



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

**Address:** 2000-2070 Bryant Street

**Project Sponsor:** Nick Poddell Company

**Date of SFHAC Review:** May 13, 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>	This project's site is an excellent location for new housing. It aligns with the goals of the Eastern Neighborhoods Plan.	5
<b>Density</b>	The project takes advantage of the building envelope and proposes a mix of studio, one and two-bedroom units.	5
<b>Affordability</b>	The project will include 44 below-market-rate (BMR) homes on site, 16 percent per UMU zoning. We encourage the project sponsor to find innovative solutions to increase the number of BMRs.	3
<b>Parking and Alternative Transportation</b>	The site is located in a pedestrian and bike friendly neighborhood near transit. The amount of car parking is appropriate and the bike parking has been increased to one space per unit.	4
<b>Preservation</b>	There are no structures of significant cultural or historic merit on or near the site that would be affected by this project.	N/A
<b>Urban Design</b>	The project strongly mimics the buildings that are already there. We're disappointed there isn't a mid-block passage. We support the bulb outs and streetscape improvements.	3
<b>Environmental Features</b>	Our members support your decision to implement individual water metering for the units. We still encourage you to explore new ways help "green" the project.	4
<b>Community Input</b>	We feel you have made a good faith effort to engage the surrounding community on the project. We wish you had engaged the trade unions much earlier, however.	3
<b>Additional Comments</b>	Our members regret this project may set a precedent for the neighborhood.	N/A
<b>Final Comments</b>	Despite our reservations, we believe this project aligns with the objectives of the Eastern Neighborhoods Plan, which we strongly support. We endorse 2000-2070 Bryant Street.	3.9/5

*Please see attached letter for further explanation.*