



FAQ

Mission Cabins | 1979 Mission Street

What is the proposed project at 1979 Mission Street, who will it serve?

HSH is proposing to open an approximately 60-cabin community serving up to 68 guests at 1979 Mission Street until the long-term housing development breaks ground. The cabin site will provide non-congregate temporary shelter to individuals experiencing homelessness in the community. The goal of the cabin community is to provide people living unsheltered with a safe, dignified place to be off the streets while they receive services and work toward long-term housing. The Mission Cabins will have 24-hour staffing and onsite social services provided by a selected nonprofit partner. Guests will access this shelter site through direct referrals from outreach teams and the city's centralized shelter placement process. People cannot walk up and request access to this shelter site. Given that the shelter will operate 24/7 and placements are made by referral only, there **will not** be a line outside of the facility to access the shelter.

What is a non-congregate cabin site?

A non-congregate cabin site is a unique form of shelter that makes use of an underutilized space for temporary shelter by providing individual "tiny homes" or cabins to people experiencing homelessness. These sites allow guests to have their own space, and access to meals, hygiene facilities and supportive services to help them on their pathway out of homelessness.

How was the provider selected?

HSH will facilitate a competitive process to select a nonprofit partner to operate the program and provide onsite social services.

Why this location?

This site is proposed for this project because it is an underutilized city-owned asset and because of the neighborhoods need for more temporary shelter to serve people experiencing unsheltered homelessness in the area.

What is the site currently being used for?

The cabin community is proposed for the parking lot behind the former Walgreens. The property is currently vacant and will be redeveloped into affordable housing in the future. HSH proposes to use the site for the cabin community only until the permanent housing is ready to break ground. The cabins should not delay the housing development.

What are the rules to maintain residency?

The Cabin Community rules will align with the guidance set forth in San Francisco's Shelter Grievance Ordinance and will be consistent with other shelters in the community. There are two categories of rules: Immediate and Non-Immediate rules. Rules in the immediate category are for serious health and safety violations and result in immediate exit from the site. Rules in the non-immediate category are for lesser violations and do not result in removal from the site. Three violations of the same non-immediate rule or five violations of different non-immediate rules will result in a guest being removed from the program.

For example, a rule that results in an immediate removal from the program would be violence or threats of violence. A rule that would result in written warning (rather than immediate removal) would be something like violation of the guest policy.

Where will people who are kicked out go?

Guests who are removed from the program for rule violations may put their name on the Shelter Waitlist if they are interested in accessing the shelter system again. Prior to removal from the site, staff will also work with guests to find placement at an alternative location with capacity.

Each rule violation has a specific length of suspension. Depending on the rule violation, the guest will be barred from re-entering the site from which they were removed for the length of suspension time frame. However, even once the length of suspension time period has elapsed, there is no guarantee that the guest will re-gain admittance to the same site given capacity constraints.

How will the city maintain the area around the site clean?

HSH will maintain regular communication with neighbors and work with partner City departments, such as Public Works and the Healthy Streets Operations Center, to address concerns as they arise. The contract with the site operator will include a Good Neighbor Policy that outlines how the provider will work with the community to help ensure that the site has a positive impact in the community. Additionally, the department of Emergency Management is hiring a new community liaison that will be responsible for monitoring conditions around the site and working with the provider, the community and City departments to address.

How will you deal with the encampments around the site in light of the current injunction?

Outreach will still be conducted in the identified outreach zone around the site. Clarification has been issued as of September 2023 from the Ninth Circuit U.S. Court of Appeals. The court acknowledged that individuals are not involuntarily homeless if they have declined a specific offer of available shelter or otherwise have access to shelter or the means to obtain it. While the injunction remains in place, SFPD can now resume enforcement.

What are the costs of constructing and operating this program?

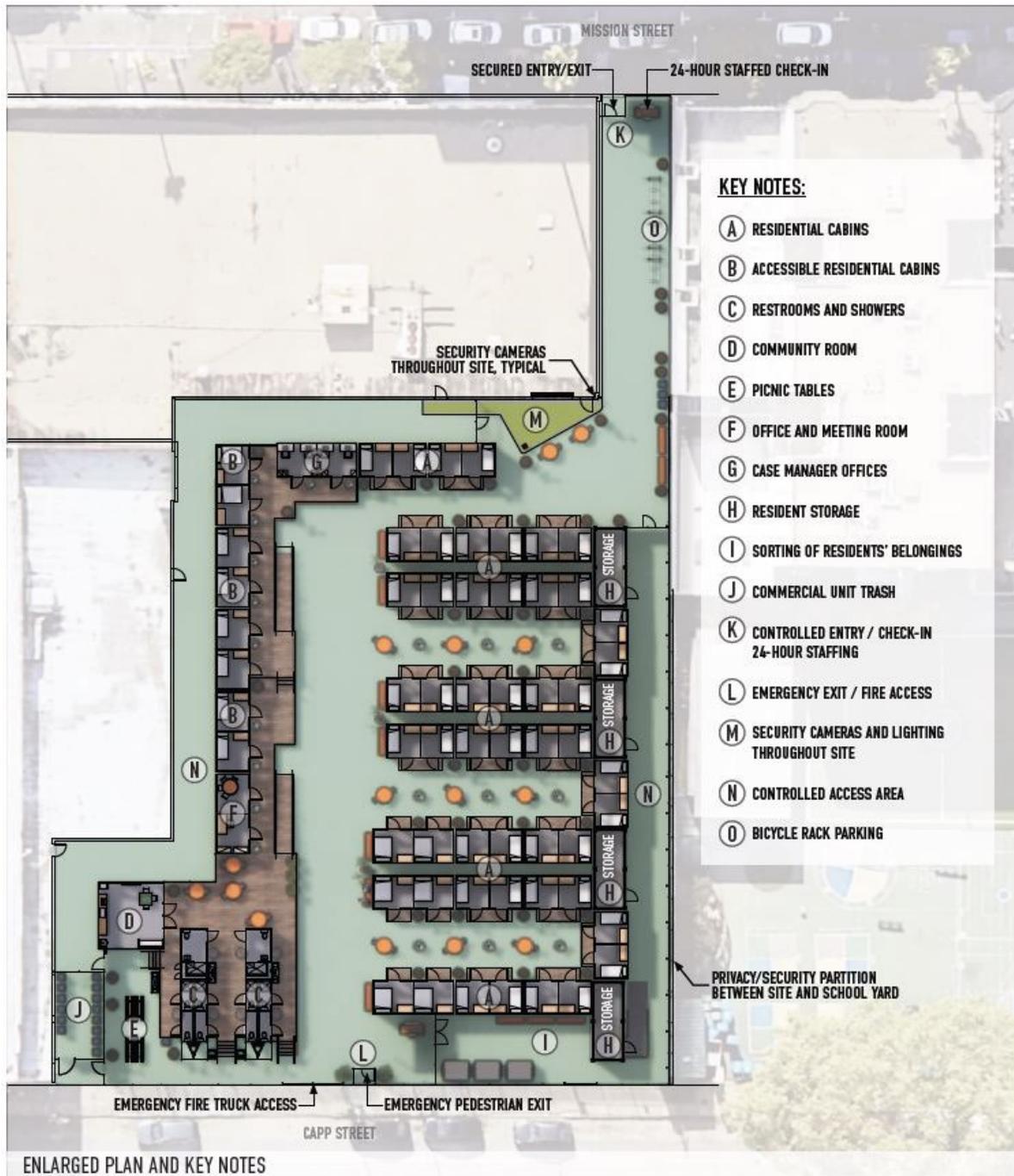
The estimated annual cost of this project is \$2.9 million or approximately \$135 per cabin per night. The cost of construction of the project is approximately \$5.7 million or approximately \$95,000 per cabin, including soft costs.

What is the timeline for this project?

Action (launch, intake/referrals, procurement, etc.)	Date
Community Engagement	Fall 2022 – Fall 2023
Permitting	Fall 2023
Construction	Winter 2023
Provider Selection	Spring 2023
Operation Begins	Winter/Spring 2024

What will this project look like?

Below we have provided mock-ups and design plans for the site at 1979 Mission St.





INTERIOR RENDERING 1 - VIEW TOWARDS DECK AND COMMUNAL SPACE



INTERIOR RENDERING 2 - VIEW AT CABINS AND COURTYARD



INTERIOR RENDERING 3 - VIEW ALONG PRIVACY/SECURITY PARTITION ADJACENT TO SCHOOL YARD



PRECEDENT IMAGE - CABIN MODULE



PRECEDENT IMAGE - CABIN INTERIOR



PRECEDENT IMAGE - CABIN FRONT PORCH



PRECEDENT IMAGE - OUTDOOR DINING



PRECEDENT IMAGE - SITE FURNITURE



PRECEDENT IMAGE - DECK AND PLANTING



STREET VIEW ALONG CAPP STREET | BEFORE



STREET VIEW ALONG CAPP STREET | AFTER



STREET VIEW ALONG MISSION STREET | BEFORE



STREET VIEW ALONG MISSION STREET | AFTER



