



## 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>
<b>Land Use</b>	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
<b>Density</b>	The project takes advantage of the building envelope by building 42 small, well-designed micro-units averaging 350 square feet.	5
<b>Affordability</b>	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
<b>Parking and Alternative Transportation</b>	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
<b>Preservation</b>	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
<b>Urban Design</b>	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
<b>Environmental Features</b>	There were no definitive plans yet, but the project sponsor indicated that the rooftop would include either solar thermal or photovoltaic systems. We urge installinig individual water metering for the units.	3
<b>Community Input</b>	The project sponsor has been thorough in engaging the community on the proposed project.	5
<b>Additional Comments</b>		N/A
<b>Final Comments</b>	The SFHAC endorses the project without reservation.	4.6/5

*Please see attached letter for further explanation.*