners provide professional property management, social services, and cultivate a safe and uplifting environment for tenants and neighbors.
- PSH tenants have less than a 2% eviction rate.

What type of social services are available for tenants?

- Tenants have the opportunity to work with a case manager onsite to work towards and achieve their personal goals and ambitions. These types of services include:
 - Connection to medical care
 - Behavioral health support and referrals
 - Employment
 - Education
 - Financial Literacy and money management support
 - Substance use disorder treatment
 - Benefits and income support
 - Referral to legal services and aid

What is involved in the property management services at this site?

- 24/7 front desk staffing
- Emergency response
- Wellness checks
- Building Maintenance / janitorial services
- Oversight of tenant lease compliance
- Rent collection and regular income certification

Who will provide services and support to tenants on site?

- Through a competitive bid process, HSH will select a nonprofit partner to operate the program and provide professional property management.
- HSH will also select a nonprofit organization to provide onsite social services.
- The provider will be selected through a competitive process.

Why this property and location?

- The property came in under the Department of Homelessness and Supportive Housing's Request for Information for property.
- This property is ideal for this type of housing because of its location, quality (new construction), private bathrooms, community space, outdoor space, retail/commercial opportunities and proximity to public transportation.

What is the site currently being used for? If there are existing tenants, what will happen to them?

- The building is primarily used as a mixed-use space.
- The location includes 3 retail spaces and 1 office space alongside its residential space.
- The residential portion is partially occupied and two of the commercial spaces have been leased.
- HSH will be developing a relocation plan to address relocation for any existing residents.

Who will be living in this housing?

- Young adults with experiences of homelessness in their past.
- Youth homelessness largely impacts youth of color and LGBTQ+ young people.

How will the tenants be selected?



- Young people will be assessed through the City’s coordinated entry system and placed into housing that best matches their needs.
- Applicants go through a housing application process and review with property management.

How will the City support the hosting community (SOMA)?

- HSH will include a good neighbor policy in its property management contract.
- HSH will work with City departments to ensure that city resources are active in the area to prevent and mitigate encampment activity.
- HSH will work with the community on an ongoing basis to hear concerns and develop collective responses.
- HSH is proposing to create an ongoing advisory group of neighbors, businesses and community organizations living and working in the area to regularly meet on community issues and bring city resources in to address any concerns that arise. HSH has taken a similar and successful approach to community partnership with other projects including Edward II in the Marina District and the Embarcadero Navigation Center.

Is this a “done deal”?

- No
- This project requires authorization of two resolutions by the Board of Supervisors
- Passage of the supporting legislation is required for this proposal to move forward.

Is this project being “fast tracked”?

- No
- The benefit of building acquisition is that it is a faster and less expensive process than new housing development, but no processes are being fast tracked.

What will happen to existing tenants?

- The City is working with a professional relocation consultant to ensure the project meets all relocation requirements as prescribed by federal law.
- All current tenants will receive a General Information Notice within the next week (approx.) that will advise them of their potential relocation rights and will provide contact information that tenants can use to ask any questions they may have.
- No tenant is at risk of immediate displacement, and no one should move as a result of this proposed acquisition.
- Tenants will receive ample notice of any requirement to relocate, and eligible residents will receive relocation assistance including help finding a new place to live and payment of moving expenses.
- More information will follow, and we will be organizing tenant-focused meetings to address any questions or concerns that tenants may have.

What will happen with the commercial spaces?

- The two existing commercial tenants will remain in place. No changes will be made to their leases.
- The rear commercial space is vacant and will be leased out by the city, should we take ownership. The tenant is TBD?

What is the timeline for this project?

Action	Date	Notes
Community Engagement	Spring – Summer 2023	This is an ongoing process.
Notification sent to neighbors	April 27, 2023	Letters mailed to neighboring residents and businesses
Neighbor Meeting	May 10, 2023	HSH met with neighbors in the immediate area
Community Meeting	May 11, 2023	Public meeting with opportunity for public comment and to ask questions.
Funding (HomeKey) application approval by BOS	Wednesday May 17, 2023	Public hearing on HSH’s application to the state for funding. Opportunity for public comment.
Funding application before BOS for vote	Tuesday May 23, 2023	BOS vote on HSH application for state funding.
Resolution to authorize purchase Introduced to BOS	Tuesday May 23, 2023	Resolution to authorize city acquisition introduced to BOS
Hearing on proposed acquisition	TBD – June	Public hearing on the authorization to purchase the property. Committee assignment and date pending. Opportunity for public comment.
BOS Vote on acquisition authorization	TBD – June	BOS vote on authorization to acquire the property
HomeKey Application	Spring/Summer 2023	HSH to submit application to the state for funds
Provider (property management and services) Selection	Summer 2023	HSH will have a competitive bid process for the services and operations contract.
Acquisition Complete	TBD	
Operations to begin	TBD	



