



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

**Address:** 1740 Market Street

**Project Sponsor:** DIVCO Group, LLC

**Date of SFHAC Review:** November 18, 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 would replace commercial use, some of which is vacant, with 100 new homes and 10,000 square-feet of ground-floor retail. There will be no car parking.	5
<b>Density</b>	The project successfully uses a challenging, space-constrained site and provides 100 smaller units with plenty of common open space.	5
<b>Affordability</b>	The project will include the BMRs onsite, totaling 12 homes affordable to residents earning up to 55 percent of the Area Median Income. The project sponsor is exploring the Inclusionary "dial."	4
<b>Parking and Alternative Transportation</b>	The site is located in a transit-rich location and is within walking distance to neighborhood amenities and job centers. The project will be car free and include 160 bicycle parking spaces.	5
<b>Preservation</b>	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
<b>Urban Design</b>	We commend the project sponsor for overcoming the challenges of this space-constrained site and including generous, open ground-floor retail that activates the streetscape.	5
<b>Environmental Features</b>	The building intends to achieve LEED Silver. We encourage the project sponsor to explore more features that will further green the building, especially water conservation.	3
<b>Community Input</b>	The project sponsor has met with HVNA, adjacent property owners and City supervisors. We encourage your team to engage with our trade union members.	4
<b>Additional Comments</b>	There are no other comments to add.	
<b>Final Comments</b>	The SF Housing Action Coalition endorses the proposed project at 1740 Market Street without reservation.	4.4/5

*Please see attached letter for further explanation.*