



Project Address: 300 5th Street
Project Sponsor: Fifth and Folsom Investors, LLC
Date of HAC Review: 04.07.21

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 review, the Housing Action Coalition is pleased to support the project at 300 5th Street. This project will bring 130 homes and retail to a centrally-located, transit-oriented site, helping to alleviate the city's affordability and displacement crisis and promoting environmentally-friendly transportation.	★
Land Use	The site is currently a gas station. The committee applauds the conversion of an underutilized site to much-needed housing near transit. This project exemplifies urban infill transit-oriented development.	★
Density	The building will provide a mix of studios, one bedroom, and two bedroom apartments for a total of 130 homes. As allowed in the Central SOMA General Plan, the building will occupy almost 100% of the lot. The committee commends the project team for maximizing the amount of homes in the space, and taking advantage of the state density bonus.	★★
Affordability	The project will create 19 below-market-rate homes, which equals 20% of the base project. The project team will also pay a \$1.8 million affordable housing fee.	★
Parking & Alternative Transportation	The project's location near downtown and a block away from a station on MUNI's new Central Subway naturally incentivizes alternative transportation. With no on-site car parking and 118 bike spaces, the project further augments its walkability and proximity to transit. The committee suggests the project team explore the possibility of adding more bike spaces to achieve a 1:1 home to bike space ratio.	★★
Preservation		N/A
Urban Design	The building will include a rooftop deck and amenity spaces. On the ground level, the building will provide 1,144 square feet of retail space. The ground floor facade is setback, helping to make retail more feasible given the narrow sidewalks. The committee recommends studying ADU conversions as a backup plan in the event retail is unsuccessful.	★

<p>Environmental Features</p>	<p>The project will be GreenPoint Rated, with a living roof and greenhouse-free electricity. The committee also acknowledges the environmental benefits of the project being public transit-oriented with no car parking.</p>	<p>★</p>
<p>Community Benefits</p>	<p>The project meets the requirements of Central SOMA, which already includes a robust community benefits package. The project will pay \$4.1 million in total impact fees, which will include infrastructure improvements to the immediate transit corridor.</p>	<p>★</p>
<p>Community Input</p>	<p>The project team has collaborated extensively with the planning department and has met with representatives from the community, including SoMa Pilipinas, United Playaz and West Bay Pilipino Multi Service Center. We encourage continued community engagement to ensure a transparent planning process. The committee also encourages continued conversations with building trades.</p>	<p>★</p>