



San Francisco Housing Action Coalition (SFHAC) Project Report Card

Address: 650 Divisadero Street

Project Sponsor: Divco Group, LLC

Date of SFHAC Review: September 30, 2015

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 will demolish the existing auto body shop and build 60 new homes with ground floor retail and one level of subterranean parking.	5
Density	The project takes advantage of the building envelope and proposes a range of unit types. We believe this project would be a great opportunity to use the density bonus program.	4
Affordability	The below-market-rate units will be provided on site, 12 percent of the total homes. We encourage the project sponsor to examine the inclusionary “dial” and density bonus program.	3
Parking and Alternative Transportation	The site is located on an active commercial corridor with several transit options available. We support the car-parking ratio and encourage one bike parking space per unit.	4
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	We urge the sponsor to keep the glass storefront. The project will improve the pedestrian experience and provide two areas of open space. We encourage the sponsor to follow-up on the acoustics.	4
Environmental Features	We encourage the project sponsor to exceed LEED Silver and consider into individual water metering for the units to conserve water.	3
Community Input	The project sponsor has held two pre-application meetings and met with the Alamo Square Neighborhood Association. We encourage the project sponsor to engage with SFHAC’s trade union members.	4
Additional Comments	There are no comments to add.	N/A
Final Comments	The SF Housing Action Coalition endorses the proposed project at 650 Divisadero Street without reservation.	3.9/5

Please see attached letter for further explanation.