



Project Address: 2395 Sacramento St. San Francisco, CA 94115

Project Sponsor: March Capital Management

Date of HAC Review: 10.2.2023

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>
Summary	The Housing Action Coalition's Project Review Committee is pleased to support the proposed project at 2395 Sacramento Street that will help revitalize a historic and underutilized building and provide 24 well-designed, well-located homes.	★★
Land Use	The Project Review Committee commends the project team's innovative and bold use of an underutilized community resource and historic site. The project will revitalize this site in the heart of Pacific Heights and reconnect it to the neighborhood.	★★★
Density	The committee is pleased with the project team's use of the State Density Bonus which increases the number of for-sale homes from 19 to 24.	★★
Affordability	The project meets the BMR requirement of 15% affordable homes on the base project. These homes will be affordable for households at 80% AMI.	★
Parking & Alternative Transportation	The project site is well-served by public transportation, with access to multiple Muni routes that connect residents to all directions of the city. The Committee appreciates that the project exceeds the required amount of bike parking with 42 bike parking spaces included. While the project includes more car parking than we'd generally like to see, we recognize that financing concerns and family-sized homes play a role in this decision.	★★
Preservation	The committee is excited to see this historic building being preserved and reutilized by the project team. They will preserve the building's facade, windows, stairway, and other historic pieces, such as the reading room which qualifies as a "character-defining feature." We appreciate that the project team is working to ensure that the project follows all criteria related to preserving this site.	★★★
Urban Design	The project's design will modernize the building and compliment the neighborhood, which already has various types of buildings such as a hospital around the corner and a 10-story building nearby. The Committee would like to see a bigger entry courtyard, and more integrated greenspace. Overall, the project brings creativity and innovation to a challenging site.	★★

<p>Environmental Features</p>	<p>The project meets requirements and will aim for either a Green Point or LEED certification, and will have two designated solar areas on the roof. They will be using a GPE (General Plan Evaluation) instead of CEQA (through Housing Element). The committee asks that the project team keep us updated as they continue working and provide us with a preliminary score card when that information is available.</p>	<p>★</p>
<p>Community Benefits</p>	<p>The project provides inherent community benefits by revitalizing a historic, underutilized space and providing more homes in this neighborhood. Beyond this, the project team will use first source hiring and will hire local subcontractors; we encourage them to continue to engage in negotiations with labor unions.</p>	<p>★</p>
<p>Community Input</p>	<p>The project team reached out to neighbors and relevant community groups, and reduced the height and bulk of the building in response to city input on the project. We encourage them to continue engaging with community members as the project progresses.</p>	<p>★</p>