

## **Project Description**

### **1751 Carroll Avenue Senior Housing**

The project, 1751 Carroll Avenue Senior Housing (formerly known as 5800 Third Street, Lot 3), is located in the Bayview Hunters Point community of San Francisco is on a mostly flat, irregularly shaped 64,369 sq. ft. parcel located the northwest corner of the larger 5800 Third Street site. The site is bounded by Carroll Avenue on the north, a Fresh and Easy grocery store on the east, which fronts Third Street, a proposed multi-unit development on the south and the railroad tracks on the west, all along the Third Street Corridor. The entire neighborhood benefits from the Third Street Light Rail which runs in the median of Third Street.

1751 Carroll Avenue is planned for 121 units (116 one bedroom and 4 two bedroom units (plus one manager's unit)) of affordable senior rental housing, a basement garage with 54 parking spaces, a community garden, a central courtyard, supportive services space, a community room, residential common areas, and a senior center measuring approximately 15,000 square feet. Incomes and rents at the development will serve seniors with incomes at or below 50% Area Median Income (AMI), with 23 units set aside for formerly homeless seniors.

The building construction will consist of one level of concrete (Type I) construction with four levels of wood (Type V) construction above. The first level will consist of housing related property management offices and sitting, dining, and exercise rooms. Upper level housing common areas will include informal lounges and laundry rooms.

The senior center will also be located at the first level, and consists of conference rooms, a large kitchen, a lounge, and staff offices. Planned services include lunch meals, recreation activities, education classes, health and wellness activities, special events and social services/case management for approximately 50 seniors per day Construction is planned to commence no later than Spring 2014.