



995 Market Street
Suite 1525
San Francisco, CA 94103
415 541 9001 tel
415 431 2468 fax
info@sfhac.org
www.sfhac.org

November 4, 2008

Eric Tao
Executive Vice President & CIO
AGI Capital
100 Bush Street, 22nd Floor
San Francisco, CA 94104

Re: Proposed project on 900 Folsom Street

Dear Mr. Tao:

The San Francisco Housing Action Coalition (SFHAC) is pleased to offer our enthusiastic endorsement of the proposed mixed-use residential building at 900 Folsom Street. Our Endorsement Committee believes the project has strong merit and will make a substantial contribution to SFHAC's goals of increasing the supply of appropriately located housing that meets the needs of present and future San Franciscans. With this project, AGI Capital is helping address the fact that this city needs more access to transit oriented housing.

The proposed project meets our endorsement criteria in the following ways:

Land Use:

The proposed high-density, transit oriented and mixed-use project is an appropriate use of the site given the surrounding context. The project site, due to its location and size, is well suited for the surrounding environment. It is within walking distance to the City's job centers, entertainment, shopping and cultural venues. The project will develop two surface parking lots into mixed-use housing, a key goal of ours.

Density:

We understand that the project proposes 460 housing units, increased density above the base-zoning for this site. This proposed project would also provide 10,400 sq ft of ground-floor, neighborhood-serving retail.

Affordability:

The project sponsor intends to subsidize thirty-four million dollars in onsite affordable housing through the San Francisco inclusionary housing program. The proposed project will support the creation of sixty-nine units of below-market-rate housing.



Transit Orientation and Parking:

The project sponsor proposes 1:1 parking, which is the maximum allowed under SFHAC guidelines, but, considering the location, a missed opportunity. We commend the project sponsor for attempting to reduce the parking ratio, but we still have concerns that it is not low enough given the transit rich location of the project site. The proposed project is within walking distance of Market Street, which includes several BART and MUNI stations. One suggestion is to increase bicycle parking for residents as well as car share spaces. With the high cost of each parking space adding further to the overall expense of the project, reducing parking further not only adds to the livability of the project, but also to its financial success.

Design:

The proposed project promotes SFHAC's principles of good urban design by its visual appeal to pedestrians and its transit-friendly site planning. The project sponsor seeks to create a vibrant pedestrian realm through several improvements to the streetscape and Clementina Alleyway. The proposed project proposes to create a privately maintained publicly accessible pocket park that will connect Folsom street to Clementina Street. We are highly supportive of this idea.

Historic Preservation:

There are no preservation issues associated with this site.

Greening and Energy Efficiency:

The proposed project would employ several energy efficient components and "green" features such as low flow flush toilets that will reduce water use by thirty percent each year and the installation of vegetated roof surfaces to reduce heat island effect. The proposed project is seeking LEED Gold certification.

Community Input:

The project sponsor has met with several community groups on an ongoing basis since June of 2007. The SFHAC encourages the project team to continue this dialogue with the community as the project site plan moves forward.

Thank you for submitting the 900 Folsom Street project to the SFHAC Endorsement Committee. We are pleased to fully endorse your excellent project. It meets our guidelines in an exemplary fashion. Please let us know how we may be of assistance.

Sincerely,



Tim Colen
Executive Director

Cc: Jesse Herzog, AGI Capital