Baseline Conditions Assessment of HOPE SF Redevelopment: Potrero Terrace and Annex

Public Review Draft
September 2010 – REVISED

San Francisco Department of Public Health
Program on Health, Equity, and Sustainability

Table of Contents

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For more information on the data included in this report, visit the Healthy Development Measurement Tool website: www.TheHDMT.org

Errata Sheet for Baseline Conditions Assessment

The October 2009 HOPE SF Baseline Conditions Assessment reports included a number of data miscalculations that were discovered since the release of the reports. In response, we amended the data and are releasing an updated September 2010 version of the assessments. Below we list the specific indicators that have been revised.

Potrero Terrace and Annex

- *Health Outcomes:* Due to significant methodological changes in the calculation of health outcomes and hospitalizations, SFDPH has removed this section and will replace as soon as possible with the updated data.
- *Demographics:* The text on pages 3 and 12 and the table on page 13 of the original report stated that 29% of the project site residents were foreign-born. This figure has been revised to 15%.
- *Environmental Stewardship:* The text on pages 4 and 26 and the table on page 25 of the original report stated that there were 2.1 acres of open space per 1,000 population within one mile of the project site. This figure has been revised to 2 acres per 1,000 population.
- *Environmental Stewardship:* Text on pages 4 and 26 were modified to acknowledge Article 38 of the SF Health Code, which was passed in December 2008 and requires air quality modeling and mitigations of certain new residential housing developments (10 units or more) exposed to high roadway traffic volumes.
- *Social Cohesion:* The text on pages 4 and 31 of the original report stated that there were .6 homicides per 1,000 population within a 1/4-mile of the project site. This figure has been revised to .7 per 1,000 population.
- *Social Cohesion:* The text on pages 4 and 31 of the original report stated that there were 58 physical assaults per 1,000 population within a 1/4-mile of the project site. This figure has been revised to 61 per 1,000 population.
- *Social Cohesion:* The table on page 30 and the text on page 31 of the original report stated that there were 67.8 physical assaults per 1,000 population within a 1/2-mile of the project site. This figure has been revised to 71 per 1,000 population.
- *Social Cohesion:* The text on page 31 of the original report stated that there were 1.6 sexual assaults per 1,000 population within a 1/4-mile of the project site. This figure has been revised to 1.7 per 1,000 population.
- *Social Cohesion:* The table on page 30 of the original report stated that there were 290 property crimes per 1,000 population within a 1/2-mile of the project site. This figure has been revised to 305 per 1,000 population. The text on page 31 of the original report stated that there were 295 property crimes per 1,000 population within a 1/4-mile of the project site. This figure has been revised to 307 per 1,000 population.
- *Social Cohesion:* The text on page 32 of the original report stated there were four community centers within 1/3-mile of the project site. This should have read 1/2-mile of the project site and has been revised.
- *Adequate and Healthy Housing:* Text in the original report related to the rate of code violations reflected data for 2006. These figures have been revised to reflect 2008 data. The text on pages 5 and 37 and the table on page 35 of the original report stated that there were 6.1 code violations for housing and habitability per 1,000 people at the project site. This figure has been revised to 7 per 1,000 population.

1. INTRODUCTION

HOPE SF is an initiative to rebuild several of San Francisco's most severely distressed public housing sites as higher density, mixed-income residential developments that preserve public housing and add income-based rental housing, as well as below market and market-rate ownership housing. Improving the health and welfare of existing residents and the quality of life in surrounding communities are two explicit goals of the HOPE SF initiative.

Hunter's View was the first public housing site identified to undergo redevelopment under HOPE SF. It is anticipated that 267 existing units will be rebuilt and up to 800 new units will be added. Three additional sites have been selected for HOPE SF redevelopment: Potrero Terrace and Annex, Sunnydale and Westside Courts. The upcoming three sites are currently undergoing a master site planning and resident services planning process to identify community needs and future development scenarios. Hunter's View is preparing for the demolition and start of construction on the first phase of units.

Given the breadth and depth of the HOPE SF revitalization, there exist numerous opportunities to improve resident and community health needs through rebuild planning and site design. In the spring of 2009, the San Francisco Department of Public Health (SFDPH), the San Francisco Mayor's Office of Housing (MOH) and HOPE SF project developers for Potrero Terrace and Annex, Sunnydale, Westside Courts initiated a collaboration using SFDPH's Healthy Development Measurement Tool (HDMT; www.TheHDMT.org) as a framework to incorporate public health goals and needs in the HOPE SF process.

The collaboration agreed to initially use the HDMT in the HOPE SF revitalization process by conducting baseline conditions assessments of HOPE SF sites. As the HDMT includes data on over 100 community health indicators for San Francisco (the majority of which are presented spatially at the census tract and neighborhood levels), SFDPH staff agreed to generate data profiles for each HOPE SF site that summarized site-specific data, as well as surrounding neighborhood and City data.

This document – *Baseline Conditions Assessment of HOPE SF Redevelopment: Potrero Terrace and Annex* – reflects the first product of the collaboration. Below we provide site-specific data on over fifty HDMT indicators for Potrero Terrace and Annex. Indicator data are organized around six HDMT Elements: environmental stewardship, sustainable and safe transportation, social cohesion, public infrastructure, adequate and healthy housing and healthy economy. Neighborhood and citywide data are provided to contextualize the site-specific data and qualitative findings from HOPE SF site visits are integrated throughout the summaries as well. Finally, we include numerous maps for each site that draw attention to the more compelling findings from this assessment.

The goal of this assessment is to provide information on the existing conditions of HOPE SF sites and to help identify priority needs in the master site planning and resident planning processes. By providing information about both the health-related assets and liabilities of each of the HOPE SF sites, decision-makers can make informed choices about the types of services and infrastructure that are useful at each site, more effectively using their limited resources and targeting design mitigations.

Next steps in the process include:

- reviewing and "groundtruthing" the data with HOPE SF project developers, MOH staff and other stakeholders;
- understanding current development scenarios for each site and identifying gaps between the data and master site/resident services planning;

- based on an analysis of gaps, jointly identifying a set of "high priority" actions (e.g., design changes, site program) that would improve public health objectives at HOPE SF sites.

The aim of the collaboration is to ensure the greatest practical consideration of health and inclusion of health-promoting design and planning elements in the HOPE SF redevelopment process. Good development will always represent an optimal balance between competing objectives. We hope that assessing a wide range of social, environmental and economic factors, such as those included in the HDMT, will help to make more informed choices between the trade-offs inherent in development, particularly as they relate to health.

2. KEY FINGINGS

Below are key findings for the Potrero Terrace and Annex site organized by HDMT Element. More detailed findings including maps and tables can be found in Section 5 of this report.

NB: The findings below have been updated to account for several data miscalculations discovered since the release of the October 2009 report. See errata sheet above for specific corrections.

Demographics:

- According to 2000 U.S. Census data, one in four residents of Potrero Terrace and Annex lives in poverty and the vast majority of residents are low-income. Only 16% of residents graduated from high school.
- Twelve percent of Potrero Terrace and Annex residents were unemployed in the 2000 U.S. Census, more than double the rate in Potrero Hill (5%) and the City (5%). Given the current economic crisis throughout the country, neighborhood unemployment rates from 2000 are a substantial underestimate of today's unemployment levels.
- In 2000, 15% of the residents of Potrero Terrace and Annex were foreign-born, compared to 14% for Potrero Hill, while 7% of residents of the project site did not speak English.
- Nearly one-third of Potrero Terrace and Annex families (30%) in 2000 had children under eighteen years old, a lower proportion than in Potrero Hill or San Francisco.

Public Infrastructure / Access to Goods and Services:

- Currently, 0% of Potrero Terrace and Annex residents and 22% of Potrero Hill residents live within a half-mile of a large retail food store (e.g., supermarket), compared to 65% of San Francisco residents.
- Only 5% of Potrero Hill residents live within half-mile of a bank/credit union. There are currently no dry cleaners, hardware stores, post offices or video rentals/movie theaters within a half-mile of Potrero Terrace and Annex. There are, however, auto repair shops, a bank/credit union, beauty/barber shops, a bicycle shop, a gym and a pharmacy within a half-mile of Potrero Terrace and Annex and a laundromat on-site.
- A greater proportion of Potrero Terrace and Annex residents live within a half-mile of a recreational facility, neighborhood or regional park, public health clinic, and community center than the average San Franciscan; however, budget cuts may limit hours, services and maintenance of facilities.
- Roughly two out of every three children living in zip code 94107 who were eligible for a child care subsidy in 2007 did not receive one, compared to one out of every two children citywide.
- 91% of Potrero Hill residents live within a quarter-mile of a public elementary school, which is similar to 88% of residents citywide.
- Schools in Potrero Hill and the Eastern neighborhoods have significantly lower Academic Performance Index scores when compared to schools in Western San Francisco. There is relatively lower demand to attend neighborhood schools in Potrero Hill.
- Although temporarily closed for renovations, 100% of Potrero Hill and project site residents are within one-mile of the neighborhood’s public library.
- $26.7 million of funding for the arts was allocated to Supervisoral District 10 in 2008-2009, but the vast majority of that funding was allocated to art work for SF General Hospital rebuild projects and Bayview.

Sustainable and Safe Transportation:

- According to the 2000 U.S. Census, 78% of Potrero Terrace and Annex households have at least one car available – a lower rate of car ownership than in the Potrero Hill neighborhood (85%), but higher than in the City overall (71%).
- The proportion of Potrero Terrace and Annex commuters who drive alone to work (51%) is comparable to estimates for the Potrero Hill neighborhood (53%) but higher than the overall City estimates (41%).
- Although all residents live within close proximity to a public transit stop, only 22% of Potrero Terrace and Annex residents who commute to work use public transit, much lower than estimates for the City (33%) but comparable to estimates for Potrero Hill (19%) according the 2000 U.S. Census.
- Overall, 9% of Potrero Terrace and Annex residents walk or bike to work, based on U.S. Census 2000 estimates - higher than the percent of commute trips made by walking or biking in Potrero Hill (6%), but lower than San Francisco as a whole (12%).
- Environmental barriers to walking and biking in and around Potrero Terrace and Annex include: steep inclines to the major potential walking or biking destinations (e.g., a school, a park, two local markets and key local transit stops); narrow sidewalks or the complete lack thereof; the lack of a pedestrian or bicycle network; the absence of benches, safe bike storage, and other amenities; heavy traffic volumes and fast speeds on some streets; the absence of destinations within walking distance for residents to access jobs or meet daily needs.

Environmental Stewardship:

- Potrero Terrace and Annex has a lower ratio of open space to population, with only 2 acres of open space per 1,000 residents within a one-mile buffer of the project site. The Potrero Hill Park and Recreation Center is adjacent to Potrero Terrace and Annex and is used by residents, but budget cuts have prevented it from being open regularly.
- There are no farmer's markets within one mile of the Potrero Terrace and Annex or within one mile of the Potrero Hill neighborhood. There is a CSA drop-off site within a half-mile and a community garden within a quarter-mile.
- While there are no busy roadways or designated truck routes within 150 meters of the project site, Potrero Terrace and Annex is located within a quarter-mile of two major highways (US 101 and RT 280). By virtue of proximity to freeways and major roadways, the location of Potrero Terrace and Annex may exhibit high PM 2.5 concentration attributable to local roadway traffic sources. San Francisco Health Code regulations will require that developers screen sensitive use projects for proximity to traffic and calculate the concentration of PM 2.5 from traffic sources as traffic volumes suggest a potential hazard. There is also a stationary source of air pollution (Mirant Power Plant) within 300 meters downwind of the project site.
- The average estimated 24-hour sound level is 67 decibels in Potrero Hill significantly higher than the average level 62 decibels in San Francisco. The actual average daytime/nighttime outdoor noise level for Potrero Terrace and Annex could not be obtained, but levels are most likely similar to or higher than levels for Potrero Hill.

Social Cohesion:

- Potrero Terrace and Annex's physical geography, street design and building structures currently may inhibit social interaction within the project area.
- Several nearby community facilities promote social interactions between residents living at and close to the project site.
- The density of alcohol outlets near Potrero Terrace and Annex (15 per square mile) is lower than the citywide average (17.5 per square mile).
- In 2007, 49% of Supervisoral District 10 residents reported that they felt very unsafe or unsafe in their neighborhood at night, compared to 25% citywide.

- Of the 73 neighborhood block party permits granted in San Francisco in 2007, none were located in Potrero Hill.
- The 2005-2007 homicide rate within a quarter-mile of Potrero Terrace and Annex is greater than double the citywide rate (0.7 versus 0.3 homicides per 1,000 residents), but is lower than the neighborhood rate for Potrero Hill (0.8 homicides per 1,000 residents). The rate of physical assaults within a quarter-mile of Potrero Terrace and Annex is 1.4 times greater than the citywide rate (61 versus 44 physical assaults per 1,000 residents).

Adequate and Healthy Housing:

- In 2007, the housing purchasing capacity of households living at Potrero Terrace and Annex was $254,214. The median sales price of a single family home in 2008 in zip code 94107 was $675,000.
- 6% of Potrero Terrace and Annex households lived in overcrowded conditions in 2000, less than in San Francisco though higher than in Potrero Hill.
- The housing at Potrero Terrace and Annex can be characterized as in substandard physical condition. Numerous building hazards were visible during the site visit, including peeling paint and plaster, water leaks, broken stairs and concrete areas, exposed wiring and plumbing, graffiti, trash and boarded up windows. In 2008, the rate of code violations for housing and habitability (based on complaint-based inspections) at Potrero Terrace and Annex was 7 per 1,000 population, compared to 2.8 for Potrero Hill.
- Potrero Terrace and Annex has a high degree of racial/ethnic diversity among its residents, and a higher degree of diversity than Potrero Hill and San Francisco as a whole.
- However, Potrero Terrace and Annex residents experience a strong sense of isolation and segregation from surrounding neighborhoods. For example, while there were numerous entrances/exits into the housing complex, because the complex rests on a hill, the topographical features related to hillside location may make the complex's borders feel impermeable and less accessible from the outside.

3. BACKGROUND

In the spring of 2009, the San Francisco Department of Public Health (SFDPH), the San Francisco Mayor's Office of Housing (MOH) and HOPE SF project developers for Potrero Terrace and Annex, Sunnydale, Westside Courts initiated a collaboration using SFDPH's Healthy Development Measurement Tool (HDMT; www.TheHDMT.org) as a framework to incorporate public health goals and needs in the HOPE SF process. Below we provide background on the HDMT, the HOPE SF process and the HDMT-HOPE SF collaboration.

3.1 Healthy Development Measurement Tool

The HDMT emerged as part of a movement towards achieving greater sustainability and equity in growth and development planning. Using public health to explicitly connect the needs of health and human development to physical and environmental conditions, the HDMT provides a systematic assessment approach to simultaneously consider multiple effects of development and to identify trade-offs between competing needs and interests. The HDMT is comprised of three core components: 1) a "community health indicator system" to evaluate community health objectives and baseline neighborhood conditions, 2) a "healthy development checklist" that is used to evaluate land use plans and projects, and 3) a "menu of policy and design strategies" that can be used to make recommendations on how to improve baseline conditions and/or meet checklist targets.

These components are organized by six broad elements (Environmental Stewardship, Sustainable and Safe Transportation, Social Cohesion, Public Infrastructure, Adequate and Healthy Housing and Healthy Economy) that comprise a healthy city and twenty-eight community health objectives that, if achieved, would result in greater and more equitable health assets and resources for San Francisco residents. The HDMT also includes an extensive literature base that describes the nexus between the community health objectives and health.

The HDMT was created by the San Francisco Department of Public Health through a unique collaboration among urban development stakeholders and public agencies in San Francisco. Specifically, the content of the HDMT primarily comes from the Eastern Neighborhoods Community Health Impact Assessment (ENCHIA) – an eighteen month process designed to analyze how development in several San Francisco neighborhoods would affect attributes of social and physical environments that are most important to health. Facilitated and staffed by SFDPH, ENCHIA was guided by a multi-stakeholder Community Council of over 20 diverse organizations. The Council's work and products contained a good deal of content on which to build a comprehensive evaluation tool. As a result, the experience and research from the ENCHIA process was synthesized into the Healthy Development Measurement Tool. It is important to note that the HDMT is not a new form of environmental regulation or a set of enforceable standards.

Since the launch of the HDMT in March 2007, staff have been working hard to apply the HDMT in a number of land use planning contexts in San Francisco – both to provide examples of how the HDMT can be applied as well as to improve the consideration of health in these large scale development processes. SFDPH has targeted use of the HDMT in communities experiencing health inequities as these communities are most likely to be impacted by new development.

To date, several applications of the HDMT have been completed. The target for the Executive Park Subarea Plan and Eastern Neighborhoods Area Plans applications were several local area plans under development by the SF Planning Department. The Bernal Heights Community Health Assessment targeted a decision-making process related to a

local preschool. Staff also applied the Sustainable and Safe Transportation Element of the HDMT to the Treasure Island Community Based Transportation Plan. An application to the Western SoMa Community Plan is currently underway.

Components of the HDMT have also been adapted for use in a number of other localities, both urban and rural, outside of San Francisco. For example, the HDMT was adapted for use in the development of the Richmond General Plan Health Element, the Humboldt County General Plan Update, the City of Oakland Central Estuary Specific Plan, the Denver Housing Authority South Lincoln Revitalization Masterplan and the City of Berkeley, Public Health Division. Adaptations often occur in response to local conditions and the need for tools and methods to consider health in built environment planning.

Today, the HDMT is a comprehensive evaluation metric that supports the inclusion and consideration of health needs in urban land use plans and projects. It represents a validated, locally-developed approach that has been successfully used in comprehensively assessing health needs in the urban planning processes in San Francisco. The HDMT is available at: www.TheHDMT.org.

3.2 HOPE SF

According to the Mayor's Office of Housing, the HOPE SF initiative seeks to transform San Francisco's most distressed public housing sites into vibrant, thriving communities. Every public housing rental unit will be rebuilt within integrated mixed-income developments that include new affordable and market-rate homes, as well as parks and other public amenities for residents and neighbors alike. More specifically, HOPE SF will:

- Transform 2,500 severely deteriorated public housing units into sustainable and vibrant mixed-income communities of over 6,000 homes
- Stabilize families in crisis and enable them to take advantage of new economic opportunities, improved schools and community amenities
- Create a new financial model for public housing revitalization at the national level
- Reintroduce each site into the existing neighborhood fabric, ending decades of isolation from the surrounding community

HOPE SF will ultimately result in the transformation of 40% of the San Francisco Housing Authority's (SFHA) homes. SFHA sites will be redeveloped with one for one replacement public housing and as many as 3,500 new homes that offset the replacement costs of the public housing. The result is a ladder of housing affordability from low-income rental to entry-level home ownership opportunities.

3.3 HDMT-HOPE SF Collaboration

Broadly speaking, HOPE SF and the HDMT have many common goals. In 2007, a task force of residents, advocates, community leaders and elected officials came together to agree upon a set of principles to guide the HOPE SF development process. These HOPE SF principles strongly complement HDMT community health objectives. Below we highlight this synchronicity as a foundation for the collaboration.

HOPE SF Guiding Principles	**HDMT Community Health Objectives**
1. Ensure no loss of public housing	▪ HH.1 Preserve and construct housing in proportion to demand with regards to size, affordability and tenure ▪ HH.2 Protect residents from involuntary displacement
2. Create an economically integrated community	▪ HH.3 Decrease concentrated poverty

3. Maximize the creation of new affordable housing	▪ HH.1 Preserve and construct housing in proportion to demand with regards to size, affordability and tenure
4. Involve residents in the highest levels of participation in the entire project	▪ SC.3 Assure equitable and democratic participation throughout the planning process ▪ SC.2 Increase participation in social decision-making process
5. Provide economic opportunities through the rebuilding process	▪ HE.1 Increase high-quality employment opportunities for local residents ▪ HE.3 Increase equality in income and wealth
6. Integrate process with neighborhood improvement plans (school, parks, transportation, public safety, economic development)	▪ PI.2 Assure accessible and high quality educational facilities ▪ PI.3 Increase park, open space and recreation facilities ▪ ST.2 Provide affordable and accessible public transportation options ▪ ST.3 Create safe, quality environments for walking and biking ▪ PI.7 Assure adequate public safety ▪ PI.8 Increase accessibility, beauty, safety and cleanliness of public spaces ▪ HE.2 Increase jobs that provide healthy, safe and meaningful work
7. Create environmentally sustainable and accessible communities	▪ ES.1 Decrease consumption of energy and natural resources ▪ HE.4 Protects and enhances natural resources and the environment
8. Build a strong sense of community	▪ SC.1 Promote socially cohesive neighborhoods, free of crime and violence

The three HOPE SF sites reviewed in this assessment vary in terms of size, population and future development plans. Based on the principles above and SFDPH's understanding of the HOPE SF process, all existing units will be replaced on-site at the same rental rates and with the same ratio of bedroom counts. Each site will also develop an additional number of low-income and market-rate units. Many of the details regarding number of units and proportion of affordable to market-rate units are still being developed. To provide a sense of scale for each site, below we provide some basic information on current number of units, site acreage, current population and proposed number of units.

HOPE SF Site	Current # of Units	Acreage	Current Population	Proposed # of Units
Potrero Terrace/ Annex	606 units	33 acres	1244	1200 – 1600
Sunnydale	785 units	50 acres	1600 – 1700	1500 – 1700
Westside Courts	136 units	2.5 acres	225 178	

4. METHODS

The collaboration agreed to initially use the HDMT in the HOPE SF revitalization process by generating existing conditions data profiles for three HOPE SF sites. As the HDMT includes data on over 100 community health indicators for San Francisco (the majority of which are presented spatially at the census tract and neighborhood levels), SFDPH staff agreed to generate independent data profiles for each HOPE SF site that summarized site-specific data, as well as surrounding neighborhood and City data.

Selecting Assessment Indicators
Not all 100 indicators in the HDMT may be reasonably affected by projects at every scale. For example, a plan level analysis might be able to affect many indicators, while a small project may not be able to affect indicators to the same extent as a large project. To insure the applicability of HDMT indicators to all HOPE SF sites, SFDPH staff selected a subset of the most relevant indicators that have data available at all three scales (project site, neighborhood and city). Over sixty were selected to be included in this assessment. See a list of all HDMT indicators in Appendix 1.

There were several criteria used to identify the best HDMT indicators to include in this assessment. It was important to use indicators that related to all the sites, not just one or another. We used indicators that we identified as "actionable by local development" – i.e., activities can be implemented to improve the indicator. Importantly, we also identified indicators that used standard measures from existing data systems and that were measurable over time to determine trends.

This assessment uses data from the 2008 version of the HDMT. Consequently there are differences between the data currently available on the HDMT website and the data presented in this assessment. All references to this assessment should clearly indicate that the 2008 version of the HDMT was applied.

Defining the Project Site
The data provided in this summary are organized around three geographic areas: project site, neighborhood that the project site is located in, and San Francisco.

Project Site	Neighborhood
Potrero Terrace / Annex	Potrero Hill
Sunnydale Visitac	ion Valley
Westside Courts	Western Addition

The project site was defined by the City lot number supplied by the Mayor's Office of Housing. The City lot numbers were selected from the SFGIS file "CityLots" and aggregate to the project site. The CityLots spatial data layer is a representation of the City and County of San Francisco's Subdivision parcels. The layer serves as the foundation for map display and analyses and can be joined to any City dataset which has block and lot information in the proper format. This table is updated on a regular basis by the City's Department of Technology.

Generating Data for the Project Site
The vast majority of HDMT indicators can be disaggregated at a spatial level. Neighborhood data in this analysis are based on "planning districts" as defined by the San Francisco Planning Department. Planning districts are the most common unit of neighborhood measurement for HDMT indicators. The specific planning districts selected for this

assessment was based on SFDPH's understanding of the larger community (i.e., primary neighborhood) each HOPE SF site was embedded in. For example, the primary neighborhood surrounding Sunnydale is Visitacion Valley, surrounding Potrero Terrace and Annex is Potrero Hill and surrounding Westside Courts is Western Addition. All planning district and City data presented in this report can also be found on the HDMT website.

In this analysis, neighborhood data that are publicly available via the website are compared to HOPE SF site-specific data. Site-specific data are not included on the HDMT website and require special analysis to generate. To generate the site-specific data, we developed 66 models (one for each indicator analyzed) to extract HDMT indicator data at a project site level. Data extraction was based on the unit of measurement for each indicator. For discrete events or point/line data, measures were calculated for the areas within a radius distance of the project site which is denoted within the indicator definition (e.g., proportion of population within 1/4-mile of a neighborhood park). Several of the indicators were derived using aggregate data associated with areas of land aggregated at a polygon level, such as census data. To determine the value for the project site the values for the polygons were disaggregated by area and then re-aggregated according to the area of polygons within the buffer using a proportional split. All spatial analysis was performed in ArcGIS 9.2 (ESRI 2007) and ModelBuilder was used for automation.

It is important to note that, as stated earlier, site-specific data for each indicator is calculated for a specific buffer size (e.g., 1/4-mile). Sometimes, the distance around each project site may or may not correspond with the neighborhood boundary, depending on the proximity of the adjacent neighborhoods. Buffers may contain data from multiple surrounding neighborhoods, not just the primary neighborhood selected for this analysis. For example, if the 1-mile buffer from Westside Courts extends into other neighborhoods beyond Western Addition (such as Haight-Ashbury), the site-specific numbers might higher than the neighborhood numbers. Where this poses a significant issue, it is noted in the assessment text and can be recognized by looking at the accompanying maps.

Site Visits

SFDPH also made a site visit to each of the three HOPE SF sites to contextualize the data gathered for the assessment. Each of these site visits was organized by SFDPH staff in collaboration with the site-specific developer. Site visit attendees included SFDPH staff and project developers. At the Sunnydale and Potrero Terrace and Annex site visits, resident "gatekeepers" also accompanied the team to provide more grounded insight on the site conditions. MOH staff did not attend the site visits. Qualitative observations are described below alongside the quantitative HDMT data.

As a guide, SFDPH created a checklist of site attributes to observe during the visit. The attributes were directly and indirectly related to the indicators and were broadly identified to understand the "quality" of the living environment. The checklist also helped in standardizing what staff looked for across all sites. See the checklist in Appendix 2.

5. ASSESSMENT FINDINGS

Below we present the Potrero Terrace and Annex site assessment findings for selected indicators, organized by the following HDMT Elements:

- Demographics
- Public Infrastructure / Access to Goods and Services
- Sustainable and Safe Transportation
- Environmental Stewardship
- Social Cohesion
- Adequate and Healthy Housing
- Healthy Economy

In each section, we include an introduction that summarizes the relationship of each Element to health, provide quantitative and qualitative findings based on our data findings and site visits and, when necessary, describe caveats and limitations of the data. Each Element write-up also includes a map highlighting some of the more interesting findings for the site. Please refer to Section 4 of this report for a methodological explanation of the data.

NB: The findings below have been updated to account for several data miscalculations discovered since the release of the October 2009 report. See errata sheet above for specific corrections.

5.1 Demographics

The population density of Potrero Terrace and Annex is more than twice the population density of the Potrero Hill neighborhood but only slightly higher than the population density of the City. In 2007, the project site averaged 18,284 residents per square mile compared to an average of 7,574 residents per square mile in Potrero Hill and 15,381 residents per square mile in San Francisco.

Because of the methodology used to generate data at the project site, income data for Potrero Terrace and Annex are unavailable. Given that the project site consists of 100% low-income housing, it is safe to assume that income among Potrero Terrace and Annex residents is substantially lower than the 2007 median per-capita income for the Potrero Hill neighborhood ($62,180) and the City ($34,946). The same is likely true when comparing median household income for the project site to the Potrero Hill neighborhood ($89,999) and the City ($71,451). In 2000, almost a quarter (24%) of project site residents lived below the federal poverty level. In contrast, only 13% of Potrero Hill residents and 11% of City residents lived below the poverty level.

Twelve percent of Potrero Terrace and Annex residents were unemployed in the 2000 U.S. Census, more than double the rate in Potrero Hill (5%) and the City (5%). Given the current economic crisis throughout the country, neighborhood unemployment rates from 2000 are a substantial underestimate of today's unemployment levels. Additionally, only 16% of residents in the project site completed high school according to 2007 estimates. The high school graduation rate for Potrero Terrace and Annex is dramatically lower than the high school graduation rate for Potrero Hill (93%) and San Francisco (86%).

Fifteen percent of project site residents were immigrants according to 2000 U.S. Census figures. The population of foreign-born residents was comparable in Potrero Hill (14%) and higher in San Francisco overall (37%). Seven percent of project site residents, 4% of Potrero Hill residents and 13% of San Francisco residents cannot speak English.

In 2000, 24% of Potrero Terrace and Annex residents over 15 years old were married. In comparison, 29% of Potrero Hill residents and 34% of San Francisco residents over age 15 were married. Residents of Potrero Terrace and Annex have a slightly larger family size compared to residents of Potrero Hill and San Francisco. In 2007, the average household size was 2.3 in the project site, 1.8 in Potrero Hill and 2.0 in San Francisco. Families residing in the project site are more likely to have young children compared to families in the rest of the City. Over 60% of families in Potrero Terrace and Annex have children who are under 18 years old compared to 49% of families in Potrero Hill and 40% of families in San Francisco. Thirty-six percent of project site residents are youth or seniors compared to 25% in Potrero Hill and 29% in the City. In Potrero Terrace and Annex, 29% of residents are under 18 years of age.

Selected Demographic Indicators	Potrero Terrace & Annex	Potrero Hill	San Francisco
Population density per square mile (2007)	18,284	7,574	15,381
Proportion living below the poverty level (2000)	24%	13%	11%
Average household size (2007)	2.3	1.8	2
High school graduation rate (2007)	16%	93%	86%
Proportion of foreign-born population (2000)	15%	14%	37%
Proportion of families with children under 18 years old (2000)	30% 49%		40%

5.2 Public Infrastructure / Access to Goods and Services

Introduction

Public Infrastructure and Access to Goods and Services indicators in the HDMT attempt to gauge the access and quality of a range of public and retail services and facilities including child care, schools, clinics and hospitals, parks, recreation facilities, plazas, arts and cultural facilities, healthy food retail, banks and credit unions, post offices and other daily services. Collectively, the location, quality, affordability and accessibility of these facilities and services contribute to "neighborhood completeness" that serves community health. For example, access to affordable, quality child care and schools not only promotes positive physical, social and cognitive child development, but also contributes to better physical health, educational achievement and expected lifetime earnings over the life-course. The presence of safe, accessible, quality parks, plazas, recreation facilities and arts and cultural facilities helps reduce rates of depression and isolation and increase physical activity and social interactions with others. Access to supermarkets and healthy food options improve nutritional choices and can decrease the likelihood of obesity and diabetes, while access to quality primary health care promotes early detection of preventable chronic diseases. The greater the number of public and retail services within a neighborhood, the greater the chance residents and workers will walk or bike to access those services, increasing "eyes on the street," and physical activity while reducing dependency on private motor vehicles, vehicle trips and miles traveled and as a result, reducing air and noise pollution.

Quantitative/Qualitative Findings

Potrero Terrace and Annex's geography, street design and building structures currently inhibit physical and social connectivity within the project site and with nearby neighbors. One resident noted that the nursery schools near Potrero Hill are "separate but not equal", because the parents of children attending Friends of Potrero Hill Nursery School had the time and financial resources to advocate, organize and fundraise for school improvements, whereas the Daniel Webster Elementary School lacked funding to expand and improve their services. As described in the Social Cohesion analysis, a number of community facilities operate near Potrero Terrace and Annex, including a recreation center, health center, community center and family resource center; however all facilities are facing significant budget cuts and decreased hours of operation.

The quality of the programming inside or on public facilities is equally as important as the physical structures of community-serving facilities. Often funding is available for the construction of the building, but there is a lack of long-term financial commitment to developing, maintaining and expanding high quality programmatic activities that draw youth, seniors and families into the buildings. For example, the physical presence of libraries is but one of multiple components necessary to improve literacy, access to health information and the internet and safe, quiet spaces for studying, reading and meeting.

The Potrero Terrace and Annex community also faces significant topographical limitations to accessing services that are in close proximity. Given the low-income population residing at the three site, the affordability of goods and services (e.g., transit, healthy food), may hinder access in a way that is also not reflected in our indicators. Finally, and perhaps most importantly, the actual and perceived safety of all three communities poses an additional burden affecting the quality of resident experiences. These and other factors such as cost, hours of operation, languages spoken and cultural preferences also impact utilization of retail food markets, child care, health care and various retail services. This recognition should inform the interpretation of all analysis included in the report.

The HDMT includes seven objectives that measure public infrastructure and access to goods and services. Key indicators are summarized in the table below.

Selected Public Infrastructure / Access to Goods and Services Indicators	Potrero Terrace & Annex	Potrero Hill	San Francisco
Maximum number of slots at licensed child care centers and family homes (2007)	221* 151		19,845
Average child care costs as a proportion of family budget (2007)	13% 11%		14%
Proportion of households within 1/2-mile of a public elementary school (2007)	100% 91%		88%
Weighted average API of API-ranked schools (2007)	631*	565	759
Proportion of population within 1/4-mile of neighborhood or regional park (2007)	100% 100%		88%
Proportion of population within 1/4-mile of a recreation facility (2007)	100% 70%		46%
Neighborhood average Park Evaluation Score (2007)	81%*	84%	87%
Number of public art works (2007)	16*	1	140
Proportion of population within 1/2-mile from retail food market (10,000+ square feet) (2007)	0% 22%		65%
Proportion of population within 1/2-mile from bank or credit union (2007)	100% 5%		80%
Density of take-out alcohol outlets per square mile (2007)	15* 13.1		17.5
Number of active neighborhood watch groups (2008)	8*	9	178
* = within 1/2-mile of the Potrero Terrace and Annex project site			

PI.1 Assure affordable and high quality child care for all neighborhoods.
According to 2007 estimates, the maximum capacity of licensed child care facilities and family child care homes within a half-mile of the project site was 221 child care slots. Given that 60% of families in Potrero Terrace and Annex have children under 18 years of age, the relative dearth of licensed child care slots around the project site may reflect an unmet need for child care. In all of San Francisco, 19,845 slots were available in family child care homes and licensed child care facilities in 2007. However, only 151 of these childcare slots were available in Potrero Hill. Based on 2007 estimates, child care expenses constitute 13% of the family budget for Potrero Terrace and Annex residents. Similarly, Potrero Hill families and San Francisco families spend on average 11% and 14% of their family income on child care, respectively. Based on the 2007 Child Care Needs Assessment, there were 524 children (ages 0-12) living in zip code 94107 (Potrero Hill) who were eligible for child care subsidies but did not receive them. Roughly one of every three Potrero Hill children who were eligible for a child care subsidy received one, compared to one of every two kids citywide.

PI.2 Assure accessible and high quality educational facilities.
In general, the overwhelming majority of San Francisco residents live within walking distance of a San Francisco Unified School District elementary school. Eighty-eight percent of City residents and 91% of Potrero Hill residents live within 1/2-mile of a public elementary school. There are five public elementary schools alone within a half-mile of the project site. However, due to school choice and assignment policies, the majority of children in San Francisco, including Potrero Hill, do not attend the local school in their neighborhood (if there is one). As of 2008, 34% of public elementary students and 5% of public middle school students living in Potrero Hill attended school in Potrero Hill. Similar to citywide rates, the remaining two-thirds of elementary school students travel outside their

neighborhood to attend public school. SFUSD is currently undergoing a redesign of their student assignment policies as part of a broader effort to "reduce racial isolation and improve educational opportunities and outcomes for all students" across San Francisco.

Despite efforts to avoid disparities in school quality, schools in the Eastern neighborhoods of San Francisco, including Potrero's public schools, tend to perform lower on the state's Academic Performance Index (API) compared to the Western neighborhoods. Specifically, the average API score for schools in close proximity to the project site is substantially lower than the state-defined target API of 800. The five schools neighboring the project site have a weighted average API of only 631 compared to an average API of 565 for Potrero Hill schools and 759 for all City API-ranked schools. API scores are one limited measure of student achievement which do not account for various complex factors both inside and outside the school environment that influence school resources and performance including neighborhood segregation, attendance at private vs. public schools and family mobility in and out of San Francisco.

Nonetheless, lower API scores and lower high school graduation rates contribute to lower demand for schools in southeastern San Francisco and higher demand for schools in Western San Francisco. Potrero Hill public schools had less than half as many attendance requests per seat as the citywide average and one-fifth as many requests per seat as the Inner Sunset. Given the majority of students attending Potrero schools are not from Potrero, caution must be exercised in making broad statements about children living in Potrero's academic performance.

In addition to the traditional school structures, other factors such as school gardens and joint use facilities contribute to greater community involvement in schools promoting alternative learning environments and supporting students' performance. Citywide, 32% of San Francisco public schools have a school garden. However, none of these schools are in Potrero Hill or within walking distance (1/2-mile) of the project site. Educational outcomes should be considered within the broader context of neighborhood, social and economic conditions which are addressed in other parts of the HDMT.

PI.3 Increase park, open space and recreation facilities.
The HDMT documents the number and location of publicly owned parks in San Francisco that are greater than 0.5 acres in size, excluding civic squares and plazas. In general, most City residents live in close proximity to a public park. Four public parks are located within a quarter-mile of the project site and 88% of all City residents and 100% of Potrero Hill residents live within a quarter-mile of a neighborhood or regional park. However, proximity to parks is only one measure of access and cannot capture other determinants of park visits such as the quality of park grounds. Residents have noted that despite great views of the bay and decent amenities, the lack of safety (real and/or perceived) inhibits residents from utilizing park resources.

For the purpose of establishing an objective criterion to compare park quality, the Park Maintenance Standard Score was created by the Recreation and Parks Department to evaluate the physical condition of each park against basic quality standards for landscaped and hardscaped areas, recreational areas and amenities and structures. A series of park features are evaluated. For example, the landscaped and hardscaped areas category includes five features: (1) lawns, (2) ornamental gardens, shrubs, and ground covers, (3) trees, (4) hardscapes and trails, and (5) open space. Lawns are evaluated on cleanliness, color, density and spots, drainage/flooded areas, edged, height/mowed, and holes. Examples of other indicators include graffiti, lighting near restrooms, signage, surface quality, and drinking fountains. Each feature has a specific standard which is either met or

not met with simple yes or no questions. A park's overall score indicates the percentage of standards met by the park in question.

On average, parks within a half-mile of the project site met 81% of established park standards. This score is lower than the average score of parks in the Potrero Hill neighborhood (84%) and the City as a whole (87%). Living in close proximity to public recreational facilities such as gyms and clubhouses is less common compared to living in close proximity to parks. Half of all SF residents (46%) live within 1/4-mile of a recreation facility compared to 70% of the Potrero Hill population. There is one recreational facility within a quarter-mile of the project site.

It is important to note park scores do not reflect how well used the park is or safety issues in the park. For example adequate lighting, police presence or patrolling, physical activity in the park and programming are not represented. All of these factors influence if and when residents use parks.

PI.4 Assure spaces for libraries, performing arts, theatre, museums, concerts and festivals for personal and educational fulfillment.

There are eight City-serving arts and cultural facilities (predominantly museums) in zip code 94105/Potrero Hill; however the neighborhood generally lacks access to more permanent neighborhood-serving arts and cultural facilities. To promote access to and awareness of the arts, San Francisco's Public Art Program was created in 1969 to fund public art through fees on downtown construction and City-financed capital projects. The majority of the 140 City-funded public art works in San Francisco are located in densely populated downtown neighborhoods. Sixteen public art works are located within a half-mile of the project site; however almost all are located on San Francisco General Hospital's campus. One work of public art is located in the neighborhood of Potrero Hill. A recent report by the SF Arts Commission reveals that one-quarter of the City's total $26.7 million funding for the arts in 2008-2009 was allocated to Supervisoral District 9 (which includes Potrero Hill), but the vast majority of that funding ($5 million of $7 million) during this time period was allocated to art work for SF General Hospital rebuild projects.

All Potrero Hill residents and nearly all City residents (97%) live within one-mile of a public library. As of September 2009, the Potrero Branch library was closed for renovations as part of the Branch Library Improvement Program, but is scheduled to open in 2009. The next closest libraries in Mission Bay, the Mission and the Main Public Library, are all more than one mile away from the project site. The physical presence of libraries is one component necessary for improved literacy and access to health information.

PI.5 Assure affordable and high quality public health facilities.

Population density is one proximal but not comprehensive indicator for health care demand. By default, in communities with more people, one would expect a greater demand for health care services. The high population density of Potrero Terrace and Annex (18,284 population per square mile) relative to Potrero Hill (7,574 pop/square mile) or the City (15,381 population per square mile) suggests a relatively high demand for health services at the project site. Two publicly funded health facilities within a half-mile of the project site serve the Potrero Terrace and Annex community including the Potrero Hill Health Center which according to one resident is actively engaged in the community, and San Francisco General Hospital on the other side of Highway 101.

PI.6 Provide access to daily goods and service needs, including financial services and healthy foods.

Two thirds of San Francisco residents (65%) live within half a mile of a large retail food store (10,000+ square feet) but this proportion drops significantly in Potrero Hill and Potrero Terrace and Annex. Less than a quarter of Potrero Hill residents (22%) live within a half-mile of a large retail food store and there are no large retail food outlets within half a mile of the project site. Instead, Potrero Terrace and Annex is served by six small retail food stores and 3 stores of unknown size. Small retail food stores typically carry a more limited variety of healthy food options and charge higher prices for food items compared to supermarkets. This generalization was substantiated by our site visit to two retail food outlets bordering the project site which offered a very limited range of produce which was of poor quality.

Although 80% of the citywide population lives within half a mile of a bank or credit union, access to financial services is severely limited in Potrero Hill and Potrero Terrace and Annex. Only 5% of Potrero Hill residents live within half a mile of a bank or credit union and there is only one bank or credit union within a half-mile buffer of the project site. Studies show that lack of physical proximity to financial services is most frequent in low-income and minority populations compared to wealthier households. In addition, fringe financial services, such as check cashers, payday lenders and pawn shops, are largely in low-income and minority neighborhoods. These lenders have high fees attached to their service and no savings account options, which puts an additional financial burden on these populations.

Proximity to retail services also promotes increased walking and biking, reduced daily vehicle trips and miles traveled, increased possibilities for healthful and meaningful work and increased interactions among neighbors and others on the street. Two auto repair shops, one bank or credit union, five beauty/barber shops, one bike shop, six eating establishments, one gym and one pharmacy are within a quarter-mile buffer of the Potrero Terrace and Annex project site. There are no dry cleaners, hardware stores, laundromats, post offices or video rentals/movie theaters within a quarter-mile of the site. A laundromat, however, was discovered on the project site while on a site visit. Within half a mile of the project site are 16 auto repair shops, one bank/credit union, ten beauty/barber shops, three bike shops, 40 eating establishments, six gyms, two hardware stores, one laundromat, two pharmacies, two post offices and three video rentals/movie theaters. There are no dry cleaners within a half-mile of the project site.

PI.7 Assure adequate public safety.
Research strongly suggests that density of alcohol outlets is closely related to crime and violence (described in Social Cohesion Element). Within a half-mile buffer of the project site, the density of take-out alcohol outlets is 15 outlets per square mile. The density of take-out alcohol outlets around the project site is comparable to the density of outlets in the Potrero Hill neighborhood (13.1 outlets per square mile) and the City (17.5 outlets per square mile). According to San Francisco Safety Awareness for Everyone (SAFE), there were eight active neighborhood watch groups within a half-mile of the project site as of August 2008. In total, SAFE reported nine active neighborhood watch groups in Potrero Hill and 178 active neighborhood watch groups in San Francisco.

Baseline Conditions Summary of Hope SF - Potrero Terrace and Annex

Public Services
- Childcare Center
- Community Gardens
- Library
- Public Art Installation
- Public Health Facility
- Elementary School
- Post Office

Retail Services
- Bank or Credit Union

Park, Open Space and Recreation
- Neighborhood or Regional Park
- Recreational Facility

Project Area
- Project Site
- 1/2 Mile Buffer
- 1/4 Mile Buffer

N
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Miles
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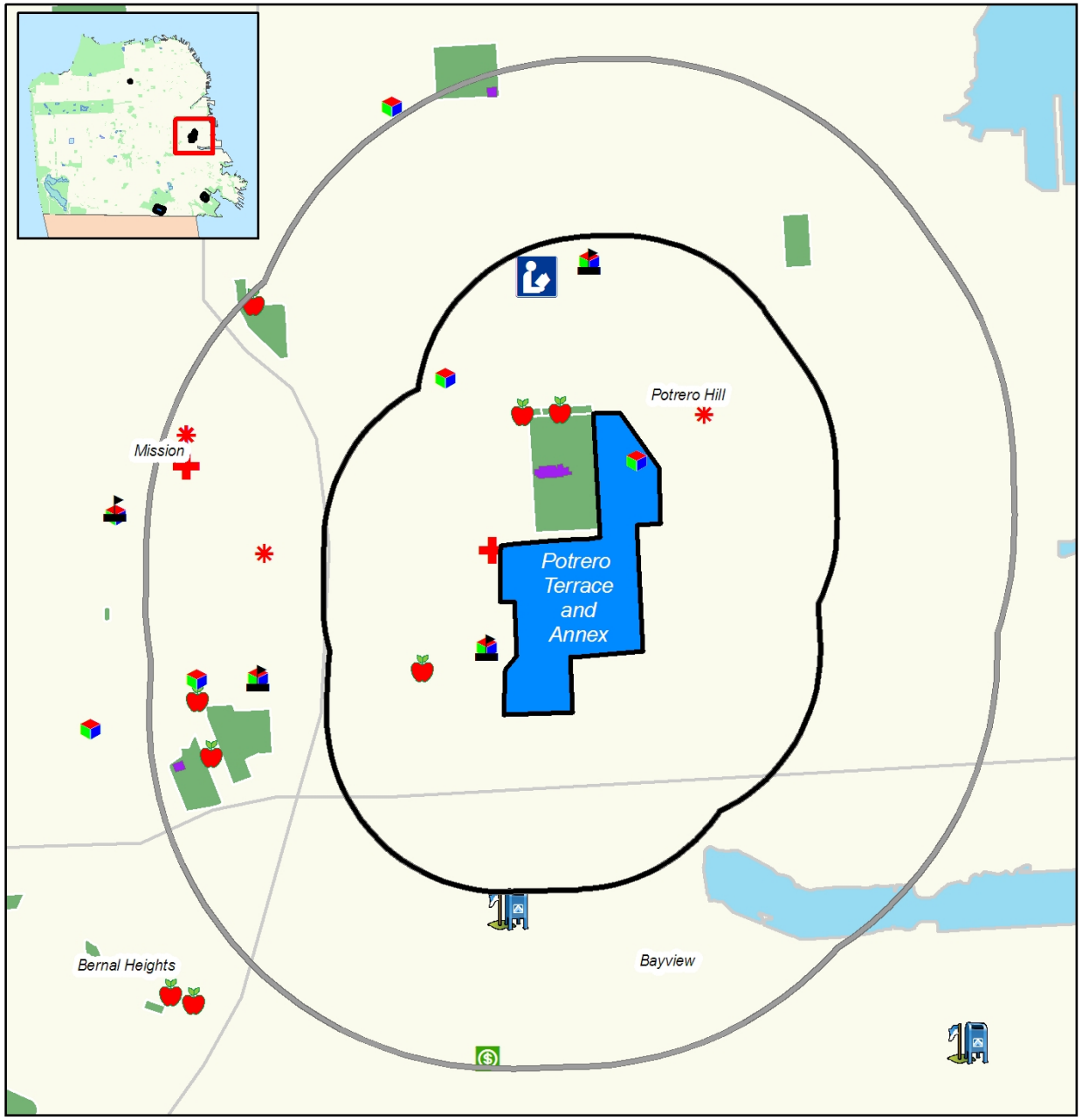
City and County of San Francisco
Department of Public Health
Environmental Health - 2009

Sources: San Francisco Arts Commission, Department of Public Works, California Department of Social Services - Community Care Licensing , San Francisco Unified School District, San Francisco Department of Public Health, San Francisco Department of Parks and Recreation San Francisco Food Systems, Dun and Bradstreet,



Data accessed from The Healthy Development Measurement Tool. For more information visit www.thehdmt.org

Baseline Conditions Summary of Hope SF
Potrero Terrace and Annex Neighborhood Completeness - Key Retail Services

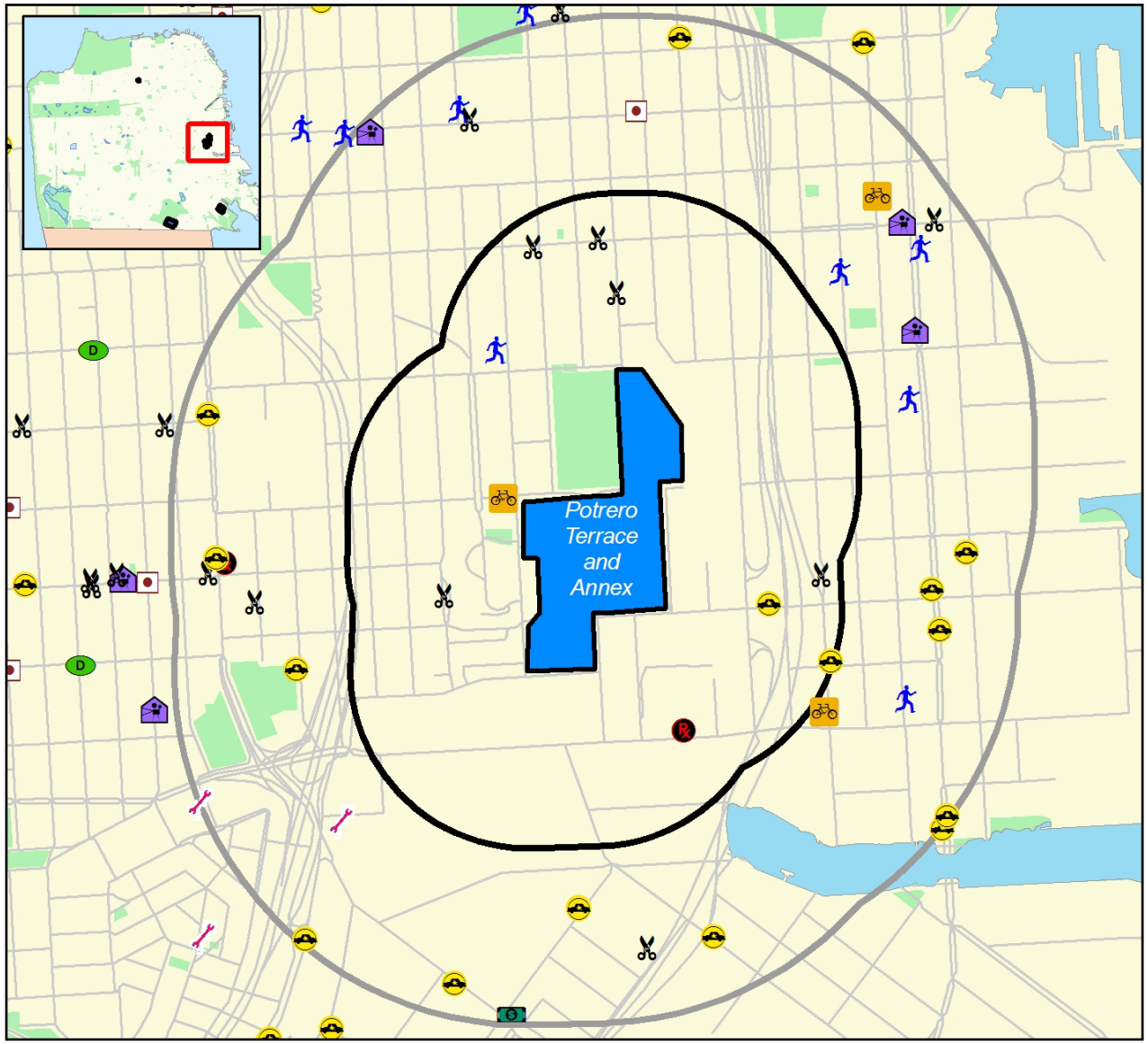
Excluding Food Availability

- Auto Repair Shop
- Bank or Credit Union
- Beauty/ Barber Shop
- Bike Shop
- Dry Cleaner*
- Gym
- Hardware Store
- Laundromat*
- Pharmacy*
- Video Rental/ Movie Theater*

Project Area

- Project Site
- 1/4 Mile Buffer
- 1/2 Mile Buffer

*Service not present in project area



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City and County of San Francisco
Department of Public Health
Environmental Health - 2009

Sources: Dun and Bradstreet, 2007;
State of California Department of Consumer Affairs, 2008; WhitePages.com, 2008.

Data accessed from The Healthy Development Measurement Tool. For more information visit www.thehdmt.org

5.3 Sustainable and Safe Transportation

Introduction

People's transportation behaviors – including how much and how far they drive, take public transit, walk or bike, as well as whether they own a private vehicle – are shaped by numerous factors, including: whether there is a mix of land uses providing access to jobs, goods and services near residential development; an area's public transit service, walking or biking environment; driving conditions; and socio-demographic factors including population age, income and household size.

Land use and transportation planning defines the distances people travel to access jobs, schools, good, services and recreation. As distances between destinations increase so do the miles driven in motor vehicles, along with the associated hazards from air and water pollutants, noise and vehicle collisions. Heavy volumes of vehicle traffic also create traffic "hotspots" and contribute to unfair burdens of air pollution, noise and stress for those living adjacent to busy streets and highways and degrade the environment for walking, biking and public transit. Conversely, planning decisions that improve access to and quality of public transit service and that create environments where it is safe, desirable and feasible to walk or bike to access jobs and daily needs support active transportation and its benefits for both physical and mental health, as well as decreases to the adverse impacts of motor vehicles on local communities.

Quantitative/Qualitative Findings

The HDMT includes three objectives to promote sustainable and safe transportation. Key indicators are summarized in the table below.

Selected Transportation Indicators	Potrero Terrace & Annex	Potrero Hill	San Francisco
Proportion of households with at least one vehicle available (2000)	78% 85%		71%
Proportion of commute trips made by car, truck, or van driving alone (2000)	51% 53%		41%
Proportion of commute trips made by public transit (2000)	22% 19%		33%
Proportion of average income spent on transportation expenses (2007)	11% 13%		14%
Proportion of commute trips made by biking (2000)	4%	2%	2%
Proportion of commute trips made by walking (2000)	5% 4%		10%
Number of pedestrian injury collisions (2001-2005	14 (w/in 1/4-mile of project site)	35 4,039	

ST.1 Decrease private motor vehicles trips and miles traveled.

According to the U.S. Census 2000, 78% of Potrero Terrace and Annex households have at least one car available compared to 85% of households in the Potrero Hill neighborhood and 71% of households in the City. The proportion of Potrero Terrace and Annex commuters who drive alone to work (51%) is comparable to estimates for the Potrero Hill neighborhood (53%) but higher than the overall City estimates (41%). From 2003 to 2007, the California Highway Patrol reported 559 motor vehicle collisions within a 1/2 radius of the project site – largely influenced by the high numbers of collisions in the nearby Mission neighborhood; 162 of those collisions occurred within 1/4-mile of Potrero Terrace and Annex.

Approximately 2% of crashes in the City occurred in the Potrero Hill neighborhood (369/22,296) during that period.

Car ownership and use may be influenced by Potrero Terrace and Annex site design that prioritizes car ownership and convenience by providing parking spaces directly in front of buildings, along streets and in other public spaces.

ST.2 Provide affordable and accessible public transportation options.
San Francisco has an extensive local bus and street car network, with 100% of City households within 1/4-mile of a local public transit stop. 71 bus stops are within a 1/4-mile radius of the project site (counting bus stops on opposite sides of the street as separate stops). There is more variation across the City in access to regional bus, rail or ferry links. Potrero Terrace and Annex is serviced by one regional public transit stop (Caltrain), which is within 1/2-mile of 95% of households (and 90% of Potrero Hill households). We do not, however, have data on where local residents or employees work to assess whether Caltrain provides transit regional transit service that meets resident transportation needs. In comparison, 22% of City households are within half a mile of a regional bus or rail link.

Although all individuals live within close proximity to a public transit stop, only 22% of Potrero Terrace and Annex residents who commute to work use public transit according the 2000 U.S. Census. This number is comparable to estimates for Potrero Hill (19%) but lower than estimates for the City (33%). According to 2007 estimates, project site residents spent approximately 11% of their household income on transportation, slightly less than the share of household income spent on transportation for Potrero Hill residents (13%) and City residents (14%).

Access and use of to public transit in the Potrero Terrace and Annex may be hindered by additional factors not reflected in the number of nearby transit stops, including its cost, perceived and actual safety of stops and transit service, frequency of service, hours of operation, direct connections to key destinations such as jobs and supermarkets and access to subsidized transit passes for low-income families.

ST.3 Create safe, quality environments for walking and biking.
Overall, a small percentage of project site residents walk or bike to work. According to U.S. Census 2000 estimates, 4% of project site commuters bicycle to work. This is marginally higher than the percent of commute trips made by biking among respondents in Potrero Hill (2%) and San Francisco as a whole (2%). Additionally, 5% of Potrero Terrace and Annex commuters walk to work. This is comparable to the percentage of Potrero Hill commuters who walk (4%), but only half the proportion of City commuters who walk (10%).

Between 2003-2007, 35 bicycle collisions were reported within 1/2-mile of the project site (1,460 collisions were reported citywide during that period). In a recent 5-year period, 14 pedestrian injury collisions were reported within 1/4-mile of the project site and 75 within 1/2-mile (4,039 pedestrian collisions were reported citywide, 2001-2005). These relatively lower area-wide bike and pedestrian collision numbers in part reflect the lower proportion of people who are walking and biking in the area, represented by the commute statistics.

As described above, people living both in Potrero Terrace and Annex as well as the larger Potrero Hill neighborhood drive more and take public transit, walk or bike less than many other San Francisco communities. A visit to the Potrero Terrace and Annex site identified a number of physical and built environmental factors that may contribute to these differences. There are steep inclines and a lack of street or sidewalk interconnectedness in the area. In

fact, major potential destinations for walking or biking are located at the top of a steep hill – including a school, a park, two local markets and key local transit stops.

Narrow sidewalks or the complete lack thereof, lack of benches or other pedestrian amenities, traffic volumes on some streets and the absence of destinations within walking distance for residents to access jobs or meet daily needs (see Public Infrastructure analyses for more detail) are additional barriers to walking or biking.

Baseline Conditions Summary of Hope SF - Potrero Terrace and Annex

Motor Vehicle Collisions*
(2003-2007)

- None
- Low
- Low Medium
- Medium
- High Medium
- High
- Very High

Pedestrian and Bicycle Collisions

Bike Collisions (2003-2007)

- 1
- 2

Pedestrian Collisions (2001-2005)

- 1
- 2
- 3
- 4 - 7

Transit

- Regional Transit Link
- Local Bus and Rail Link
- Regional Transit Routes

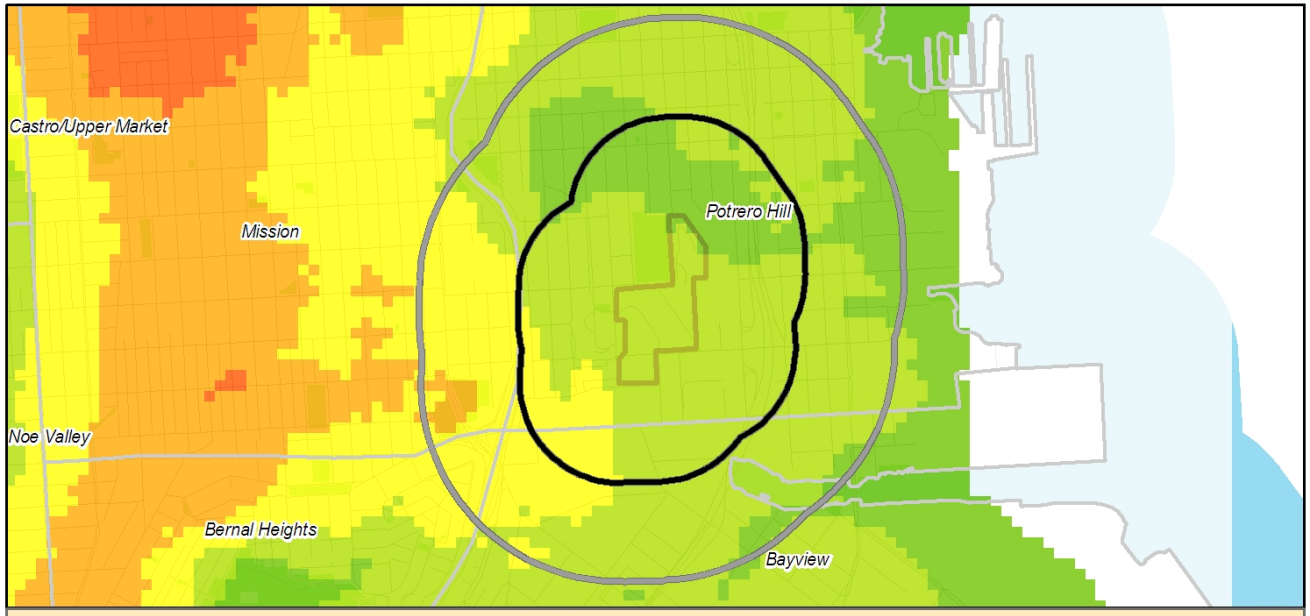
Project Area

- Project Site
- 1/2 Mile Buffer
- 1/4 Mile Buffer

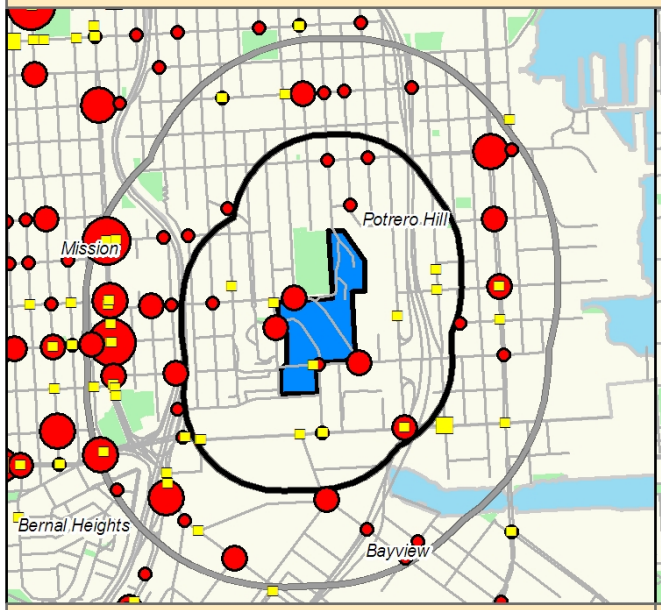
*In this collision density map, data categories are based on the citywide distribution of collisions.

City and County of San Francisco
Department of Public Health
Environmental Health - 2009

Sources: California Highway Patrol - Statewide Integrated Traffic Records System; San Francisco Municipal Railway



Motor Vehicle Collisions



Pedestrian and Bicycle Collisions

Transit Stops

Data accessed from The Healthy Development Measurement Tool. For more information visit www.thehdmt.org

5.4 Environmental Stewardship

Introduction

The Environmental Stewardship Element of the HDMT examines the use of natural resources (e.g., energy, water and primary products); protection of and access to our natural environment; access to fresh produce and urban agriculture; disposal of solid waste and reuse of waste and contaminated sites; and the concentration of possible exposures to environmental harms, such as air and noise pollution.

First, the sustainable use of natural resources is critical for ensuring the viability of the environment and public health. Reducing energy and water needs or generating energy from renewable sources can reduce pollutants that can improve health and outdoor air quality and reduce green house gases. Second, protection of the natural environment for its intrinsic value and for human uses can enhance health and sustainability. Access and use of natural areas helps integrate physical activity into our daily lives, provides contributions to mental health and overall well and reduces water and air pollution. Third, a community food system can improve the nutritional health of a neighborhood. Fourth, how we dispose and promote productive reuse of solid waste and previously contaminated sites can impact the social and environmental aspects of the neighborhoods we live in. Living near contaminated land or landfills can pose health threats, especially for vulnerable populations. Source reduction, reuse and recycling can avoid significant greenhouse gas emissions and remove health hazards the related to air, land and water. Lastly, health effects from exposure to sources of air and noise pollution linked to negative health outcomes. Adverse health outcomes associated with proximity to air pollution sources are particularly important for children and the elderly and include exacerbation of respiratory diseases, asthma hospitalizations, reduced lung growth and heart disease. Designated truck routes present a particular air pollution problem as trucks typically use diesel engines; diesel exhaust contributes to respiratory symptoms and is a human carcinogen. Furthermore, exposure to environmental noise can adversely affect sleep, school and work performance and contribute to cardiovascular disease.

Quantitative/Qualitative Findings

The HDMT includes six objectives to promote environmental stewardship. Key indicators are summarized in the table below.

Selected Environmental Stewardship Indicators	Potrero Terrace & Annex	Potrero Hill	San Francisco
Acres of open space per 1,000 population (2006)	2 (w/in 1-mile of project site)	9.3 (Sup. D10)	7.4
Proportion of households with 1/4-mile access to a community garden (2007)	100% 64%		25%
Proportion of households within 300 meters of stationary source of air pollution (2007)	18% 22%		4%
Average daytime and nighttime outdoor noise levels (dB) (2007)	N/A 67		62

ES.1 Decrease consumption of energy and natural resources.

According to 2003 data provided by Pacific Gas & Electric Company, there is substantial variation among San Francisco neighborhoods with regard to energy usage. Residential energy use in Potrero Hill is substantially lower than the City average. Potrero Hill per capita natural gas use is 28 therms of natural gas and 366 kilowatt hours of electricity whereas

San Francisco as a whole is 221 therms of natural gas and 1,487 kilowatt hours of electricity per capita in 2003. The neighborhood average for Potrero Hill excludes certain census tracts where one single or multi-family account represents 85% of the natural gas or electricity load in a census tract; the average also excludes the population of that excluded census tract. Actual energy uses for all of Potrero Hill could be higher or lower based on this data limitation. Unfortunately, estimates for Potrero Terrace and Annex are unavailable.

Solar power and other renewable energy resources, together with higher levels of energy efficiency, can significantly reduce green house gas and air pollution emissions, improve wildlife habitats, lower noise levels, lessen visual impacts and make a contribution to improved public health. Five percent of all solar panel installations in San Francisco are in Potrero Hill. No solar panel installations exist at the Potrero Terrace and Annex project site.

Resource efficient building design can also contribute to a significant reduction in carbon dioxide emissions, waste and storm water, construction and demolition waste and energy and water usage. The HDMT monitors the number and distribution of Leadership in Energy and Environmental Design (LEED) certified and green buildings in San Francisco. The LEED Green Building Rating System is a third party certification program and the nationally accepted benchmark for the design, construction and operation of high performance green buildings. As of March 2008, there were 21 known LEED certified buildings and 24 green buildings in San Francisco, none of which are in Potrero Hill or at the project site.

ES.2 Restore, preserve and protect healthy natural habitats.
Parks, publicly accessible waterfront and natural open space areas can be used as recreational areas to promote physical activity and social interaction. San Francisco's total miles of shoreline, including both coastal and bay, is approximately 37 miles long. Eight percent of the total San Francisco shoreline accessible to the public is in Potrero Hill; Potrero Terrace and Annex residents are within a half-mile distance of the shoreline. It is important to note, however, that there is no trail, sidewalk or bike lane to access the shoreline and the terrain is very steep. San Francisco averages 7.4 total acres of open space per 1,000 residents. Supervisoral District 10, which Potrero Hill resides in, averages 9.3 acres of open space per 1,000 residents. Potrero Terrace and Annex has a lower ratio of open space to population, with only 2 acres of open space per 1,000 residents within a 1-mile buffer of the project site. The Potrero Hill Park and Recreation center is adjacent to Potrero Terrace and Annex and is used by residents on a regular basis. According to residents, SFRPD budget cuts have prevented the recreation center from being open on a regular basis.

Trees provide natural cooling through the shading of streets and buildings and help capture air pollution and storm-water runoff. Trees can also serve as buffers to traffic, reducing pedestrian injuries. In 2005, the San Francisco Urban Forest Council and the USDA Forest Service issued a report appraising the City's urban forest. According the report, 12% of San Francisco is covered by forest canopy. Potrero Terrace and Annex averages 6 trees (taller than 4 meters) per acre within 1/4-mile of the project site. Similarly, Potrero Hill averages 5 trees per acre and San Francisco averages 7 trees per acre.

ES.3 Promote food access and sustainable urban and rural agriculture.
Access to healthy food choices is directly correlated to obesity and diabetes rates. Locally produced, fresher and seasonally available food reduces food transport miles, thus reducing environmental impacts from transport pollution, as well as costs to the consumer. The HDMT identifies farms, farmer's markets, community-supported agriculture (CSA) drop-off sites and community gardens as sources of local produce. Although 60% of San Francisco residents live within one-mile of a farmer's market, there are no farmer's markets within 1-mile of the project site or within 1-mile of the Potrero Hill neighborhood. A more accessible

source of local produce for project site residents are CSA drop-off sites and community gardens. Approximately 39% of City residents and 56% of Potrero Hill residents live within 1/2-mile of a CSA drop-off site. Our data indicate that there is a CSA drop-off site within 1/2-mile of the project site, although residents may be unaware of its existence. Additionally, a quarter of San Francisco residents and nearly two thirds of Potrero Hill residents (64%) live within 1/4-mile of a community garden. There is one community garden within 1/4-mile of the project site. The community garden, however, tends primarily to be used by community members of Potrero Hill and not necessarily residents from Potrero Terrace and Annex.

ES.4 Promote the productive reuse of previously contaminated sites.

There are no brownfield sites in Potrero Terrace and Annex. According to the EPA, the term "brownfield site" means real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. However, 19% of all brownfield sites in San Francisco are located in Potrero Hill. Generally, brownfields are deemed to have limited immediate health risks to communities because of their underutilization, although broader health impacts include social and economic factors, safety of the property and enviromental health concerns.

ES.5 Preserve clean air quality.

Motor vehicle emissions, power plants and refineries are the predominant sources of fine particulate air pollution (PM2.5). Several large-scale studies demonstrate that increased exposure to PM2.5 and traffic exhaust is associated with detrimental cardiovascular and respiratory outcomes. Four percent of all San Francisco households and 7% of Potrero Hill households live within 150 meters of a busy roadway, defined as a road carrying traffic in surplus of 100,000 vehicles a day. Additionally, 39% of City households and 10% of Potrero Hill households live within 150 meters of a designated truck route. While there are no busy roadways or designated truck routes within 150 meters of the project site, Potrero Terrace and Annex is located within a quarter-mile of two major highways (US 101 and RT 280). By virtue of proximity to freeways and major roadways, the location of Potrero Terrace and Annex may exhibit high PM 2.5 concentration attributable to local roadway traffic sources.

In December of 2008, the San Francisco Board of Supervisors passed Article 38 of the San Francisco Health Code requiring air quality modeling of new residential housing developments (10 units or more) exposed to high roadway traffic volumes. Given the site's proximity to busy roadways, these new regulations will require that project developers screen sensitive use projects for proximity to traffic and calculate the concentration of PM 2.5 from traffic sources. Locations found to exceed the action level are required to have mitigations in building design to reduce the outdoor PM 2.5 levels by 80% in indoor spaces.

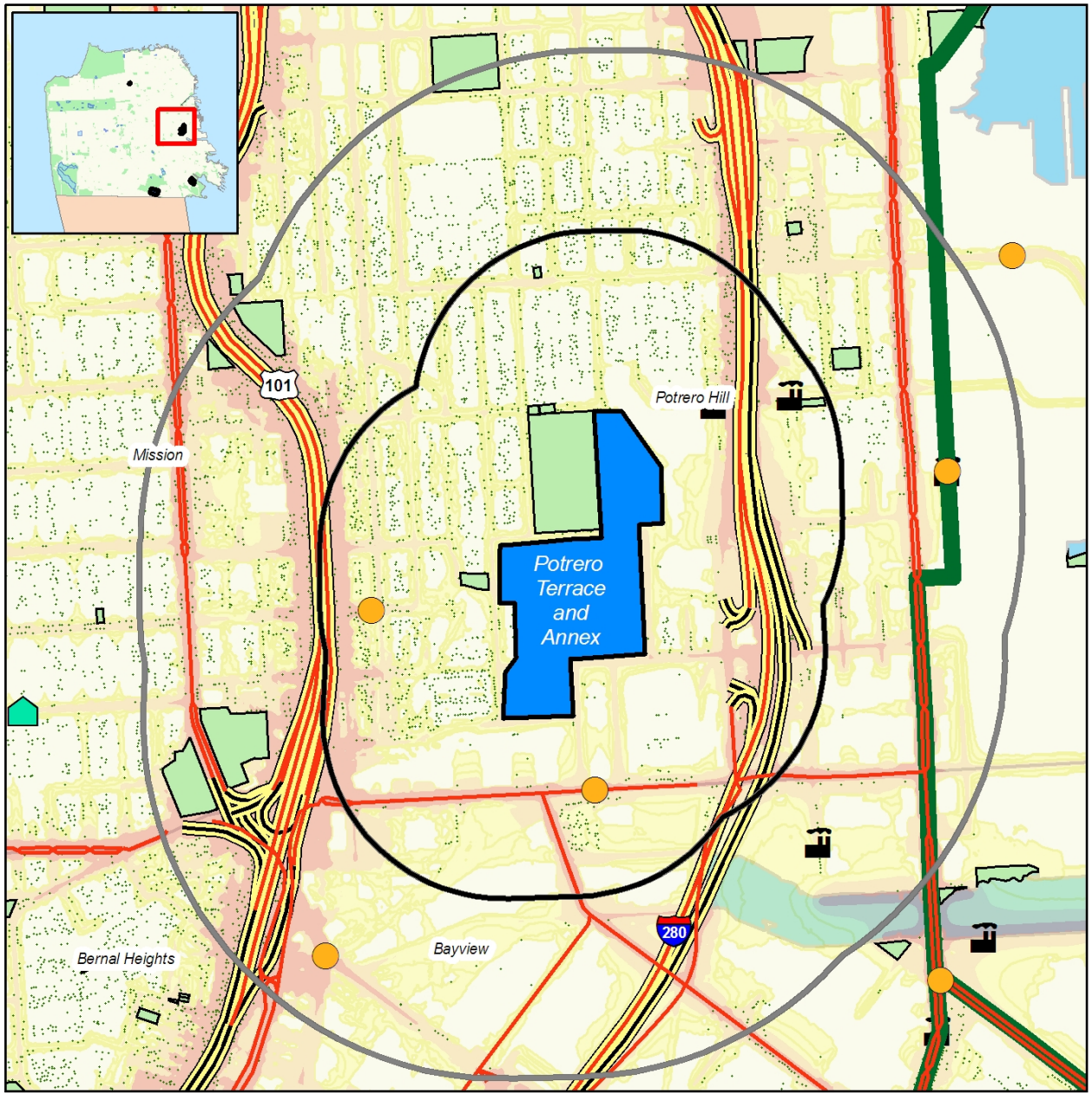
There is also a stationary source of air pollution within 300 meters of the project site and 18% of project site residents live within a 300 meter radius of the stationary pollution source. In comparison, 4% of City households and 22% of Potrero Hill households live within 300 meters of a stationary source of pollution. That stationary source is the Mirant Power Plant, which has been a source of environmental concern for the community. It is important to note that emissions are not the same as exposure and while emissions and proximity measures can serve as indicators of air pollution, it is the exposure to emissions that influences health effects.

ES.6 Maintain safe levels of community noise.

According to the EPA, a 24-hour sound level of 70 decibels may result in measurable hearing loss over a lifetime. In addition, noise affects sleep both by waking people up and reducing the quality of sleep. Environmental noise is a risk factor for cardiovascular disease and chronic road noise can affect cognitive performance of children.

The HDMT used 2007 local traffic count data to estimate daytime and nighttime noise levels using the Federal Highway Administration's (FHWA) Traffic Noise model. Noise levels were measured directly on 218 streets and compared against modeled levels for validation. The average 24-hour noise exposure level was 67 decibels in Potrero Hill and 62 decibels in San Francisco. A five decibel change is a noticeable change. The FHWA defines noise levels approaching 67 decibels near homes as having the potential to disturb sleep, conversation and other tasks. The actual average daytime/nighttime outdoor noise level for Potrero Terrace and Annex could not be obtained, but levels are most likely similar to or higher than levels for Potrero Hill.

Baseline Conditions Summary of Hope SF - Potrero Terrace and Annex



Environmental Assets

- LEED Buildings
- Open Space
- Natural Areas
- Bay Trail
- Trees

Environmental Hazards

- Stationary Air Pollution Source
- Brownfield Site
- Truck Route
- Busy Roadway (100,000 Vehicle Trips per Day)

Noise Level (Decibels)

- 62.00 - 65.00
- 65.01 - 70.00
- 70.01 - 76.00

Project Area

- Project Site
- 1/2 Mile Buffer
- 1/4 Mile Buffer

0 0.25 0.5 Miles

City and County of San Francisco
Department of Public Health
Environmental Health - 2009

Sources: San Francisco Department of Public Health; SF Environment; San Francisco Planning Department; San Francisco Recreation and Parks Department; CARB; BAAQMD; Science Application International Corporation; M. Landman Communications and Consulting.

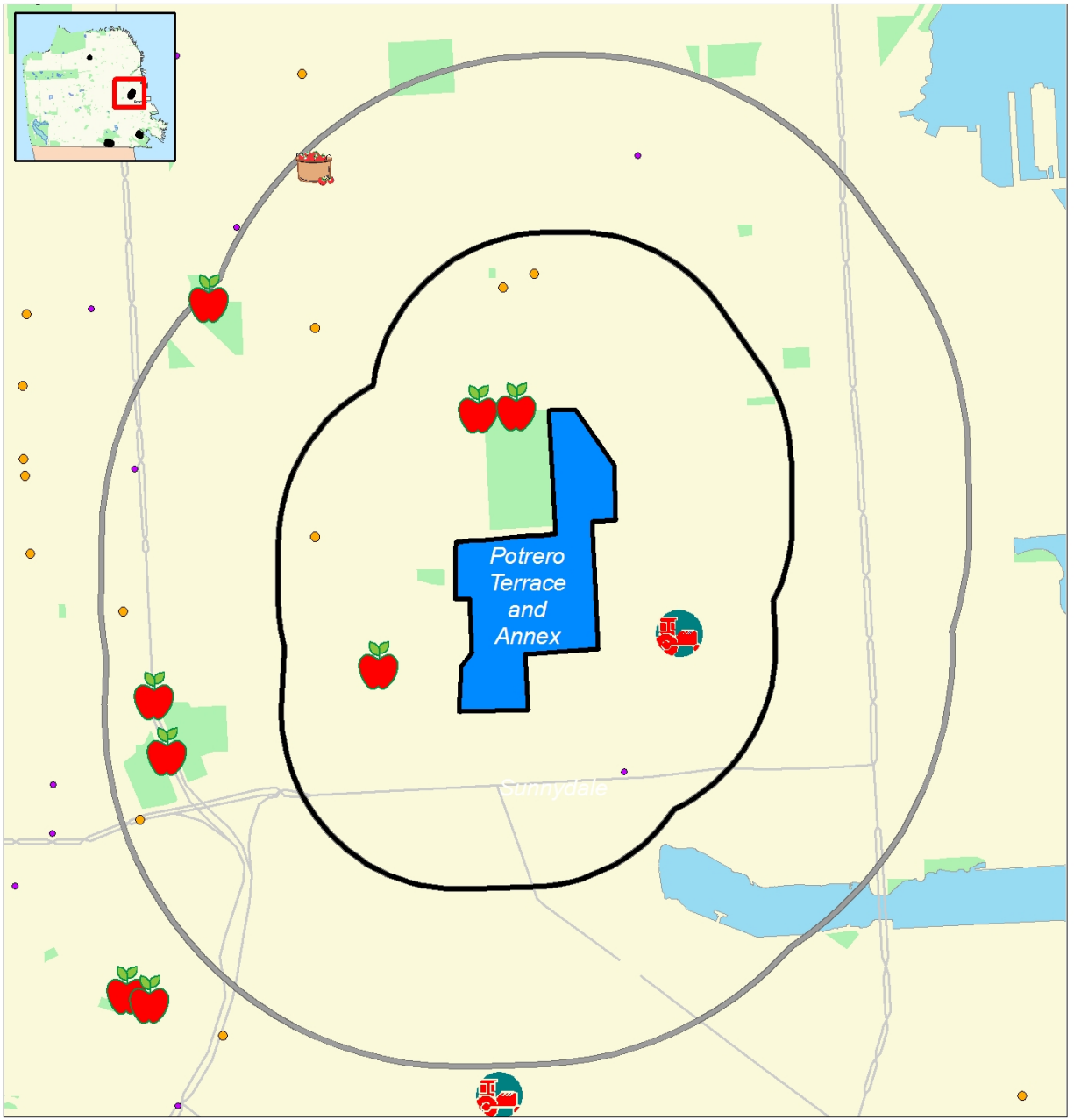
Data accessed from The Healthy Development Measurement Tool. For more information visit www.thehdmt.org

Baseline Conditions Summary of Hope SF - Potrero Terrace and Annex

Retail Food Markets
Market Type
- Small (<5K sq. ft)
- Misellaneous Food Markets

Other Food Markets
- CSA Dropoff Site
- Community Garden
- Site with Active Farming Use

Project Area
- Project Site
- 1/2 Mile Buffer
- 1/4 Mile Buffer



N
W E
S

Miles
0 0.25 0.5

City and County of San Francisco
Department of Public Health
Environmental Health - 2009

Sources: San Francisco Department of Public Health, San Francisco Food Systems

Data accessed from The Healthy Development Measurement Tool. For more information visit www.thehdmt.org

5.5 Social Cohesion

Introduction

Social cohesion refers to various factors that promote social inclusion, integration, community participation and trust in a community. Although defined and measured in many different ways, social cohesion is often referred to as the "glue" that brings people together in a neighborhood or society. Researchers have found that various indicators of social cohesion, such as the presence and strength of social networks, social relationships, social capital, civic engagement, group membership and political participation are all positively associated with health, whereas social exclusion, segregation and isolation negatively impact health.

Because social cohesion is a complex concept, not easily measured by a single indicator, the HDMT Social Cohesion Element includes a range of indicators that would impact the presence or absence of neighborhood social cohesion, which may positively or negatively impact community health. The presence of violent crime, property crime and high residential mobility reflects a lower degree of social cohesion, whereas the presence of community centers, block parties and spiritual or religious centers reflects a higher level of social cohesion. Levels of civic engagement and community participation, as measured through voting rates and neighborhood watch groups, may also reflect higher levels of social cohesion. Other, more subjective, factors are equally important in defining social cohesion but are harder to measure and not currently included in the HDMT; for example, whether there is a shared feeling of trust, respect and support for each other; fair distribution of resources and equal opportunity to participate in social decision-making; and a sense of social inclusion among people of diverse backgrounds. The indicators below provide a starting place for discussions of whether or not social cohesion is present in the community.

Quantitative/Qualitative Findings

Potrero Terrace and Annex's geography, street design and building structures currently inhibit physical and social connectivity within the project site and with nearby neighbors. For example, one resident noted that a recently renovated playground is barely used because the existing building design prevents "eyes on the street" to watch over the kids. Another resident observed that the north/south geographic divisions on site contribute to social divisions among residents. The long-term presence of vacant and boarded up units likely contributes to a sense of social isolation and disinvestment. Despite geographic isolation, some residents note that nearby community resources, such as Potrero Hill Neighborhood House, the Family Resource Center, the Potrero Hill Health Center and a SFRPD recreation center, have historically been well-utilized by many Potrero Hill residents, both on- and off-site. However, recent budget cuts result in more limited hours and services, negatively impacting neighborhood opportunities for social interactions and cohesion.

The HDMT includes three objectives to promote social cohesion. Key indicators are summarized in the table below.

Selected Social Cohesion Indicators	Potrero Terrace & Annex	Potrero Hill	San Francisco
Physical assaults per 1,000 population (2005-2007)	71* 52		44
Sexual assaults per 1,000 population (2005-2007)	3*	1.6	1.7
Homicides per 1,000 population (2005-2007)	0.6*	0.8	0.3
Property crimes per 1,000 population (2005-2007)	305*	328	177
Residential mobility (2000) 55%		51%	54%

Number of neighborhood block party permits (2007)	0 0		73
Number of spiritual and religious centers (2007)	7*	7	714
* = within 1/2-mile of the Potrero Terrace and Annex project site			

SC.1 Promote socially cohesive neighborhoods, free of crime and violence.
Overall, rates of violent crime within 1/4-mile of the project site are higher than citywide, although rates of sexual assault are similar. Specifically, between 2005 and 2007, the number of physical assaults within 1/4-mile of Potrero Terrace and Annex was 360, creating a rate of 61 physical assaults per 1,000 population, which is higher than the Potrero Hill neighborhood rate (52 physical assaults per 1,000 population) and the citywide rate (44 physical assaults per 1,000 population). During the same time period, four homicides were reported within a 1/4-mile of the project site (0.7 homicides per 1,000 population), eight homicides were reported in Potrero Hill (0.8 homicides per 1,000 population) and 193 homicides were reported in San Francisco (0.3 homicides per 1,000 population). The rate of sexual assaults within 1/4-mile of the project site (1.7 sexual assaults per 1,000 population) is comparable to the rate of sexual assaults in Potrero Hill (1.6 sexual assaults per 1,000 population) and citywide (1.7 sexual assaults per 1,000 population).

Numbers and rates of reported physical and sexual assault increase significantly when a 1/2-mile buffer is used rather than 1/4-mile because of the project site proximity to San Francisco General Hospital. Specifically, within a half-mile of Potrero Terrace there were 907 physical assaults and 40 sexual assaults in 2005-2007, creating a rate of 71 physical assaults per 1,000 population and 3 sexual assaults per 1,000 population. During this time, the homicide rate within 1/2-mile of Potrero Terrace remained the same as within 1/4-mile (0.6 per 1,000 population), though there were 4 additional homicides.

Property crimes are more common than violent crimes and rates of reported property crimes vary greatly by location. Property crimes include burglaries, thefts, stolen vehicles, shoplifting, arson, malicious mischief and attempts to carry out such crimes. From 2005-2007, the rate of property crimes within a 1/4-mile of the project site was 6% lower than the rate of property crimes in Potrero Hill and 73% higher than the citywide rate. Specifically, 1,828 property crimes were reported within a 1/4-mile of the project site for a rate of 307 crimes per 1,000 population. In comparison, 328 property crimes per 1,000 population were reported in Potrero Hill and 177 property crimes per 1,000 were reported citywide in the same time period. Expanding the buffer to include areas within 1/2-mile of the project site does not significantly change the property crime rate.

Measuring the incidence of crime is extremely difficult. Much crime goes undetected and some crimes are not reported to police. Victims may not file reports because of shame or fear of retribution and/or insensitivity of law enforcement and court personnel. Underestimation may also occur because of discrepancies in police and hospital reporting. Undetected and unreported crimes cannot be counted.

Actual rates of violent and property crime are two of many factors influencing the perceived safety of a neighborhood. In 2007, in Supervisoral District 10 (Bayview, Visitacion Valley and Potrero Hill), 72% of residents reported feeling very safe or safe during the day, compared to 84% citywide. During the night, 49% of District 10 residents reported that they felt very unsafe or unsafe in their neighborhood at night, compared to 25% citywide. Neighborhood watch groups sometimes form in response to a real or perceived lack of safety. As of 2008, there were eight neighborhood watch groups affiliated with SF Safety Awareness for Everyone (SAFE) within 1/2-mile of the project area, nine in Potrero Hill and 178 citywide.

Neighborhoods that experience less residential mobility are more likely to develop lasting, supportive social networks among residents than neighborhoods with high residential mobility. According to the 2000 U.S. Census, approximately half of project site residents (55%) reported living in the same house as five years ago. This estimate is comparable to the percent of residents in Potrero Hill (51%) and San Francisco (54%) who reported residing in the same house as five years ago. In 2007, in Supervisoral District 10 (Bayview, Visitacion Valley and Potrero Hill), 27% of residents surveyed by the Controller's Office reported that they are very likely or somewhat likely to move away from the City in the next 3 years, compared to 29% of residents citywide.

Institutions such as community centers and spiritual or religious centers can increase social interactions and integration among its patrons, though positively or negatively impact social cohesion depending upon the inclusiveness of the institution. Eighty-five percent of San Francisco residents and 96% of Potrero Hill residents live within 1/2-mile of a community center. Four community centers are located within 1/2-mile of the project site. According to data from the North American Industry Classification System in 2008, there were seven spiritual and religious centers within 1/2-mile of Potrero Terrace and Annex. Additionally, there were seven spiritual and religious centers in Potrero Hill and 714 centers citywide. Adjusting for population size, there were 6.7 centers per 10,000 population in Potrero Hill and 9.8 centers per 10,000 population in San Francisco.

While the distribution of block party permits is one possible measure of neighborhood social cohesion, many communities congregate and celebrate informally without block party permits. In 2007, 73 neighborhood block party permits were granted in San Francisco, none of which were located in Potrero Hill or within 1/4-mile of Potrero Terrace and Annex.

In general, neighborhood-level indicators may obscure ethnic, class, or other differences between neighborhood populations. For example, some individuals may not be able to participate or may choose not to participate in neighborhood watch for a variety of reasons, such as the language(s) spoken, time of day, distrust of police, perceived personal safety or racism among neighbors, or physical accessibility. Thus social cohesion may be advanced for some groups while others may feel excluded.

SC.2 Increase civic, social and community engagement.
Participation in civic and social activities, such as voting and volunteering, can promote a sense of community belonging and engagement around decision-making. In the November 2004 election, 61% of registered voters in Supervisoral District 10 (Bayview, Visitacion Valley and Potrero Hill) voted, compared to 54% of San Francisco voters citywide. In the November 2008 election, 85% of Potrero Hill registered voters voted, compared to 81% citywide. Currently, no data is available citywide on rates of volunteerism.

SC.3 Assure equitable and democratic participation throughout planning process.
Unlike the other objectives which have citywide or neighborhood level indicators, this community participation objective focuses on project, plan, or policy level processes. Specifically, assessment of equitable and democratic participation throughout the planning process requires analysis of who, how, when and why people were engaged in plan development for the specific proposed policy or project. As a result, there is no pre-collected indicator data, but rather this data must be gathered and evaluated during and following the planning process. Although recommendations on how to improve community engagement may be made throughout the entire planning process, analysis of the quality of participation may only be conducted during or after a proposal has been developed (not before) because the content to be analyzed is the process itself. More information and recommendations to

improve community participation are available on the objective page:
http://www.thehdmt.org/objectives/view/27

Baseline Conditions Summary of Hope SF - Potrero Terrace and Annex

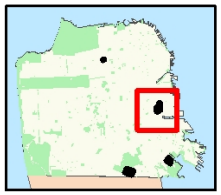
Crime Density (2005 - 2007)*

- None
- Low
- Low Medium
- Medium
- High Medium
- High
- Very High
- Crime Incident
- Homicide

Project Area

- Project Site
- 1/2 Mile Buffer
- 1/4 Mile Buffer

*In these crime density maps, data categories are based on the citywide distribution of crimes.



City and County of San Francisco
Department of Public Health
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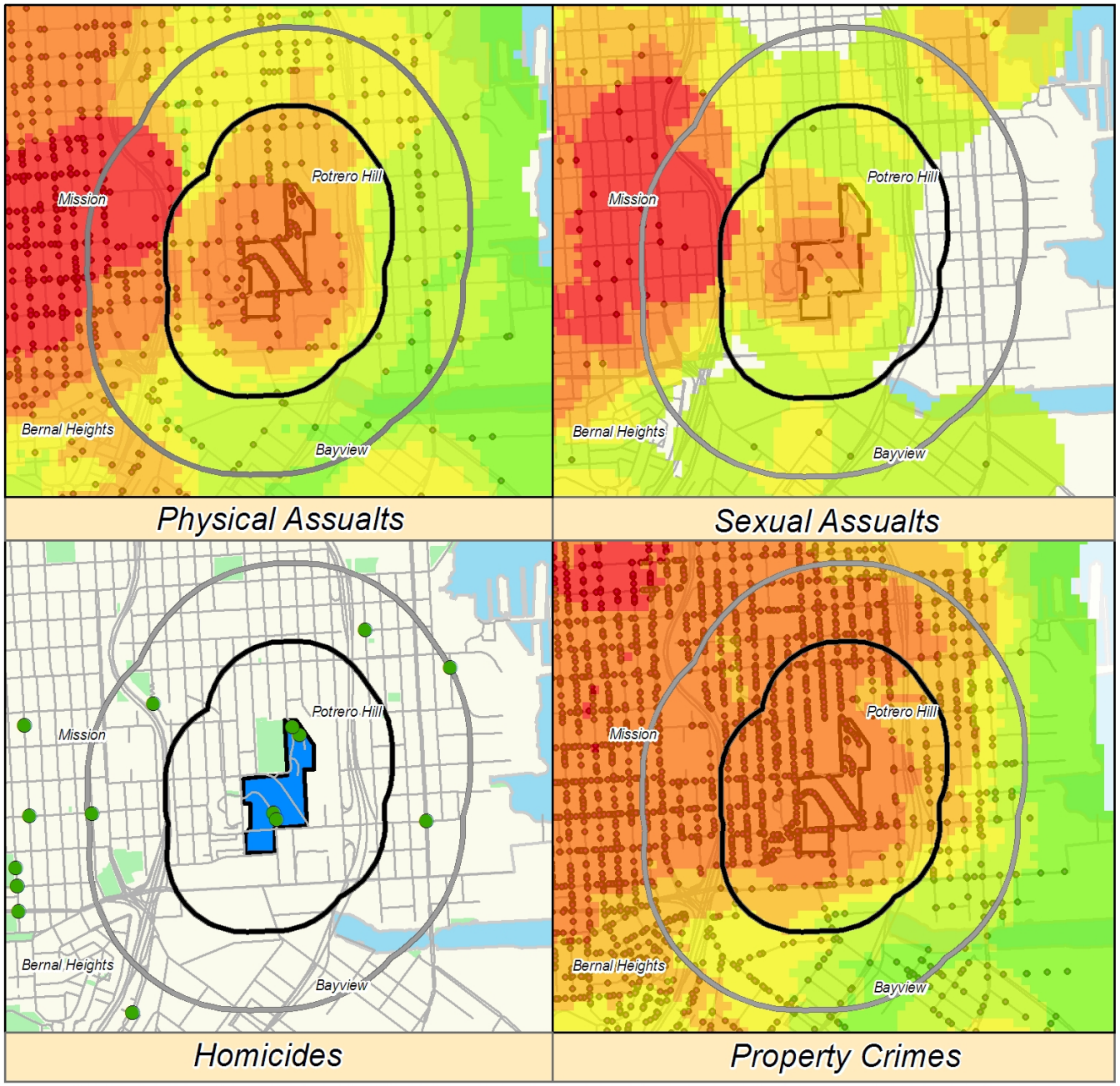
Source: San Francisco Police Department



Data accessed from The Healthy Development Measurement Tool. For more information visit www.thehdmt.org

5.6 Adequate and Healthy Housing

Introduction

Adequate and Healthy Housing Element indicators in the HDMT primarily measure housing cost, displacement, segregation and quality/habitability. These four domains were identified through the public health literature as distinct correlates of health outcomes. First, high housing costs relative to income can result in spending a high proportion of income on housing at the expense of other needs, living in overcrowded or lower cost substandard housing, moving to where housing costs are lower or becoming homeless. Second, involuntary displacement is known to cause or contribute to stress, loss of supportive social networks and increased risk for substandard housing conditions and overcrowding. Third, racially segregated neighborhoods or those with concentrated poverty typically have fewer assets and resources such as schools, libraries and public transportation. They host unwanted land uses such as power plants, solid and hazardous waste sites and bus yards; freeways and other busy roadways often run through low-income neighborhoods resulting in disproportionately higher exposure to noise and air pollution. Finally, unsafe housing and habitability conditions that affect health include poor indoor air quality and inadequate heating or ventilation, which can lead to the growth of mold and dust mites, exacerbating asthma and respiratory allergies; lead-based paint which is the primary cause of lead poisoning in children; rodent and pest infestations; exposed heating sources; excessive noise; and unprotected windows.

Quantitative/Qualitative Findings

The HDMT includes four objectives to advance adequate and healthy housing. Key indicators are summarized in the table below.

Selected Housing Indicators	Potrero Terrace & Annex	Potrero Hill	San Francisco
Proportion living below the poverty level (2000)	24%	13%	11%
Housing purchasing capacity of the median income household (2007)	$254,214 $404,787		$321,364
Average housing units per acre (2007)	12	6.6	11.9
Proportion of households living in overcrowded conditions (2000)	6% 4%		11%
Multi-group diversity index score (2007)	76	61	58
Rate of code violations for housing and habitability per 1,000 people (2008)	7 2.8		9.2

HH.1 Preserve and construct housing in proportion to demand with regards to size, affordability and tenure.

Given that Potrero Terrace and Annex are public housing and rents are determined based on tenants' ability to pay, 100% of the housing stock at the project site is affordable housing. All units are rental units and there are a range of unit sizes available for different sized households and families.

There are a number of other indicators, such as spending more than 30% or 50% of income on housing, that are commonly used to how affordable the housing stock is and whether families are disproportionately burdened by housing costs. Overall, over a third (36%) of San Francisco residents spend greater than 30% of income on housing and 16% of renters spend greater than 50% of their income on housing. Because however, HOPE SF sites currently provide low income rental housing and rental rates are generated based on what

residents can afford to spend, these traditional indicators are not particularly relevant in the HOPE SF context.

Another indicator, "purchasing capacity", measures how much residents of a particular place can afford to spend based on their income. When comparing purchasing capacity to the median sales price of a home, we can assess the difference between what residents can afford and what is available. According to the National Association of Realtors' 2006 Quarterly Report for the 4th quarter, the San Francisco-Oakland-Fremont metropolitan area has the second highest average single family home price in the nation ($736,800). This average is more than three times greater than the national average ($222,000) and far beyond the purchasing capacity of the median income household in Potrero Terrace and Annex. Based on 2007 estimates, the household purchasing capacity of the median income household in Potrero Terrace and Annex ($254,215) is substantially lower than the housing purchasing capacity of Potrero Hill households ($404,787) and City households ($321,364). In 2008, the median sales price of a single family home in zip code 94107/Potrero Hill was $675,000. The Mayors' Office in Housing calculates an affordable mortgage as being 33% of annual income as a measure of affordability, 10% down payment, 30 year fixed interest at 5.65% and 1.14% taxes.

Overcrowding is a measure of whether housing size meets household size and is also a proxy for whether households may be doubling up in order to afford housing. Six percent of project site households live in overcrowded conditions according to the 2000 U.S. Census. In contrast, 4% of Potrero Hill households and 11% of households citywide live in overcrowded conditions. Overcrowding, as defined by the U.S. Department of Housing and Urban Development (HUD), is greater than 1.01 people per habitable room.

San Francisco, at the tip of a peninsula, has a limited amount of land for development and therefore efficient use of space is critical to limit urban sprawl. Housing or residential density is one measure of urban sprawl. The residential density of the project site averages 12 housing units per acre compared to 6.6 units per acre in Potrero Hill and 11.9 units per acre citywide. High residential densities can allow for more housing units to be built on a given piece of land and can potentially lower the cost of construction and the cost of housing, making it more affordable.

HH.2 Protect residents from involuntary displacement.
The proportion of change in median income in comparison to change in regional income is one measure of gentrification. From 1990 to 2000, the median income level in Potrero Terrace and Annex increased 10.8 times as much as income levels increased in the nine-county regional Bay Area. In comparison, income levels increased 7.5 times as much in Potrero Hill and 2.4 times as much in San Francisco compared to income levels regionally. When neighborhood income change is dramatically higher than the regional income change, it can denote a disproportionate change in the neighborhood population from lower income households to higher income households. Research shows that gentrification often leads to involuntary displacement as the cost of housing rises. It is important to note that because public housing sites have income-qualifying thresholds, project site residents are not subject to the same risk of gentrification and involuntary displacement as more mixed-income communities.

Other indicators of displacement include no-fault evictions (e.g., owner move-in or Ellis Act) and proportion of housing stock that is affordable. Again, because HOPE SF sites provide 100% affordable housing and cannot perform no-fault evictions, neither of these indicators is relevant to assessing displacement risk for Potrero Terrace and Annex tenants.

HH.3 Decrease concentrated poverty.

The HDMT measures the neighborhood level of segregation using the Diversity Index. Developed by Environmental Systems Research Institute (ESRI), the Diversity Index represents the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups and ranges from 0 (no diversity) to 100 (complete diversity). The 2007 Diversity Index for Potrero Terrace and Annex stands at 76, higher than estimates for Potrero Hill (61) or San Francisco (58). In other words, there is a higher degree of racial/ethnic diversity at the project site when compared to the surrounding neighborhood and to the City as a whole. Integration, however, does not assure social interaction between the various racial/ethnic groups; only that there is a presence of a diverse population at the project site.

While the project site is racially and ethnically diverse internally, there is far less income diversity. Again, given that the project site consists of 100% low income housing, Potrero Terrace and Annex have a high degree of concentrated poverty and income segregation. It is safe to assume that that median and per capita income for Potrero Terrace and Annex households and individuals is substantially lower than the 2007 median per-capita income for the Potrero Hill neighborhood ($62,180) and the City ($34,946). The same is likely true when comparing median household income for the project site to the Potrero Hill neighborhood ($89,999) and the City ($71,451). In 2000, almost a quarter (24%) of project site residents lived below the federal poverty level. In contrast, only 13% of Potrero Hill residents and 11% of City residents lived below the poverty level.

During our site visit, we were told by community members that there were few residents from the surrounding Potrero Hill community who came into Potrero Terrace and Annex. They voiced that Potrero Terrace and Annex was segregated from the surrounding communities because of differences in income and race/ethnicity demographics. It was also clear that while there were numerous entrances/exits into the housing complex, because the complex rests on a hill, the topographical features made the complex's borders feel impermeable and less accessible from the outside. These factors combined to create a sense of isolation among Potrero Terrace and Annex residents.

HH.4 Assure access to healthy quality housing.

The housing at Potrero Terrace and Annex can be characterized as in substandard physical condition. Though we did not visit the interiors of any housing units, there were numerous building hazards visible including peeling paint and plaster, water leaks, broken stairs and concrete areas, exposed wiring and plumbing, graffiti, trash and boarded up windows. While the project site appeared to be in deteriorating condition, few building and health code violations were reported to the San Francisco Department of Building Inspection (DBI) or Department of Public Health (DPH) at Potrero Terrace and Annex. In 2008, six housing and habitability code violations in Potrero Terrace and Annex were reported to DBI and DPH. Twenty-nine code violations were reported in Potrero Hill and 6,669 violations were reported citywide in the same year. Standardized by population, the project site experienced 7 code violations per 1,000 population which is substantially higher than the rate of violations in Potrero Hill (2.8 per 1,000 population) though lower than the rate of violations citywide (9.2 per 1,000 population). In recent years, there have been pro-active efforts by City regulatory agencies to inform residents of code enforcement mechanisms and City regulatory roles. Importantly, we did see numerous workers on the grounds working to clean and improve conditions at the project site.

5.7 Healthy Economy

Introduction

Few indicators from the Healthy Economy Element of the HDMT are assessed in this report. The primary reason for this is that very few indicators in the Element have data available at the neighborhood level and hence at the site level. For instance, of the over fifteen indicators in this Element, only four have neighborhood data. These include worker density, unemployment, industrial land and green businesses. These indicators are summarized in the table below.

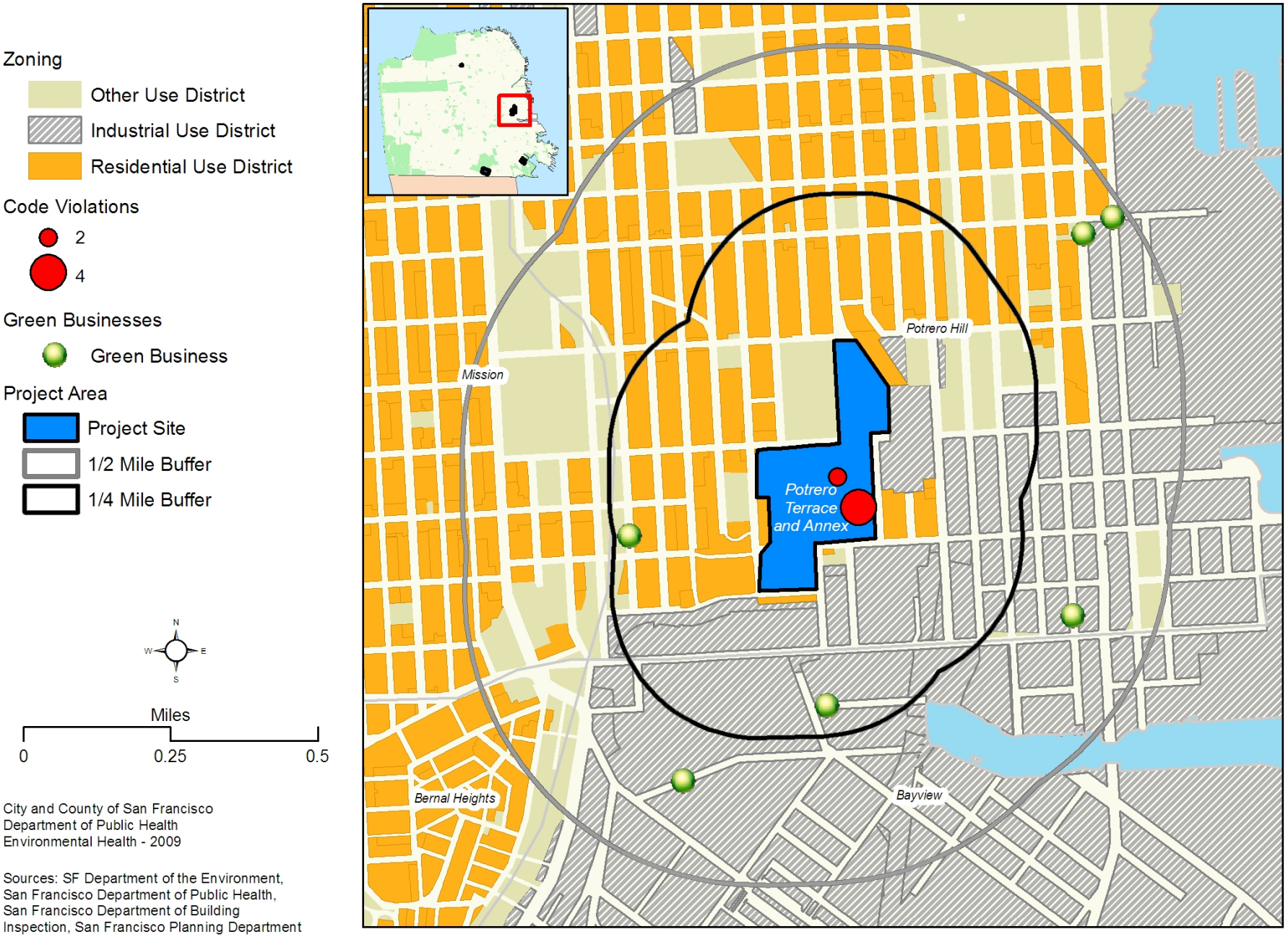
Healthy Economy Indicators	**Potrero Terrace & Annex** (w/in 1/2-mile of project site)	**Potrero Hill**	**San Francisco**
Number of businesses meeting or exceeding City green business standards (2008)	6	5 95	
Worker density per square mile (2000)	10,561	6,737	12,457
Unemployment (2000)	12%	5%	5%
Proportion of SF land zoned for light and heavy industrial uses (2005)	44%	38% 7%	

As of 2008, there were six green businesses located within 1/2-mile of the project site and five located in Potrero Hill (note that site-specific buffer includes green businesses located in another neighborhood adjacent to Potrero Hill – see map below).

According to the 2000 U.S. Census, the 1/2-mile area surrounding and including Potrero Terrace and Annex had a higher worker density than the Potrero Hill neighborhood as a whole (10,561 workers compared to 6,737 workers) – though both were less than the City. This is likely because more industrial/light industrial uses are within close proximity to Potrero Terrace and Annex, consequently providing a greater number of jobs. For example, 44% of land within 1/2-mile of the project site is zoned for industrial uses, while only 38% of Potrero Hill is zoned industrial. These percentages are far higher than citywide, where only 7% of the land area overall is zoned for industrial uses. It is important to note that many of these industrial uses abut the project site, potentially posing significant environmental risks to area residents.

In 2000, the unemployment rate for Potrero Terrace and Annex residents was 12%, more than double the rate in Potrero Hill (5%) and the City (5%). Given the current economic crisis throughout the country, neighborhood unemployment rates from 2000 are a substantial underestimate of today's unemployment levels. For example, preliminary CA Employment Development Department (EDD) labor force counts for July 2009 put San Francisco's seasonally-unadjusted unemployment rate at 9.9%, a 25 year high for San Francisco. The comparable unemployment rate in July 2000 was 3.8%. Unfortunately more recent statistics on neighborhood level unemployment are currently unavailable. However, it is safe to assume that City unemployment trends apply to neighborhood trends.

Baseline Conditions Summary of Hope SF - Potrero Terrace and Annex



City and County of San Francisco
Department of Public Health
Environmental Health - 2009

Sources: SF Department of the Environment, San Francisco Department of Public Health, San Francisco Department of Building Inspection, San Francisco Planning Department

Data accessed from The Healthy Development Measurement Tool. For more information visit www.thehdmt.org

6. OVERARCHING LIMITATIONS

Indicators measure progress towards social goals. Measurement and monitoring of economic, social and environmental indicators helps us understand the spatial, demographic and temporal patterns of community conditions, prioritize and target solutions and evaluate success.

Identifying indicators and collecting and presenting data is not without challenges. For example, not all goals can be "measured"; indicators are limited by data availability and by conditions that can change quickly. Indicators can illuminate as well as hide conditions. They do not always speak to the priorities of diverse interests and data often suggest problems without obvious or immediate solutions. To be useful indicators need to be actionable in some way.

Each section in this report includes caveats and limitations of various Element-specific indicators (e.g., housing, transportation). However, there are also a number of overarching caveats that apply across all indicators included in this assessment. These are described in more detail below.

HDMT is a living tool
Developing the HDMT has been a collective learning process. The HDMT is a living tool and is continually being revised and updated to reflect the state of our knowledge and newly available data. SFDPH staff makes one annual comprehensive update to the HDMT website, primarily focusing on revising indicators, data and development targets. Many changes come from applications to various projects and plans and the tool continues to undergo peer review. The first version of the HDMT website was launched in March 2007 and since then a number of revisions were made to the website to improve its content, look and feel.

This application uses data from the 2008 version of the HDMT. Consequently there are differences between the data currently available on the HDMT website and the data presented in this assessment. All references to this assessment should clearly indicate that the 2008 version of the HDMT was applied.

Proximity does not necessarily equal high-quality access
Many indicators included in this assessment are proximity-based metrics to services or public infrastructure. Although geographic distance is one valid dimension of accessibility, two residents of the same neighborhood may have very different access to a service with the same physical proximity, due to the topography and safety of the neighborhood, available transportation options, cost of services, hours of operation and language and cultural accessibility. Furthermore, because Sunnydale and Potrero Terrace and Annex are large land areas, proximity-based measures may not reflect within-site proximity differences (i.e., some residents may be closer or farther based on what part of the site they reside in).

For example, one indicator included in this assessment is "proportion of population within 1/4-mile of a neighborhood or regional park". Factors that affect meaningful access to parks including the presence of major roads, highways, buildings and gates; transportation to/from the park; perceived and actual safety at the parks; quality of park grounds and facilities; and hours of operation and programming provided at the park.

Unit of analysis and time period consistency
Nearly one-half of the indicators in the HDMT include data disaggregated at the neighborhood level and almost all indicators utilize data collected by other agencies (e.g., the U.S. Census). As a result, the geographic area used for neighborhood-level analysis

varies based on the original data source's level of aggregation (e.g., whether data was collected and reported by planning district, zip code, or Supervisoral District). For the most part, the indicators included in this assessment are at the planning district level and are therefore comparable across indicators. There are exceptions to this however, and caution is advised in making comparisons across varying geographic units of analysis.

HDMT indicator data come from various sources including the U.S. Census, government and non-profit agencies and business databases. As SFDPH attempts to provide the most up-to-date data as possible, indicator data reflect various timeframes. The majority of HDMT indicators that use U.S. Census data rely on data from the 2000 U.S. Census. In Spring 2008, some indicators using Census-based population and household denominator data were updated with new 2007 data released by Applied Geographic Solutions (AGS) in an attempt to reflect the changing population demographics of San Francisco. Unfortunately, AGS does not provide updated estimates for all Census variables used in the HDMT. As a result, HDMT indicators are based on a combination of both 2000 and 2007 data. Similarly, administrative data that come from City agencies (e.g., police department, health department) are based on the most recent data available, and can vary significantly across indicators. All indicators included in this report note the time frame for the data reported.

Census undercount

There are a number of limitations to the use of Census data, or projections based on Census data. According to the Neighborhood Change Database (NCDB) Data Users Guide, "Since its inception in 1790, controversy has surrounded the decennial census's alleged undercount of individuals (Anderson 1988). This is a significant issue because data from the census are so widely used in social science research and are the basis of important political decisions, including the drawing of congressional districts and the allocation of government funding…..No one, not even the Census Bureau, denies that the census misses many people. Also, to a lesser extent, there is some enumeration of fictitious or deceased individuals and double counting. The undercount problem exists for many reasons. For instance, the Census Bureau may miss some housing units when sending out forms or some people who have received forms may not complete and return them. The former case is prevalent among individuals with no stable address (such as the homeless), while the latter is particularly common among illegal immigrants, many of whom wish to remain hidden from the government. While the Census Bureau makes several attempts to locate nonresponding households, some are inevitably missed." (page 4-7 and 4-8)

"Of particular concern is the so-called "differential undercount," which refers to the fact that certain types of individuals and households are more likely to be missed by the census than others. According to one study, the undercount for black persons remained at 5.7 percent in 1990—an improvement from the 8.4 percent mark in 1940, but an increase from 4.5 percent in 1980 (Robinson, et. al. 1991). Men and the young are more likely to be missed than women and the old, and one study estimated that for black males between 20 and 29, the undercount was 10.1 percent in 1990 (Skerry 1992). The number of illegal immigrants, most of whom are of Hispanic origin, is believed to be around 3 million, and the Census Bureau estimates that 30 percent of this population was missed in 1990." (page 4-8)

According to the U.S. Census, "data indicate that populations were undercounted at different rates. In general, Blacks, American Indians and Alaskan Natives, Asians and Pacific Islanders, and Hispanics were missed at higher rates than Whites." Given that the majority of HOPE SF residents fall into these racial/ethnic categories, it is likely that Census data do not accurately reflect the composition of the Potrero Terrace and Annex, Sunnydale and Westside Courts communities.

Healthy Development Measurement Tool

A comprehensive evaluation metric to consider health needs in urban development

Appendix A. HDMT Indicators

Indicator Master List

Community Health Indicators | Demographics | Health Outcomes

The entire list of elements, objectives and indicators are included below. **Please be patient while the list of indicators appears under each objective.**

Totals: 6 elements, 28 objectives, 125 indicators (14 in process)

ES. Environmental Stewardship

ES.1 Decrease consumption of energy and natural resources
- Primary Indicators
  - ES.1.a Residential per capita natural gas use
  - ES.1.b Total residential electricity use (kWH) per capita
  - ES.1.c Gross per capita water use
  - ES.1.d Annual per capita waste disposal
  - ES.1.e Proportion of solid waste recycled diverted from landfill
  - ES.1.f Proportion of renewable electricity produced in San Francisco
  - ES.1.g Proportion of solar panel installations
  - ES.1.h Proportion of LEED and Green Point Rated certified buildings and green buildings

ES.2 Restore, preserve and protect healthy natural habitats
- Primary Indicators
  - ES.2.a Proportion of total shoreline accessible to the public
  - ES.2.b Proportion of City land retained as natural areas
  - ES.2.c Acres of public open space per 1,000 population
  - ES.2.d Percentage of tree canopy coverage
- Secondary Indicators
  - ES.2.e Proportion of impervious ground surfaces
  - ES.2.f Proportion of buildings with green roofs

ES.3 Promote food access and sustainable urban and rural agriculture
- Primary Indicators
  - ES.3.a Proportion of City land area retained for active farming uses
  - ES.3.b Proportion of households within 1 mile of a farmer's market
  - ES.3.c Proportion of households with 1/2 mile access to a community-supported agriculture (CSA) drop-off site
  - ES.3.d Proportion of households with 1/4 mile access to a community garden

ES.4 Promote productive reuse of previously contaminated sites
- Primary Indicators
  - ES.4.a Proportion of City land that is unutilized, industrial or contaminated

ES.5 Preserve clean air quality
- Primary Indicators
  - ES.5.a Proportion of households living near busy roadways
  - ES.5.b Proportion households living within 300 meters of major industrial stationary sources of air pollution
  - ES.5.c Proportion of households living within 150 meters of designated truck routes

ES.6 Maintain safe levels of community noise
- Primary Indicators
  - ES.6.a Average daytime and nighttime outdoor noise levels

Appendix A. HDMT Indicators

ST. Sustainable and Safe Transportation

- ST.1 Decrease private motor vehicles trips and miles traveled
  - Primary Indicators
    - ST.1.a Proportion of households with at least one vehicle available
    - ST.1.b Proportion of commute trips made by car, truck, or van driving alone
    - ST.1.c Average vehicle miles traveled by San Francisco residents per day
    - ST.1.d Gross number of vehicle trips per San Francisco resident per day
    - ST.1.e Traffic volume [in process]
    - ST.1.f Number of motor vehicle collisions
- ST.2 Provide affordable and accessible public transportation options
  - Primary Indicators
    - ST.2.a Proportion of commute trips made by public transit
    - ST.2.b Proportion of households with 1/4 mile access to local bus or rail link
    - ST.2.c Proportion of households with 1/4 mile access to a major transit corridor [in process]
    - ST.2.d Proportion of households within 1/2 mile of regional bus, rail or ferry link
    - ST.2.e Proportion of workers with 1/2 mile access to regional bus, rail or ferry link
    - ST.2.f Proportion of average income spent on transportation expenses
- ST.3 Create safe, quality environments for walking and biking
  - Primary Indicators
    - ST.3.a Ratio of miles of bike lanes and paths to miles of road
    - ST.3.b Proportion of commute trips made by biking
    - ST.3.c Number of bicycle collisions
    - ST.3.d Proportion of commute trips made by walking
    - ST.3.e Number and rate of pedestrian injury collisions
  - Secondary Indicators
    - ST.3.f Area score on the Pedestrian Environmental Quality Index
    - ST.3.g Proportion of residential streets with 20 mph speed limit

SC. Social Cohesion

- SC.1 Promote socially cohesive neighborhoods, free of crime and violence
  - Primary Indicators
    - SC.1.a Number of violent crimes
    - SC.1.b Number of property crimes
    - SC.1.c Residential mobility
    - SC.1.d Proportion of households likely to move away from San Francisco in the next three years
    - SC.1.e Proportion of population within 1/2 mile from community center
  - Secondary Indicators
    - SC.1.f Number of neighborhood block party permits
    - SC.1.g Number of spiritual and religious centers
    - SC.1.h Social support reported by San Francisco population
- SC.2 Increase participation in social decision-making process
  - Primary Indicators
    - SC.2.a Voting rates
    - SC.2.b Volunteerism [in process]
- SC.3 Assure equitable and democratic participation throughout the planning process

PI. Public Infrastructure/Access to Goods and Services

- PI.1 Assure affordable and high quality child care for all neighborhoods
  - Primary Indicators
    - PI.1.a Maximum capacity of licensed child care facilities and proportion of 0-14 year olds
    - PI.1.b Unmet need for child care subsidies
    - PI.1.c Average child care costs as a proportion of family budget
  - Secondary Indicators
    - PI.1.d Proportion of licensed child care facilities meeting best practice standards for childcare environmental design
- PI.2 Assure accessible and high quality educational facilities
  - Primary Indicators
    - PI.2.a Proportion of households within 1/2 mile of a public elementary school

PI.2.b Ratio of public school population to citywide school-aged population
PI.2.c Proportion of schools achieving an Academic Performance Index Base of 800 or more
PI.2.d Proportion of children within 30 minute public transit access to public middle school and/or high school
PI.2.e Proportion of children attending neighborhood schools [in process]
PI.2.f Public school capacity and enrollment [in process]

Secondary Indicators

PI.2.g Proportion of students graduating from high school by school
PI.2.h Proportion of public schools with onsite kitchen facilities
PI.2.i Proportion of public schools with a school garden

PI.3 Increase park, open space and recreation facilities

Primary Indicators

PI.3.a Proportion of population within 1/4 mile of neighborhood or regional park
PI.3.b Proportion of population within 1/4 mile of a recreation facility
PI.3.c Proportion of public parks receiving a Park Evaluation Score of 95% or more

Secondary Indicators

PI.3.d Per capita public recreational and park funding

PI.4 Assure spaces for libraries, performing arts, theatre, museums, concerts, and festivals for personal and educational fulfillment

Primary Indicators

PI.4.a City-serving art/cultural facilities within 1/2 mile of a regional transit stop
PI.4.b Designated federal, state, and city funding for the arts
PI.4.c Proportion of population within 1/2 mile and 1 mile of a public library
PI.4.d Public art works and population density per square mile

Secondary Indicators

PI.4.e Local, culturally relevant art in building design/structure [in process]

PI.5 Assure affordable and high quality public health facilities

Primary Indicators

PI.5.a Public health facilities within 1/2 mile of a regional transit stop

Secondary Indicators

PI.5.b Distribution of public health facilities relative to population density
PI.5.c Number of hospital beds per 100,000 population

PI.6 Assure access to daily goods and service needs, including financial services and healthy foods

Primary Indicators

PI.6.a Proportion of population within 1/2 mile from retail food market (supermarket, grocery store, and produce store)
PI.6.b Proportion of population within 1/2 mile from bank or credit union
PI.6.c Neighborhood completeness indicator for key public services
PI.6.d Neighborhood completeness indicator for key retail services

PI.7 Assure adequate public safety

Primary Indicators

PI.7.a Density of take-out alcohol outlets
PI.7.b Location of fire stations

Secondary Indicators

PI.7.c Active neighborhood watch groups
PI.7.d Residents' perceived safety
PI.7.e Number of police officers per capita [in process]

PI.8 Increase accessibility, beauty, safety, and cleanliness of public spaces

Primary Indicators

PI.8.a Distribution of public plazas in commercial business districts [in process]
PI.8.b Street tree population
PI.8.c Proportion of sidewalk lengths with pedestrian scale lighting[61] [in process]

Secondary Indicators

PI.8.d Ratio of public toilets to area of retail space in neighborhood business districts [in process]
PI.8.e Public plazas and parks exposed to high wind levels from buildings [in process]
PI.8.f Public plaza or parks exposed to shadow from buildings [in process]

HH. Adequate and Healthy Housing

HH.1 Preserve and construct housing in proportion to demand with regards to size, affordability, and tenure

Primary Indicators

HH.1.a Proportion of housing production to housing need by income category

- HH.1.b Proportion of households paying greater than 50% of their income on their homes
- HH.1.c Housing purchasing capacity of the median income household
- HH.1.d Proportion of households living in overcrowded conditions
- HH.1.e Proportion of renter and owner occupied housing

Secondary Indicators

- HH.1.f Housing wage as a percent of minimum wage
- HH.1.g Homeless population
- HH.1.h Residential density
- HH.1.i Proportion of renter households paying more than 30% of their household income on gross rent

HH.2 Protect residents from involuntary displacement

Primary Indicators

- HH.2.a Proportion of change in SF income in comparison to change in regional income
- HH.2.b Rate of no-fault evictions

Secondary Indicators

- HH.2.c Proportion of SF housing stock that is deed restricted, public, inclusionary, or rent-controlled

HH.3 Decrease concentrated poverty

Primary Indicators

- HH.3.a Multi-group diversity index
- HH.3.b Median per-capita income
- HH.3.c Median household income
- HH.3.d Proportion living below the poverty level

HH.4 Assure access to healthy quality housing

Primary Indicators

- HH.4.a Number of per capita code violations for housing safety and habitability in the past year

HE. Healthy Economy

HE.1 Increase high-quality employment opportunities for local residents

Primary Indicators

- HE.1.a Jobs paying wages greater than or equal to the self-sufficiency wage
- HE.1.b Proportion of households living on income below the Bay Area self-sufficiency standard
- HE.1.c Proportion of jobs available in San Francisco filled by SF residents
- HE.1.d Distribution of workers-at-work in San Francisco

Secondary Indicators

- HE.1.e Proportion of SF land zoned for light and heavy industrial uses
- HE.1.f Proportion of estimated entry level jobs accessible to individuals with a GED / high school diploma

HE.2 Increase jobs that provide healthy, safe and meaningful work

Primary Indicators

- HE.2.a Proportion of population covered by health insurance
- HE.2.b Jobs providing sick day benefits to employees
- HE.2.c Occupational non-fatal injury rate by industry
- HE.2.d New jobs and lost jobs by industry/occupation

Secondary Indicators

- HE.2.e Proportion of unemployed served annually by job training programs [in process]
- HE.2.f Jobs providing retirement benefits to employees [in process]

HE.3 Increase equality in income and wealth

Primary Indicators

- HE.3.a Income inequality
- HE.3.b Unemployment by race

HE.4 Protects and enhances natural resources and the environment

Primary Indicators

- HE.4.a Businesses meeting or exceeding city green business standards
- HE.4.b Proportion of locally owned businesses

Demographics (top)

- Population density
- Neighborhood population by race and Hispanic origin

- Per capita and household median income
- Proportion living below the poverty level
- Average household size
- Unemployment rate
- Residential mobility
- High school graduation rate
- Proportion of non-English speaking population
- Proportion of foreign-born population
- Proportion of married and unmarried
- Proportion of youth and seniors
- Proportion of families with children under 18 years old
- San Francisco home sales
- Proportion of neighborhood land area available for residential development
- Proportion of neighborhood land area available for commercial development

Health Outcomes (top)

- Leading causes of premature mortality
- Ranking of top 10 causes of death by neighborhood
- Age-adjusted mortality rates [in process]
- Infant mortality rates
- Low birth weight births
- Ambulatory care sensitive conditions
- Percentage of mothers receiving prenatal care in first trimester

61. Historical Note about Recommended Lighting Levels. International Dark-Sky Association. Newsletter No. 22. October 1994.

Appendix B. Site Visit Checklist

The below is a checklist of site attributes we are interested in observing during our visit to the project site. Assessing these attributes qualitatively will help contextualize our baseline conditions assessment of HDMT indicators. We understand each of the HOPE SF sites may not have all of the attributes listed below and are planning to use this list as prompts for what to look for when we visit the site. Please feel free to identify additional attributes to supplement this list.

☐ Retail services
☐ Public services
☐ Schools
☐ Parks
☐ Recreational facilities
☐ Community gardens
☐ Playgrounds
☐ Community meeting spaces
☐ Public plazas, hang-out areas
☐ Child care facilities
☐ Food retail
☐ Streets
☐ Conditions of sidewalks and bike paths
☐ Parking
☐ Transit stops
☐ Connected-ness (transportation, walking paths, etc) to the larger neighborhood
☐ Freight routes/loading zones
☐ Lighting
☐ Public restrooms
☐ Public art
☐ Trees
☐ Recycling/trash facilities
☐ Entrances/exits into housing
☐ Adequacy of the utility infrastructure
☐ Housing quality

Internal SFDPH list:
☐ Segregation/integration with surrounding neighborhood
☐ Social interactions
☐ Cleanliness of public spaces
☐ Graffiti
☐ Trash
☐ Noise
☐ Stationary sources of pollution
☐ Topography
☐ Population activity