

An aerial photograph of San Francisco, California. In the foreground, there are dense green trees and a residential neighborhood with houses. In the middle ground, the SFPark Tower (a tall radio tower) is visible on the left. The city skyline, including the Transamerica Pyramid, is visible in the background across the water. The sky is clear and blue.

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?



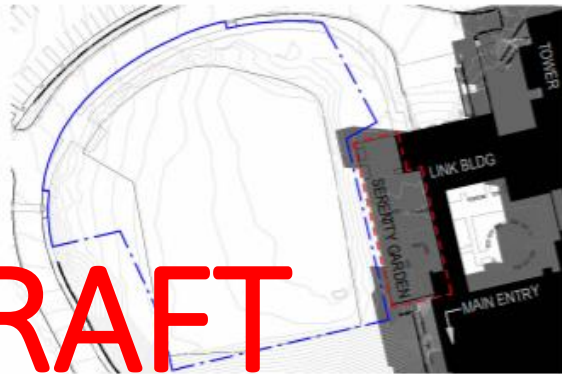
# Question 1. Shadow Study as it relates to impact on the Serenity Garden Summer



North

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EXISTING - SUMMER 9AM



EXISTING - SUMMER 12PM



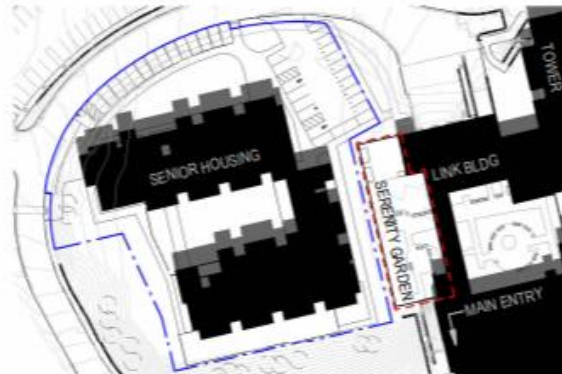
EXISTING - SUMMER 3PM



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.

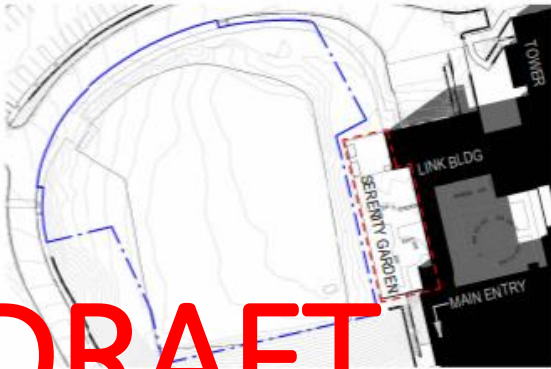
- **Black**  
Proposed Project and East Tower of LHH

- **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



EXISTING - SUMMER 3PM



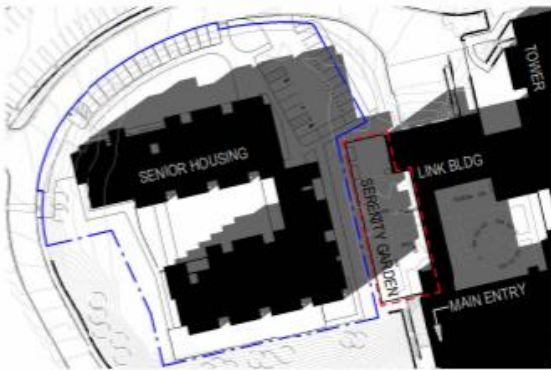
EXISTING - FALL 3PM



EXISTING - WINTER 3PM



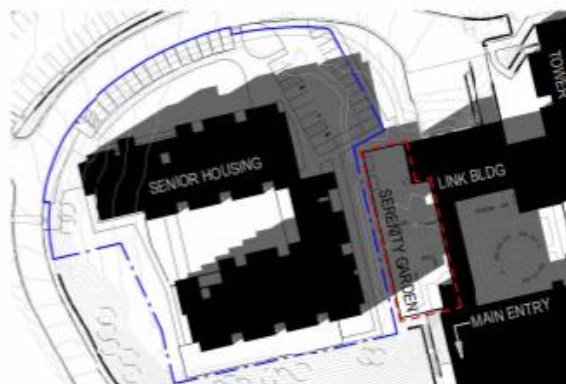
PROPOSED - SPRING 3PM



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

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



Residential units are above the Childcare Center

This is the floor plan of the 2<sup>nd</sup> 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

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