



Project Address: 1900 Diamond Street

Project Sponsor: Emerald Fund

Date of HAC Review: 03.03.21

Grading Scale

★ = The project meets the high standard set by local jurisdiction and/or HAC

★★ = The project exceeds HAC standards

★★★ = The project far exceeds HAC's standards and exhibits creativity in its proposed solutions

Criteria for HAC Endorsement

1. The development must have been presented to the HAC Project Review Committee
2. The Project must score a minimum of ★ on any given guideline

<i>Guideline</i>	<i>Comments</i>	<i>Score</i>
Summary	After reviewing the project, the Housing Action Coalition is pleased to support 1900 Diamond Street. The project team has admirably taken on a challenging site and will bring 24 new homes to an area that has built relatively little housing over the years. The project brings multi-family housing to a steep, undeveloped site located near multiple bus stops, and ultimately will help alleviate SF's affordability and displacement crisis.	★★
Land Use	The Cesar Chavez Foundation purchased the site, and parceled off this triangle for new homes. It is a steep site, making it a challenge to develop. The committee is impressed with the project team's ability to add housing to this unique site, and applauds its innovative approach to adding housing to an area that has not built much housing in the last 50 years.	★★
Density	The project will create 24 homes, slightly over half of the 43 homes allowable. While the committee would prefer to see maximum density achieved, we acknowledge the slope of the site creates unique feasibility challenges. Considering this constraint, we are pleased with the creation of 24 homes.	★
Affordability	Roughly \$2.4 million will be paid in lieu fees, representing about 25-27%. Additionally, the land sale proceeds will be used by the Cesar Chavez Foundation to build affordable housing.	★
Parking & Alternative Transportation	The project will see a greater than 1:1 parking to dwelling ratio, but not reach the maximum allowable parking of 1.5:1. While we would love to see even less parking, the committee understands feasibility concerns.	★
Preservation	No infrastructure deemed historic	n/a

Urban Design	The project will widen the sidewalk to 10 feet, resulting in an improved pedestrian experience. The setbacks and massing help to maintain rhythm of the existing area and fits the existing site environment. We encourage the team to carve off some of the corner lot for a small park.	★★
Environmental Features	The project will be all-electric, provide solar, and encourage alternative modes of transportation.	★
Community Benefits	The proposal will add multi-family housing to a neighborhood that has not done its fair share in ameliorating the city's housing shortage. Additionally, the project will improve safety at a busy intersection, and widen the sidewalks near the new homes. We encourage the project team to engage in conversations with labor.	★★
Community Input	The project team has held various meetings to hear concerns from neighbors. There has been pushback to this project, especially with regards to traffic calming, views, and trees. The project team has been in constant communication with various neighborhood groups and has responded to a variety of their concerns, including improved traffic safety at the corner.	★★★