



San Francisco Housing Action Coalition (SFHAC) Project Report Card

Address: 1979 Mission Street

Project Sponsor: Maximus Real Estate Partners

Date of SFHAC Review: June 10, 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 will replace underutilized retail and commercial spaces with 331 homes, including ground-floor retail and subterranean parking for 163 cars. The project is fully code-compliant.	5
Density	The project takes full advantage of the building envelope and proposes a range of unit types.	5
Affordability	The project sponsor proposes a unique plan that would require Board of Supervisors approval a Development Agreement. See our letter for more on our position.	5
Parking and Alternative Transportation	The site project is located above the 16 th Street BART Station and numerous Muni bus lines run along 16 th and Mission. We would support less car parking and more bike parking.	5
Preservation	There are no projects 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 encourages active ground-floor uses and makes significant streetscape and pedestrian improvements. It would make significant and badly needed public realm improvements.	5
Environmental Features	These measures are not yet concrete. Some of the proposals include solar PV, creating a green wall and using modular construction. The project sponsor targets LEED Gold.	3
Community Input	The project sponsor has made an extraordinary effort to engage the local community. It held over 250 community meetings and made a good faith effort to respond to their concerns.	5
Additional Comments	Our members commend the project sponsor's initiative to raise the Marshall Elementary School playground and address their concerns.	N/A
Final Comments	We support the goals and vision for the project and applaud that its affordability exceeds what would be achievable using the standard Inclusionary Ordinance.	4.7/5

Please see attached letter for further explanation.