

New Supportive Senior Housing at Laguna Honda Campus



Mayor's Office of Housing and Community Development
City and County of San Francisco

Who We Are



The mission of the Mayor's Office of Housing and Community Development (MOHCD) is to support San Franciscans with affordable housing opportunities and essential services to build strong communities.

Proposal to create new senior housing at the Laguna Honda Hospital Campus

Lack of supply of affordable Assisted Living (AL) in SF

Long Term Care Coordinating Council (LTCCC) AL Workgroup 2018 Findings:
Declining supply of Assisted Living
Unmet need for AL among low income population

Recommendations:
increase number of City-funded subsidies
Co-locate enhanced services with affordable housing
Increase use of AL Waiver Program

Need for deeply affordable senior housing

DAS 2021 Report on Affordable Housing for Seniors and People with Disabilities:

Within the City's affordable housing portfolio (22,600 units), 58% (13,200) are occupied by older adults and people with disabilities

Over 75% of households have actual income levels below 20% AMI

Most units are designated for 30% to 50% AMI level, leading to a rent burden or need for rental subsidy

Most senior designated units are being built in downtown neighborhoods with a dearth of affordable housing on the City's Westside

Synergies by having co-location at Laguna Honda Hospital

Assisted living or highly supportive senior housing could also serve Laguna Honda residents

The housing could target some units to residents of Laguna Honda Hospital who can live in a community setting with service supports

This would free up Laguna Honda beds for other people who need them

Laguna Honda campus amenities and bucolic location could be a support for all residents

Intergenerational Programming

Vision of former District Supervisor to create intergenerational programming opportunities

Affordable licensed assisted living units or highly supportive senior housing

Affordable senior housing

Adult Day Health Center

Childcare Center

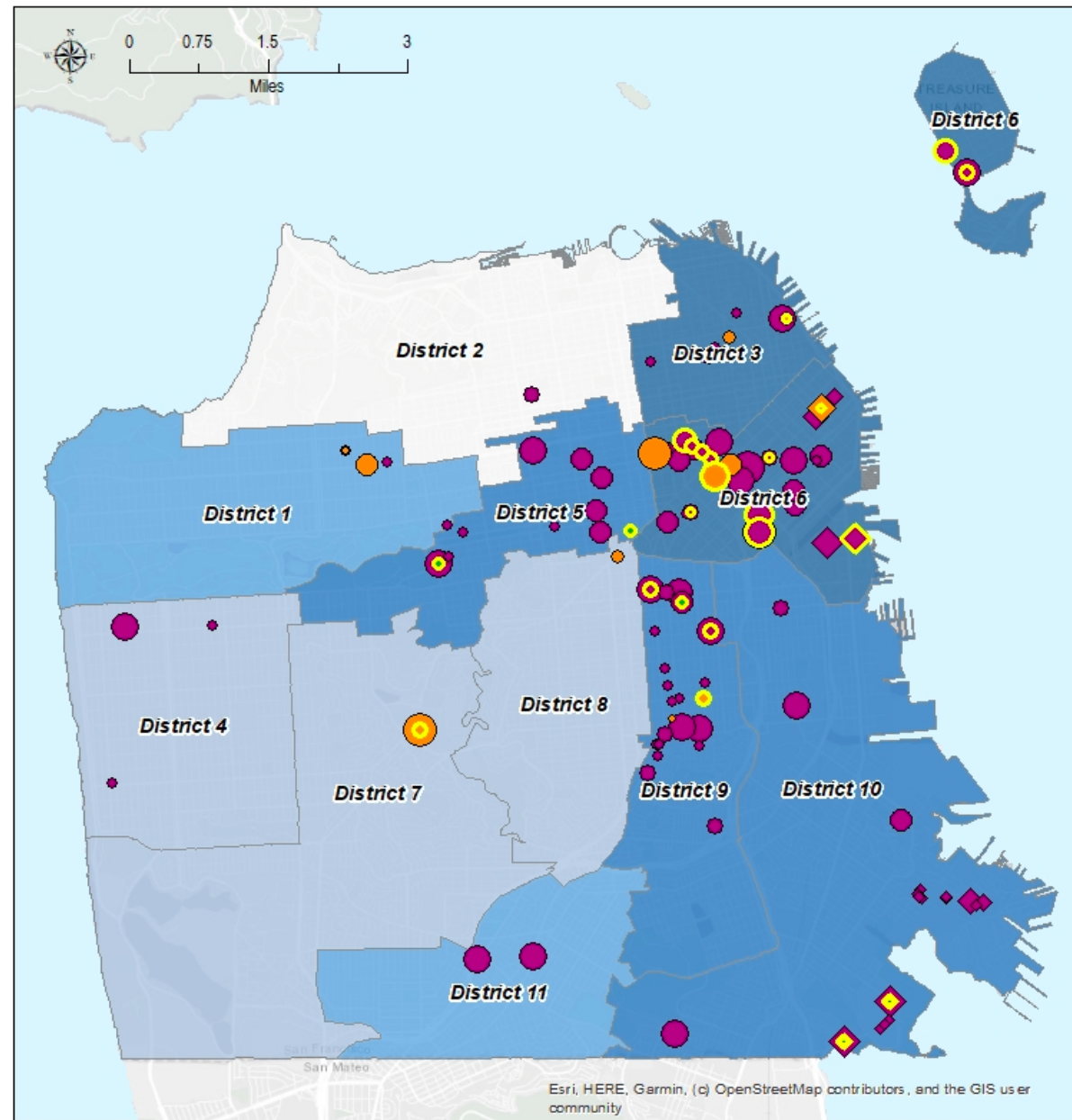
Ongoing project support by current district supervisor

Community outreach

Problem solving



MOHCD Affordable Housing Pipeline

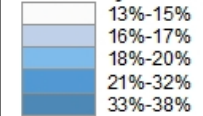


Pipeline of Affordable Housing Developments

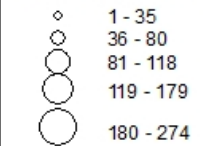
This map shows the entire MOHCD- and OCII-sponsored affordable housing development pipeline without regards to available funding or scheduling.

There are 10,289 total affordable units across 138 developments as of October 30, 2020

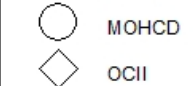
Extremely Low Income



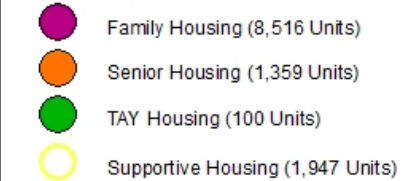
Affordable Units



Lead Agency



Housing Type



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Selection of **Mercy Housing California** as developer

- In November 2019 MOHCD issued a **Request for Qualifications (RFQ)**
 - \$3 million in predevelopment funding to explore the feasibility of creating supportive senior housing at the campus
- **Mercy Housing California** was selected amongst four experienced developer teams



Mercy Housing California

- **35 Year History in California**
 - **100% Affordable Housing**
 - **151 properties with 19,600 residents** including seniors, families & veterans
- **Senior Housing Development**
 - **49 senior residential communities** in CA provide homes for 3,602 seniors
 - **30 senior residential communities** in the Bay Area
 - **4 developments for seniors & frail elderly** feature Adult Day Health Centers



Mercy Housing California

- **Property Management**
 - Mercy Housing Management Group (MHMG) manages a national portfolio and provides property management for over 23,000 units
 - MHMG's housing retention rate is 98% across senior properties
- **Resident Services**
 - MHC Resident Services serves diverse resident populations across California
 - Services are provided to over 4,400 residents in 49 senior communities
- **Seniors & Children**
 - 30+ community facilities include senior centers, youth centers and daycare
 - Four existing properties include childcare or community youth centers



Developer Team

- Developer – Mercy Housing California
- Architect – Herman Coliver Locus Architecture
- Assisted Living Consultant – Mauro Hernandez, ita partners
- General Contractor - Guzman Construction Group & Cahill Contractors
- City Partners: MOHCD – City funder
SFDPH / Laguna Honda Hospital
Department of Disability and Aging Services

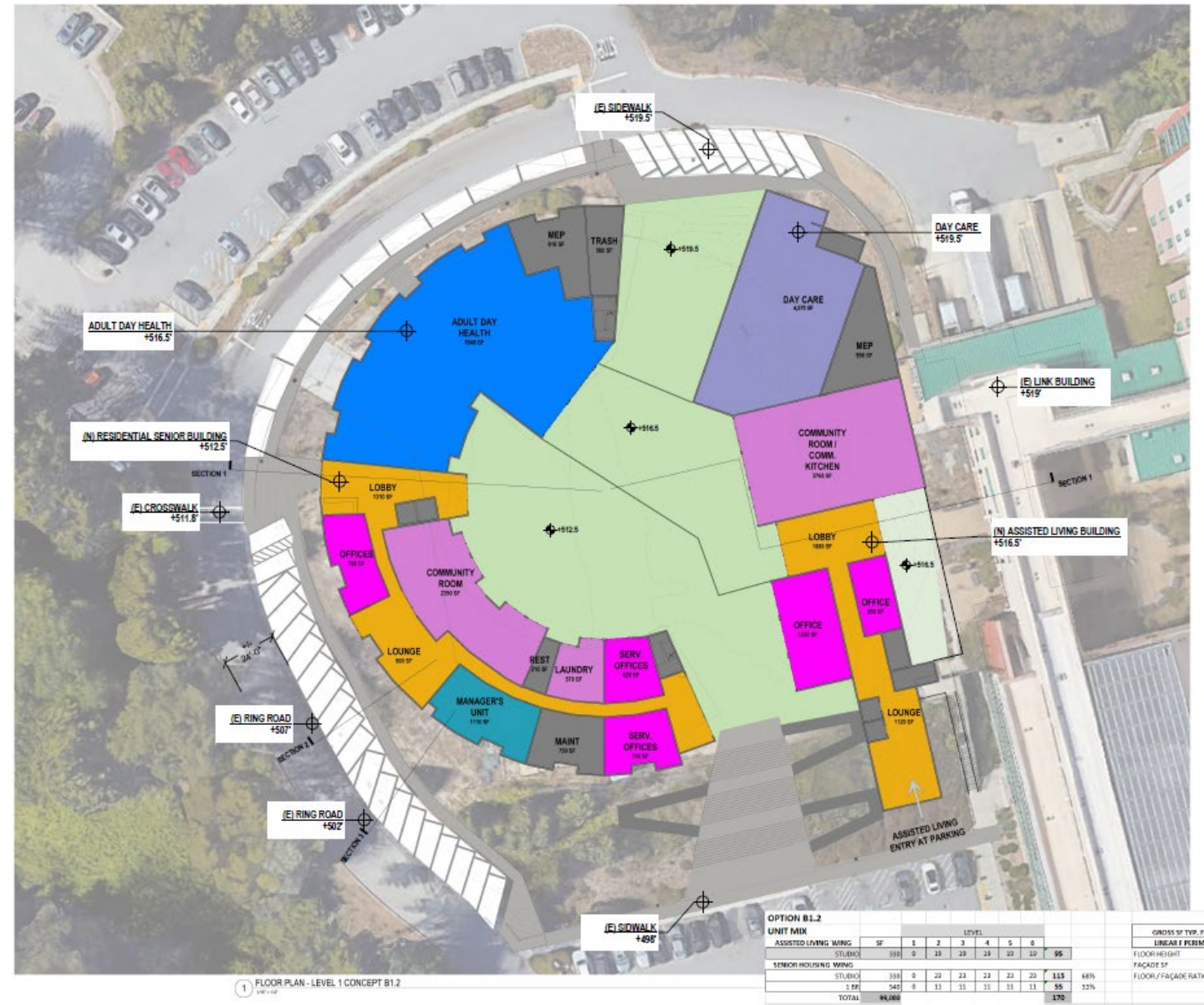
Conceptual Planning and Site Selection

- Selection of architect and engineering team
- Monthly meetings with Laguna Honda Hospital and SFDPH leadership
- Meetings with Planning Department to explore entitlements and what can be built
- Surveying and Geological Investigations



Conceptual Plan – Ground Floor

- Assisted Living Building
- Senior Building
- Adult Day Health
- Childcare



Conceptual Plan – upper floors

Potential Unit Count and Program

Independent Living:

115 studios

55 1-bedroom units

Assisted Living:

95 studios

Total Units: 265 studios and 1-BR
units

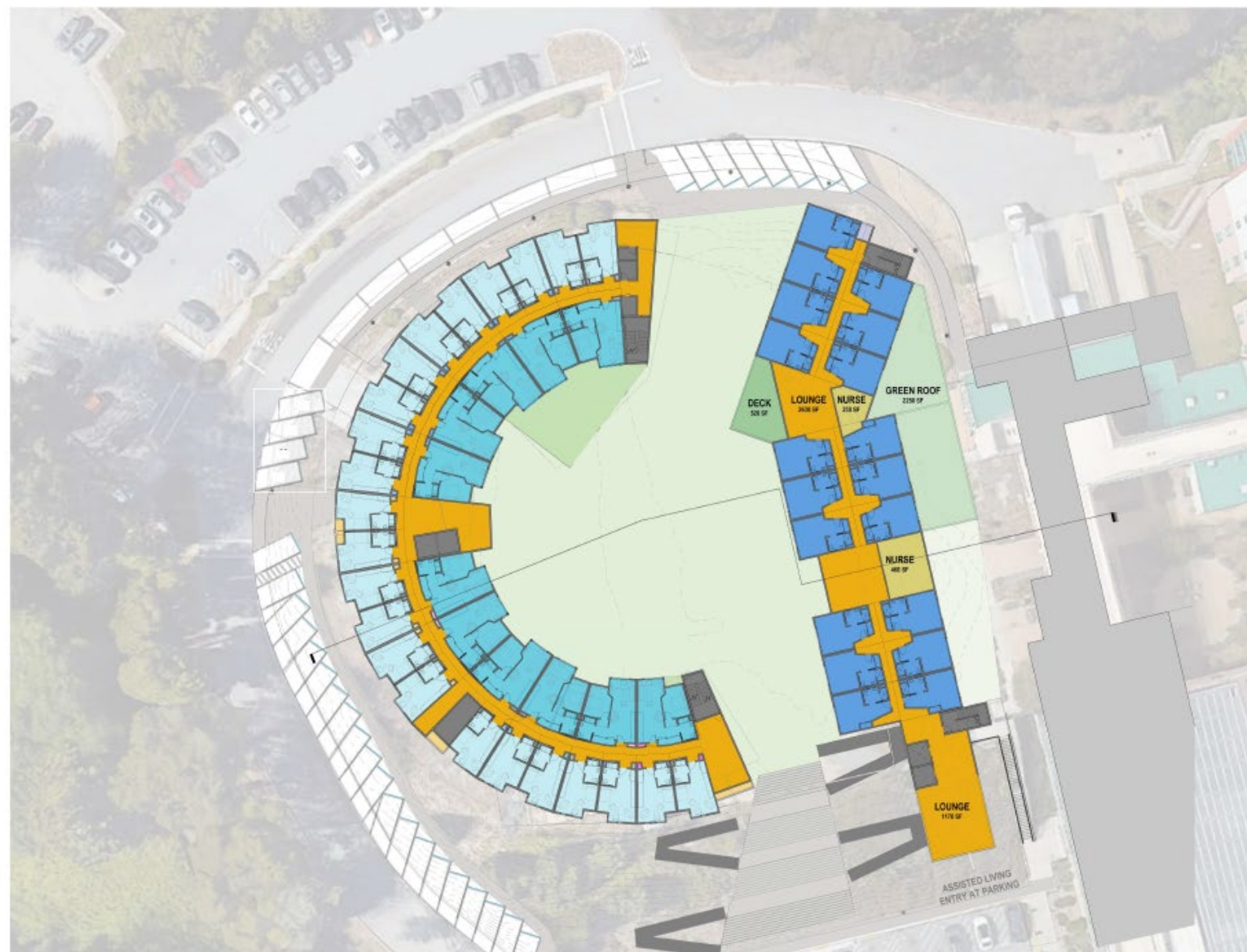
Adult Day Health Care Center =

7,000 – 8,000 SF

Early Childhood Education Center =

4,000 – 5,000 SF

6 stories



Community Outreach



- Outreach to Laguna Honda Leadership – JCC on March 8, 2022
- Outreach to staff and residents
- Outreach to neighbor and community organizations in coordination with Supervisor Melgar’s office
- Mailings to neighbors
- General Community Meetings
- Staff and resident representatives to serve on planning advisory committee
- Project Website: lagunahondasenior.org

Next Steps

- Collaborate with SFDPH on Traffic Study
- Community outreach and feedback
- Potential project schedule:

Start of Community Outreach	March 2022
Permit Application to Planning Department	July 2022
Planning Department Permit Approval	December 2022
State Funding Applications	2023 – early 2024
Construction	Fall 2024 to Summer 2026
Lease-Up	Summer 2026

Comments & Questions

