

FAQs About 3333 Mission Street

NEW AFFORDABLE SENIOR HOUSING IN MISSION BERNAL



THE PROJECT

Who is the project team?

The project development team brings together non-profit organizations with strong ties to the neighborhood, including Bernal Heights Housing Corporation (BHHC), Mitchelville Real Estate Group (MREG), the Low Income Investment Fund (LIIF), and San Francisco-based BAR Architects.

What is proposed?

The project is a 100% affordable senior housing development at 3333 Mission Street, formerly the site of Big Lots. In addition to providing at least 70 new senior affordable homes, the proposal includes the renovation of Coleridge Neighborhood Park and neighborhood-serving commercial space in the existing 16,000-square foot building.

Who will live at 3333 Mission Street?

The proposed development will provide affordable housing for low-income senior households (age 62 and older). Under the current proposal, 80% of the units are earmarked for households earning \$30,250 - \$92,250 and 20% of the units for \$80,700 - \$138,350.

Why is affordable housing for seniors important?

Everyone deserves the right to age in place comfortably and with dignity. Seniors are one of the fastest growing homeless populations in San Francisco, and many are displaced from the neighborhoods they've spent their lives in due to rising cost of living. Affordable senior housing

ensures San Francisco's older residents have a place to call home near friends, family, and necessary services.

Will the project offer resident amenities?

Yes. Amenities, including a library, computer room, bike room, and lounge area, are envisioned to encourage socialization among residents and gatherings with families and neighbors. Green spaces, walking paths, and outdoor areas will promote walkability and a healthy lifestyle, with egress stairs designed to promote routine use. Additionally, the disability-forward features proposed exceed standard code requirements and address diverse accessibility needs.

What community benefits are proposed for the neighborhood?

3333 Mission Street provides an exciting opportunity to create amenities for the larger community. Coleridge Neighborhood Park, which has been closed since April 2020 in response to the City's COVID-19 pandemic shelter-in-place mandate, remains closed due to safety concerns. Considering the extensive repairs needed and environmental considerations, the project proposes revitalizing Coleridge Street with a new public park for intergenerational park use, complete with access to a community room that can extend the park's functionality for the Mission Bernal community. Additionally, vehicular access to the site will be relocated from Coleridge to Mission Street, resulting in a quieter neighborhood street.

How many homes are proposed?

3333 Mission Street proposes at least 70 senior affordable homes: 42 studios and 28 one-bedrooms. The original proposal included a maximum density of 108 units. However, the project team opted to reduce that number by 38 units to create shorter, less dense buildings that better complement the residential surroundings.

Will the building be accessible?

Yes, the proposed design exceeds building code requirements with a variety of disability-forward features being considered. All units will be serviced by an accessible elevator, 15% will have mobility features, and 10% will include communication features. Public spaces including walkways, door clearances, and corridor clearances will be accessible. As the design progresses, more details on wayfinding elements and other disability-forward features will be shared.

PROJECT DESIGN

Does the project design consider the residential surroundings?

Yes. We could have proposed a much taller and denser building. Our original proposal included a three-story building along Coleridge Street and a six-story building along Virginia Avenue. In response to community feedback, we have lowered the height on the Virginia Avenue side to four stories, reducing impact to the backyards and residences on that side. The height on Coleridge Street was adjusted to four stories, with an 80-to-90-foot setback from the existing residences; the public park and trees on Coleridge will serve as a privacy buffer for 3333 residents and neighbors.

Does the project provide open space?

Yes. The project emphasizes communal spaces, integrating a variety of areas to offer residents space for socializing and activities, enriching their living experience beyond their individual apartments. Interconnecting green spaces throughout the site, intentional walking tracks, and

wayfinding elements to connect the courtyards will promote regular physical activity and time spent outdoors.

Will the trees on Coleridge Street be removed?

Two trees on Coleridge Street will be removed, one due to poor health and one to accommodate the passenger loading zone. The other trees will remain intact.

Does the project consider sustainability and the local environment?

3333 Mission will prioritize sustainability by exploring the use of healthy, low-carbon materials, both in the interior and exterior of the property. The new building will be all-electric, with high-efficiency heat pump heating and cooling and energy recovery ventilation (ERV) to lower carbon emissions. Sunshades and fins are also proposed, which will be incorporated to reduce energy consumption and supplemented by solar PV and battery storage. Water-saving measures will include stormwater treatment and low-flow plumbing fixtures. Native and adaptive plants will form the basis for diverse gardens attracting local birds and pollinators and cared for using a weather-based irrigation system.



COLERIDGE PARK SENIOR HOMES RE-SYNDICATION

What is a re-syndication?

The re-syndication of an affordable housing development is the process of restructuring a property's ownership, financing, or management. It is often used to preserve affordable housing and make older properties more sustainable. Re-syndication can help address building repairs and rehabilitation that would otherwise be very costly, ensuring the space remains a comfortable, functional home for existing and future residents.

What changes are proposed for the re-syndication of Coleridge Park Senior Homes?

A final scope of work or process will not be finalized until the financing plan has been approved. However, changes are being considered to update and improve Coleridge Park Senior Homes. Many of these changes are cosmetic, with the goal of creating a more welcoming space for the existing residents. There are also proposed changes to the safety elements of the building, including replacing problematic outlets, adding additional egress stairs, and ensuring emergency lighting and power systems are up to date.

How can Coleridge Park Senior Homes residents learn more about the changes?

Residents can learn more through monthly updates that will be distributed at 190 Coleridge and by contacting the project team at 3333mission@bhnc.org. All communications about the project will come from BHNC; we will schedule meetings for residents when more concrete information is available. Currently, we do not have a confirmed timeline.

What community benefits are proposed for the existing residents?

The 3333 Mission proposal features interconnected green spaces spanning four levels, seamlessly integrating existing and new elements, and

fostering internal communities within the larger neighborhood. These green spaces include the public park along Coleridge, a podium-level garden space, the existing podium courtyard, and the grade-level portal courtyard. Residents at 3333 Mission and at the existing Coleridge Park Senior Homes alike will be able to enjoy these areas.

PROJECT TIMELINE

What is the project timeline?

The development team filed an SB-35 pre-application on December 28, 2023, which expedites the approval of 100% affordable housing projects. The project received administrative approval in October 2024. In December 2024, a revised application was submitted to the city introducing design modifications.

Can neighbors offer input?

SB-35 projects are not subject to specific community outreach requirements. However, we are committed to transparent outreach and have launched a community engagement process to collaborate with the neighborhood on relevant aspects of the project. Outreach has included a series of meetings with neighbors on Virginia Avenue and Coleridge Street and a community-wide open house, where we invited over 2,000 neighbors to meet the project team, ask questions, and share input. Further engagement can be expected as the project progresses.

How can I learn more about the project?

We encourage neighbors, tenants, and other community members to contact the development team at 3333Mission@bhnc.org with any questions as we work to bring new affordable housing to Mission Bernal. You can also visit our website at www.bhnc.org/3333-mission-street.



BERNAL HEIGHTS
Neighborhood Center



BAR architects
& interiors