



San Francisco Housing Action Coalition (SFHAC) Project Report Card

Address: Parcel O

Project Sponsor: Mercy Housing and San Francisco Development Corporation

Date of SFHAC Review: April 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>
Land Use	The site is one of the last open Central Freeway parcels and has long been targeted for affordable housing. Our members are excited to see the plans come to fruition.	5
Density	The project will provide 112 homes, which actually exceeds the number of homes the City originally targeted for this site.	5
Affordability	The project will be 100 percent affordable. Twenty percent will be reserved for the formerly homeless and the remainder for residents earning up to 60 percent of the area median income.	5
Parking and Alternative Transportation	The project will be car free and provide at least one bicycle space per home. The site is located in a pedestrian-friendly community near numerous transit options.	5
Preservation	There are no structures of significant cultural or historic merit on or near the site that would be affected by this project.	N/A
Urban Design	The design has a varied façade, with the larger building placed along Fell Street and townhomes along Hickory Street. The massing is broken up with an interior courtyard and mid-block passage. The design fits well with the neighborhood.	5
Environmental Features	Because the project is still in the earlier stages, these features are not finalized. We encourage the project sponsor to consider individual water sub-metering for the units, since it will soon become mandatory.	3
Community Input	The project sponsor has already met and engaged the Hayes Valley Neighborhood Association (HVNA) and immediate neighbors on the project.	5
Additional Comments	We strongly support the on-site resident services that will benefit the tenants.	N/A
Final Comments	The SF Housing Action Coalition endorses this project without reservation.	4.7/5