San Francisco
HOUSING
ACTION
COALITION

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June 17, 2009

Mr. David Dologite
Citizens Housing Corporation
26 O'Farrell Street, Suite 600
San Francisco, CA 94108

Re: Proposed development on 1400 Mission Street

Dear Mr. Dologite:

The San Francisco Housing Action Coalition (SFHAC) is pleased to inform you of our enthusiastic endorsement of your proposed residential building at 1400 Mission Street. Our Endorsement Committee believes this project has strong merit and will make a substantial contribution to SFHAC's goals of increasing well-designed, affordable housing that meets San Francisco's critical needs.

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

Land Use:
We understand that you propose a high-density, mixed-use retail project providing 100 percent affordable, family-friendly housing in this dense, urban neighborhood. This is an excellent use of this site, which is currently an underutilized surface parking lot.

Density:
We understand that your project proposes 150 residential units with ground-floor retail use. This is in keeping with the surrounding transit-oriented, high-density, mixed-use character of the neighborhood.

Affordability:
The SFHAC is pleased to see that your project is 100 percent affordable housing targeted at families and at-risk populations. There is a dire need for this type of housing.

Transit Orientation and Parking:
The project proposes less than 1:1 parking spaces per unit. Residents will have 18 parking spaces, storage for 64 bicycles and at least one City CarShare pod in the parking structure. In addition, the project area is well served by public transportation being less than three blacks from Civic Center BART/MUNI Station and is located on Mission Street which is also quite transit rich.

Urban Design:
The proposed project promotes the principles of excellent urban design and is generally transit-oriented. The SFHAC supports your goal to enhance the pedestrian realm with an active ground floor use on Mission Street as well as 10th Street. We appreciate the urban design of your project and think that the style, scale and façade are quite compatible with the existing neighborhood character.

The SFHAC is very supportive of your efforts to provide larger family-sized units in the project. We are also pleased to see that you are making good use of the roof top area.

Preservation:
There are no historic buildings on the project site and the project does not threaten or denigrate any of the adjacent historic buildings.

Greening and Energy Efficiency:
The SFHAC is supportive that the proposed project will meet at minimum LEED Silver Certification requirements.

The SFHAC encourages you to consider other green features in the project. In particular how you might integrate water conservation techniques within your project.

Community Input:
The SFHAC is supportive of your coordinated outreach and information efforts in the area and encourages this important dialogue with neighborhood residents and community organizations.

Thank you for submitting the 1400 Mission Street project to SFHAC's Endorsement Committee. If you contemplate significant additional changes to this project we would appreciate an opportunity to review them. However, we are pleased to fully endorse this 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