

Laguna Honda Hospital Senior Housing Project Overview

Project Description:

The Laguna Honda Hospital site is owned by the City and the hospital is operated by the Department of Public Health (DPH).

The current project concept would create ~~an up to 6 story building with up to 160 units [AC1] (a mix of studio and 1-berooms) of affordable~~ housing for seniors on one of the hospital's existing parking lots. While the hospital provides skilled nursing to its patients, many are in need of stable, independent living when they stabilize, but face affordability challenges in the market place. New affordable housing on the hospital grounds could assist in the transition of some Laguna Honda Hospital patients to independent living once their medical crises have abated. The goal is to create a spectrum of housing options for seniors that within the footprint of this one project. This means units will serve a range of needs, from those who need assisted living and skilled nursing to those who are capable of independent living. The proximity of the site to the hospital will facilitate service provision.

In 2002 an EIR for re-use/new construction at ~~Laguna Honda Hospital the parking lot site~~ anticipated-studied an assisted living facility that looked like this:

- 95,000 square feet
- 4 stories, ~50 feet tall
- 140 beds in 100 units consisting of 1 and 2 persons
- 35 FTEs employed at the building
- No parking specifically for this building, an overall parking/transit demand plan for the campus

The Assisted Living facility wasn't built, ~~and there's currently a gravel parking lot to the west of the North Building that is build-able (e.g. but the site conditions are favorable for development. graded flat and a building was anticipated in the 2002 EIR) but not improved.~~

Project Status:

The Mayor's Office of Housing and Community Development (MOHCD) is committed to ~~moving forward~~ aprocuring a firm to conduct a feasibility study of the site, and DPH is also committed to collaborating in all aspects of project development. Mayor Farrell is aware of this project and has expressed his support.

Existing Funding:

No funding is currently dedicated to the predevelopment and construction of this project. However, MOHCD is providing a small amount of funding for the feasibility analysis of the site.

Uses for Requested Funding:

<u>architecture and engineering</u>	<u>\$ 2,500,000.00</u>
<u>entitlements and permits</u>	<u>\$ 500,000.00</u>
<u>Legal</u>	<u>\$ 75,000.00</u>
<u>Other due diligence - appraisal, market study, etc.</u>	<u>\$ 100,000.00</u>
<u>sub-total</u>	<u>\$ 3,175,000.00</u>
<u>10% soft cost contingency</u>	<u>\$ 317,500.00</u>
<u>Total predev budget</u>	<u>\$ 3,492,500.00</u>

[PLEASE ASSIST WITH DESCRIBING USES for \$3.5M]

Points of Differentiation from 250 Laguna Honda Project:

Several factors distinguish this hospital site and give us confidence about its success for affordable housing. First, the previous Forest Hill site was located at the base of a geologically unstable hillside that created significant technical and cost challenges. The current site is located on the Laguna Honda Hospital campus and ~~has no geotechnical-geotechnical issues were identified in the 2012 EIR study~~ problems to overcome.

~~Second, the Forest Hill project was led by a developer from outside San Francisco that was unfamiliar with the neighborhood and not well versed in San Francisco's housing process. We are working with MOHCD to ensure that an appropriate development team is selected for this new project site.~~ [AC2]

Third, several constituents have, of their own accord, suggested building affordable housing at the Laguna Honda hospital site and we are working proactively with some of them to ensure that this project has strong neighborhood support.