The Kelsey Civic Center
240 Van Ness Avenue
San Francisco
Collaboration between the public & private sector is crucial to make projects a reality.
PROJECT HISTORY

2019 – The Kelsey and WRNS Studio were 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

2021-2023 – Financing commitments obtained from City of San Francisco, the State of California, others

2023 – Broke ground on new affordable housing development!
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 by Creativity Explored

- **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

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

PERMANENT FINANCING
Total Development Costs of $88.3M
- MOHCD $22.5M
- HCD AHSC $20M
- HCD Accelerator $37.3M
- FHLB AHP $1M (applied)
- Golden Gate Recreational Center $1M
- The Kelsey Sponsor Loan $4.3M
- Permanent Loan $1.6M
- Deferred Interest <$1M
- Public Funds

TIMELINE
- Housing Construction Start – Spring 2023
- Project completion – Early 2025
- Lease up Complete – Summer 2025
Resident Entry at Van Ness
Internal Courtyard
Disability Cultural Center
The housing needs of people with disabilities continue to go unmet.

- 26% of people in United States have a disability including mobility, cognition, support and health needs, hearing, and vision.
- Less than 6% of housing is accessible to people with mobility or sensory disabilities.
- 11% of people with disabilities who use supportive services own or rent their own home.
Goals:
Affordability
Accessibility
Inclusivity
Sustainability
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**

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

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

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

GOAL: Foster a mutually supportive environment within a diverse, disability-forward community rooted in the ethos of interdependence and informal support networks.
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
The Kelsey in partnership with Mikiten Architecture and the Inclusive Design Council

The Inclusive Design Standards include 300+ Elements. Elements reflect design choices, building features, development strategies, or operational policies that support accessibility and inclusion.

thekelsey.org/design
Additional Benefit: Sustainability

Design Process
Air Quality - LEED Criteria
IsUD Certification

Site
Neighborhood Connections & Services
Outdoor Amenities
Solar Orientation
Car Share Parking Space
Dedicated Paths
Bike Pathways Gates/Doors
Public Transit
Reduced Vehicle Speeds

Site (cont)
Vegetable / Sensory Garden
Outdoor Water Feature
Protected Porch
Weather Infiltration Protection

Building Components
Pollutants
Filtration
Low VOC Materials
Ceiling Fans
HVAC Controls
Lighting Levels / Controls
(Managed) Daylighting

Interior Spaces
Restroom Toiletries
Accessible Dumpsters

Dwelling Units
Automatic Appliance Shut Off
Individual Cooking Facilities

Operations & Amenities
Unit Trash Collection
Manager Units for Staff
Carsharing Support

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Thank You

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thekelsey.org/projects/civic-center
Disability Cultural Center
Impact Areas

- Mobility and Height
- Hearing and Acoustics
- Vision
- Health and Wellness
- Cognitive Access
- Support Needs

- Highlight cross-disability
- Access needs, not diagnoses

Additional Benefits

- Affordability
- Racial Equity
- Environmental Sustainability
- Safety
- Beauty and Better Design

- Highlights intersectionality
- Better resident experience
The Inclusive Design Standards are guidelines to help designers, builders, and developers create disability-forward housing. They are:

- **Cross Disability**
  to support access and inclusion for the broad and diverse needs of people with disabilities.

- **Multidimensional**
  to address the many elements of housing development, design, and operations that impact accessibility and inclusion.

- **Implementable and Expandable**
  to provide standards that can be clearly and swiftly adopted into projects and policies while evolving and expanding over time.

- **Value Creation**
  where disability-forward design supports better, more efficient, equitable, building development.