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Folsome/Dore

Citizens Housing Corporation worked with the City of San Francisco and Episcopal Community Services to build 98 units of affordable housing for low- and very low-income residents with a variety of special needs. The project promotes a sustainable social environment through the integration of interior community and service space, where residents will have access to an onsite computer learning center, social service case management, and a wide range of youth and adult education and support service programs.

The project design achieves the programmatic goals in a variety of ways, including efficient units, ground floor service and community space, outdoor common areas that include active gathering spaces as well as quiet more individualized spaces, onsite laundry facility, a focus on health living environments, appropriate site security measures, and special attention to

Folsom/Dore's design responds to and interacts with the surrounding mixed-use urban nature of the South of Market neighborhood in San Francisco. It encourages pedestrian interaction through ground floor community and service space. The project also includes a secured urban edge that combines security for building occupants, but integrates into the neighborhood through exterior property line landscaping and street trees. The building also integrates into the old warehouse fabric of the SOMA neighborhood through the incorporation of the previous building's brick façade. At the same time, the new construction portion of the project speaks to the evolving nature of the neighborhood through its modern aesthetic.

The project is designed to be pedestrian and bicycle friendly through a 70% parking reduction, onsite secured bicycle storage, street trees, exterior property-line landscaping, and protective pipe bollards along the sidewalk. The project includes a highly efficient hydronic heating system, and high-performing thermally-broken aluminum windows. The project's pitched roofs were oriented and sloped to maximize the solar exposure potential for the photovoltaic solar panels that are affixed to the roof. The 13 KW photovoltaic roof panel system will provide energy for common space lighting. Through operable windows and passive exterior ducts, the project design includes natural ventilation in all units, thereby eliminating the need for an air conditioning system for the residential units.

Overall, the building will be 20% more efficient than California Title 24 standards. The project includes a highly efficient combined domestic hot water and hydronic heating

system, and high-performing thermally-broken aluminum windows. The 13 KW photovoltaic roof panel system will provide energy for common space lighting. Seventy-five percent of all lights are fluorescent and the majority of common spaces will utilize occupancy sensors. Units are all equipped with Energy Star Appliances and Cat-V wiring.

Citizens Housing Corporation contracted with a third party commissioning agent to provide basic commissioning services, including creating a commissioning plan, verification of proper system installation, functional testing, training verification, and review of operation and maintenance manuals. Additional ongoing verification of the functioning of the PV system will be conducted by the design-build PV firm throughout the first several years of the system's life

Photos and text courtesy of Citizen's Housing Corporation