



Project Address: 925 Bryant Street
Project Sponsor: Carmel Partners
Date of HAC Review: 3.16.2022

Grading Scale

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

Criteria for HAC Endorsement

1. The development must have been presented to the HAC 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	The Housing Action Coalition is pleased to endorse Carmel Partners' proposed project at 925 Bryant Street. We commend the project for their innovative design to build more much-needed housing. We urge support for this project that would build 218 new units of multi-family group housing located in the heart of the SOMA district in the City of San Francisco.	★★
Land Use	This project will improve the land use of the site by replacing a vacant warehouse dominated by surface parking with 218 brand new group housing units. The site is near BART and CalTrain stations, bus stops, thousands of jobs and a plethora of services, making it an ideal infill development location.	★★★
Density	This project will include 218 group housing units. The Committee commends the project team for their creative and innovative use of group housing as well as increasing affordability and density through the 50% state density bonus.	★★★
Affordability	24% of the units will be inclusionary and affordable, which exceeds the San Francisco's requirements. On top of this, all of the homes are projected to rent for roughly 20-30% less than a traditional studio apartment in the area. The Committee is pleased that the group housing is including a subsidized affordable component.	★★
Parking & Alternative Transportation	The project site is near multiple forms of public transit which will promote transit usage. With 218 bike parking spaces, the project team has made a concerted effort to reduce car usage and incentivize various forms of alternative transportation. While the committee would like to see no car parking on site, we understand feasibility and financing concerns, and commend the project team for proposing only 25 car parking spaces.	★
Preservation	The site does not contain any structure deemed Historic.	N/A

<p>Urban Design</p>	<p>The Committee commends the creative use of their below grade on-site amenity spaces despite challenges. This project will provide a fitness center, co-working lounge and a club room, as well as more than needed communal kitchens, located on each level, for residents. Along with this, the project will also open up Langston Street to from a slow paced private road with non-ADA compliant sidewalks to a pedestrian-friendly neighborhood for residents.</p>	<p>★★★</p>
<p>Environmental Features</p>	<p>Along with the sustainable building practices that will focus on water-conserving landscaping and water efficient plumbing, this project will include over 50kW of solar and would certify under either LEED or Greenpoint system. The project is also 100% electric, with no natural gas service or utilities of any kind and will offer three Electric Vehicle ready car spots.</p>	<p>★</p>
<p>Community Benefits</p>	<p>The Committee commends the public improvements that would come from the project, like positive transformation of pedestrian and cyclist accessibility in the normally slower private road of Langston Street.</p>	<p>★★</p>
<p>Community Input</p>	<p>The project team conducted meetings with surrounding communities and groups, including the Soma Pilipinas, the Leather & LGBTQ Cultural District, and neighbors of the project site. In response to input from the city and community, the project team has increased the common area of the project in the basement, first floor and roof in addition to increasing open space and improving the streetscape.</p>	<p>★</p>