



## San Francisco Housing Action Coalition (SFHAC) Project Report Card

**Address:** 800 Indiana Street

**Project Sponsor:** Avalon Bay Communities

**Date of SFHAC Review:** March 26, 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.

Guideline	Comments	Grade
<b>Land Use</b>	The project proposes 326 new apartments in a transit-rich location.	5
<b>Density</b>	The project is of comparable density to new developments being built in the neighborhood and appropriately intensifies land use.	5
<b>Affordability</b>	The project sponsor has not yet decided whether to pay the <i>in lieu</i> fee (\$19.5 million) or include on-site BMR units (47).	3
<b>Parking and Alternative Transportation</b>	The project is in a transit-rich location and proposes 230 spaces, the as-of-right amount (0.7:1 car-parking ratio), with a 1:1 bike-parking ratio.	5
<b>Preservation</b>	The site has been deemed to be potentially eligible for historic status. However, SFHAC believes building new homes is a more appropriate use than repurposing the existing structure.	4
<b>Urban Design</b>	The proposed design fits well with the surrounding neighborhood. The massing is broken nicely so it appears as three unique buildings.	5
<b>Environmental Features</b>	The proposed project plans to incorporate numerous environmental and water conservation features.	5
<b>Community Input</b>	The project sponsors have conducted exemplary outreach to neighborhood stakeholders and responded to their feedback. The Dogpatch Neighborhood Association endorsed the project.	5
<b>Additional Comments</b>	N/A	N/A
<b>Final Comments</b>	The SFHAC endorses the proposed project at 800 Indiana Street.	4.6/5

Please see attached letter for further explanation.