

**Project Address:** 2500 Clement Street

**Project Sponsor:** Mary Tom

**Date of SFHAC Review:** October 12, 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 what is required

### Criteria for SFHAC Endorsement

1. The development must have been presented to the SFHAC Project Review Committee

2. The Project must score a minimum of 3/5 on any given guideline

<b>Guideline</b>	<b>Comments</b>	<b>Grade</b>
<b>Land Use</b>	The site is currently occupied by an old commercial building and two rent-controlled units. The proposed project would retain the existing rent-controlled units and construct six total homes. The final project will consist of two separate buildings, each with three three-bedroom units over commercial space. This a far better use of the land than what is there now.	<b>5</b>
<b>Affordability</b>	We commend the project sponsor for not only retaining the existing rent-controlled units, but for designing each one to be three-bedroom units. We can't imagine how much more a six-unit project could contribute to affordability.	<b>5</b>
<b>Density</b>	The zoning allows for up to seven homes. However, it would be very difficult to configure the plans to accommodate another unit.	<b>4</b>
<b>Community Input</b>	This six-unit proposal has been in the works for four years and undergone extensive community outreach. We understand not everyone is or can be pleased that this housing will be built in their neighborhood. But we feel the project sponsor has responded to any expressed concerns to the best of their ability.	<b>5</b>
<b>Urban Design</b>	We're not convinced a second commercial space is necessary along 26th Street. We would prefer a residential unit be located there, but the Outer Clement NCD zoning prohibits such use. Otherwise, we believe the project is well designed and will be a positive contribution to the neighborhood.	<b>4</b>
<b>Parking &amp; Alternative Transportation</b>	The project will have six car parking spaces and eight Class I bicycle parking spaces. The site is within walking distance to three Muni lines and is located along a commercial corridor. We would prefer less car parking and more bicycle parking.	<b>4</b>

<b>Environmental Features</b>	The project will meet the San Francisco Green Building Code Ordinance. We encourage the project sponsor to explore additional environmental features that further green the building and address water conservation and recycling.	<b>3</b>
<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.	<b>N/A</b>
<b>Additional Comments</b>	We applaud the project sponsor's perseverance. A tremendous amount of work has gone into this very small project.	<b>N/A</b>
<b>Final Comments</b>	The San Francisco Housing Action Coalition endorses the proposed project at 2500 Clement Street without reservation.	<b>4.3/5</b>