



## San Francisco Housing Action Coalition (SFHAC) Project Report Card

**Address:** 950-974 Market Street

**Project Sponsor:** Group i

**Date of SFHAC Review:** July 9, 2014 and July 22, 2015

**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>
<b>Land Use</b>	The project would replace several underutilized commercial buildings with 262 homes, as well as hotel and retail space.	5
<b>Density</b>	The project takes advantage of the building envelope and provides relatively small homes, averaging about 600 square feet.	5
<b>Affordability</b>	The below-market-rate homes will be provided on-site, totaling 31 homes, or 12 percent of the total units. We encourage the project sponsor to look into the “dial” and density bonus program.	3
<b>Parking and Alternative Transportation</b>	The site is well served by numerous transit options and is within walking distance of much employment. We support the bike-parking plan but encourage less car parking.	4
<b>Preservation</b>	The project sponsor has chosen to honor the Old Crow Bar with a plaque in the building’s lobby and has a consulted a preservation architect during the process.	5
<b>Urban Design</b>	The project would improve the ground floor experience and provide several creative open spaces that could be gathering destinations for residents.	5
<b>Environmental Features</b>	The project would most likely utilize a grey-water recycling system. We encourage the project sponsor to exceed LEED Silver for the residential building.	4
<b>Community Input</b>	The project sponsor has thoroughly engaged the community and made a significant effort to employ local residents for the ground floor uses. Local union labor would be used as well.	5
<b>Additional Comments</b>	The SF Housing Action Coalition thanks the project sponsor for presenting the revised plans to our members.	N/A
<b>Final Comments</b>	The SF Housing Action Coalition endorses the project without reservation.	4.5/5

*Please see attached letter for further explanation.*