



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

**Address:** 650 Divisadero Street

**Project Sponsor:** Divco Group, LLC

**Date of SFHAC Review:** September 30, 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>	The project will demolish the existing auto body shop and build 60 new homes with ground floor retail and one level of subterranean parking.	5
<b>Density</b>	The project takes advantage of the building envelope and proposes a range of unit types. We believe this project would be a great opportunity to use the density bonus program.	4
<b>Affordability</b>	The below-market-rate units will be provided on site, 12 percent of the total homes. We encourage the project sponsor to examine the inclusionary "dial" and density bonus program.	3
<b>Parking and Alternative Transportation</b>	The site is located on an active commercial corridor with several transit options available. We support the car-parking ratio and encourage one bike parking 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>	We urge the sponsor to keep the glass storefront. The project will improve the pedestrian experience and provide two areas of open space. We encourage the sponsor to follow-up on the acoustics.	4
<b>Environmental Features</b>	We encourage the project sponsor to exceed LEED Silver and consider into individual water metering for the units to conserve water.	3
<b>Community Input</b>	The project sponsor has held two pre-application meetings and met with the Alamo Square Neighborhood Association. We encourage the project sponsor to engage with SFHAC's trade union members.	4
<b>Additional Comments</b>	There are no comments to add.	N/A
<b>Final Comments</b>	The SF Housing Action Coalition endorses the proposed project at 650 Divisadero Street without reservation.	3.9/5

*Please see attached letter for further explanation.*