

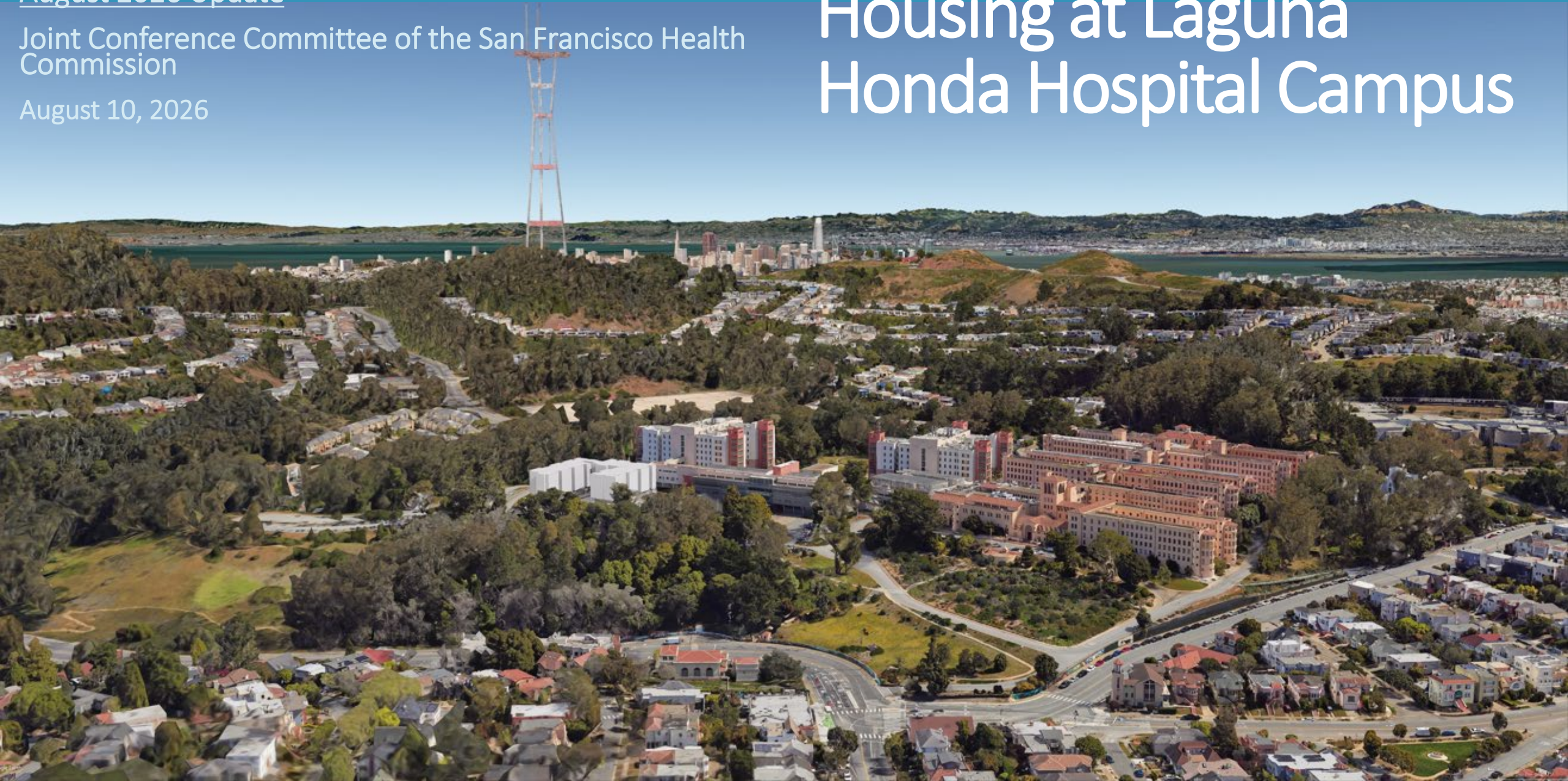
Mayor's Office of Housing and Community Development
City and County of San Francisco

August 2026 Update

Joint Conference Committee of the San Francisco Health
Commission

August 10, 2026

Senior Affordable Housing at Laguna Honda Hospital Campus



Agenda

Updates on :

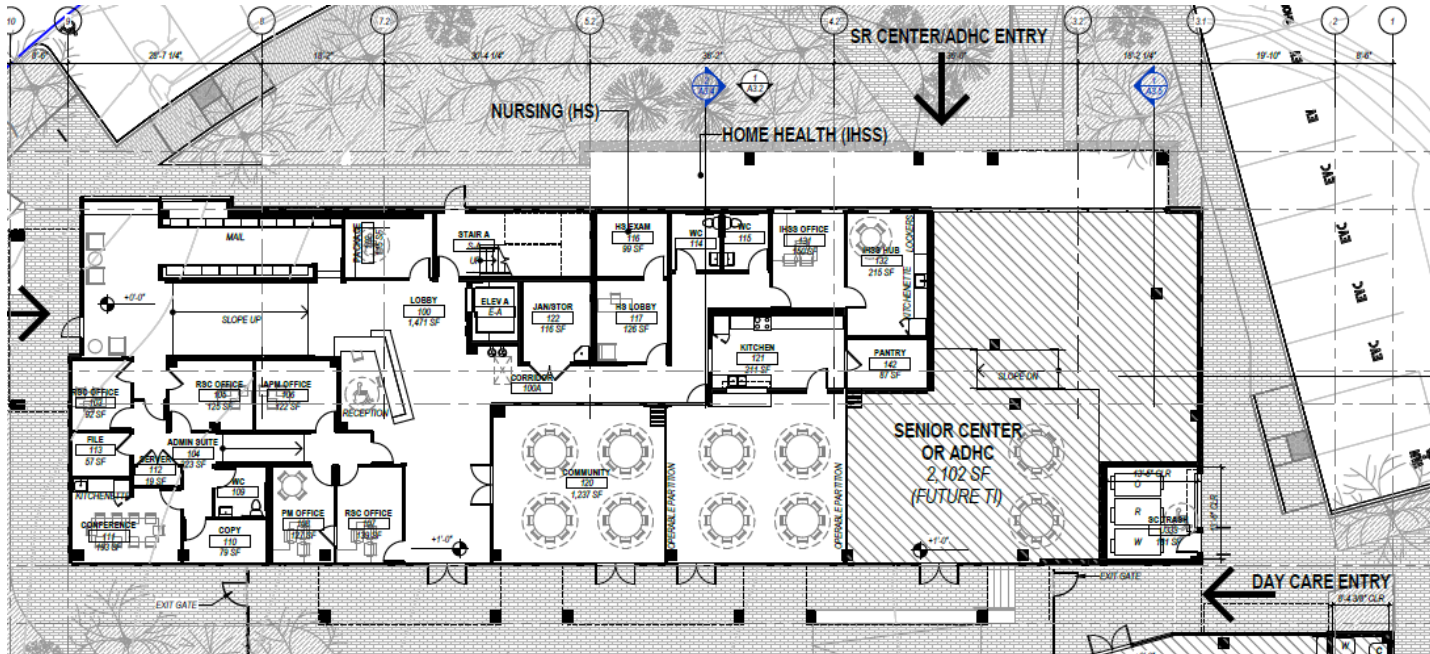
- Welcome Jenny Collins from MOHCD
- Entitlements and Subdivision application submitted
- Childcare
- Senior Center
- Financing
- Transportation plan
- Future JCC and HC updates

Entitlements and Subdivision applications have been submitted

- See the schedule for future JCC and HC meetings for when we'd come back to the JCC and Health Commission for approvals prior to the Jurisdictional Transfer going through the Board of Supervisors

Mercy will issue an RFP to select the Senior Center provider in Fall 2026

- Mercy will select the Senior Center provider and that provider will apply under a City Department of Aging and Adult Services Notice of Funding Availability (expected to be released in Spring 2027) for City Operating funds
- A capital source for the Senior Center Tenant Improvements is not known and we are working with MOHCD to identify funding
 - It's estimated the Senior Center Tenant Improvements are ~\$2M



Senior Center Update

The Senior Center square footage and orientation has not changed significantly

The Senior Center is ~2.1K SF

It will still “open up” to the Senior Housing Community room to allow for “shared space” during lunch time meals.

Financing update

Confirmed the MOHCD financing Available

- \$66.5M max

Applying for RAD Restore Rebuild operating subsidy for 74 units

- Includes the 40 DPH referral units
- This operating subsidy allows for the resident paid rents to be 30% of income

MOHCD awarded the project Affordable Housing Opportunity Fund (“AHOF”) Operating Subsidy

- For 42 units

Senior Operating Support (“SOS”) – Also City of SF subsidy

- Was previously confirmed for 42 units

100% of the Units
now have a planned
form of operating
subsidy allowing
100% of the units to
serve Very Low
Income Seniors
(15% - 50% AMI)

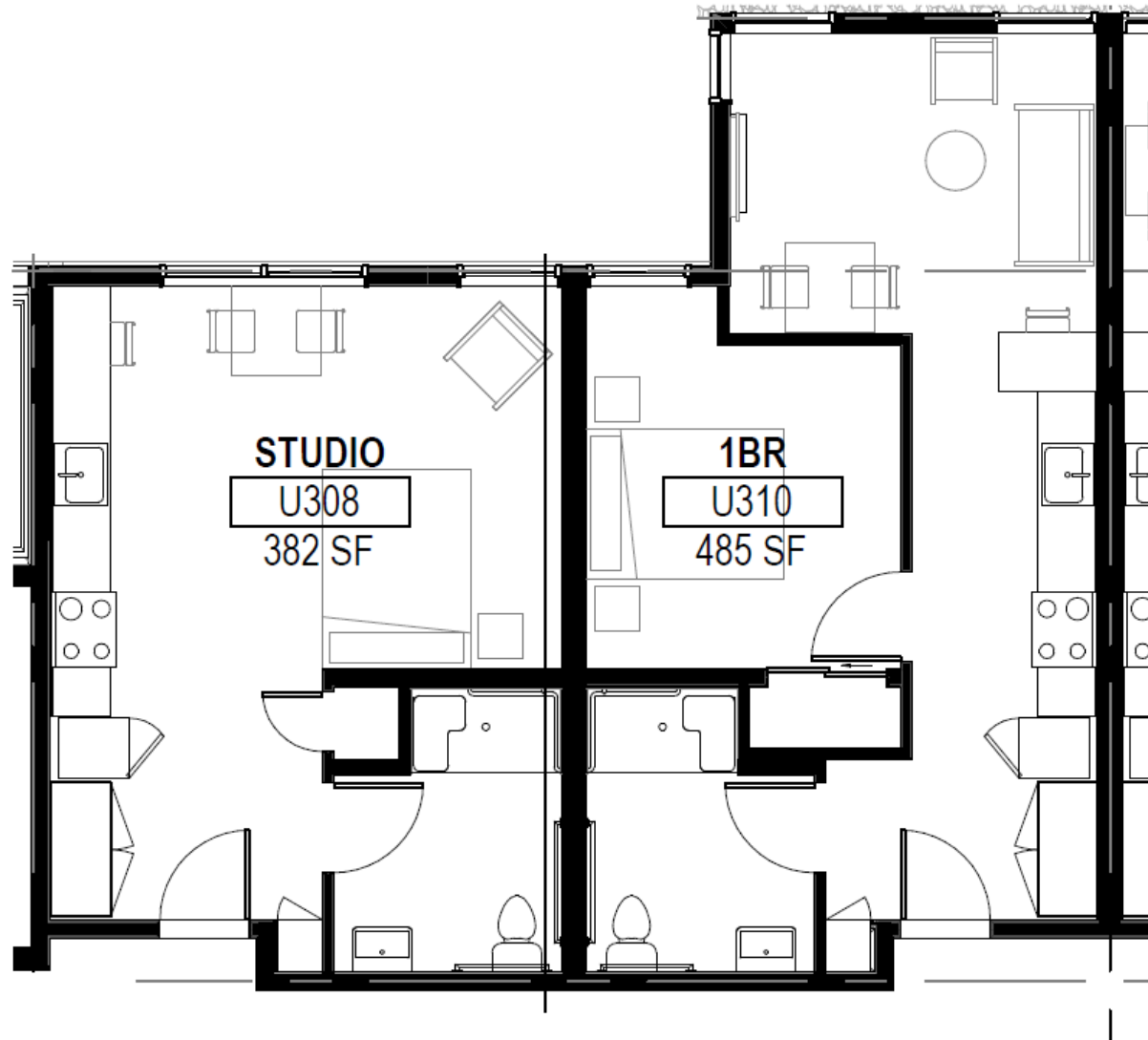
Update on Unit Mix of Housing units

- Refining the project capital sources due to
 - *financing assumptions to address the current tax credit pricing available in the market*
 - *Resulted in less capital sources and we needed to bring the project's capital cost in line with sources*
- To do this we converted 34 1 BR units to studio units
- *Based on its experience with the target population, Mercy has high confidence that these units will be very livable for seniors exiting Laguna Honda and other DPH settings (as those exiting institutional settings tend to be smaller households)*
- *The studio units will be approximately 382 SF; the 1 BR will be 485 SF*

Total unit count has not changed.

Total unit count/mix is as follows:

- 124 1 BR
- 34 Studios
- = 158 units for low income seniors
- +1 2 BR Staff unit for on-site staff



Unit Layout

1 BR unit is 485 SF

Studio unit is 382 SF

All the same amenities (full kitchen, full bath – most baths with a roll in shower)

Both Studios and 1BR will have all the ADA features that we discussed in previous meetings

Ample windows for light and air in both unit types

Transportation Planning:

- Additional meetings have occurred regarding the potential shared use of the LHH shuttle and will continue in Fall 2026 (after the new DPH staff have joined the campus, occupying M & O Wings.)
- Shuttle baseline usage for existing and new staff can then be assessed prior to projecting added usage from new housing

Transportation Update

Preliminary Schedule for Monthly JCC Updates

Monthly meeting schedule

JCC Monthly Meetings

August 10, 2026

Review updates to housing units, financing, transportation, power, and children’s & senior services

September 14, 2026

Review and recommend for approval, resolution for jurisdictional transfer

Full Health Commission

Full Health Commission

October 5, 2026

Project update presentation
Resolution for jurisdictional transfer (Approval requested)

Questions?

Appendix

Rendering of a typical studio unit envisioned at the proposed Laguna Honda Senior Affordable Housing Project



TYPICAL STUDIO APARTMENT

LAGUNA HONDA SENIOR HOUSING

