

Project Address: 1950 Mission Street

Project Sponsors: BRIDGE Housing and Mission Housing Development Corporation

Date of SFHAC Review: January 25, 2017

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

Guideline	Comments	Grade
Land Use	The site is currently occupied by the Navigation Center, which has found a new location in the neighborhood for when it is time to move. The proposed project will include 157 subsidized, permanently affordable homes for low-income families and formerly homeless residents. Considering its proximity to transit and neighborhood services, this is an ideal project for this site.	5
Affordability	The project will serve residents earning between 30 and 60 percent of the Area Median Income (AMI). 20 percent of the homes will be reserved for the formerly homeless. This housing is desperately needed, particularly for the Mission District.	5
Density	The plans consist of two buildings, separated by an internal courtyard. SFHAC feels the plan skillfully maximizes the building envelope while creating an environment friendly to families and sensitive to neighborhood context.	5
Community Input	The project sponsors have gone above and beyond to engage the Mission community. They started their community outreach very early, with a thoughtful and wide-ranging approach that ensured everyone's input was considered. They also reached out to the trade unions at the very early stages of the planning process.	5

Urban Design	In the case of this particular project, our Committee supports not adhering exactly to the planning code and the context-specific response. The proposed massing and articulation of the building, especially along Mission Street, is far superior to following the letter of the planning code. The project sponsors should be commended for intending to keep the alley ungated so the pedestrian walkways are a neighborhood amenity. The requested exception for the minimum retail height for part of the Mission retail space is sensible in this case. Overall, the project team is very successful in mediating the scale of the buildings to respect the surrounding area.	5
Parking & Alternative Transportation	This project promotes smart growth principles. The plans do not include any car parking and a substantial amount of bike parking. Considering the site is across the street from the 16th Street BART Station and is in a highly walkable neighborhood, this is entirely appropriate.	5
Environmental Features	The project will include solar hot water or PV solar on the Mission Street building and other features that enhance energy efficiency and address water conservation.	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
Additional Comments	We are concerned that this project is taking so long to work its way through Planning, especially considering that it is exempt from the Conditional Use requirement and that affordable housing is a high priority for the City.	N/A
Final Comments	SFHAC endorses the proposed project at 1950 Mission Street without reservation.	4.9/5