



PROJECT REVIEW REPORT CARD

Project Address: 450 O'Farrell Street
Project Sponsor: Forge Development
Date of SFHAC Review: 12/2/2020 (2nd Review)

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

Summary	After reviewing the project proposal, the San Francisco Housing Action Coalition is proud to endorse Forge Development's 450 O'Farrell Street. This project will bring well-located and much-needed essential workforce housing to the Tenderloin.	★★
Land Use	This project will convert a church's under-utilized land to create 302 units of essential housing for middle-income families. This project will also include 7,000 square feet of retail space on the ground floor to provide an added benefit to the community. The project site is located about a half mile from the Powell Street BART station and across from the 83 Geary MUNI line.	★★
Density	The project will create a mixed-use residential apartment complex with 302 new residences for essential workers.	★★
Affordability	The project provides 45 BMR (13.5%) homes that will provide middle-income housing. We applaud the project team for reducing the units' floor space to help facilitate more easily affordable prices, and increase the total number of BMR homes.	★
Parking & Alternative Transportation	Due to its transit-oriented location, the project does not provide any vehicle parking spaces. We applaud this effort and encourage the project team to increase the number of bicycle parking spots as well. Currently, the project is estimated to have about 83 Class 1 bicycle spots and 70 Class 2 spots.	★★
Preservation	We commend the project team for preserving some of the building's existing features, including its stained glass, and adding a historic plaque to the existing old church on the site that will be rehabilitated into a new place of worship.	N/A
Urban Design	The project team will use the facade design to remain within the context of the neighborhood. We also commend project team for improving the building massing from the previous design.	★
Environmental Features	The project will include an on site blackwater treatment and reuse facility, solar panels, and LED lighting. We also applaud the project team for incorporating MERV 13 air filters in all the rooms which is not yet mandated.	★★
Community Benefits	The project will refurbish the old church. It will also include 11,000 square feet of indoor amenity space and 5,000 square feet of outdoor amenity space. While we commend the project team's work with organizations like La Cocina and Working Solutions for neighborhood retail tenants, we encourage the project team to reach agreements and contracts with community groups. We also encourage the project team to reach out to local labor unions.	★

Community Input	We applaud the project team's continued community outreach throughout all stages of the process and encourage them to continue these collaborative efforts going forward.	★★
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