



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

**Address:** 469 Eddy Street

**Project Sponsor:** JS Sullivan Development

**Date of SFHAC Review:** December 9, 2016

**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 repurpose a parking garage for 60 cars with 28 homes, ground-floor retail and subterranean parking for nine cars.	5
<b>Density</b>	Although the building could include up to 34 units, the developer reduced the count to 28 in order to retain the existing historic structure.	5
<b>Affordability</b>	The for-sale project would include three below-market-rate units on-site. Most ownership projects pay the in-lieu fee, so we give extra support to this choice.	5
<b>Parking and Alternative Transportation</b>	The project would provide nine parking spaces, a low ratio of 0.3 spaces per unit. We would prefer one bike parking space per bedroom. The site is within walking distance to BART.	4
<b>Preservation</b>	Our members feel this project does an excellent job at addressing the historic resource.	5
<b>Urban Design</b>	Our members appreciate the building's diversity and the continuity the upper floors create with the existing structure. We would appreciate more transparency at the ground floor to the street.	4
<b>Environmental Features</b>	The project will meet the Title 24 requirements. We hope the project sponsors pursue more features to further green the building, particularly those that address water conservation.	3
<b>Community Input</b>	The project sponsor has met with the Tenderloin Neighborhood Development Corporation, Tenderloin Housing Clinic and Randy Shaw.	5
<b>Additional Comments</b>	There are no comments to add.	
<b>Final Comments</b>	The SF Housing Action Coalition endorses the project at 469 Eddy Street.	4.5/5

*Please see attached letter for further explanation.*