



# Continuing the legacy of Booker T. Washington



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## ▶ THE BOOKER T. WASHINGTON COMMUNITY SERVICE CENTER

### Location

800 Presidio, San Francisco, CA

### Project

Community Center and 50 Affordable Housing Units; 24 for Foster Care Transition Aged Youth

### Value

\$45 Million

### Completion

February 2018

### Architect

Perry Architects

### Financing

Citibank

Raymond James Tax Credit Fund (Low Income Housing Tax Credits)

SF Mayor's Office of Housing and Community Development

State of California Department of Housing and Community Development Infill Infrastructure Grant (IIG) Program and Multifamily Housing Program (MHP)

Capital Campaign

On behalf of Booker T. Washington Community Service Center (BTWCSC), ECB managed the development of a 70,000 square foot mixed-use building consisting of a new community center, a gymnasium, and 50 units of service-enriched affordable housing, including 24 homes for youth transitioning from foster care.

The Booker T. Washington Center, originally a gathering and organizing place for homecoming African-American soldiers and their families after World War I, has expanded its programs to serve a diverse ethnic population, including new immigrant communities and transition-aged and emancipated foster youth.

ECB, in its role as development manager for both the community center and affordable apartments, arranged a partnership between BTWCSC and the John

Stewart Company as co-owners of the housing and to provide property management services. The project overcame significant neighborhood opposition, successfully using the density bonus program to retain the proposed 50 affordable homes.

The center includes a childcare facility, afterschool and teen care programs, and Youth Radio, as well as the BTWCSC administrative offices. The apartment component, with space for supportive services, has become a model program, where transition age youth and adults, share a community that provides mentoring opportunities for the youth.

The \$45 million project was completed in the winter of 2018.