



## Frequently Asked Questions Permanent Supportive Veterans Housing at 1035 Van Ness Avenue

### What is the proposed project at 1035 Van Ness Avenue and who will it serve?

The former senior living facility entered bankruptcy in 2025. Swords to Plowshares purchased the property in July 2025 to rehabilitate it as Permanent Supportive Housing (PSH) for low-income or formerly homeless Veterans. Renovations will restore 124 studio apartments and create new community spaces and green courtyards.

### Who will live at 1035 Van Ness Avenue?

The typical Swords to Plowshares resident is a veteran aged 55 or older, living on less than \$1,200 per month and managing one or more disabilities, often related to their service. Many have spent years in unstable housing or cycling through temporary programs before finding stability, safety, and belonging in a Swords' residence.

### What is permanent supportive housing?

PSH combines affordable housing with wrap-around services for veterans who need ongoing support. Residents sign leases and pay rent; this is not a shelter or a transitional housing program. Services include case management, mental health therapy, peer support groups, health navigation and transportation, daily meals, and in-home assistance for seniors or those with disabilities.

### Will guests be tenants or program participants?

At 1035 Van Ness, residents are tenants who sign leases, pay rent, and live independently with support tailored to their needs.

### Who is Swords to Plowshares?

Swords to Plowshares Veteran's Rights Organization is a San Francisco-based nonprofit founded by Vietnam veterans in 1974. For more than 50 years, our mission has been to end and prevent veteran homelessness through housing, employment, legal services, and mental health services. Hundreds of veterans in San Francisco struggle with housing instability and the long-term effects of service-connected injuries. Swords to Plowshares will operate permanent supportive housing for veterans at 1035 Van Ness Avenue.

### What types of support will be offered to tenants?

At 1035 Van Ness Avenue, we combine deeply affordable housing, integrated care, and community—helping more veterans age in place with dignity in a central, transit-connected neighborhood. The property will be staffed 24/7 with front-desk personnel. There will also be onsite case managers, mental-health clinicians, peer specialists, janitorial staff, and property management. Meals and programming will be provided in partnership with local service organizations.

### What is the site currently being used for?

This adaptive-reuse project transforms a vacant former senior care facility, that entered bankruptcy in 2025, into dignified housing with community spaces, courtyards, and accessible amenities. Every resident will have a private apartment and access to comprehensive support—including case management, peer counseling, mental health care, in-home habitability support, transportation to medical appointments, healthcare navigation, community-building activities, and daily meals provided by Project Open Hand.

#### **What will security be like at the site?**

Swords will staff the building 24 hours, 7 days a week with front desk coverage. Resident and community advisory meetings will help address issues proactively. Work group members consist of neighbors, providers, and City Departments to address concerns raised by the community.

#### **How many tenants will there be at the site?**

124 permanently affordable homes for veterans. Each studio apartment will be equipped with a private bathroom and kitchenette. The site will offer a 24/7 array of on-site supportive services, meals, and activities to engage with tenants and actively recommend support based on tenant goals.

#### **How will tenants be referred?**

HSH will also provide an operating subsidy under the Local Operating Subsidy Program and a contract to fund on-site social workers to serve 58 of the residents. These 58 Units will be referred to the program through the Coordinated Entry process and will qualify through eligibility requirements that include being a formerly homeless veteran along with income requirements. The remaining 66 units will be served by the US Department of Veterans Affairs staff through the Veterans Affairs Supportive Housing (VASH) program. The first group of tenants will be transferred from existing permanent supportive housing that is managed by Swords to Plowshares.

#### **How long can program participants stay?**

1035 Van Ness is permanent housing in which each tenant will sign a lease, pay rent and stay indefinitely.

#### **What are the sizes of the units and shared spaces available to the residents?**

There are 124 units with private bathrooms and kitchenettes (~ 300-350 ft<sup>2</sup>) and a cafeteria with a commercial kitchen for daily meals. 22,000 ft<sup>2</sup> of community space is also included that will consist of 3 outdoor courtyards and green spaces, community lounges and meeting rooms, case-management and wellness offices, laundry facilities, and accessible elevators. All amenities that would allow residents to focus on their wellbeing, connections, and independent living.

#### **What does the construction timeline look like?**

Renovation construction is set to begin in January of 2026. These upgrades will include seismic upgrades, ADA improvements, and new community spaces including 3 outdoor courtyards. Interior rehabilitation is set to be ongoing through June of 2026 as staff onboard for operations. Final inspections are expected by January 2027, followed by resident move in through April of 2027. 95% occupancy goal is expected early 2027, as the first group of residents are expected to transfer from existing properties managed by Swords to Plowshares.



**What is the role of the City in this Project?**

In addition to Homekey+ Capital and Operating Award funds, the City, through MOHCD will provide a loan of up to \$8 million of City affordable housing funds to rehabilitate the building. The Department of Homelessness and Supportive Housing (HSH) and 1035 Vets LLC (Swords to Plowshares) were jointly awarded State Homekey+ grant funds by the California Department of Housing and Community Development (HCD). To receive the award of Homekey+ grant funds, the City's Board of Supervisors must approve a Resolution authorizing accepting and expending these funds and the ability of HSH to execute a standard agreement.

**Where can I read more about the community proposal?**

<https://www.swords-to-plowshares.org/1035>

