

Van Ness Apartments

The Van Ness Apartments project transforms an existing 106-unit residential building in San Francisco into 124 units of permanent supportive housing (PSH) for homeless and formerly homeless veterans. The work restores 16 units that were previously removed without permits and creates 2 additional units from non-residential spaces, expanding the building's capacity while modernizing its systems and amenities.

Scope Highlights:

- **Residential expansion & upgrades:** Convert 106 existing units with targeted alterations; recreate 16 previously removed units; add 2 new units from non-residential space.
- **Unit modernization:** Add bathrooms, refrigerators, sinks, and cooking facilities — 66 units upgraded to full studios with ducted hoods and two-burner cooktops; 58 SRO units fitted with plug-in appliances and recirculating hoods.
- **Life-safety & code compliance:** Address SF DBI violations, upgrade fire and egress systems, and bring building amenities to code (including a compliant mail room).
- **Amenity reconfiguration:** Renovate lobby and shared spaces to support resident services and property management offices.
- **System improvements:** Modernize plumbing, electrical, HVAC, and life-safety systems to support full residential use.

Converting a nearly century-old assisted living facility into fully compliant permanent supportive housing presented major challenges. Integrating modern kitchens, ventilation, and utility systems within an older concrete and steel structure required precise MEP coordination and phased construction to avoid disruptive shutdowns. Restoring unpermitted units to code compliance demanded close work with the San Francisco Department of Building Inspection. The project also reimagines shared areas to support on-site case management and wraparound services, helping veterans stabilize and thrive in long-term, affordable homes.

Conversion of a 106-unit building into 124 units of permanent supportive housing, including rebuilt units, upgraded kitchens, and modernized amenities under Swords to Plowshares.

San Francisco

Client/Owner

Swords to Plowshares

Architect

Saida Sullivan Design Partners

Square Feet/Size

91,629 SF / 124 Units

Duration

7 Months

Completion

November 2026

Project Cost

\$6,500,000

Project Manager

Jim Bourque, D+H Construction

Project Types

➤ **Adaptive Reuse**

Van Ness Apartments (San Francisco) | Photo Gallery

