

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

Update for Joint Conference Committee of the San Francisco Health Commission

January 12, 2026



Affordable Senior Housing
at Laguna Honda Hospital Campus

Project Update

Design

- Mercy and the design team continue to advance design incorporating LHH feedback
- Draft Logistics Plan created and reviewed with LHH staff

Childcare and Senior Services

- Mercy will issue an RFP for the Childcare provider in January 2026
- Mercy is exploring service partnerships and the maximum size of the senior health services space

Memorandum of Understanding (MOU)

- MOHCD, DPH and City attorneys are working on the initial draft for review in February 2026

Financing Update

- Mercy applied and received approval from the California Debt Limit Allocation Committee (CDLAC) for the project's 2025 Qualified Census Tract (QCT) status to be "preserved" for an additional two years. This will increase the tax credit equity available to the Project.

Proposed Schedule for Monthly JCC Updates

Monthly meeting schedule:

JCC Monthly Meeting (January 12, 2026)

- Project Update

JCC Monthly Meeting (February 9, 2026)

- Overview of Draft MOU (between MOHCD, DPH/LHH, Mercy Housing)

JCC Monthly Meeting (March 9, 2026)

- Review updated MOU
- Pros / Cons of jurisdictional Transfer from DPH to MOHCD

Full Health Commission

Full Health Commission, April 6, 2026 Meeting #1

- Project presentation
- Discuss MOU and Jurisdictional Transfer

Full Health Commission, April 20, 2026 Meeting #2

- Request for approval MOU and Jurisdictional Transfer

Remainder of 2026

Ongoing updates

Questions

Appendix A: Questions since the December 2025 meeting:

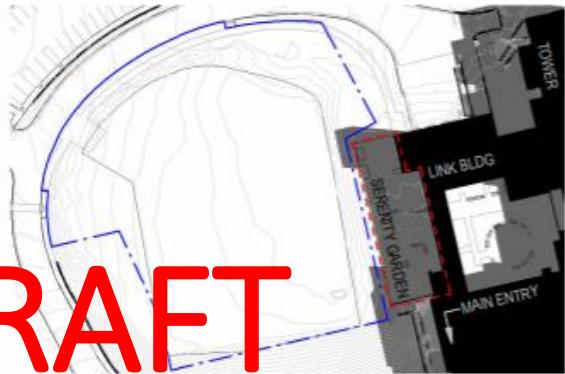
1. Could you repeat the info on the shadow study as it relates to the Serenity Garden? Is there any impact of shadows in that area?
2. What will located above the Childcare Center?

Question 1. Shadow Study as it relates to impact on the Serenity Garden Summer



North

EXISTING - SUMMER 9AM



DRAFT

EXISTING - SUMMER 12PM



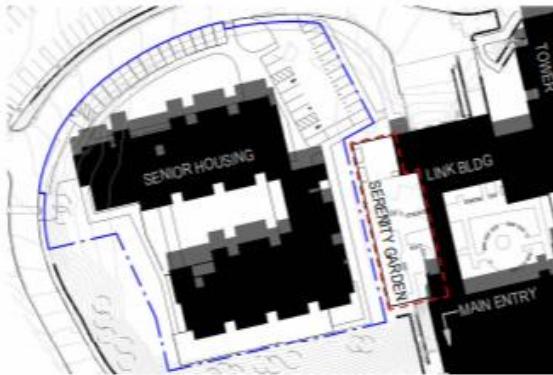
EXISTING - SUMMER 3PM



PROPOSED - SUMMER 9AM



PROPOSED - SUMMER 12PM



PROPOSED - SUMMER 3PM



- Black
Existing - East Tower of Laguna Honda Hospital

- Dark Grey
Shadow from Laguna Honda Hospital

There is an existing shadow on the Serenity Garden created by the existing LHH East Tower.

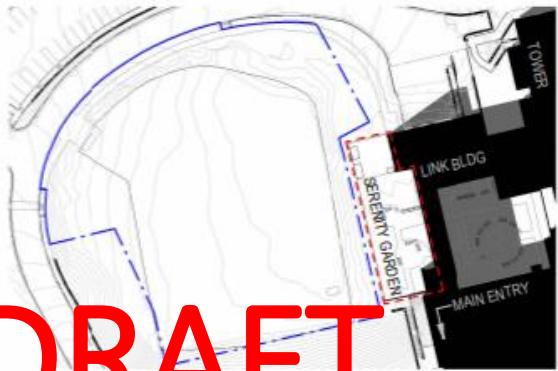
- Black
Proposed Project and East Tower of LHH

- Grey
Proposed Project's Shadow

In Summer, the new building does not add to the shadow on the Serenity garden

Shadow Study - 3 p.m. in each Season

EXISTING - SPRING 3PM



DRAFT

EXISTING - SUMMER 3PM



EXISTING - FALL 3PM



EXISTING - WINTER 3PM



PROPOSED - SPRING 3PM



PROPOSED - SUMMER 3PM



PROPOSED - FALL 3PM



PROPOSED - WINTER 3PM



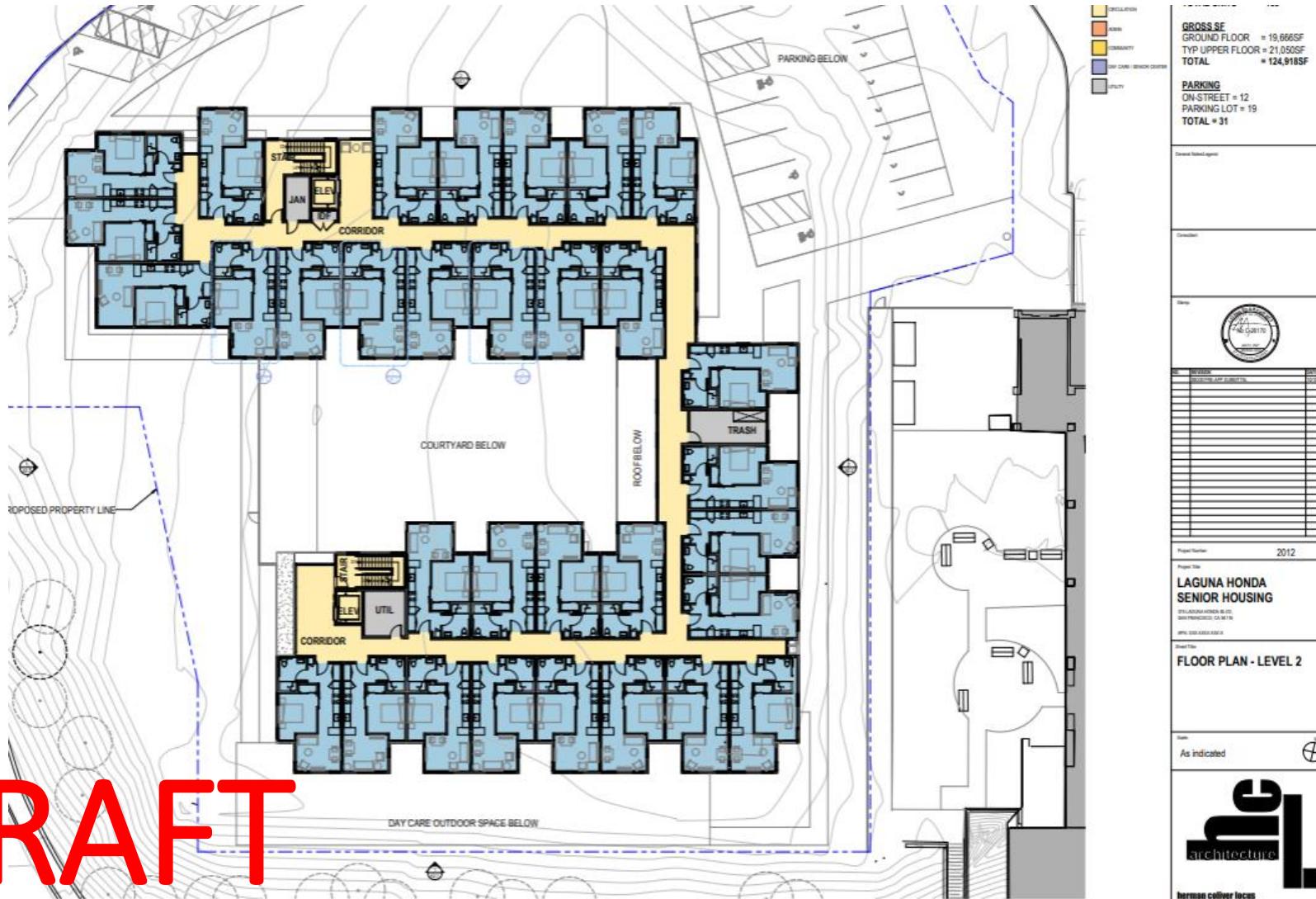
3 P.M Spring Equinox

3 P.M Summer Solstice

3 P.M Fall Equinox

3 P.M Winter Solstice

Question 2: What will located above the children's center?



Residential units are above the Childcare Center

This is the floor plan of the 2nd floor and all residential floors “stack” and have a very similar floor plan

The only deviation is the location of the two laundry rooms that are on residential floors