



San Francisco Housing Action Coalition (SFHAC) Project Report Card

Address: 950 Gough Street

Project Sponsor: Maracor Development

Date of SFHAC Review: July 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 project would replace a vacant lot with 95 new homes, a sanctuary on the ground floor and one level of subterranean parking.	5
Density	The project takes advantage of the building envelope and proposes units ranging from studios to two-bedrooms.	5
Affordability	The project would provide 11 below-market-rate homes, or 12 percent of the total units, priced at 55 percent of the area median income.	3
Parking and Alternative Transportation	There are various transit lines within walking distance We support the decision to provide 105 bike parking spaces, but would prefer less car parking and more spaces devoted to car share.	4
Preservation	There are no structures of significant cultural or historic merit on or near the site that would be impacted by the proposed project.	N/A
Urban Design	We support the decision to tie the sanctuary with the building's tower. We feel the project would be improved if the Gough Street frontage were better articulated.	3
Environmental Features	The project will include a green roof on the east tower and is targeting 75 points Green Rated. We encourage the project to consider more solutions that would further green the building.	3
Community Input	Our members strongly support the project sponsor's commitment to the Jefferson Park Fund. We encourage more community outreach with neighbors.	4
Additional Comments	There are no comments to add.	N/A
Final Comments	The SFHAC endorses the project, with the minor reservations about parking and the Gough Street articulation.	3.9/5

Please see attached letter for further explanation.