Building Green & Inclusive Cities: Advancing Affordable Housing
19 October 2023
Housekeeping Rules

Introduce yourself and your organisation in the chat box.

Select the desired language by clicking on the interpretation symbol:
- Italian
- Spanish
- Brazilian Portuguese

You can ask questions using the Q&A box.

Note: This webinar is being recorded.
01. Welcome & Introduction
Alice Kaumba | Senior Manager Land Use Planning, C40 Cities
Costanza De Stefani | Reinventing Cities Project Manager, C40 Cities

02. The Vienna Model, Social Housing on the shoulders of The Red Vienna
Kurt Hofstetter | Head of Strategic Projects and International Affairs, City of Vienna

03. Affordable Housing Strategy | San Francisco
Eric Shaw | Director, San Francisco Mayor’s Office of Housing & Community Development

04. The Kelsey Civic Center
Fiona Ruddy | Senior Project Manager at Mercy Housing California
Caroline Bas | Chief Operating Officer at The Kelsey

05. Green & affordable Housing Projects | Milan
Camillo Botticini | Lead Architect, ARW Associates

06. Q&A
OPENING REMARKS

Alice Kaumba
Senior Manager Land Use Planning

Costanza De Stefani
Reinventing Cities Project Manager

Building Green & Inclusive Cities: Advancing Affordable Housing
C40 Land Use Planning Network

Supports cities to develop comprehensive land use plans and **inclusive policies** to facilitate mixed-use, compact, **people centered** and resilient urban development

- Transforming land use zoning to embrace inclusivity and social-mix
- Development of policies that promote provision of affordable housing
### Tackling housing challenge in cities

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<td>Increasing urban population, with 2.5 billion more people expected to live in cities by 2050</td>
<td>Cities grapple with the issue of securing decent and well-located housing, About 80% of cities across the globe lack affordable housing alternatives</td>
<td>City governments cannot address the challenge in isolation, need to collaborate with other stakeholders</td>
<td>Require a facilitative urban planning policies and strategies, and tools</td>
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C40 Reinventing Cities
A tool for urban regeneration

- A global competition for **innovative solutions to environmental and urban challenges**
- Creates a model where **cities and businesses** can collaborate
- Delivers **inclusive, resilient and affordable zero-carbon developments**

Currently 20 cities, with 39 projects under development & upcoming edition with new urban sites!
THE VIENNA MODEL
Social Housing on the shoulders of The Red Vienna

Kurt Hofstetter | Head of Strategic Projects and International Affairs, City of Vienna

The social aspect is key to any strategic plan in the city

Housing is a Human Right, not a trading good on the stock market

Stick to the values, but constantly adapt the measures.
“Social” or “societal”?

80% have access to social housing according to their income-situation

Special measures for different target groups (social accuracy)
Social mixity

One should not be able to read your income situation from your residential address.

Municipal housing, SMART flats, coops, LPHA, social institutions for special needs, neighbourhood management
public fund, since 1984

long-term prospective land management

close cooperation with urban planning dept.

major role in allocating subsidies for new construction as well as refurbishment

fostering innovation & quality (4-pillar-model)

new zoning-plan-category “subsidised housing”
Neighbourhood development

Key factors for achieving multiple goals:

• Use of synergies (quality, costs, energy…)
• Cross-building measures
• Creation of identity
• Avoiding “forced” mobility
• Quality of abiding
• Mixed use
• Short distances
• Neighbourhood activities
• CO₂-reduction
Financing the system

Revenue:

- reflow of longterm loans = 1% interest-rate for 35-40 years
- federal income-tax-system (housing contribution) = 1% of individual income-tax-basis
- if necessary: additional funds from the provincial budget of Vienna

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Curbing speculation!
Thank you!

Daniel Glaser • Kurt Hofstetter • Bojan Schnabl • Amila Širbegović

City of Vienna – Municipal Department 50
Housing Promotion and Arbitration Board for Legal Housing Matters
Unit for Strategic Projects and International Affairs
Affordable Housing Strategy | San Francisco

Eric Shaw | Director, San Francisco Mayor's Office of Housing & Community Development
Mayor's Office of Housing & Community Development

Mission

Supports San Franciscans with affordable housing opportunities and essential services to build strong communities.

Policy Priorities

• Racial Equity
• Anti-displacement & housing stability
• Housing opportunities for vulnerable communities
• Increasing our capacity to realize our mission
Mayor's Office of Housing & Community Development
Affordable Housing Pipeline

1,577 new affordable homes currently under construction

Source: https://data.sfgov.org/d/7dpd-r63z
Policy and Partnerships

Policy Successes

• Achieving housing climate goals City-wide
• Affordable housing continues to support City's economic recovery
• Pursuing larger affordable housing goals (46,000 units by 2031)
• Implementation of housing placement preferences to prevent displacement and preserve community

Power Through Partnerships

• Strong partnerships with nonprofit developers and community-based organizations
• Commitment to strong property management and on-site services
• Ongoing trauma-informed training for property managers and housing service providers
• ONE MOHCD model – assuring alignment in community development investments and housing investments
## MOHCD Program Areas

<table>
<thead>
<tr>
<th>New Construction</th>
<th>Housing Preservation</th>
<th>Homeowner &amp; BMR</th>
<th>Community Development</th>
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<tr>
<td>• Financing for 100% Affordable Buildings</td>
<td>• Former Public Housing</td>
<td>• Lending</td>
<td>• Public Services</td>
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<td>• Regulation of Inclusionary Units</td>
<td>• Small Sites Program</td>
<td>• BMR ownership</td>
<td>• Housing Services</td>
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<td>• HOPE SF implementation</td>
<td>• Preservation &amp; Seismic Safety</td>
<td>• BMR rental / housing lottery</td>
<td>• Community Building &amp; Neighborhood Planning</td>
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<td>• Rehab of Affordable Units</td>
<td>• Dream Keeper Initiative</td>
<td>• Digital Equity</td>
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<td>• Compliance and Monitoring</td>
<td>• Data, Evaluation, &amp; Compliance</td>
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• Invest in **project-based operating subsidies** for housing developments serving adults with disabilities.

• Partner with **local providers** serving older and disabled adults, including Aging and Disability Resource Centers, community service centers, and other neighborhood hubs.

• Leverage existing partnerships with providers who have **community ties**, such as faith congregations and cultural community centers.

• Invest in and **expand site-based programs** that facilitate residential social interaction, offer health services and education, and community engagement opportunities.

• Provide resource connection to community services to **ensure stability and safety**.
State Funding: Affordable Housing and Sustainable Communities (AHSC) Program

- Administered by the California Strategic Growth Council, implemented by California Dept. of Housing and Community Development
- Provides funding to projects based on transit proximity and amenities which reduce greenhouse gas emissions and benefit disadvantaged communities
- AHSC-funded projects support:
  - Affordable housing
  - Improved air quality
  - Affordable transportation options
  - Better access to jobs and amenities
THE KELSEY CIVIC CENTER
- 240 VAN NESS AVE. -
**PROJECT HISTORY**

**2019** – The Kelsey was selected as best applicant under the Department of Real Estate **Reinventing Cities** design competition organized by C40

**2019** – The Kelsey and Mercy Housing California selected as joint developers in second phase of C40 competition

**2020** – Agreement to exchange a portion of City owned real property with an adjacent property to create a more developable City-owned parcel

**2021** – MOHCD Predevelopment Loan closed

**2021-2023** – Financing commitments obtained from the State of California

**2022** – MOHCD Permanent Loan financing approved by Citywide Affordable Housing Loan Committee

**2023** – Broke ground on new affordable housing development
PERMANENT FINANCING

Total Development Costs of $87.8M

- MOHCD $22.5M
- FHLB AHP $1M
- HCD AHSC $20M
- HCD Accelerator $37.3M
- Golden Gate Recreational Center $1M
- The Kelsey Sponsor Loan $2.9M
- Permanent Loan $1.6M
- Deferred Interest <$1M

- Public Funds

TIMELINE

- Housing Construction Start – Spring 2023
- Project completion – Winter 2024
- Lease up Complete – Spring 2025
The state invested $57 million to support this development which will bring much-needed housing online in San Francisco. We’re thankful to The Kelsey, Mercy Housing California, and all our partners, for helping create more housing that is affordable, inclusive of people with disabilities, and climate-friendly.” – Governor Gavin Newsom

“This project is particularly important in that it sets aside a full quarter of its homes for people with disabilities who may require supportive services, as well as providing help connecting residents to programs and activities that can further improve quality of life.” – HCD Director Gustavo Velasquez

What People Are Saying

"We are excited to welcome The Kelsey and all of its residents to Civic Center. This new project is part of our commitment to creating new housing opportunities across our entire City. The Kelsey Civic Center’s focus on supporting people with disabilities in an inclusive environment will truly transform lives.” – Mayor London Breed
Mayor's Office of Housing & Community Development Contacts

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The Kelsey Civic Center

Fiona Ruddy | Senior Project Manager at Mercy Housing California

Caroline Bas | Chief Operating Officer at The Kelsey
Collaboration between the public & private sector is crucial to make projects a reality.
Project Overview

- **Target Population:** 112-unit (20-80% area median income, rents will be ~$500 to $2450*)
  - 25% of units are reserved for people with disabilities who use home and community based services
  - Mix of Studios and 2br

- **Amenities:**
  - Sensory Garden/Courtyard
  - Grove St. Commercial Space (~1,300 sq ft)
  - Public Art

- **Resident Community Commons + Upper-Level Common Areas**
  - Inclusion Concierge service model

- **Parking + Transit:**
  - Car parking – 0
  - Bike parking – 56 indoor
  - Civic Center BART, Van Ness MUNI, Van Ness BRT

- **Timing:**
  - Construction started Spring 2023
  - Move in early 2025

*Inclusive of all utilities, depending on number of people in household
Accessibility

GOAL: Meet accessible, service-linked, community-based housing needs of people with disabilities who use home and community based services.

- Universally designed building that is adaptable based on households specific needs
- Cross-disability accessibility recognizing diverse access needs
- Engage people with lived experience in the design process
Inclusivity

GOAL: Foster a mutually supportive environment within a diverse, disability-forward community rooted in the ethos of interdependence and informal support networks.

Triangle of Community Living

Community with connections, recreation, spirituality, joy, meaningful work, and relationships

Housing that is accessible, affordable across a range of incomes, and meets personal preferences

Supports & Services including medical services, in home supports, and therapies designed to meet individual needs
Sustainability

GOAL: Make intentional design choices to create a sustainable and resilient building, paying attention to reduced energy consumption, embodied carbon and resident health

All electric design - no gas appliances makes for better air quality for residents as well as a reduction in fossil fuel use, especially as the California energy grid works towards being carbon-free by 2045

On-site solar power generation

Careful consideration of materials to minimize the embodied carbon in the project

A 2,700 sf garden in the building’s courtyard supports biodiversity and brings a accessible green space into the heart of the city
Commercial Space - Disability Community Cultural Center

- ~1,300 square feet for a Disability Community Cultural Center located on the ground floor facing Grove Street and opposite San Francisco City Hall
- Programming, events, and employment opportunities for the community of people with disabilities living in TKCC and across San Francisco
- Daytime access to the building’s 2,700 square foot garden
- Two fully accessible single stall restrooms, one with an adult changing table
First Level Courtyard

Residential Circulation

Resident Entry at Van Ness
“We're your neighbors, your family, your friends. And we experience the highest rates of homelessness, housing discrimination, and housing insecurity. We deserve an opportunity to be a part of the community”

Elizabeth Grigsby, Golden Gate Regional Center Consumer Rights Advocate
Reinventing Cities

Milan

9 winning projects across the City of Milan.

The 3rd edition, Reinventing Home, focuses on developing affordable housing and promoting social inclusion.

Green Between is a winning project of the second edition of Reinventing Cities.
Green & Affordable Housing Projects | Milan

Camillo Botticini | Lead Architect at ARW Associates
Affordable Housing & PPP in Milan

Rent in Redo’s Projects in Milan

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<th>On the Average Income</th>
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<td>25%</td>
<td>Average Annual Net Saving of 6,600 € per household compared to the Free Market</td>
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Redo has realized 80% of the affordable housing planned by the Municipality over the last 10 years

On Average in Milan Rent

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<th>Weights</th>
<th>On the Net Income</th>
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<td>42%</td>
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Monitoring System

The public-private partnership of new projects goes through the monitoring of the KPI connected to the challenges of the project in every phase of design, development and management. Monitoring is thus a function shared between the public entity and the private operator.
THE CITY OF MILAN
GREEN BETWEEN

SITE LOCATION
GREEN BETWEEN

CONNECTION TO THE PARK
FUNCTIONAL PROGRAM

Quality Improvement
Thank you!
Thank you!

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