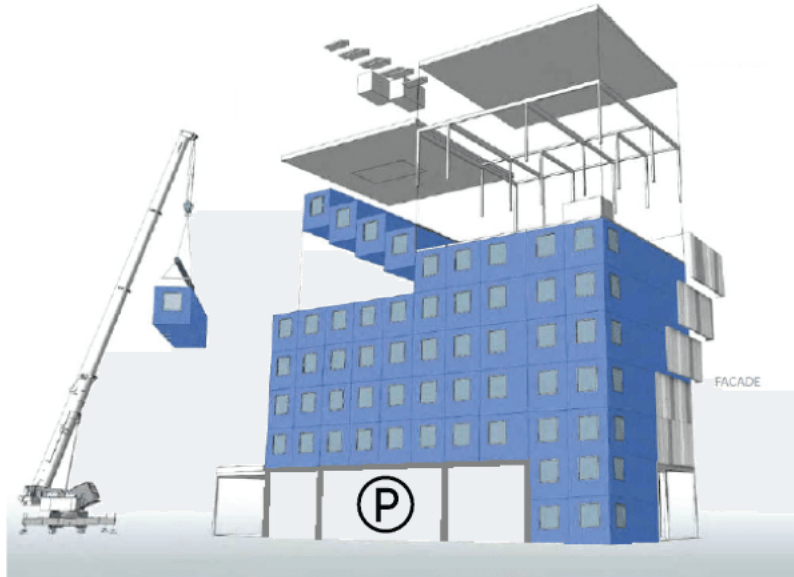


https://www.thebaycitybeacon.com/politics/tiny-homes-big-goals/article_f3ac64f0-934c-11e7-a696-8b261df614f3.html

Tiny Homes, Big Goals

Beth Coffelt-Roth-Barreiro Sep 6, 2017 Updated 11 hrs ago



Graphic rendering of MicroPAD building.

Panoramic Interests

To house an ever-larger homeless population, San Francisco may have to think smaller.

Amid a growing homelessness crisis, San Francisco does not have enough supportive housing to accommodate everyone who needs it. Constructing more homes can be expensive in terms of both time and money, even though it saves both in the long-term. But there could potentially be an option to save even more time and money while simultaneously saving lives.

MicroPAD, developed by Panoramic Interests, is a 160 square-foot micro-apartment that contains a bed, desk, and storage along with a kitchenette, and private bathroom with a shower. It has generated interest in part due to its ability to be built much more quickly and less expensively than traditional supportive housing. Additionally, the MicroPAD can be stacked into a building up to twelve stories tall.



The interior of a MicroPAD.
Panoramic Interests

Panoramic Interests promotes it as a form of supportive housing with the explanation that micro-units can also be used for supportive services. Each unit is roughly the same size as, or larger than, existing Single Room Occupancy dwellings (SROs). A huge difference from a typical SRO is that many do not have a private bathroom or cooking area, which would be a huge improvement to the quality of life for those who live in them.

It currently costs \$400,000 to construct a new supportive housing unit from the ground up in San Francisco. The MicroPAD would cost \$200,000, but Panoramic Interests would pay for the construction and lease it to the City for \$1,000/month. Although traditional supportive housing typically takes a few years to build, Panoramic Interests says they could complete the construction in nine months.



The kitchen and shower of a MicroPAD.
Panoramic Interests

Neighborhood opposition would still likely mirror what has happened before with other proposed homeless shelters, Navigation Centers, and supportive housing. Just last month, The Mercury News reported that San Jose reduced the number of potential sites for “tiny home villages” to house its homeless population. New restrictions were created in response to community opposition, effectively reducing the number of potential sites from 99 to just 4.

Opposition to the MicroPAD so far has extended far beyond commonplace NIMBYism.

Gail Gilman, CEO of the Community Housing Partnership, voiced concerns about Patrick Kennedy, the owner of Panoramic Interests, because he is a for-profit developer who would be making a profit off of the neediest. According to Randy Shaw, Executive Director of the Tenderloin Housing Clinic, the construction unions that would be involved opposed it because the framework would be built in China, although 66% of the completed MicroPAD built on city land would still be union built at prevailing wages.

Panoramic Interests has continued to pitch their idea to cities across California, including Berkeley.

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