



San Francisco Housing Action Coalition (SFHAC) Project Report Card

Address: 1900 Mission Street

Project Sponsor: Pacific Rim Partners

Date of SFHAC Review: July 8, 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	This is an excellent location for new housing. The site is currently underutilized and the neighborhood will benefit from the new homes.	5
Density	The project makes efficient use of a very small, narrow lot. The building will include 12 relatively small, well-designed homes.	5
Affordability	The building includes one BMR unit. The small sizes of the units makes them naturally more affordable. The project sponsor is looking to create a silent second mortgage program as well.	4
Parking and Alternative Transportation	The site is near multiple transit lines and is in a pedestrian and bike-friendly neighborhood. The project will be car free and includes 24 bike parking spaces. We support providing car share.	5
Preservation	There are no structures of significant cultural or historic merit on or near the site that would be affected by the proposed project.	N/A
Urban Design	The project will improve the pedestrian experience with the added retail on Mission Street. We encourage the project sponsor to continue improving the landscaping on the street frontages.	4
Environmental Features	The building will include solar electric panels on the roof. We encourage individual water sub-metering for the units, as it likely there will be legislation mandating this before long.	4
Community Input	The project sponsor has made significant changes to the building in response to community feedback. They are also in discussion with a retail tenant that would employ at-risk Latino youth.	5
Additional Comments	There are no comments to add.	N/A
Final Comments	The SF Housing Action Coalition endorses the proposed project without reservation.	4.6/5

Please see attached letter for further explanation.