



San Francisco Housing Action Coalition (SFHAC) Project Report Card

Address: 1178 Folsom Street

Project Sponsor: Erik Liu

Date of SFHAC Review: February 25, 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>
Land Use	Office space and a warehouse currently occupy the site. Housing is a much better use given the site's proximity to transit, jobs and neighborhood amenities.	5
Density	The project takes advantage of the building envelope by building 42 small, well-designed micro-units averaging 350 square feet.	5
Affordability	The project is not subject to the Inclusionary Housing Ordinance because the units are legally defined as SROs. But the small size of these homes will make them naturally affordable.	4
Parking and Alternative Transportation	The project proposes a low car-parking ratio, with only nine total spaces, as well as 42 Class I and six Class II bicycle parking spaces. The site is close to excellent transit amenities.	5
Preservation	There are no projects of significant cultural or historic merit on or near the site that would be affected by the proposed project.	N/A
Urban Design	Our members support the design, including setbacks in the front and back of the buildings, as well as the interior courtyard. The project strongly improves the pedestrian realm.	5
Environmental Features	There were no definitive plans yet, but the project sponsor indicated that the rooftop would include either solar thermal or photovoltaic systems. We urge installing individual water metering for the units.	3
Community Input	The project sponsor has been thorough in engaging the community on the proposed project.	5
Additional Comments		N/A
Final Comments	The SFHAC endorses the project without reservation.	4.6/5

Please see attached letter for further explanation.