

Senior Affordable Housing at Laguna Honda Hospital Campus

Mayor's Office of Housing and
Community Development

City and County of San Francisco

Presentation to the San Francisco
Health Commission

March 17, 2025



Agenda

Project Introduction and Overview

- Anne Romero, Senior Project Manager, Mayor's Office of Housing and Community Development (MOHCD)

Preliminary Conceptual Design, Community Outreach and Schedule

- Sharon Christen, Senior Project Manager, Real Estate Development, Mercy Housing California

Appendices

- A. Preliminary Draft Term Sheet
- B. Community Outreach to date

MOHCD

100% Affordable Housing Pipeline

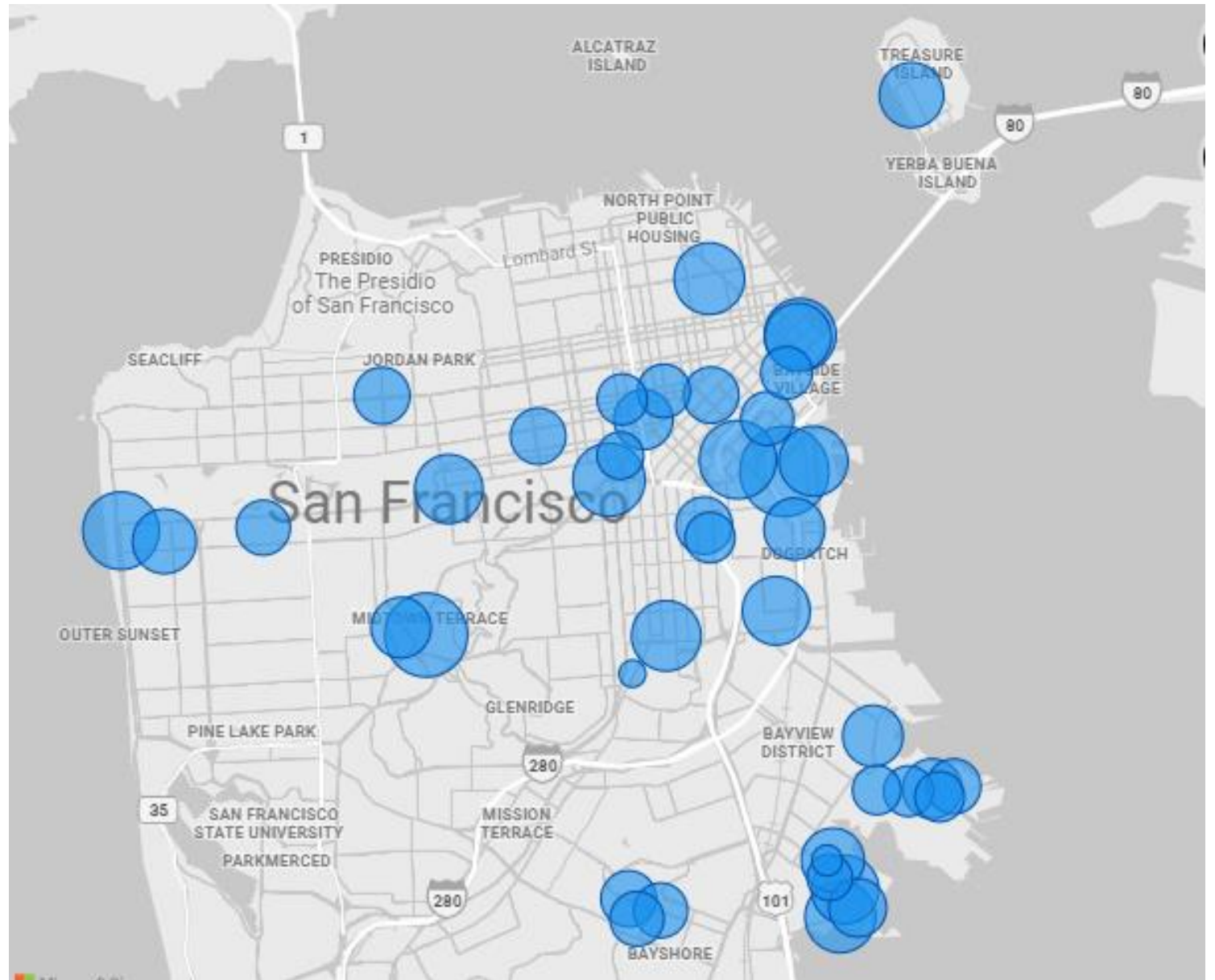
New Construction

52 projects

6,200 units

Source:

<https://www.sf.gov/data/mohcd-affordable-housing-dashboard>



Project Background

Proposal to create New Affordable Senior Housing at Laguna Honda campus



2019 - over 71% of San Francisco voters approved **Proposition A**, a \$600 million General Obligation Bond to finance the construction of affordable housing.

The GO Bond included a **set-aside for senior housing of \$150M**

\$50M was targeted to the construction of 100% affordable senior housing and assisted living at the Laguna Honda Hospital campus.

As envisioned by former Supervisor Norman Yee, the housing would include **Assisted Living**, an **Adult Day Health Center**, and **Early Childhood Education Center** and would create opportunities for programmatic synergies between the programs of Laguna Honda Hospital and the new housing.

Creating a **continuum of senior residential care** on the campus would fulfill an original goal of Measure A passed in November 1999 to create senior housing at Laguna Honda as part of the rebuild of the hospital.

Project Background

November 2019

MOHCD issued an RFQ for the development of new affordable housing at LHH

Spring 2020

Mercy Housing California selected as the developer

December 2020

Citywide Affordable Housing Loan Committee approved \$3M of MOHCD predevelopment loan funds to conduct due diligence and create a master plan

2021- 2022

Mercy met with neighborhood stakeholders and presented to Health Commission JCC on 3/8/22 and to senior staff at Laguna Honda

April 2022

Development activities for the housing were paused when CMS terminated Laguna Honda Hospital's participation in Medicare and Medicaid Programs

Fall 2024

DPH and MOHCD restarted the project planning following Medicare recertification of Hospital

Mercy Housing California



37 Year History in California

- Developers of 100% Affordable Housing and responsive community services
- 160 properties with 21,000 residents serving seniors, families & veterans

Senior Housing Development

- 50 senior residential communities in CA provide homes for 3,600 seniors
- 30 senior residential communities in the Bay Area
- 4 developments for seniors & frail elderly feature Adult Day Health Centers



Biweekly coordination meetings with DPH / LHH staff, MOHCD, Mercy Housing, and HCLA architects



Meetings with the Planning Department to guide design and entitlements



Community outreach to re-start after review and endorsement by Health Commission



MOHCD to oversee predevelopment, construction and compliance during operations

Project Restart Status and Collaboration

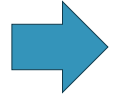
Phase I Development:

- Independent Living senior housing, 100% affordable housing for low-income seniors
- Early Childhood Education Center for the community for LHH and the Westside community

Financing/Affordability:

Housing: Maximum incomes will likely be at 55% of MOHCD AMI and under with a to be determined % of the units with operating support allowing residents to pay 30% of their income for rent (serving residents at 15 – 30%) of AMI.

Early Childhood Education Center (ECEC): financed by: City Department of Children, Youth, and Their Families bond funds.



Why These Uses in Phase I?

- The **Independent Living** community can be financed with currently available affordable housing financing sources.
- The **Early Childhood Education Center** is a current need of the Laguna Honda staff and has available local financing sources.

Phased
development

Income levels
served

Explanation of
Phasing

Phase II Development:

- **Assisted Living** *or* **Affordable Senior Housing** with enhanced supportive services for older adults with chronic health and long-term care needs.
- **Adult Day Health Center (ADHC)** for older adults with deficiencies in activities of daily living.

Financing/Affordability:

Housing: Maximum incomes will likely be at 55% of MOHCD and a to be determined number of units will have operating support allowing residents to pay 30% of their income for rent (serving residents at 15 – 30%) of AMI.

ADHC: Could be included in the affordable housing financing, so financed by MOHCD or other City bond sources that fund senior services. The **Adult Day Health** provider is to be selected and will be selected via an open request for qualifications. Mercy Housing will not be the provider.

Why These Uses in Phase II?

- There is currently no feasible financing path for affordable rental housing that is also a licensed RCFE. This led the Development Team to include this in Phase II to allow time to address policy barriers.
- Mercy and MOHCD are now recommending “*Enhanced Services*” model – a non-licensed approach to be pursued.
- The **ADHC** is necessary to be included within the Phase II Enhanced Services model.

Phased
development

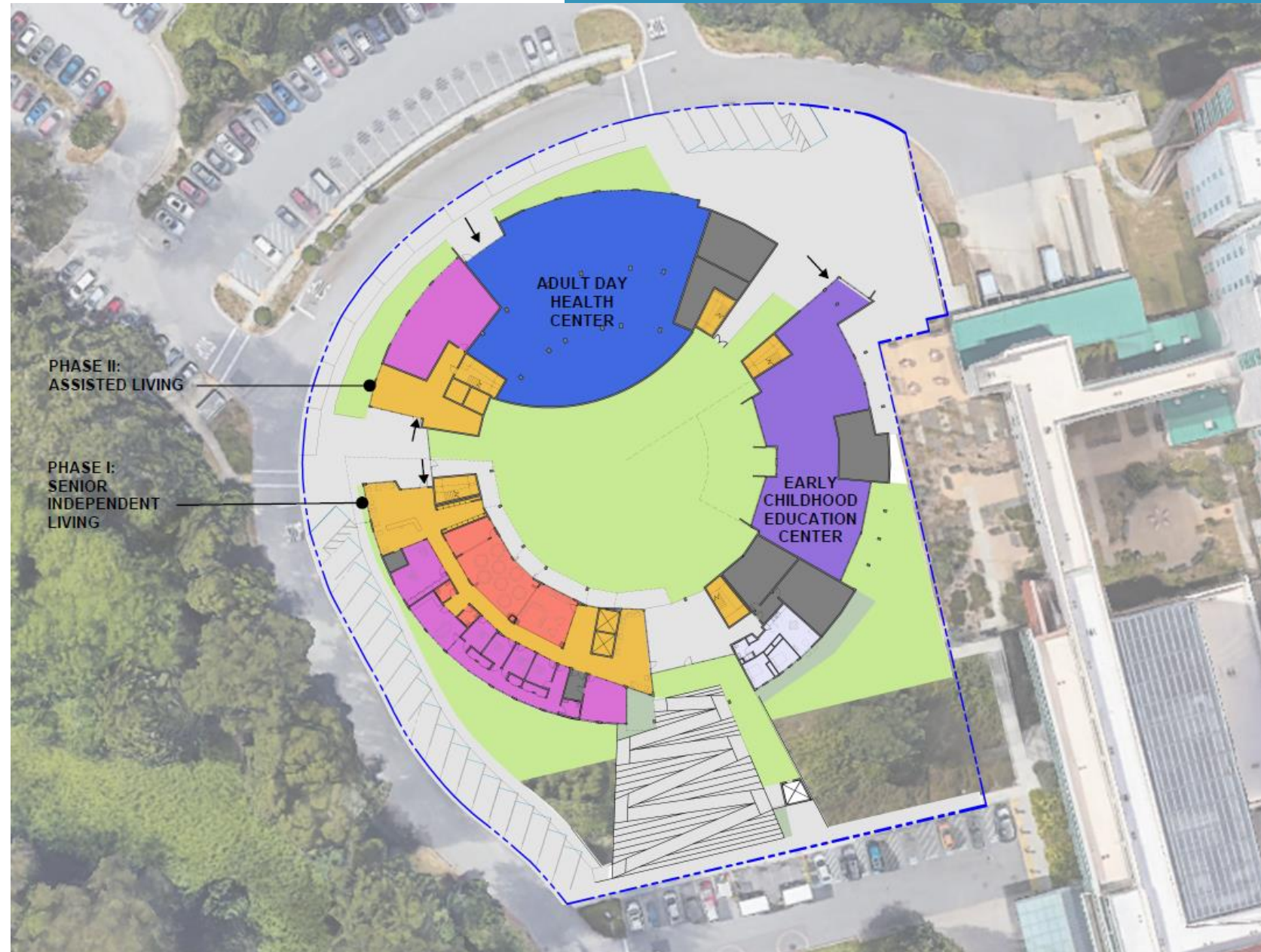
Income levels
served

Explanation of
Phasing

Preliminary Conceptual Plan

The proposed site was intended for a third tower that was never built (former Clarendon Hall site)

- Why are these uses included in Phase I?
 - Close to the hospital for easy access by hospital employees.
 - ECEC entrance allows for auto drop off (most common means of childcare drop off). This location is flat AND allows for safe vehicle maneuvering.
 - Capital and Operating funding is available to allow ECEC to be built concurrent with Phase I.
- Why are these uses included Phase II?
 - Assisted Living as Phase II due to need for further exploration of the financing path for affordable Assisted Living.
 - ADHC must be located in the “enhanced service” affordable housing phase. ADHC is an integral piece of the services model for this housing.
 - ADHC drop off also at “flat” part of site that allows for ease of drop off to allow ADHC participants to come from the community.



Phase I and II – Adjacency to Laguna Honda Hospital



35' = **closest** distance from the west façade of the Phase I building to the nearest east facing façade of the hospital.

- This is the “flat” part of the site which allows for good drop off area for ECEC families dropping of children.

50' = **closest** distance from the west façade of Phase I to Courtyard to porte cochere.

Phase I and II – Adjacency to Laguna Honda Hospital



155' = **closest** distance from west façade of Phase I to the hospital tower.

210' = **closest** distance from Phase I to the LHH porte cochère.

30' = How much **lower** the housing of Phase I and II is than the hospital tower.



Why include an ECEC and ADHC at Laguna Honda?

- The opportunity to provide an Intergenerational campus (by providing ECEC services on site) allows elder residents to participate in youth programming (ECEC and ADHC providers will coordinate to create this) which provides engagement benefit to the elders as well as the children.
- This is an on-going policy priority in San Francisco and an evidence-based practice. Currently Six community organizations offer Intergenerational Programs with support from the San Francisco Department of Disability and Aging Services (DAS)
- Programs engage both generations to share talents and resources that benefit each other through music, art, cooking, technology training and other types of activities.
- ADHC is an integral service to allow for the Assisted Living program.

Program convergence

- Locating the ECEC within Phase I:
- *nearer to the hospital allows for it to serve LHH employees efficiently*
- *This placement allows for the realization of the vision for Laguna Honda to become an Intergenerational Campus*
- *There are therapeutic aspects of intergenerational campus, with elders seeing, hearing, participating in services with children and younger adults.*



- Children provide “that spark of life”.. Counteracting the debilitating effects of loneliness and isolation in older adults
- Elders build and model resilience, belonging and purpose amongst children

➡ Evidence-based research has found that intergenerational shared sites increase the health and well-being of both young and older participants, reduce social isolation, and create cost efficiencies. They are joyful places.

- Developing Phase I to be Independent Living Senior Housing allows for:
 - The continuum of care approach –
 - Accepting discharged residents of LHH
 - Developing the model for “enhanced services” affordable housing, to approach a similar level of service as licensed RCFE to allow to accept discharged residents of LHH.

ADHC is a Critical Element of Phase II

Currently, there is no path to finance licensed Assisted Living (i.e. an RCFE) that is also affordable. The alternative has always been an Enhanced Services model which will target the same population and income levels, i.e. Medi-Cal eligible residents.

- Mercy and MOHCD intend to start meeting with the Enhanced Services Affordable Housing Working Group in April 2025.

An ADHC on site is a critical element of the Enhanced Services model, as it provides nursing and medical care on site during operating hours. Therefore, MOHCD and Mercy recommend that the ADHC be co-located with the Phase II Enhanced Services model.

Preliminary Apartment Count and Program

Phase I - Senior Independent Living:
Estimated **124 1-Bedrooms** plus
one staff unit

Phase I - Early Childhood Education
approximately 5,000 SF serving 40 kids

Phase II - Assisted Living or Highly Supportive Senior Housing:
estimated at 90 studio apartments

Phase II - Adult Day Health Center:
approximately 8,000 SF

38 parking spaces along Ring Road for Phase I and II staff and visitors

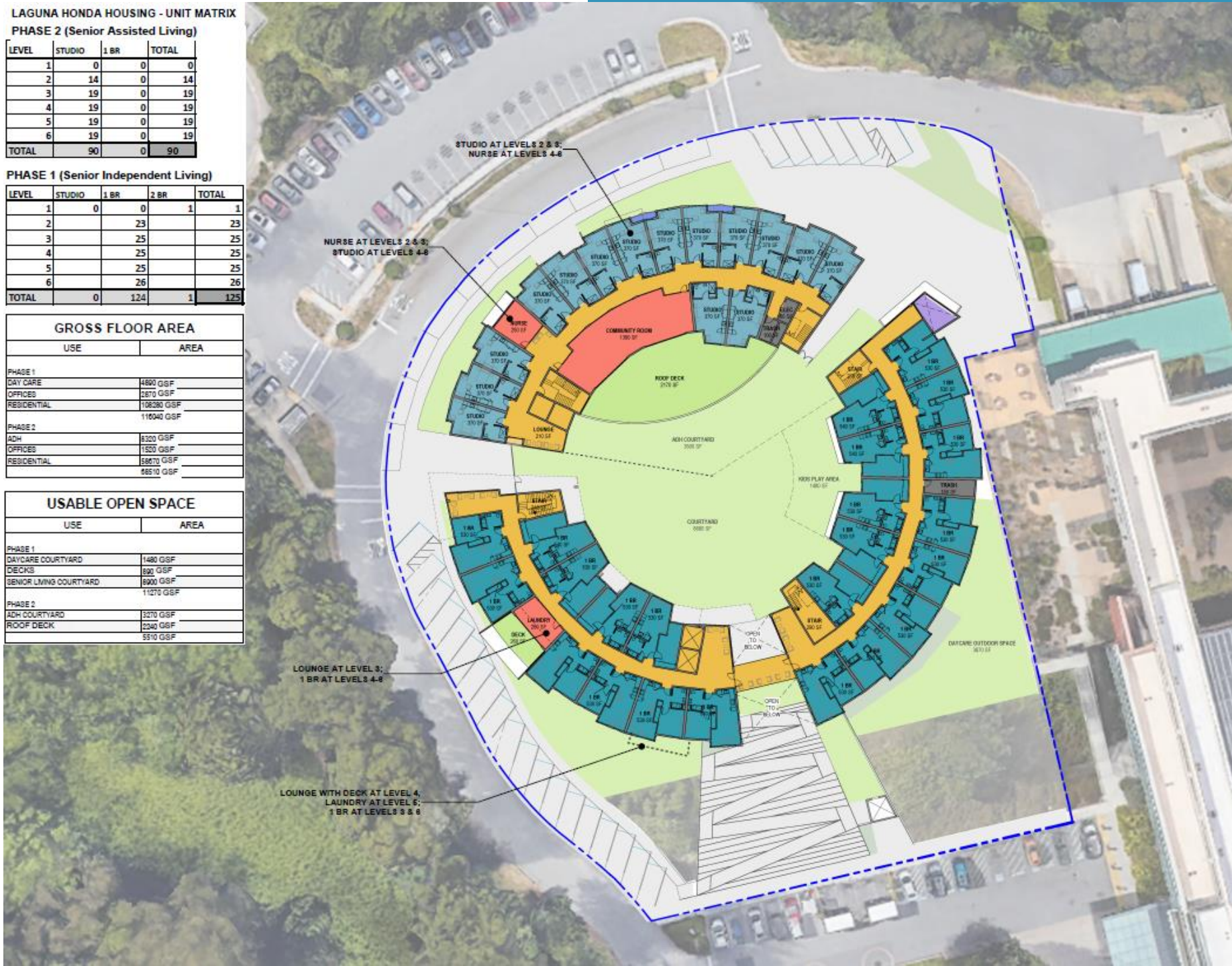
Phase I and II are proposed as 6 stories

LEVEL	STUDIO	1 BR	TOTAL
1	0	0	0
2	14	0	14
3	19	0	19
4	19	0	19
5	19	0	19
6	19	0	19
TOTAL	90	0	90

LEVEL	STUDIO	1 BR	2 BR	TOTAL
1	0	0	1	1
2		23		23
3		25		25
4		25		25
5		25		25
6		26		26
TOTAL	0	124	1	125

GROSS FLOOR AREA	
USE	AREA
PHASE 1	
DAY CARE	4890 GSF
OFFICES	2870 GSF
RESIDENTIAL	108380 GSF
	116040 GSF
PHASE 2	
ADH	8320 GSF
OFFICES	1520 GSF
RESIDENTIAL	58670 GSF
	66510 GSF

USABLE OPEN SPACE	
USE	AREA
PHASE 1	
DAYCARE COURTYARD	1480 GSF
DECKS	690 GSF
SENIOR LIVING COURTYARD	6000 GSF
	11270 GSF
PHASE 2	
ADU COURTYARD	3270 GSF
ROOF DECK	2340 GSF
	5610 GSF





Community Outreach

Mercy conducted preliminary community outreach to neighbors and community organizations in collaboration with Supervisor Melgar's office between 2020-2022.

Mercy will restart community outreach to inform neighborhood groups about the Project restart and gather feedback.

Neighborhood Advisory Committee has been formed and will be continued, staffed by Mercy.

Project website provides ongoing updated information - [Lagunahondasenior.org](https://lagunahondasenior.org)

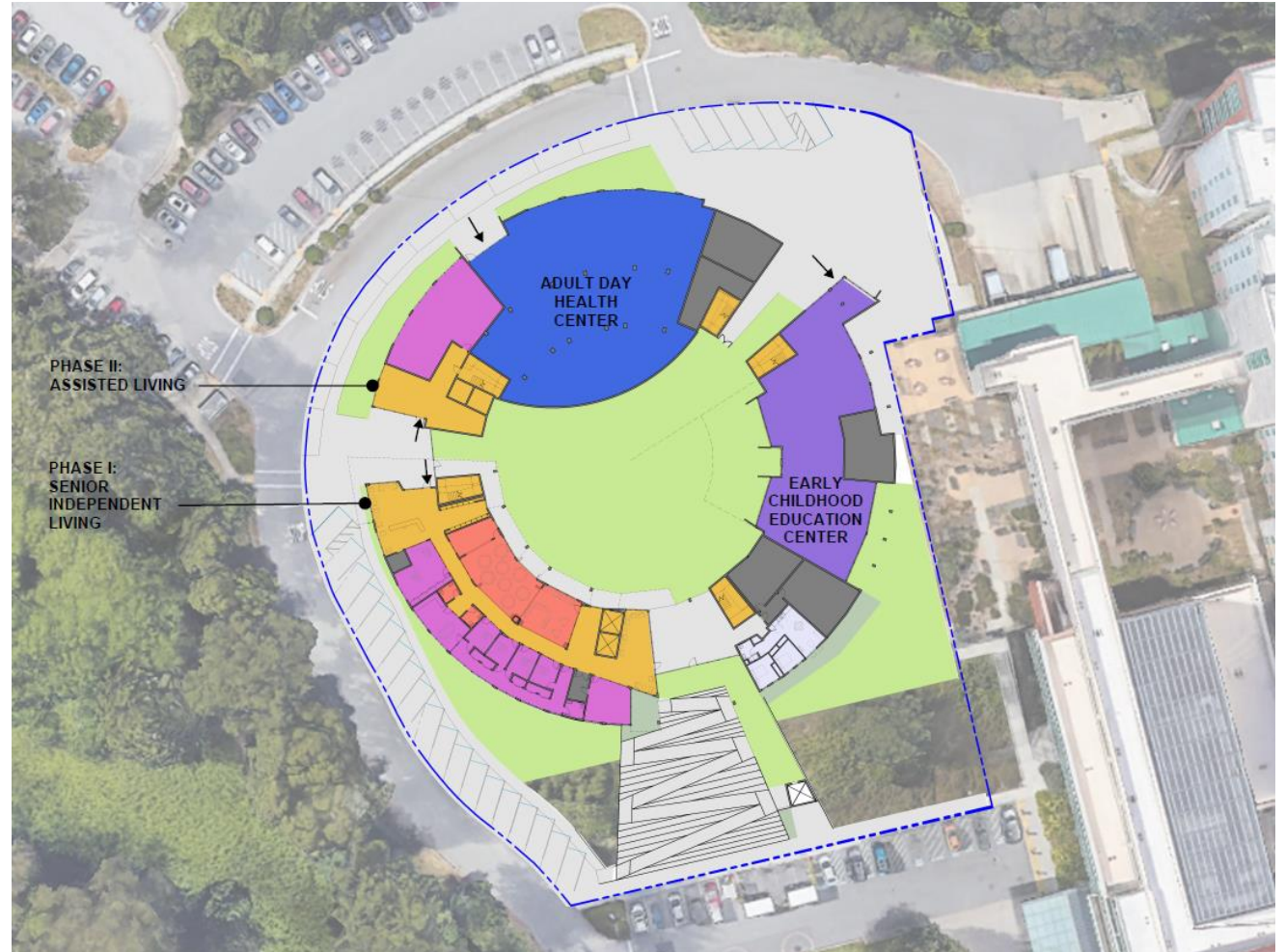
Ongoing coordination between MOHCD, Mercy, DPH and LHH

Plan for Laguna Honda Hospital (LHH) residents and staff benefiting from services within Phase I and II:

- Benefits for LHH residents and staff:
 - Preference for housing/set-aside in Phase I and II
 - LHH resident enrollment in Phase II ADHC to increase independence to work toward discharge
 - LHH staff expected to be high users of the ECEC

Ongoing coordination to confirm:

- Building lay out of Phase I:
 - Proximity to LHH of Early Childhood Education Center (ECEC) makes for convenient access for LHH staff
- Location of Adult Day Health Center (ADHC) in relation to LHH:
 - To allow the ADHC to serve ADHC.



How will changes in federal policy and funding impact the phases of the project?

- Possible impacts of the current changes at the Federal level
 - *Medicare billing for services at Phase II and ADHC may be reduced or not be available.*
- The senior Phase II Enhanced Services model financing plan has been proposed to include HUD Section 202.
 - *This source could become unavailable. If not available, Mercy would need to rely on State and MOHCD capital sources as well as Low Income Housing Tax Credit generated equity solely for financing.*
 - *With these sources, Phase II is still feasible, but these sources are very competitive, so it could take **longer** to secure these sources and therefore Phase II could be delivered and placed in service **at a later date** than currently anticipated.*

Preliminary Project Schedule

Quarter 1 2025	<ul style="list-style-type: none"> - <u>February 3 (JCC) and March 17, 2025 (Health Commission)</u> – Informational presentation to JCC and Health Commission - Outreach to LHH staff and residents - First meeting of Planning Advisory Committee - Community outreach
Quarter 2 2025	<ul style="list-style-type: none"> - <u>April 21, 2025</u> – Request for non-binding endorsement of Term Sheet and authorization for Mercy to submit preliminary Planning application - Health Commission - Preliminary application to Planning - Ongoing community outreach - Submit Planning Entitlements Application - Begin Parcel Mapping
Quarter 3 2025	<ul style="list-style-type: none"> - <u>September 2025</u> – Request for endorsement of proposed parcel map and approval of MOU – Health Commission - Determine Option to Lease and long-term Ground Lease path - Determine easements needed
Quarter 4 2025	<ul style="list-style-type: none"> - Planning entitlements approved through SB 423 for Phase I - Determine affordable housing model for Phase II
2026	<ul style="list-style-type: none"> - <u>January 2026</u> – Request for approval of jurisdictional transfer of Phase I Site to MOHCD – Health Commission - City Option to Ground Lease for Phase I - Financing Applications
2027	<ul style="list-style-type: none"> - <u>Spring 2027</u> – Request for approval of Logistics Plan, License Agreement and Easement Agreements – Health Commission - Earliest start of construction pending successful state, tax credit and bond financing applications
2029	<ul style="list-style-type: none"> - Earliest completion of Phase I
2029	<ul style="list-style-type: none"> - Earliest start of Phase II with two year construction period

Key Legal Documents

Mapping the path forward - accountability measures for the Project



Draft Term Sheet - see Appendix



Predevelopment Memorandum of Understanding defining roles including logistics plan – MOHCD, DPH, Mercy



Option to ground lease for financing applications



Easement Agreements



MOHCD Loan Agreements, Promissory Notes, Deeds of Trust and affordability restrictions



Planning Department Restrictions and Regulatory Agreement

Questions?



Appendices

A - Draft Term Sheet

B - List of past community outreach

MOHCD Contacts

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APPENDICES

Senior Affordable Housing at Laguna Honda Hospital

Draft Term Sheet as of December 2024

PROJECT NAME	Senior Affordable Housing at Laguna Honda Hospital
BACKGROUND	<p>In 2019, over 71% of San Francisco voters approved Proposition A, a \$600 million General Obligation Bond for affordable housing, to finance the construction of affordable housing for extremely-low, low and middle income households. The bond included a set-aside for senior housing in the amount of \$150 million, of which \$50 million was targeted to the construction of 100% affordable senior housing and assisted living at the Laguna Honda Hospital campus.</p> <p>As envisioned by former Supervisor Norman Yee, the housing would include an adult day health center and early childhood education center and would create opportunities for programmatic synergies between the programs of Laguna Honda Hospital and the new housing. Subject to the Health Commission review and approval, there are potential opportunities for DPH to refer Laguna Honda patients who can live in a community setting to a set-aside of units with onsite support services. Creating a continuum of senior residential care on the campus would fulfill an original goal of Measure A passed in November 1999 to create senior housing on site as part of the rebuild of the hospital, which was too costly to implement at that time.</p> <p>The Mayor's Office of Housing & Community Development (MOHCD) issued a Request for Qualifications on November 18, 2019 for the development of new affordable housing at the Laguna Honda Hospital Campus Replacement Lot. Mercy Housing California was selected as the developer with extensive experience in the development and operations of senior and supportive housing. The Citywide Affordable Housing Committee approved a predevelopment loan in the amount of \$3 million on December 18, 2020 for due diligence, predevelopment activities and to create a master plan report, and the predevelopment loan closed on May 21, 2021.</p> <p>Mercy created a master plan which outlines the conceptual design of 170 units of independent senior housing with an early childhood education center on the ground floor (known as Phase 1), and 90 units of licensed assisted living or affordable senior housing with enhanced services, along with an adult day health center on the ground floor (known as Phase 2). Mercy met with neighborhood</p>

	<p>stakeholders identified by former Supervisor Norman Yee and in March 2022, presented with MOHCD to the DPH Joint Conference Committee and to senior staff at the hospital. The proposed site is the vacant gravel lot just north of the main hospital entrance plaza where Clarendon Hall had previously been demolished for the hospital rebuild.</p> <p>Development activities for the housing were paused when Centers for Medicare and Medicaid Services (CMS) terminated Laguna Honda Hospital's participation in the Medicare and Medicaid Provider Participation Programs in April 2022. When Laguna Honda was approved for Medicare recertification in 2024, DPH and MOHCD agreed to restart the project planning. Given the delay, MOHCD is now planning on using 2024 GO Bond financing instead of 2019 GO Bonds for the City contribution.</p>
	<p>Preliminary concept plan:</p> <p>Phase 1</p> <ul style="list-style-type: none"> - Estimated 170 units of independent senior housing affordable to low-income households - Early Childhood Education Center <p>Phase 2</p> <ul style="list-style-type: none"> - Estimated 90 units of assisted living (structured as a licensed Residential Care Facility for the Elderly or "RCFE") with affordability levels to be determined based on financing with the intent to be affordable to low and moderate income households - Alternatively, estimated 90 units of independent senior housing with enhanced services affordable to low-income households - Adult Day Health Center <p>On site parking for staff, visitors and drop-off</p>
TARGET POPULATION	<p>Phase 1 – low income senior households 62 year of age and older</p> <p>Phase 2 – seniors 62 years of age and older with chronic health and long-term care needs who have inadequate informal care supports and inadequate financial resources to afford services at home</p>
KEY LEGAL DOCUMENTS	<ul style="list-style-type: none"> • Predevelopment Memorandum of Understanding (MOU) • Options to Ground Lease

	<ul style="list-style-type: none"> • Ground Leases • Reciprocal Easement Agreements • Loan Agreements, Promissory Notes, Deeds of Trust, and Affordability Restrictions • Planning Department Restrictions and Regulatory Agreements 																						
PROJECT TEAM	<p>Mercy Housing California has selected the following development team partners:</p> <table> <tr> <td>Architect</td><td>Herman Coliver Locus Architecture</td></tr> <tr> <td>Architect Consultants</td><td>TS Studio</td></tr> <tr> <td>Structural Eng</td><td>Mar Structural Design</td></tr> <tr> <td>Owners Construction Mgr.</td><td>Design Studio Gonzalo Castro</td></tr> <tr> <td>Other Owners Consultants</td><td>Langan</td></tr> <tr> <td>General Contractor</td><td>Cahill/Guzman JV</td></tr> <tr> <td>Financial Consultant</td><td>Community Housing Partnership Corporation (CHPC)</td></tr> <tr> <td>Legal</td><td>Gubb & Barshay</td></tr> <tr> <td>Property Manager</td><td>Mercy Housing Management</td></tr> <tr> <td>Services Provider</td><td>Mercy Housing California</td></tr> <tr> <td>Owners Hazardous Cons.</td><td>Langan</td></tr> </table>	Architect	Herman Coliver Locus Architecture	Architect Consultants	TS Studio	Structural Eng	Mar Structural Design	Owners Construction Mgr.	Design Studio Gonzalo Castro	Other Owners Consultants	Langan	General Contractor	Cahill/Guzman JV	Financial Consultant	Community Housing Partnership Corporation (CHPC)	Legal	Gubb & Barshay	Property Manager	Mercy Housing Management	Services Provider	Mercy Housing California	Owners Hazardous Cons.	Langan
Architect	Herman Coliver Locus Architecture																						
Architect Consultants	TS Studio																						
Structural Eng	Mar Structural Design																						
Owners Construction Mgr.	Design Studio Gonzalo Castro																						
Other Owners Consultants	Langan																						
General Contractor	Cahill/Guzman JV																						
Financial Consultant	Community Housing Partnership Corporation (CHPC)																						
Legal	Gubb & Barshay																						
Property Manager	Mercy Housing Management																						
Services Provider	Mercy Housing California																						
Owners Hazardous Cons.	Langan																						
ENTITLEMENTS AND ENVIRONMENTAL REVIEW	<p>The Planning Department has confirmed that both Phase 1 and 2 can be entitled through the streamlined SB 423 process and would not trigger CEQA review. Assisted living is permitted as a conditional use under the underlying P zoning and SB 423 would eliminate any discretionary hearing for its approval.</p> <p>The preliminary schedule assumes that the entitlement application would be submitted to the Planning Department in Spring 2025 and would allow the Planning Department up to 6 months to approve through the streamlined SB 423 process.</p>																						
PROPOSED PROJECT FINANCING	<p><u>Phase 1 (Independent Senior Housing):</u></p> <ul style="list-style-type: none"> - Prop A General Obligation Bond (MOHCD) - State Multifamily Housing Program - Federal Home Loan Bank Affordable Housing Program - Low Income Housing Tax Credit (LIHTC) Equity - HUD Section 202 Supportive Housing for the Elderly General Partner Equity - CDLAC bond allocation - Local SOS operating subsidy 																						

	<p><u>Phase 2 Assisted Living or Senior Housing with Enhanced Services</u>: to be determined by December 2025 based on policy direction and availability of State and local subsidies for affordable assisted living and service subsidies.</p> <p>Capital sources to be explored include:</p> <ul style="list-style-type: none"> - HUD / FHA 232 loan - HUD Section 202 Supportive Housing for the Elderly - Low Income Housing Tax Credits - MOHCD gap funding <p>Service and operating subsidies to be explored include:</p> <ul style="list-style-type: none"> - State Assisted Living Waiver - DPH “patch” - Project of All Inclusive Care for the Elderly (PACE) - Community Living Fund - Health plans - Local SOS operating subsidy <p>If Phase 2 is a licensed RCFE, Mercy Housing California will partner with an experienced operator to be selected in collaboration with City agencies.</p>
PROJECT SCHEDULE Key Milestones through entitlements and project financing Phase I	
January 2025 – April 2025	<ul style="list-style-type: none"> - Presentation to Health Commission JCC - 1/13/25 - Presentation to full Health Commission – 2/3/25 (tentative) - Outreach to LHH staff and residents as recommended by LHH - First meeting of Planning Advisory Committee - Coordination with Supervisor Melgar’s Office - Preliminary community outreach – presentations to neighborhood organizations and at least one open community meeting
Jan 2025 -May 2025	<ul style="list-style-type: none"> - MOHCD Conceptual Design Review process - Review SF Planning Design Standards adopted 11/14/24 by Planning Commission and incorporate - Architect prepares revisions to master plan based on financing requirements and feedback from stakeholders, presents Concept Design to MOHCD and DPH, and submits preliminary application to Planning in mid-January which will start the Tribal Notification process
May 2025	Submit Planning Entitlements application
May 2025 – October 2025	Planning Entitlement Review and on-going community outreach

October 2025	Planning entitlements approved
Summer – Fall 2025	Possible HUD 202 NOFO deadline
Summer 2025 - Summer 2026	Possible MHP Super NOFA deadline
Summer 2026	Possible TCAC/CDLAC application if all other gap financing committed
Spring 2027	Earliest potential start of construction
PROJECT SCHEUDLE Key Milestones through entitlements and project financing Phase II	
Jan 2025 -May 2025	Entitlement process included in Phase I:
Jan 2025 – Dec 2025	Feasibility evaluation of financing licensed RCFE and comparison with financing affordable senior housing with enhanced services
December 2025	Determination of project model for Phase II in collaboration with MOHCD and DPH
2026	Financing applications for RCFE or affordable housing with enhanced services
TBD	Earliest start of construction
ROLES AND RESPONSIBILITIES	
MOHCD	<ul style="list-style-type: none"> - Predevelopment and Permanent Financing Lender (and provision of certain types of subsidies) - Facilitating bond issuance by City - Monitoring and oversight through development, construction, and operations - Ground Lessor for Phase 1 and potential Ground Lessor for Phase 2 - Staff costs
DPH / Laguna Honda Hospital	<ul style="list-style-type: none"> - Provide site - DPH Commission approval of land use path - Participation and feedback around design - Collaboration and planning around potential program synergies between LHH and the new affordable housing - Coordinate campus infrastructure issues such as utilities, hospital logistics and operations - Coordination around other hospital capital projects - Potential jurisdictional transfer of Phase 1 site to MOHCD or act as direct ground lessor - Potential jurisdictional transfer of Phase 2 site to MOHCD or act as direct ground lessor - Staff costs

<p>Mercy Housing California</p>	<ul style="list-style-type: none"> - Developer - Coordination around LHH campus infrastructure issues such as utilities, hospital logistics and operations - Coordination around hospital capital projects - Collaboration and planning around potential program synergies between LHH and the new affordable housing - Housing operator - Service provider - Ground lessee - Predevelopment expenses (under the MOHCD loan) - Selection of assisted living provider operator if licensed RCFE is pursued for Phase 2
<p>FUNDING</p>	<p>MOHCD will provide loans to Mercy as follows:</p> <ul style="list-style-type: none"> - Up to \$50M for Phase 1 and 2 - Possible SOS operating subsidies for either or both phases
<p>KEY LOAN TERMS</p>	<p>Phase 1:</p> <ul style="list-style-type: none"> - 55 year loan term - Repayment through Residual Receipts - Interest Rate to be determined - Units will be restricted for life of the project - Comply with City contracting requirements (prevailing wage, LBE goals, local hire, First Source Hiring, etc.) <p>Phase 2: to be determined based on financing and type of project</p>
<p>JURISDICTIONAL TRANSFER</p>	<p>If DPH determines that the site should be transferred to MOHCD under a jurisdictional transfer, it would be initiated after subdivision of the parcel after approval by the Health Commission and resolution by the Board of Supervisors. Phase 1 resolution would include use of the Phase 1 site for senior affordable housing and comply with Surplus Lands Act exemption.</p> <p>DPH and MOHCD would then determine jurisdictional transfer of Phase 2 site according to schedule above.</p>
<p>KEY GROUND LEASE TERMS</p>	<p>The ground lease terms would comply with the MOHCD ground lease policy which applies for affordable housing developments on City-owned land to ensure the long-term affordability of housing funded by the City and / or developed on City-owned land. See: MOHCD CURRENT Ground Lease Policy</p> <p>Phase 1 Site:</p> <ul style="list-style-type: none"> - 75 years with a 24-year option to extend for a total 99 year term - Base rent of \$15,000/year

Preliminary Discussion Draft

	<ul style="list-style-type: none">- Residual Rent from surplus cash after repayment of all outstanding debt- use restricted to affordable housing- Mercy to own improvements in fee and fully responsible for ownership, management, and operations of the housing <p>Phase 2 Site: to be determined based on type of project.</p>
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Exhibit A: Site Map

List of Past Community Outreach 2020 - 2022

Type	Date	Location	Attendance	Notes
Community	9/20/2020	Online	Five constituents	invitation-only -- initial meeting with constituents suggested by Supervisor Yee
Individual	10/13/2020	Online		recommended potential contacts in seven neighborhoods
Individual	11/9/2020	Online		discussed outreach strategy, sensitivity to highly-impacted residents, and lessons from prior development proposal
Small Group	11/10/2020	Online	3 members	introduction to the Woods condo association
Individual	11/17/2020	Online		discussed need for community and senior services
Individual	12/8/2020	Phone		phone call to learn about CCH Project pitfalls
Individual	1/14/2021	Online		brief call to answer basic questions; scheduled follow-up meeting with W. Portal Neighbor Assn.
Neighborhood Assn.	4/7/2021	Online	Greater West Portal Neighborhood Association	introductory meeting -- attended regular monthly GWPNA meeting to introduce team
Neighborhood Assn.	4/14/2021	Online	Midtown Terrace Neighbors	introductory meeting
stakeholder advisory group	3/7/2022	Online	Norman Yee Jen Low Four members	stakeholder check-in
city presentation	3/8/2022	Online	Edward Chow, Tessie Guillermo, Laurie Green, presentation by Anne Romero	JCC (Health Commission Committee)
LHH staff	3/16/2022	Online	presentation by Anne Romero	LHH "leadership forum," supervisor staff mtg (roughly 36 people attended)
Neighborhood Assn.	3/29/2022	Online	10 members	Woods condo association
Neighborhood Assn.	4/11/2022	Online	15 members	Forest Hill Association mtg
Neighborhood Assn.	4/13/2022	Online	Midtown Terrace Neighbors	Midtown Terrace mtg