

# Mission Creek Senior Community, San Francisco, CA

## Permanent Supportive Housing for Elders<sup>1</sup>



### Mission Creek Senior Community

An integrated seven-story development of 139 units of senior housing with 51 set aside as permanent supportive for chronically homeless older adults, includes an adult day health center

#### Developer and Owner:

Mercy Housing

#### Property Management:

Mercy Services Corporation

#### Tenant Profile:

Very-low income elders aged 62 and up, with 51 units for homeless, frail and disabled elders

#### Supportive Services Providers:

Mercy Services Corporation, Adult Day Health Center on site by North and South of Market Adult Day Health

#### Services Approach:

Services are flexible and tenant-driven. Service participation is voluntary, but is encouraged by staff through a variety of approaches.

### Key Features and Innovations

- The building includes a branch of the San Francisco Public Library, an adult day health center, a real estate office, a café, a community room, dining room and computer lab.
- Mission Creek Senior Community won the PCBC and Builder magazine 2007 Gold Nugget Grand Award for best mixed use project and is an Affordable Housing Finance magazine Reader's Choice Award\Urban Finalist.
- Rents are subsidized through project-based Section 8 Vouchers from the San Francisco Housing Authority and the San Francisco Department of Public Health's Direct Access to Housing Program.
- The Adult Day Health Center is funded by Medi-Cal and the City of San Francisco for persons at risk of institutional placement. It provides skilled nursing, occupational and physical therapy, and a meals program.

### Financing Information

**Capital Financing Sources:** San Francisco Redevelopment Agency, California Department of Housing and Urban Development, National Equity Fund--LIHTC Equity, Citibank-- Permanent Mortgage, Federal Home Loan Bank of San Francisco—Affordable Housing Program

**Operating Financing Sources:** The San Francisco Housing Authority subsidizes 88 units with Project-based Section 8 Vouchers. The rent for the 51 units serving homeless, frail, and disabled seniors is paid by the San Francisco Department of Public Health (DPH) under the Direct Access to Housing Program (DAH).

**Services Financing Sources:** One Resident Services Coordinator funded by property operations and the other by a contract with the San Francisco Department of Public Health. Onsite Adult Day Health Center funded by Medi-Cal enhanced with City revenue.

<sup>1</sup> Information for this profile taken from the Mission Creek Senior Community Profile in the Homeless Older Adults Strategic Plan, Shelter Partnership, Inc., March 2008 <http://www.shelterpartnership.org/Common/Documents/studies/HOAPlanCompiled.pdf>