

## 1633 VALENCIA STREET

### A New Permanent Supportive Affordable Community

JULY 2023



In partnership with the San Francisco Housing Accelerator Fund (HAF) and Dolores Street Community Services (DSCS), Mercy Housing California (MHC) is proposing to build up to 145 new homes for persons experiencing, or at-risk of, homelessness in San Francisco.

In 2019, HAF partnered with MHC to develop the first “Homes for the Homeless” permanent supportive housing at 833 Bryant Street in SoMa. The project reduced the time and cost of producing housing by using streamlined entitlement processes, creative financing, new technology, and design. HAF and MHC are partnering again at 1633 Valencia to provide homes for those in our community who are currently unhoused.

Sequoia Living, a local nonprofit provider of senior housing and assisted living, acquired a one-acre parcel of land located in the Mission-Bernal neighborhoods in the winter of 2022. MHC now has the opportunity to develop part of the site for a new permanent supportive housing community. On the other half of the site, Sequoia Living proposes to develop a 125-unit affordable senior housing community. 1633 Valencia is located at the southeast corner of Cesar Chavez and Valencia Street. Using 833 Bryant as a model for the basis of design, cost per unit, and accelerated development schedule, 1633 Valencia is expected to be a six-story building with 145 affordable studio apartments serving low-income households in the 30-60% MOHCD (Mayor’s Office of Housing and Community Development) AMI (Area Median Income) range. The building will feature community and open spaces for residential use, as well as ground floor property management and service offices. MHC, DSCS, and HAF intend to create a welcoming community for 1633 Valencia residents.



**1633 VALENCIA ST.**  
**SAN FRANCISCO, CA**  
**94110**

**PROPERTY TYPE**  
Permanent Supportive

**UNITS**  
145

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**WEBSITE**  
1633valencia.org



## COMMITMENT TO COMMUNITY

MHC, DSCS, and HAF are committed to a robust and meaningful community engagement process. We include community members in the development process through a variety of means, including meeting with neighbors, neighborhood associations, local leaders, and local BIPOC and LGBTQ+ organizations, as well as sharing written and electronic communications. In observance of health guidelines related to COVID-19, MHC will solicit input through both virtual and in-person meetings, email, regular mail, and the project website [1633valencia.org](http://1633valencia.org).

## DOLORES STREET COMMUNITY SERVICES

Dolores Street Community Services nurtures individual wellness and cultivates collective power among low-income and immigrant communities to create a more just society. As a multi-issue, multi-strategy organization, we provide solutions to those who are most marginalized, including families, those living with HIV/AIDS, undocumented individuals, and most recently, transition-age youth. We work together to address homelessness, lack of affordable housing, and to support immigrant rights to meet the complex needs of our Mission and Latinx communities and collectively address the root causes of suffering and injustice.

Today, DSCS applies culturally appropriate and trauma-healing approaches in all 10 of their housing and shelter programs.

## HOUSING ACCELERATOR FUND

The Housing Accelerator Fund's mission is to invest in the preservation and expansion of quality affordable housing and community facilities. HAF accelerates the production and preservation of affordable housing for California's economically disadvantaged households, individuals, and communities by lending to, investing in, and directly acquiring real estate assets. Since its launch in 2017, HAF has invested \$350+ million to fund the preservation and production of more than 1,750 affordable homes in San Francisco. HAF focuses on innovating smart approaches and strategic partnerships to further accelerate the production and preservation of affordable housing.

HAF formed a partnership with Tipping Point to launch the Homes for the Homeless Fund. The Fund has two goals: to build supportive housing faster and more cost-efficiently than the current standard.



## MERCY HOUSING CALIFORNIA

Mercy Housing California is a California based nonprofit affordable housing organization with the mission of creating and strengthening healthy communities. Since 1981, MHC has developed and preserved affordable housing for Californians throughout the state. Today, MHC owns and manages over 155 communities statewide serving more than 19,600 low- and very low-income residents. Mercy Housing Management Group, a subsidiary of Mercy Housing, will be the management agent for the property and is committed to providing quality property management services that reinforce the philosophy that all residents deserve respect, dignity, and a place to call home.