

**Project Address:** 333 12th Street

**Project Sponsor:** Panoramic Interests

**Date of SFHAC Review:** October 26, 2016

### 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 what is required

### Criteria for SFHAC Endorsement

1. The development must have been presented to the SFHAC Project Review Committee

2. The Project must score a minimum of 3/5 on any given guideline

<b>Guideline</b>	<b>Comments</b>	<b>Grade</b>
<b>Land Use</b>	The site is currently occupied by a commercial building with three tenants. Given the proximity to so many neighborhood amenities and transit, this is an idea local for high density, infill housing.	<b>5</b>
<b>Affordability</b>	This project will provide more homes affordable to low- and middle-income residents than most new housing being built. Because this project is using the state density bonus, the below-market-rate units will be priced at 50 percent of the Area Median Income, slightly lower than the San Francisco requirement. Second, the units are designed to be significantly more affordable than most new market-rate housing, up to 30 percent less in rent. This "affordable by design" approach is one SFHAC very much supports, as it can help build more homes affordable to middle-income residents without needing subsidies.	<b>5</b>
<b>Density</b>	The plans completely maximize the building envelope. By using the state density bonus and building very efficient, compact units, the building would include 52 more homes than allowed under the baseline plan.	<b>5</b>
<b>Community Input</b>	The project sponsor has met with several groups and property's neighbors, including Western SOMA Voice, the San Francisco Bicycle Coalition, nearby business and music venue owners, Transform and SFBARF. We encourage continued community engagement.	<b>5</b>
<b>Urban Design</b>	We believe the consideration of light, views and privacy and attention to activating the street frontage justifies the inclusion of the walkdown units. Our members believe these units will be livable and contribute to the project as a whole while significantly increasing the building's capacity.	<b>4</b>

<b>Parking &amp; Alternative Transportation</b>	The site is located in a walkable and transit-rich part of the city, with proximity to neighborhood amenities, including three major grocery stores and multiple nightlife venues on 11th Street. We're very supportive of the plan to make the project car free and include a bike hook in each unit, as well as 125 Class I bicycle parking spaces.	<b>5</b>
<b>Environmental Features</b>	We commend the project sponsor for incorporating water submetering so residents can easily monitor their water usage. The building will also incorporate rooftop photovoltaic systems and solar hot water.	<b>4</b>
<b>Preservation</b>	There are no structures of significant cultural or historic merit on or near the site that would be impacted by the proposed project.	<b>N/A</b>
<b>Additional Comments</b>	We strongly support the sponsor's intent to use the State Density Bonus on this project. To our knowledge, this is the first market-rate project in San Francisco to use this law.	<b>N/A</b>
<b>Final Comments</b>	The San Francisco Housing Action Coalition endorses the proposed project at 333 12th Street without reservation.	<b>4.7/5</b>