



Y.A. Studio Architects

2060 Folsom

Promoting Health for Residents and the

Building Design + Construction, Residential

In 2016, Mission Economic Development Agency and Chinatown Community Development Center engaged Mithun and sustainability consultants at Global Green USA and the Association for Affordable Energy to build an affordable housing development in Mission District, San Francisco.

The team utilized the LEED Health Process to identify and work with the Green Health Partnership to promote population health for low-income families, transitional age youth, and members of the surrounding community through multi-family residential housing design, construction and operation.

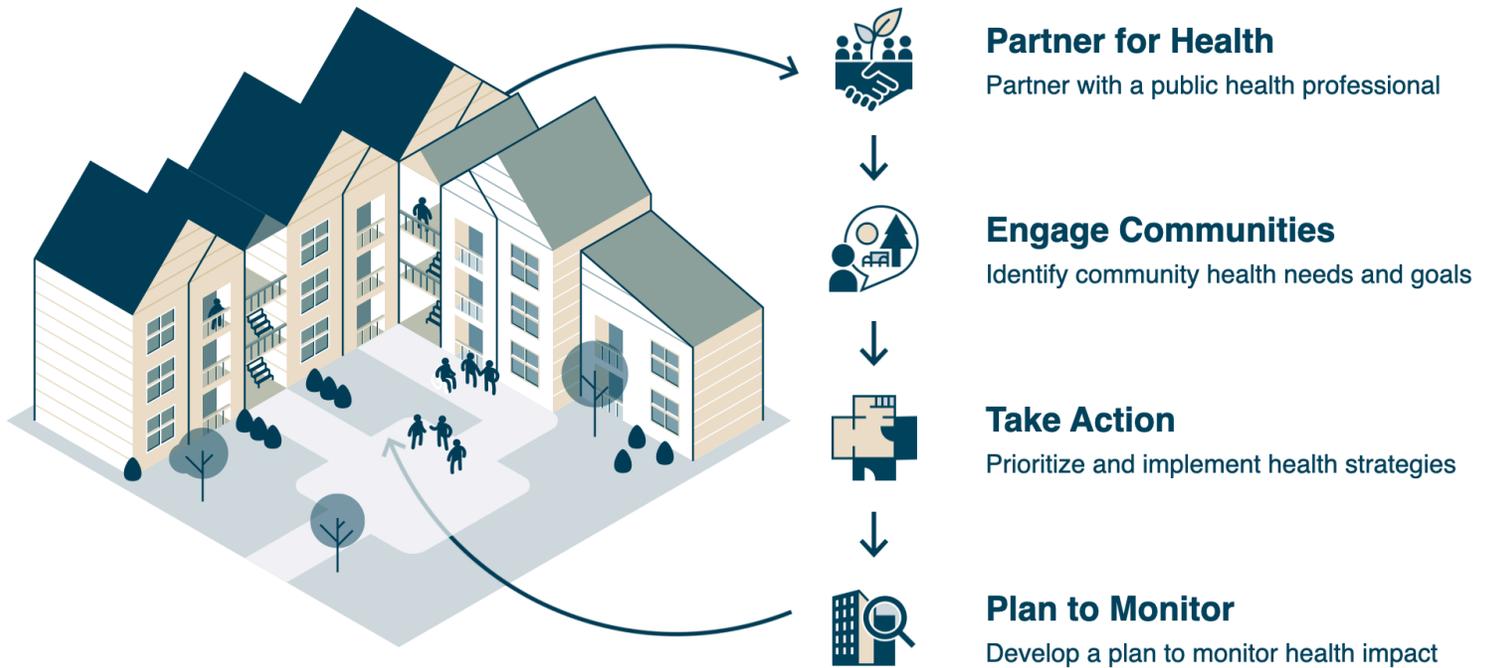
With rapid growth of San Francisco, the Mission District, a neighborhood historically known as an immigrant gateway community for working-class Latino families (many of whom have lived in the neighborhood for generations), has been threatened by displacement and gentrification. Between 2000 and 2019, over 9,000 Latinos - nearly one in three Latino residents from 2000 - have left the Mission ([Mission Economic Development Agency, 2020](#)).

Beginning in 1999, community advocates engaged Mission residents with four group surveys and workshops to articulate a strong community-based vision for the neighborhood. As a result, in 2011 the San Francisco Board of Supervisors (BOS) approved the purchase of land (that would eventually become 2060 Folsom) specifically for the purpose of developing affordable housing adjacent land intended for a neighborhood park. Mission Economic Development Agency (MEDA) and Chinatown Community Development Center (CCDC), both mission-driven nonprofits committed to preserving the community identity of the Mission District, teamed with Y.A. Studio Architects and Mithun in 2016. The team was awarded the affordable housing site based on their vision for housing vulnerable populations, including transition age youth, and creating an active community hub.

Mithun, an integrated architecture, landscape and interior design firm dedicated to creating positive change, became champions for health, equity, and sustainability for the project and helped turn the co-owner's idea of a healthy community into a fully-realized and actionable plan. After engaging the Green Health Partnership (GHP) as public health partners for the 2060 Folsom housing development, the project team began the needs-

-based approach to health and well-being promotion outlined in the LEED Health Process to promote population health in the Mission District.

The LEED Health Process



The LEED Health Process helps built environment project teams consider and promote population health and well-being as a formal part of their green building strategy.

The LEED Health Process is available as the **LEED v4 Integrative Process for Health Promotion pilot credit** and within the LEED v4.1 Integrative Process credit. The process is also aligned with 2020 Enterprise Green Communities Criterion 1.5, Design for Health and Well-Being. The Green Health Partnership, an initiative of the University of Virginia School of Medicine and the U.S. Green Building Council, developed the process in collaboration with Enterprise Community Partners and the Health Impact Project, a collaboration of the Robert Wood Johnson Foundation and The Pew Charitable Trusts.



Green Health Partnership

Partner for Health. Though the team working on 2060 Folsom made the decision to informally apply the LEED Health Process, they still used the credit’s guidance to expand the typical project team to include a health partner. Stemming from previous collaboration between Mithun and GHP, Mithun positioned a San Francisco-based member of the GHP team to serve as their health partner for the project.

As the co-owners, designers, and other involved stakeholders for the Folsom project are mission-driven organizations committed to improving health, well-being, and equity, many members of the team already had experience working with health-promoting projects. The health partner was able to add value to the team by facilitating deeper discussions on population health and well-being and expanding the team’s definitions of health and community.

PROJECT TEAM

The interdisciplinary 2060 Folsom team included stakeholders from the following departments and disciplines:

- **CO-OWNER.** Mission Economic Development Agency (MEDA).
- **CO-OWNER.** Chinatown Community Development Center (CCDC).
- **LANDSCAPE ARCHITECTURE & INTERIORS.** Mithun and Y.A. Studios.
- **SUSTAINABILITY CONSULTANT.** Global Green USA and Association for Affordable Energy.
- **HEALTH PARTNER.** Green Health Partnership, Daniel Lau.

2060 FOLSOM PROJECT STATISTICS

LOCATION	PROJECT TYPE	CERTIFICATIONS	SITE USERS	UNITS	SQ. FOOTAGE	ARCHITECT
Mission District, San Francisco, CA	Multi-Family Affordable Housing, New Construction	GreenPoint Rated, LEED Health Process	Low-Income Individuals + Families, Transition Age Youth	127 (Mix of 3br, 2br, 1br, and Studios)	29,000 sq. ft (Lot) 160,000 sq. ft (Structure)	Mithun & Y.A. Studios

Engage Communities. Many of the most pressing issues the Mission District faced were already well-known to both the members of the project team and the city. As a closely-watched project - and the outcome of many years of San Francisco housing advocacy efforts - it was vital that the Folsom housing development integrate the needs of the community into planning and design. A successful project would be able to demonstrate that investing in intentional, health-promoting affordable housing can improve well-being, social equity, and economic outcomes in a community. There is a housing crisis in the city of San Francisco, particularly for rapidly-gentrifying areas, increasing the prevalence of chronic homelessness and vulnerable TAY - usually aged 18-24 who are transitioning from public systems like foster care or are at risk of not making a successful transition to adulthood.

The project team hosted several community engagement workshops to document community knowledge, experience and priorities. The team incorporated health considerations into a green charrette to explicitly consider how the community's priorities could be addressed by the project's design, construction and operation and create applicable strategies for the 2060 Folsom development, like an outdoor space for a "town courtyard" for the community to move and connect and streetscapes to improve walkability and safety.

2060 FOLSOM HEALTH GOALS

- Safe, high-quality, and stable affordable housing for over 126 low-income households (including 22 TAY).
- Increased street safety, both for security and walkability.
- Increased opportunities for physical activity by emphasizing connections with the adjacent In Chan Kaajal Park.
- Community-building with programs and services that establish community identity.
- Healthy, resource efficient building that supports the well-being of residents and visitors.

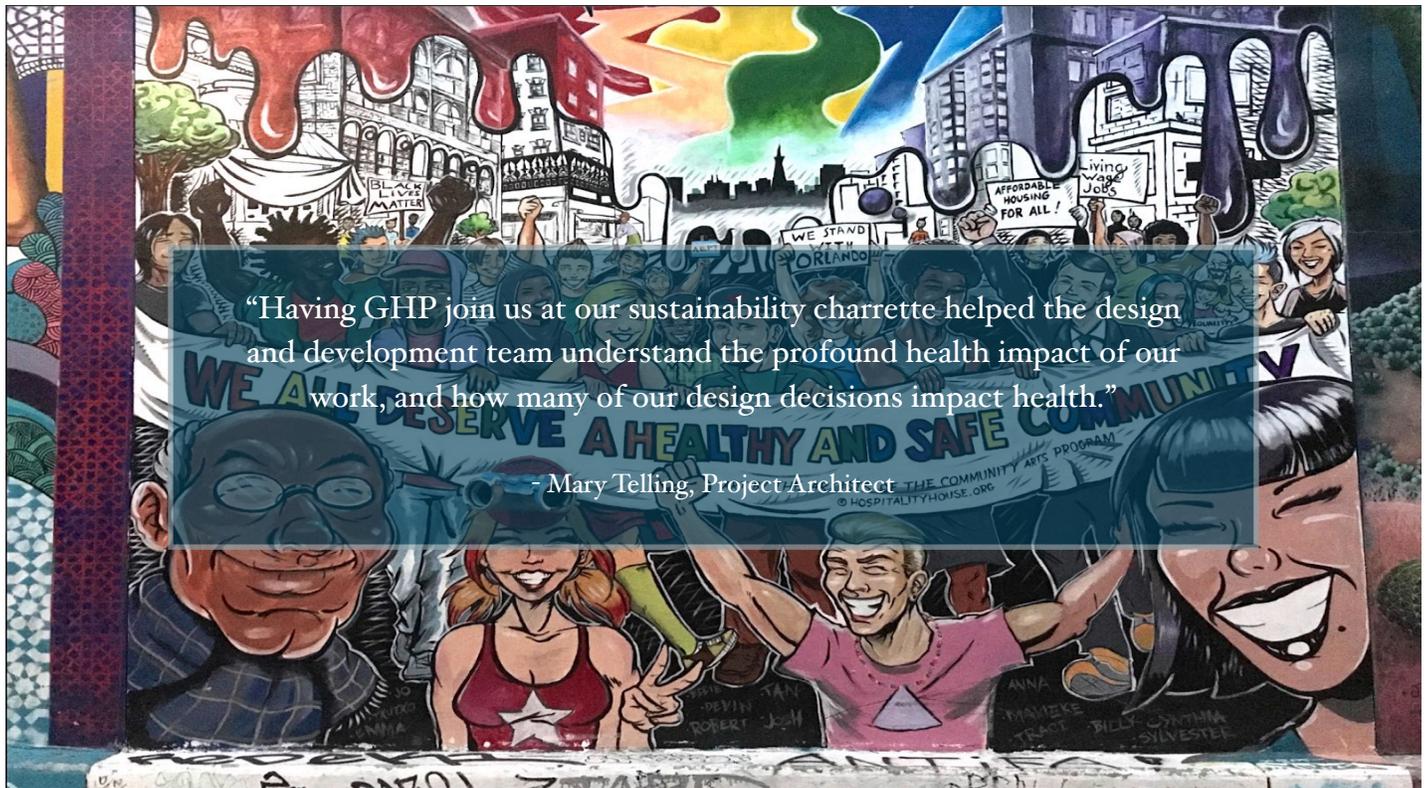
Based on research, observation, and community engagement by the involved project stakeholders, the 2060 Folsom team established several health, well-being, and equity goals for the new affordable housing development: providing safe, high-quality, and stable affordable housing for families and TAY, increasing safety and fostering a sense of neighborhood identity, promoting physical activity among residents and neighbors, and creating opportunities for social connection. The team also prioritized sustainability goals - like resilience in the event of natural disaster and energy efficiency - which are closely linked with human health outcomes.

Community input drove two significant changes to the project. First, support for a proposal to change the original six-story design to nine stories enabled the team to house 50 more families. Second, feedback on community needs prompted developers to include childcare as part of a holistic birth-to-career approach to onsite services.

Using an explicit health focus and process-based approach helped the project team generate strong stakeholder support when the project was issued a Discretionary Review. When neighbors voiced concerns about parking availability and stormwater, the team was able to counter the review with their plans to serve the community with health-promoting designs and programs that would support the low- to moderate-income families in the neighborhood. The clear commitment to a just and healthy future for the Mission District may have been a key factor in resolving the challenge.

2060 FOLSOM SUSTAINABILITY GOALS

- Energy efficiency and use of renewables.
- California GreenPoint Rated.
- Fossil fuel-free, all electric construction.



“Having GHP join us at our sustainability charrette helped the design and development team understand the profound health impact of our work, and how many of our design decisions impact health.”

- Mary Telling, Project Architect

Take Action. After establishing community informed health goals, the team worked to prioritize opportunities for health promotion and implement design and programmatic strategies that address community needs. The project’s health, well-being, sustainability, and equity goals informed a wide range of design decisions including the overarching development structure - two separate wings connected by an open air corridor that serves as a backdrop to the communal open space - and the materials used to build and furnish the buildings - which were high-quality, sustainable, and GreenPoint Rated. The project’s south-facing courtyard draws solar access deep into the building and acts as a “front porch” overlooking the park. A semi-public paseo along the park edge provides frontage for the ground floor neighborhood-serving programs, engaging the broader community.

Many aspects of building design were focused on improving opportunities for physical activity and movement, including an “irresistible staircase,” increased walkability on surrounding streets, and connection to the adjacent In Chan Kaajal Park (which translates as “My Little Village” in Mayan.) The programmatic strategies prioritized by the Folsom team include accessible, ground-level community services to support families and TAY. Birth-to-career resources - like on-site infant/toddler care, a preschool, and after-school programs - and activities for youth and young adults will be available to both residents of 2060 Folsom and to others in the Mission District neighborhood. Overall, the intention of the project team was to support the community, celebrate the Mission’s history, and help reestablish neighborhood identity after years of displacement.

“I’m excited that some of the units will house transitional-age youth on the verge of adulthood, who are at risk of falling through the cracks into homelessness, and it is wonderful that [2060 Folsom] will be able to include space for child care and other community organizations on site.”

- Rev. Norman Fong, Executive Director of Chinatown CDC

Needs-Based Solutions at 2060 Folsom

Health Need

Preserving Neighborhood Identity

Opportunities for Physical Activity

Stability for TAY (Transitional-Age Youth)

Health Solution

Community and Family Building Programs

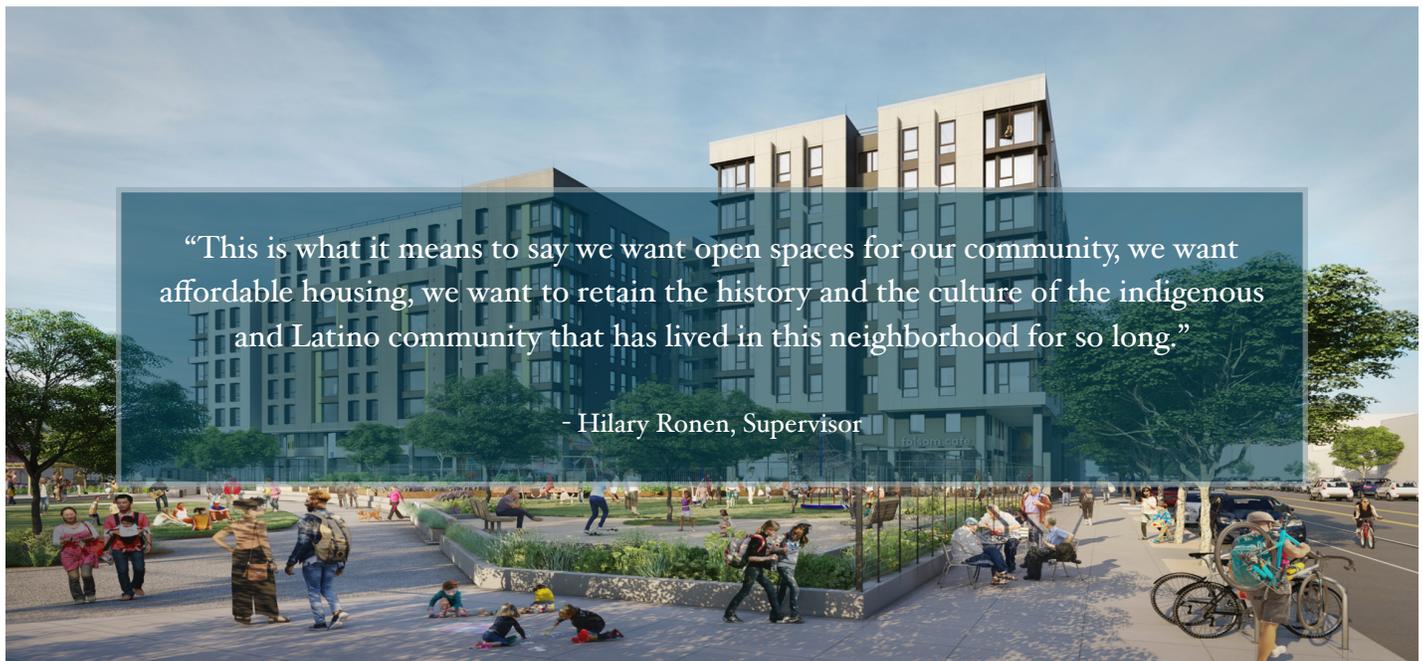
2060 Folsom will have high-quality, nonprofit social services, including birth-to-career resources - infant/toddler care, a preschool, and after-school programs - and activities for youth and young adults, which will be easily accessible for residents and members of the community to help preserve the future of the Mission as home to generations of families and youth.

Connection With A Local Park

The adjacent In Chan Kaajal Park, opened by SF's Recreation and Park Department, will not only anchor Folsom's community identity, but will also provide ample opportunity for residents and community members to enjoy outdoor space, park activities, and increased movement.

Portion of Units Targeted for Youth

A key goal for the Folsom project was to provide services and a sense of stability for families and transitional age youth, which resulted in a portion of the building's units targeted for TAY use, reduced in rent, with accompanying support services and opportunities for connection with peers.





Toolbox Video

Plan to Monitor. In order to monitor the efficacy of their chosen design and programmatic strategies, the team will undertake a Post-Occupancy Evaluation at both the 6 and 12-month occupancy milestones. These surveys aim to capture resident outcomes on health-related design strategies such as use of stairs, use of adjacent community park and community garden, social connections as measured by ‘knowing your neighbors’, and use of onsite resources such as the preschool and family daycare, and youth programs.

Several other features have been added to the project based on the team’s intentional design decision-making and their focus on building operations:

1. The ground floor was raised to protect from flooding from rainwater combined with storm sewage.
2. The building generator creates a resiliency hub in the event of natural disaster - medications and other supplies are stored in community room kitchen for residents.
3. The community room, property management, and services offices are conveniently located on residents’ daily route from the lobby to their apartments, helping to build social connections with each other and with staff.

Conclusion. 2060 Folsom is the result of a years-long effort from advocacy groups, city government, and other organizations working to preserve the future of the Mission District as home to generations of families and youth. Although the 2060 Folsom project team chose to informally pursue the LEED Health Process, the process helped the project team incorporate health considerations into their green building strategy.

When it opened in the spring of 2021, the Folsom Street affordable housing development contributed to a stronger sense of security and community identity in the Mission District. The development is an effort to provide a haven for transitional age youth and working-class families threatened by gentrification while supporting the health and well-being of residents and community members through design and programming. Guided by a needs-based approach to health and well-being promotion, the Folsom team was able to create a housing development that will support the community and contribute to a healthier, more equitable neighborhood in a rapidly changing San Francisco landscape.

2060 Folsom's Application of the LEED Health Process

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- **HEALTH PARTNER.** Green Health Partnership, Daniel Lau.



Partner for Health. The 2060 Folsom team used their own experience working with health-related projects and called upon GHP team member Daniel Lau to facilitate deeper discussions on health and well-being.



Engage Communities. The project team set health and well-being goals for 2060 Folsom based on the needs of future residents and community members. Physical activity, street safety and walkability, and community-building were prioritized.



Take Action. The team selected design and programmatic strategies - like physical activity-promoting features, community services, and programming for transitional-age youth - that would address the health needs of the residents.



Plan to Monitor. The team at 2060 Folsom will continue to monitor the effectiveness of their chosen strategies throughout the life of the building. The health process will help them reassess their priorities in the face of new health challenges.

TIMELINE OF EVENTS

2011,
SEPTEMBER

The San Francisco Board of Supervisors approves the purchase of land for the purpose of developing affordable housing. MEDA and CCDC became co-owners.

2016,
MAY

A green charrette takes place between owners, architects, GHP, and other involved stakeholders to discuss the health and sustainability goals for the project.

2016,
JULY

A new conceptual design with 50 more units and on-site birth-to-career services amplifies the future health impacts of 2060 Folsom.

2017,
MARCH

A Discretionary Review is filed by neighbors. After conversations about the health benefits of the project, development continues to move forward.

2017,
JUNE

In Chan Kaajal Park opens adjacent to the 2060 Folsom project site.

2017,
WINTER

Finalization of design and development health goals and strategies.

2019,
JANUARY

Construction begins on 2060 Folsom.

2021,
SPRING

Construction concludes and residents move into 2060 Folsom.



Who we are

Founded in 2013, the Green Health Partnership (GHP) is an academic research and development group between the University of Virginia School of Medicine and the U.S. Green Building Council with funding from the Robert Wood Johnson Foundation. GHP utilizes the green building movement as a platform and blueprint for creating a self-sustaining, scalable market for health promotion within the real estate industry.

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Acknowledgements

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