

Creating Affordable Housing for the Elderly while Promoting Sustainability

Mission Creek is a new construction of a seven-story building consisting of: 139 affordable 1-bedroom, 1-bathroom apartments for low-income elderly persons including those living with HIV/AIDS; a 7,650 square ft. Branch of the San Francisco Public Library containing 34,000 items including materials highlighting local interests, and Chinese, Russian and Spanish language materials to serve Mission Creek's diverse population ; 5,000 square feet of neighborhood-serving retail space; a 6,198 square foot Adult Day Care Center with services including skilled nursing, occupational and physical therapy, a meals program, and nutritional and recreational services also serving seniors in the community-at-large

Covering 1.11 acres and located in the Mission Bay North area of San Francisco, Mission Creek Senior Community is a classic, supremely replicable and highly innovative example of successful collaboration between non-profit organizations, local government agencies, for-profit entities and citizens. The impressive array of partners included: Mercy Housing California, the San Francisco Redevelopment Agency, Catellus Development Corporation, the San Francisco Arts Commission, The Friends of the San Francisco Library, North and South of Market Adult Day Health Center, the San Francisco Library, and the San Francisco Department of Public Health. The area was formerly used for industrial purposes; historical usage included a sewage pumping station, a section of railroad and interstate highway, a box factory, lumber storage, and mill operations. Remediating this brownfield and returning it to productive use, is just one of many environmental achievements of the Mission Creek project.

To combine service-enriched affordable housing with environmentally healthy living conditions for frail seniors, many of whom were formerly homeless, Mercy Housing California employed a LEED-certified contractor and architect who used green building techniques and materials. The project features :

- 40-kilowatt Photovoltaic solar panels providing about 25% of the power for common areas.
- low-flow fixtures.
- piping for reclaimed water use for landscaping and toilets.
- landscape designed for low water use.
- energy efficient lighting.
- large windows to increase day lighting.
- long-lasting, low-maintenance interior finishes that use rapidly renewable resources and recycled-product content.
- support service programs enabling 51 of the 139 units to serve frail, elderly people.
- strong priority on transit options resulting in less travelled-related emissions.
- Insulation and window coefficients exceeding California Title 24 energy standards

The majority of residents pay a maximum of 30% of their income for rent, including utilities – relieving a burden from those particularly affected by housing and energy costs. This sustainable, high quality design, based on smart growth principles, is a design that Mercy Housing can replicate in our constructions nationwide.

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