



San Francisco Housing Action Coalition (SFHAC) Project Report Card

Address: 363 6th Street

Project Sponsor: Realtex Inc.

Date of SFHAC Review: March 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	This is an excellent location for new housing. The neighborhood is a major job center and would be well served to have more housing within walking distance.	5
Density	The project takes advantage of the building envelope. We would have preferred more thorough unit and floor plans to ensure the units are well designed.	4
Affordability	The project includes 12 below-market (BMR) units on site, 12 percent of the project's total unit count. The units are smaller than most new units, which will make them naturally more affordable.	4
Parking and Alternative Transportation	The site is in a transit-rich and pedestrian and bike-friendly neighborhood. The bike and car parking ratios are acceptable, although we would support less parking for cars and more for bikes.	4
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 ground floor would be improved if the community space were replaced with retail. We'd like to see improvements made to Clara Street and more details on the rear courtyard.	3
Environmental Features	The project will meet the basic environmental standards set by the City. We encourage implementing individual water sub-metering for the homes.	3
Community Input	The project sponsor has thoroughly engaged the community, reaching out to about 40 different groups and individuals.	5
Additional Comments	We would have preferred seeing unit and floor plans during your presentation.	N/A
Final Comments	The SF Housing Action Coalition endorses the project, with some reservations about the ground floor plans.	4/5

Please see attached letter for further explanation.