



San Francisco Housing Action Coalition (SFHAC) Project Report Card

Address: 645 Texas Street

Project Sponsor: Trumark Urban

Date of SFHAC Review: January 22, 2014

Grading Scale:

1 = Fails to meet project review guideline criteria

2 = Meets some project review guideline criteria

3 = Meets basic project review guideline criteria

4 = Exceeds basic project review guideline criteria

5 = Goes far beyond of what is required

Criteria for SFHAC Endorsement:

1. The project must have been presented to the SFHAC Project Review Committee;
2. The project must score a minimum of 3/5 on any given guideline.

<i>Guideline</i>	<i>Comments</i>	<i>Grade</i>
Land Use	The proposed project will replace several under-used commercial buildings that do not activate the existing streetscape.	5
Density	While we like projects that maximize density within the building envelope, we understand the Project Sponsor is building two and three-bedroom units for families.	4
Affordability	The project will provide 14 percent of the total units as Below-Market-Rate (BMR) units on-site, equating to 11 BMR units.	4
Parking and Alternative Transportation	The project is well situated for public transit and exceeds the required bike parking, but maxed out car parking under pressure from the neighborhood. Only one CarShare spot provided. We suggest reducing the parking ratio.	3
Preservation	There are no structures of significant historical or cultural merit on the site or nearby that could be affected.	N/A
Urban Design	The proposed project improves the character of the neighborhood. We would like you to add seating at the bulb out and flex space in the community room.	4
Environmental Features	We support all of the measures taken to enhance energy efficiency and address water conservation.	5
Community Input	The Project Sponsor has effectively engaged the community and incorporated their input into the project's designs.	5
Additional Comments	There are no comments to add.	N/A
Final Comments	SFHAC gives its full endorsement to Trumark Urban's proposed project at 645 Texas Street.	4-3/5

Please see letter for further explanation.