



# PROJECT REVIEW REPORT CARD

**Project Address:** Balboa Reservoir  
**Project Sponsor:** Reservoir Community Partners  
**Date of SFHAC Review:** 4/15/2020

### 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 development 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>
<b>Summary</b>	After a presentation from the project team, the San Francisco Housing Action Coalition's (SFHAC) Project Review Committee officially supports the proposed project at Balboa Reservoir. This project will provide over 1,000 much-needed homes, 50% at below market rate, in the midst of our acute housing shortage.	★★
<b>Land Use</b>	We would love to see the city build more of this type of project. Turning an under-utilized 17-acre parking lot a quarter mile from BART and MUNI stations into 1,100 new homes is the best use of land at this site.	★★★★
<b>Density</b>	We think the proposed project includes the minimum amount of density given the site is so close to quality public transit. We compared proposed density at this site to other major San Francisco projects (Park Merced, Schlage Lock, Mission Rock, etc.) and we firmly believe that the site could include more density.	★
<b>Affordability</b>	The project contains 50% affordable units, 150 of which are set aside for teachers and staff. It also utilizes market rate (33% privately-financed) and public subsidy to create affordability. The affordability is also broken out across income levels ranging from 30% to 120% of AMI to serve a range of San Franciscans. We applaud the City and project sponsor for a creative affordability plan.	★★★★
<b>Parking &amp; Alternative Transportation</b>	The site is currently an underutilized parking lot for City College, so we recognize the need to accommodate multiple stakeholders. Project sponsor is looking at a shared parking program, working in phases, in order to accommodate the needs of different constituencies. The Committee would like to see less parking given it's proximity to transit, but we understand the need to make sure City College students, faculty and staff are not negatively impacted.	★★
<b>Preservation</b>	N/A	N/A
<b>Urban Design</b>	The site plan and massing is very well-developed to stitch into a challenging neighborhood context, fitting between the larger academic buildings of City College, the dense multifamily commercial corridor along Ocean, and the low-density single-family neighborhood to the west. We think the architects/sponsor do a good job of threading the needle between the different surrounding structures.	★
<b>Environmental Features</b>	The project will meet AB 900 guidelines of greenhouse gas neutrality, and each building is targeting LEED Gold or higher. They also aim to have 25% building energy generated on site, a greywater and stormwater management plan, plus zero waste to landfill.	★

<p><b>Community Benefits</b></p>	<p>The project includes prevailing wage for all workers on the job site, fully connected bike lanes, and generous outdoor spaces. The project team has committed to utilizing 100% union labor, and is currently negotiating a PLA. We applaud sponsor for adding a childcare center to the project.</p>	<p>★★</p>
<p><b>Community Input</b></p>	<p>The robust community engagement plan has lasted for the better part of a decade, providing more than ample time for input from both neighborhood residents, City College, and the City as a whole. This project may have the honor of hosting more community meetings than any other project in San Francisco history.</p>	<p>★★★</p>