



**Project Address:** 1526 Powell St, San Francisco, CA 94133

**Project Sponsor:** JS Powell Street Partners LLC c/o JS Sullivan Development LLC

**Date of HAC Review:** 8/16/2023

**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>
<b>Summary</b>	The Housing Action Coalition Project Review Committee is excited to endorse the proposed project at 1526 Powell Street. The project will convert a vacant space into 20 new homes while preserving the historic Delucchi Sheet Metal Works building. Furthermore, HAC appreciates the sponsor's efforts to work with the community and ensure that the project adds to the community and fits seamlessly into the neighborhood.	★
<b>Land Use</b>	The proposal will change what is currently a vacant industrial structure into a residential condo building with three onsite inclusionary homes. The Committee commends the project team for adding housing to a dormant site in a well-resourced neighborhood.	★★
<b>Density</b>	HAC is excited that the proposal will maximize the project's density by utilizing the state density bonus and increasing the project to 20 homes, representing a 50% bonus. As a result of this increased density, the project will be able to provide more much-needed housing to the community.	★★
<b>Affordability</b>	The project meets the inclusionary housing requirement, with 3 of the homes being designated as below market rate.	★
<b>Parking &amp; Alternative Transportation</b>	The project is well-served by public transit, including MUNI lines 8, 30, 45, and 91 within walking distance from the project. The Committee appreciates the 1:1 bicycle parking to unit ratio. While we would like to see even less car parking than the 10 currently provided, we understand financing realities.	★
<b>Preservation</b>	HAC appreciates the project team preserving a significant structure in the neighborhood regardless of any requirements.	N/A

<p><b>Urban Design</b></p>	<p>The project fits into the residential neighborhood and will preserve the street-facing facade of the existing structure. The Committee was split on the project's setbacks. While we generally want smaller setbacks, the Committee recognizes and appreciates the consideration given to the confines of the site.</p>	<p>★</p>
<p><b>Environmental Features</b></p>	<p>The project meets environmental requirements under the Greenhouse Gas Analysis Compliance Checklist as per the San Francisco Green Building Code. The Committee notes that due to San Francisco's high environmental standards, it is hard for projects to achieve more than one star.</p>	<p>★</p>
<p><b>Community Benefits</b></p>	<p>In addition to new homes, the project will also include affordable housing opportunities with a mix of unit types to accommodate different resident needs. The new housing will also activate a currently dormant space, enhancing foot-traffic that will benefit local businesses.</p>	<p>★</p>
<p><b>Community Input</b></p>	<p>We encourage the project team to continue their engagement with local community members, businesses, and officials as the project moves forward. The project team has already shown effort to get community input by doing outreach with various neighbors and community organizations. Furthermore, they have shown a willingness to work with the community by changing the street-facing setback of the proposal, as expressed by members of the community.</p>	<p>★★</p>