Tour Participants
- Alan Leung, Working Group
- Ed Parillon, Working Group
- Stephanie Cajina, EAG, Project Partner
- Rachael Tanner, Planning Dept.
- James Pappas, Planning Dept.
- Jorge Rivas, OEWD

Photos of Housing: https://drive.google.com/open?id=0ByXVIRQ7SUlPU3pjOHBWemx5RXc

5199 Mission, the Crocker Amazon Senior Apartments

- 37 units of housing; 36 for residents and 1 onsite property manager
  - 4 designated for disabled seniors.
  - 10 1-bedroom apartments; the rest are studios. Vary in shape, size; approximately 400 square feet +/-
- Built in 2010
- Manager said “It’s a really beautiful building. And the residents are really happy. Their children tell me.”
As far as location, the manager described it as a great location. Right near the buses on Mission and Geneva; not far from BART. It is also near to a pharmacy and there is a grocery next door.

All the residents here are independent; they may have caregivers who visit for some assistance. Such assistance is not provided by the building.

Residents come from the waitlist, which will soon be on DAHLIA, the new internet portal that lets members of the public sign up for housing lotteries.

Amenities also include:
- Shared washer/dryer
- Community room, which residents have access to at all times
- Lovely rear courtyard with great sun.
- Second floor outdoor balcony
- On-site coordinator who helps refer seniors to services
Land Use & Housing Tour 9-7-17 from Noon - 2 pm
1100 Ocean Avenue

- 100% affordable housing constructed and managed by Mercy Housing.
• Opened in about 2015 (about 2 years old)
• The building is 5 stories tall, including 4 floors of housing and 1 floor of retail.
• Manager reported building is concrete construction, but wanted to double check
• About 71 units (need to confirm) including manager’s unit
  ○ 1 on site manager unit
  ○ including 25 units for Transition Aged Youth; these are young people who have aged out of the foster care system or are transitioning out of homelessness.
  ○ There studios - 3 bedroom units
• Amenities include
  ○ Play area
  ○ Courtyard
  ○ Fitness room
  ○ Community room, with kitchen
  ○ Lounge and on-site help for the transition-aged youth
• It is adjacent to the Unity Plaza
• When we visited, the plaza was full of city college students walking to class, coming into the ground floor retail; super active!
• Mercy Housing focuses retail on small, local business; not formula retail. All of the retail spaces were occupied
• The location is very transit adjacent, near the Phelan Loop where the 8 and 49 layover. It is also by the K line. Still, the manager reported that 45 residents had cars; this was as of a resident survey conducted last year. An updated survey may be available.
Challenges of Developing Projects
The tour then swung by the “Joe’s Cable Car” site. Alan shared some of the challenges of the puzzle that is developing a project. The site is actually 3 parcels; 2 that are zoned commercially and one that zoned for a single family home. Given the size of the parcel and the density limits of 1 unit per 600 square feet, a code compliant project is about 10 units; even though the building could be up to 40 feet in height. With these constraints, developers/property owners have to look at their options and see what can make sense as well as provide the most housing to meet needs of San Franciscans.