

Land Use & Housing Tour 9-7-17 from Noon - 2 pm

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=0ByXVIRQ7SUIPU3pjOHBWemx5RXc>

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."

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- 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



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1100 Ocean Avenue



- 100% affordable housing constructed and managed by [Mercy Housing](#).

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- 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.

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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.