



PROJECT REVIEW REPORT CARD

Project Address: 55 Belcher Street
Project Sponsor: 55 Belcher Street, LLC
Date of SFHAC Review: 6/5/2019

Grading Scale

- ★ = The project meets the high standard set by local jurisdiction and/or SFHAC
- ★★ = The project exceeds SFHAC standards
- ★★★ = The project far exceeds SFHAC's standards and exhibits creativity in its proposed solutions

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 ★ on any given guideline

<i>Guideline</i>	<i>Comments</i>	<i>Score</i>
Summary	Having reviewed the proposed plans for new homes at 55 Belcher Street, the San Francisco Housing Action Coalition's Project Review Committee has decided to endorse this project.	★
Land Use	This proposed project appropriately replaces a parking lot with much-needed urban-infill housing.	★
Density	The project team is requesting a Conditional-Use permit to bring the total number of new homes from 18 to 25. This is welcome density in an area near transit. Ideally, the Committee would have liked a State Density Bonus applied, but we recognize the effort to create more density through the CU.	★★
Affordability	Originally, the project team planned to have an affordability percentage of 12%. During their meetings with the Planning Department, the project team voluntarily made plans for an additional subsidized affordable home, bringing the project's affordability percentage to 18%. The project proposes 5 total subsidized affordable homes on-site.	★★
Parking & Alternative Transportation	The project team is proposing a the site have 12 parking spaces, which is less than the area's permitted 19 spaces. This is highly appropriate considering the site's considerable access to public transit. Several MUNI bus and rail lines are within a block of the site.	★
Preservation		n/a
Urban Design	The proposed project is compatible with the surrounding neighborhood, per San Francisco Residential Design Guidelines. It will also offer a 2,500 sq. ft. rear yard through a proposed lot merger.	★
Environmental Features	At the time of the review, it was too early for the team to show commitment to environmental features beyond code requirements. However, this project places homes near transit in a walkable neighborhood, which is likely to encourage use of public transportation. Overall, this is one of the most environmentally friendly elements any project can boast.	★

Community Benefits	The proposed project features several two-bedroom homes, which are a necessary and valuable element of our city's housing stock. The team's initiative in providing an additional affordable home is commendable.	★
Community Input	The project team showed a substantive, good-faith community input process, during which they met with both individual neighbors and went through the Duboce Triangle Neighborhood Association's land use committee twice to ensure the neighborhood had proper input.	★