



San Francisco Housing Action Coalition (SFHAC) Project Report Card

Address: 150 Van Ness Avenue

Project Sponsor: Emerald Fund

Date of SFHAC Review: June 25, 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	This is an excellent site for new housing and will help transform the area into an attractive residential community.	5
Density	The proposed density and unit mix takes advantage of the building envelope and is comparable to other new developments in the area.	5
Affordability	The BMRs will be built on-site (12 percent), but are also exploring building an off-site, which would increase BMRs to 20 percent.	4
Parking and Alternative Transportation	The project is located in a transit-rich area, has a low car-parking ratio (0.51:1) and will also provide bike parking, 211 spaces.	5
Preservation	After several studies, it was determined the existing office building does not merit preservation for historic status.	5
Urban Design	The project will create an active residential neighborhood, though we would prefer more landscaping on the sidewalks.	4
Environmental Features	The project will achieve required Green Point rating. Rooftop solar may not be feasible, but the project sponsor will examine wind energy generation.	5
Community Input	The project sponsor has done exceptional work in engaging the community and various stakeholders.	5
Additional Comments	There are no comments to add.	N/A
Final Comments	The SFHAC endorses 150 Van Ness Street.	4.75/5

Please see attached letter for further explanation.