



San Francisco Housing Action Coalition (SFHAC) Project Report Card

Address: 1075 Market Street

Project Sponsor: Encore Capital Management

Date of SFHAC Review: September 24, 2014

Grading Scale:

1 = Fails to meet project review guideline criteria

2 = Meets some project review guideline criteria

3 = Meets basic project review guideline criteria

4 = Exceeds basic project review guideline criteria

5 = Goes far beyond of what is required

Criteria for SFHAC Endorsement:

1. The project must have been presented to the SFHAC Project Review Committee;
2. The project must score a minimum of 3/5 on any given guideline.

<i>Guideline</i>	<i>Comments</i>	<i>Grade</i>
Land Use	The project would replace a vacant eyesore. We strongly support new housing as a means to activate an area that would greatly benefit from it.	5
Density	The project maximizes density and proposes relatively small unit sizes, approximately 616 square feet on average.	5
Affordability	The project would provide 11 below-market-rate (BMR) units on site (12 percent).	4
Parking and Alternative Transportation	The site is located next to the Civic Center BART and Muni station and is located along the busy Market Street bicycle corridor. It also proposes a low car-parking ratio of 0.26:1 space per unit.	5
Preservation	There are no structures of significant cultural or historic merit on or near the site that would be affected by this project.	N/A
Urban Design	The project fits contextually with the surrounding buildings. The ground-floor retail and landscaping will activate Stevenson Street. We would like to see a more prominent entrance to the lobby.	4
Environmental Features	The project sponsor did not give all the details in this area, but is targeting LEED Gold for the building and will include features such as low-flow plumbing fixtures and storm water capture and re use.	3
Community Input	The project sponsor has been thorough in his community outreach, including meeting with the Central Market CBC and neighbors as it related to the activation of Stevenson Street.	5
Additional Comments		N/A
Final Comments	The SFHAC endorses the project without reservation.	4.4/5

Please see attached letter for further explanation.