Baseline Conditions Assessment of HOPE SF Redevelopment: Sunnydale

Public Review Draft
September 2010 – REVISED

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

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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.

Sunnydale

- *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.
- *Environmental Stewardship:* The text on pages 4 and 26 and the table on page 25 of the original report stated that there were 8.9 acres of open space per 1,000 population within one mile of the project site. This figure has been revised to 9.3 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.
- *Demographics and Adequate and Healthy Housing:* The text on pages 3, 12 and 36 and the tables on page 12 and 34 of the original report stated that 31% of the project site residents live in poverty, according to the 2000 U.S. Census. This figure has been revised to 37%.
- *Social Cohesion:* The text on pages 4 and 31 of the original report stated that the rate for homicides within a 1/4-mile of the project site was 1.6 per 1,000 population. This figure has been revised to 1.1 per 1,000 population.
- *Social Cohesion:* The table on page 30 of the original report stated that the rates for physical and sexual assaults within a 1/2-mile of the project site were 44 and 2.4 per 1,000 population, respectively. These figures have been revised to 47 and 2.5 per 1,000 population, respectively.
- *Social Cohesion:* The text on pages 4 and 31 of the original report stated that the rate for physical assaults within a 1/4-mile of the project site was 60 per 1,000 population. This figure has been revised to 64 per 1,000 population.
- *Social Cohesion:* The text on page 31 of the original report stated that the rate for sexual assaults within a 1/4-mile of the project site was 3.3 per 1,000 population. This figure has been revised to 3.5 per 1,000 population.
- *Social Cohesion:* The text on pages 4 and 31 of the original report stated that there were 128 property crimes per 1,000 population within a 1/4-mile of the project site. This figure has been revised to 135 per 1,000 population.
- *Social Cohesion:* The text on page 31 and the table on page 30 of the original report stated that there were 95 property crimes per 1,000 population within a half mile of the project site. This figure has been revised to 100 per 1,000 population.
- *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 36 and the table on page 34 of the original report stated that there were 10.8 code violations for housing and habitability per 1,000 people at the project site. This figure has been revised to 10.5 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: Sunnydale* – 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 Sunnydale 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 the 2000 U.S. Census, 37% of Sunnydale residents live in poverty and the vast majority of residents are low-income. Fewer than one-third of residents graduated from high school.
- Twelve percent of Sunnydale residents were unemployed in the 2000 U.S. Census, approximately double the rate in Visitacion Valley (7%) 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.
- Over one in four Sunnydale residents (29%) in 2000 was foreign-born, a lower proportion than in Visitacion Valley, and 10% did not speak English.
- Over two-thirds of Sunnydale families (68%) in 2000 had children under eighteen years old, a higher proportion than in Visitacion Valley or San Francisco.

Public Infrastructure / Access to Goods and Services:

- The geographic location of Sunnydale next to McLaren Park contributes to physical isolation from other neighborhoods. High rates of violence may also limit access to daily goods and services and contribute to social isolation.
- Although 100% of Sunnydale and Visitacion Valley residents live within a quarter-mile of a neighborhood or regional park, access is limited by physical boundaries including a chain link fence blocking off Glen Eagles Golf Course and the steep topography of the area.
- Residents of Visitacion Valley, including Sunnydale, live closer to recreational facilities (64% in Visitacion Valley versus 46% in San Francisco) and libraries (100% in Visitacion Valley versus 96% in San Francisco) than residents citywide.
- Roughly two out of every three children living in zip code 94134 who were eligible for a child care subsidy in 2007 did not receive one, compared to one out of every two children citywide.
- Schools in Visitacion Valley and the Eastern neighborhoods currently have significantly lower Academic Performance Index scores compared to schools in Western San Francisco. There is relatively lower demand to attend neighborhood schools in Visitacion Valley.
- $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.
- Currently, 0% of Sunnydale and Visitacion Valley residents live within a half-mile of a large retail food store (e.g., supermarket), compared to 65% of citywide residents.
- There are no banks/credit unions, bike shops, dry cleaners, gyms, hardware stores, pharmacies, post offices, video rentals or movie theatres within a half-mile of Sunnydale.
- The density of take-out alcohol outlets within a half-mile of Sunnydale (2.8 per square mile) is significantly lower than the density of outlets in Visitacion Valley (8.1 per square mile) or San Francisco (17.5 per square mile).

Sustainable and Safe Transportation:

- Car ownership rates are dramatically lower in Sunnydale (47%) compared to the Visitacion Valley neighborhood (79%) as well as the City overall (71%), according to the 2000 U.S. Census.
- Among residents who commute to work, however, the proportion of commuters in Sunnydale who drive alone to work (40%) is comparable to estimates for the City (41%) but lower than estimates for the Visitacion Valley neighborhood (49%).
- Residents of Sunnydale rely more on public transportation for commuting (43%) compared to Visitacion Valley (29%) and San Francisco (33%) residents who commute based on 2000 U.S. Census data.
- Despite this relatively higher reliance on transit, there are community concerns regarding local buses inconsistently following official schedules and routes or stopping for waiting passengers (particularly in evening hours), illustrating the constrained transportation options of local residents who can not afford to own a car.
- Sunnydale residents spend approximately 17% of their income on transportation, slightly more than estimates for Visitacion Valley residents (15%) and City residents (14%), based on 2007 estimates.
- Sunnydale Avenue, through the middle of the Sunnydale community, reportedly has a lot of cut-through traffic to access Mission and Persia Streets to the north of the neighborhood. High traffic volumes and speeds pose serious safety hazards to pedestrians and bicyclists, discouraging people from walking or letting their children play outside and serving as a barrier between people and community services and social interaction.

Environmental Stewardship:

- Sunnydale averages 9.3 acres of open space per 1,000 residents within a one-mile buffer of the project site. A large portion of this open space in Visitacion Valley and surrounding Sunnydale is considered a significant natural area. In comparison, San Francisco averages 7.4 total acres of open space per 1,000 residents.
- There are no farmer's markets or CSA drop-off sites within close proximity to Sunnydale. There is a community garden within a quarter-mile of Sunnydale and also a vacant community garden on-site.
- While there are no freeways or designated truck routes within 150 meters of the project site, the location of the existing Sunnydale site is located in a potential traffic-related air quality hazard area by virtue of proximity to busy local roadways and may exhibit high PM 2.5 concentration attributable to these 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 are no stationary sources of air pollution within 300 meters of Sunnydale.
- The average 24-hour sound level is 62 decibels in Visitacion Valley similar to the level in San Francisco overall. The actual average daytime/nighttime outdoor noise level for Sunnydale could not be obtained, but levels are most likely similar to levels for Visitacion Valley.

Social Cohesion:

- Sunnydale's geography, street design and building structures currently inhibit physical and social connectivity within the project site and with nearby neighbors.
- 100% of residents in Sunnydale and Visitacion Valley are within a half-mile of a community center, compared to 85% of residents citywide.
- 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.

- In 2005-2007, rates of property crime within a quarter-mile of Sunnydale (135 per 1,000 residents) were 24% lower than the citywide rate but 36% higher than the rate in Visitacion Valley.
- The 2005-2007 homicide rate within a quarter-mile of Sunnydale was almost four times higher than the citywide rate (1.1 versus 0.3 homicides per 1,000 residents) and two times the Visitacion Valley rate (0.5 homicides per 1,000 residents). The 2005-2007 rate of physical assaults within a quarter-mile of Sunnydale was on average 40% higher than the citywide and Visitacion Valley rate (64 versus 42 and 44 assaults per 1,000, respectively) and the rate of sexual assault was double the citywide average.
- Of the 73 neighborhood block party permits granted in San Francisco in 2007, none were located in Visitacion Valley.

Adequate and Healthy Housing:

- In 2007, the housing purchasing capacity of households living at Sunnydale was $114,176. The median sales price of a single family home in 2008 in zip code 94134 was $525,000.
- More than one in four Sunnydale households (26%) lived in overcrowded conditions in 2000, far higher than the one in ten families in San Francisco.
- The housing at Sunnydale 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-driven inspections) at Sunnydale was 10.5 per 1,000 people, which is far higher than the rate found in surrounding Visitacion Valley.
- Sunnydale and surrounding Visitacion Valley have a high degree of racial/ethnic diversity among their residents when compared to San Francisco as a whole. However, Sunnydale residents experience a strong sense of isolation and segregation from surrounding neighborhoods. For example, while there are numerous entrances/exits into the housing complex, the borders surrounding the complex are impermeable. Community members describe an environment where residents of the surrounding Visitacion Valley community rarely come into Sunnydale.

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 Sunnydale 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 Sunnydale is more than twice the population density of the Visitacion Valley neighborhood and the City. In 2007, the project site averaged 32,295 residents per square mile compared to an average of 15,322 residents per square mile in Visitacion Valley 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 Sunnydale are unavailable. Given that the project site consists of 100% low-income housing, it is safe to assume that that income among Sunnydale residents is substantially lower than the 2007 median per-capita income for the Visitacion Valley neighborhood ($20,580) and the City ($34,946). The same is likely true when comparing median household income for the project site to the Visitacion Valley neighborhood ($65,657) and the City ($71,451). In 2000, more than a third (37%) of project site residents lived below the federal poverty level. In contrast, only 14% of Visitacion Valley residents and 11% of City residents lived below the poverty level.

Twelve percent of Sunnydale residents were unemployed in the 2000 U.S. Census, approximately double the rate in Visitacion Valley (7%) 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, 30% of residents in the project site completed high school according to 2007 estimates. The high school graduation rate for Sunnydale is less than half of the high school graduation rate for Visitacion Valley (72%) or San Francisco (86%).

Twenty-nine percent of project site residents immigrated to the U.S. according to 2000 U.S. Census figures. The population of foreign-born residents was higher in Visitacion Valley (50%) and in San Francisco overall (37%). Ten percent of project site residents, 23% of Visitacion Valley residents and 13% of San Francisco residents cannot speak English.

In 2000, 29% of Sunnydale residents over 15 years old were married. In comparison, 39% of Visitacion Valley residents and 34% of San Francisco residents over age 15 were married. Residents of Visitation Valley, including Sunnydale have larger families compared to the rest of the City. In 2007, the average household size was 3.3 in the project site, 3.8 in Visitacion Valley and 2 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. Sixty-eight percent of families in Sunnydale have children who are under 18 years old compared to 50% of families in Visitacion Valley and 40% of families in San Francisco. Over half (53%) of Sunnydale residents are youth or seniors, compared to 39% of Visitacion Valley residents and 29% of City residents. Youth predominate in Sunnydale. Almost half of Sunnydale residents (47%) are under 18 years old.

Selected Demographic Indicators	Sunnydale	Visitacion Valley	San Francisco
Population density per square mile (2007)	32,295	15,132	15,381
Proportion living below the level (2000)	37%	14%	11%
Average household size (2007)	3.3	3.8	2
High school graduation rate (2007)	30% 72%	86%	
Proportion of foreign-born population (2000)	29% 50%	37%	
Proportion of families with children under 18 years old (2000)	68% 50%	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

As noted in the Social Cohesion Element, Sunnydale and neighboring Visitacion Valley residents note that Sunnydale feels socially and geographically separated from the rest of Visitacion Valley. The geographic location next to McLaren Park contributes to physical isolation and the high rates of violence contribute to social isolation, limiting access to daily goods and services. For example, residents noted that although many are dependent upon buses for transportation, there is very limited and unreliable bus service in the evenings and weekends, making it difficult to run errands and get groceries since there is no nearby supermarket. Another resident noted that the lack of opportunities for high school age youth and young adults in their early twenties contributes to the high rates of violence in Sunnydale.

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 Sunnydale community also faces significant topographical limitations to accessing services that are in close proximity. Given the low-income populations residing at the 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	Sunnydale	Visitacion Valley	San Francisco
Maximum number of slots at licensed child care centers and family homes (2007)	616* 754		19,845
Average child care costs as a proportion of family budget (2007)	20% 14%		14%
Proportion of households within 1/2-mile of a public elementary school (2007)	100% 78%		88%
Weighted average API of API-ranked schools (2007)	653*	665	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% 64%		46%
Neighborhood average Park Evaluation Score (2007)	87%*	87%	87%
Number of public art works (2007)	0*	1	140
Proportion of population within 1/2-mile from retail food market (10,000+ square feet) (2007)	0% 0%		65%
Proportion of population within 1/2-mile from bank or credit union (2007)	0% 66%		80%
Density of take-out alcohol outlets per square mile (2007)	2.8* 8.1		17.5
Number of active neighborhood watch groups (2008)	1*	2	178
* = within 1/2-mile of the Sunnydale 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 616 child care slots. In all of San Francisco, 19,845 slots were available in family child care homes and licensed child care facilities and 754 of these childcare slots were available in Visitacion Valley. Based on 2007 estimates, child care expenses constitute 20% of the family budget for Sunnydale residents, which is higher than the share of the family budget spent on child care in Visitacion Valley (14%) and San Francisco (14%). Based on the 2007 Child Care Needs Assessment, there were 2,165 children (ages 0-12) living in zip code 94134 (Visitacion Valley) who were eligible for child care subsidies but did not receive them. One of every three Visitacion Valley children who were eligible for a child care subsidy received one, compared to one of every two kids citywide. Recognizing the large demand for child care, San Francisco Unified School District (SFUSD) is building new facilities for 150 children on-site in Sunnydale to increase the area's collective capacity.

PI.2 Assure accessible and high quality educational facilities.
In general, the 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 78% of Visitacion Valley residents live within 1/2-mile of a public elementary school. Visitacion Valley Elementary and Visitacion Valley Middle Schools are the two public schools within half a mile of the project site. As of 2008, 1/3 of public elementary students and ¼ of public middle school students living in Visitacion Valley attended school in Visitacion Valley. Similar to citywide rates, the remaining 2/3 of elementary and ¾ of middle 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 Visitacion Valley'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 653 compared to an average API of 665 for Visitacion Valley 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. Visitacion Valley public schools had roughly half as many attendance requests per seat as the citywide average and one-fifth as many requests per seat as the Inner Sunset. Given that the majority of students attending Visitacion Valley schools are not from Visitacion Valley, caution must be exercised in making broad statements about children living in Visitacion Valley'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 and 43% of Visitacion Valley public schools have a school garden. Three out of five schools neighboring the project site have a school garden. According to one Sunnydale resident, the community gardens onsite in Sunnydale had been used by school-age groups however are no longer in use. 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 Visitacion Valley residents live within a quarter-mile of a neighborhood or regional park, primarily due to their proximity to McLaren Park. However, proximity to parks is only one measure of access and cannot capture other determinants of park visits such as the existence of a fence preventing access to the park through the Glen Eagles Golf Course or the quality of park grounds.

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 87% of established park standards. This score is equivalent to the average score of parks in the Visitacion Valley neighborhood and the City as a whole. 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 64% of the Visitacion Valley population. There are three recreational facilities within a quarter-mile of the project site, including the Coffman Pool and the Boys and Girls Club. The topography of the Sunnydale area impacts the visibility and potentially the perceived access to the recreation facilities and nearby park.

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.

Although a number of fairs, concerts and festivals are held in Visitacion Valley and nearby McLaren Park throughout the year, the neighborhood generally lacks access to more permanent arts and cultural facilities. Nearby Cow Palace predominantly serve out-of-town visitors and topography contributes to McLaren Park events happening in relative isolation from Sunnydale. 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. Although no Public Art Program affiliated public art works are located within a half-mile of the project site, there is one work of art in Visitacion Valley and there is at least one non-affiliated sculpture on-site in Sunnydale. 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 10 (which includes Visitacion Valley), but the vast majority of that funding was allocated to art work for the SF General Hospital rebuild and towards Bayview and Potrero Hill projects.

All Visitacion Valley residents and nearly all City residents (97%) live within one-mile of a public library. As part of the Branch Library Improvement Program, a new Visitacion Valley Branch Library, which is within one-mile of the Sunnydale project site, is being constructed and scheduled to open in 2010. During construction, residents are encouraged to access the temporary library location on 45 Leland Avenue.

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 Sunnydale (32,295 population per square mile) relative to Visitacion Valley (15,322 population per square mile) and the City (15,381 population per square mile) suggests a relatively high demand for health services at the project site. However, there are no publicly funded, independent health facilities within a half-mile of the project site to serve the Sunnydale community. The Hawkins Village Teen Clinic, a satellite clinic of the Silver Avenue Health Center, is within a half-mile, but is open less than 20 hours per week. Northeast Medical Services and Silver Avenue Family Health

Center are both located within one-mile of Sunnydale. The closest public hospital is San Francisco General Hospital, which is four miles away.

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). In contrast, there are no large retail food outlets within a half-mile of the project site and no Visitacion Valley residents live within a half-mile of a large retail food store. Instead, Sunnydale is served by three small retail food stores and one store 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 a retail food outlet bordering the project site which offered a very limited range of produce which was of poor quality. As of 2009, development projects at nearby Schlage Lock, Candlestick Park and Cow Palace all included proposals for grocery stores, but it remains to be seen if and when those will be built.

Although 80% of the citywide population lives within half a mile of a bank or credit union, access to financial services is more limited in Visitacion Valley and Sunnydale. Sixty-six percent of Visitacion Valley residents live within half a mile of a bank or credit union and there are no banks or credit unions within a half-mile buffer of the project site. Studies show the 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. Sunnydale has limited access to retail services within close walking distance. Within a quarter-mile buffer of the project site, one would only find one beauty/barber shop, three eating establishments and one pharmacy. Within half a mile of the project site are two auto repair shops, four beauty/barber shops, five eating establishments and one laundromat. There are no banks/credit unions, bike shops, dry cleaners, gyms, hardware stores, pharmacies, post offices, video rentals or movie theatres within a half-mile of the project site.

PI.7 Assure adequate public safety.

Although research strongly suggests that density of alcohol outlets is closely related to crime and violence, Sunnydale residents are in a relatively low alcohol outlet density area (2.8 outlets per square mile) that has comparatively higher rates of violent crime. The density of take-out alcohol outlets around the project site is significantly lower than the density of outlets in the Visitacion Valley neighborhood (8.1 outlets per square mile) and the City (17.5 outlets per square mile). According to San Francisco Safety Awareness for Everyone (SAFE), there is one active neighborhood watch group within a half-mile of the project site as of August 2008. In total, SAFE reported only 2 active neighborhood watch groups in Visitacion Valley and 178 active neighborhood watch groups in San Francisco.

Baseline Conditions Summary of Hope SF - Sunnydale

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

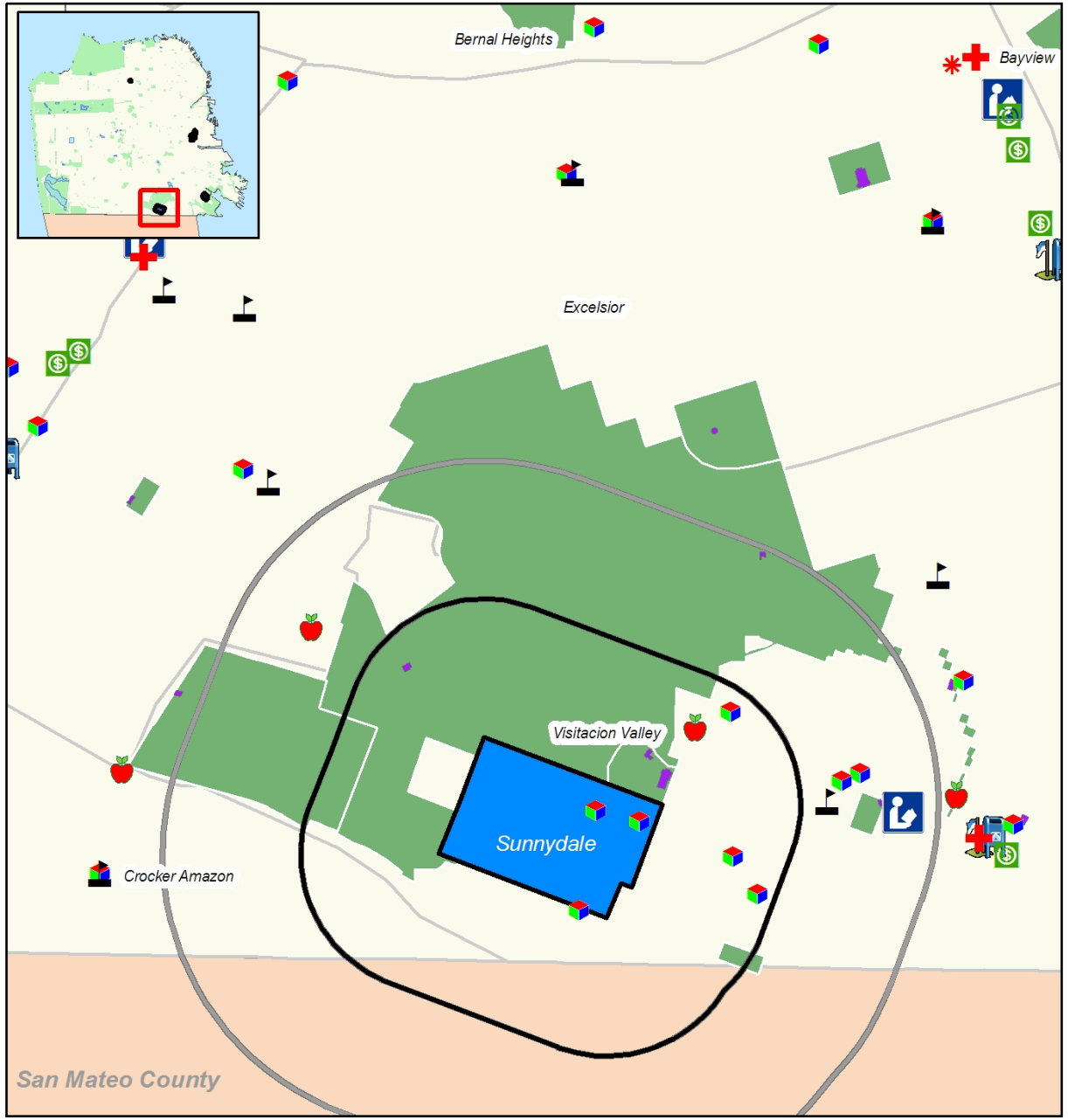
N
W E
S

Miles

0 0.25 0.5

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

Sources: San Francisco 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
Sunnydale 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

N
W E
S

Mile
0 0.125 0.25

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	Sunnydale	Visitacion Valley	San Francisco
Proportion of households with at least one vehicle available (2000)	47% 79%		71%
Proportion of commute trips made by car, truck, or van driving alone (2000)	40% 49%		41%
Proportion of commute trips made by public transit (2000)	43% 29%		33%
Proportion of average income spent on transportation expenses (2007)	17% 15%		14%
Proportion of commute trips made by biking (2000)	1%	0%	2%
Proportion of commute trips made by walking (2000)	1% 1%		10%
Number of pedestrian injury collisions (2001-2005	23 (w/in 1/4-mile of project site)	54 4,039	

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

Car ownership rates are lower in Sunnydale compared to the rest of the City. According to the 2000 U.S. Census, 47% of Sunnydale households have at least one car available compared to 79% of households in the Visitacion Valley neighborhood and 71% of households in the City. Among residents who commute to work, the proportion of commuters in Sunnydale who drive alone to work (40%) is lower than estimates for the Visitacion Valley neighborhood (49%) but comparable to estimates for the City (41%). From 2003 to 2007, the California Highway Patrol reported 196 motor vehicle collisions within a

1/2 radius of the Sunnydale site. Approximately 2% of crashes in the City occurred in the Visitacion Valley neighborhood (367/22,296) during that period.

ST.2 Provide affordable and accessible public transportation options.
San Francisco has an extensive local bus and street car network and 100% of City households are within a 1/4-mile of a local public transit stop. Counting bus stops on opposite sides of the street as separate stops, 46 bus stops are within a 1/4-mile radius of the project site. There is no regional public transit stop within 1/2-mile of the project site. In comparison, 28% of Visitacion Valley households and 22% of City households are within 1/2-mile of a regional bus or rail link such as BART or Caltrain.

Residents of Sunnydale are more dependent on public transportation – specifically, local buses - for commuting compared to the average San Francisco resident. Based on U.S. Census 2000 estimates, 43% of project site residents who commute to work do so using public transit, higher than estimates for Visitacion Valley (29%) and the City (33%). According to 2007 estimates, project site residents spent approximately 17% of their household income on transportation, slightly more than estimates for Visitacion Valley residents (15%) and City residents (14%).

Based on commute data, Sunnydale residents are highly dependent on public transit relative to other City residents. This is largely impacted by the project site location – with few destinations within walking or safe biking distance for residents to access jobs or meet daily needs (see Public Infrastructure analyses for more detail). Access and use of to public transit in the Sunnydale community may be hindered by 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. For example, community member guides on a recent site visit attested that local buses do not always follow official schedules and routes at times bypass designated bus stops where passengers are waiting, particularly in evening hours (e.g., stopping on Geneva Ave and not entering the neighborhood). This qualitative data also illustrates the constrained transportation choices of local residents, who may not be able to afford to own a car – and therefore depend on public transit despite a potential lack of reliable service which may hinder their access to basic human needs including jobs, health care, education and food. It is notable that despite lower car ownership rates than the rest of the City, a similar proportion of Sunnydale residents commute by driving alone. One reason for these findings may be that some residents may not perceive public transit as a reliable, timely, efficient way to travel to work.

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, 1% of project site commuters bicycle to work. This is comparable to the percent of commute trips made by biking among respondents in Visitacion Valley (0%) and San Francisco as a whole (2%). Additionally, 1% of Sunnydale commuters walk to work, identical to the percentage of Visitacion Valley commuters who walk (1%) but substantially lower than the proportion of City commuters who walk (10%).

Between 2003-2007, only 1 bicycle collision was reported within 1/2-mile of the project site. During the same time frame, 3 bicycle collisions were reported in Visitacion Valley and 1,460 collisions were reported citywide. In a recent 5-year period, 23 pedestrian injury collisions were reported within 1/4-mile of the project site and 31 within 1/2-mile. Fifty-four pedestrian collisions were reported in Visitacion Valley and 4,039 pedestrian collisions were reported Citywide in 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 U.S. Census 2000 commute statistics.

Traffic volumes and speeds pose serious safety hazards to pedestrians and bicyclists. Sunnydale Avenue, through the middle of the Sunnydale community, reportedly has a lot of traffic driving through to access Mission and Persia to the north of the neighborhood. Streets with a lot of fast moving traffic can discourage people from walking or letting their children play outside and serve as a barrier between people and community services and social interaction. We do not have data for the area on the number of people walking in general, or specific site data on pedestrian conditions. In a recent site visit we noted that the steep slopes of some parts of the Sunnydale community make it challenging for people with physical limitations to walk, with some sidewalks and stairways narrow, cracked or uneven. There are many trees throughout the Sunnydale community, which aesthetically improve the environment for walking, in addition to providing shade acting and as a wind break.

Baseline Conditions Summary of Hope SF - Sunnydale

Motor Vehicle Collisions*
(2003-2007)

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

Pedestrian and Bicycle Collisions
Bike Collisions (2003-2007)

- 1

Pedestrian Collisions (2001-2005)

- 1
- 2
- 3
- 5

Transit

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

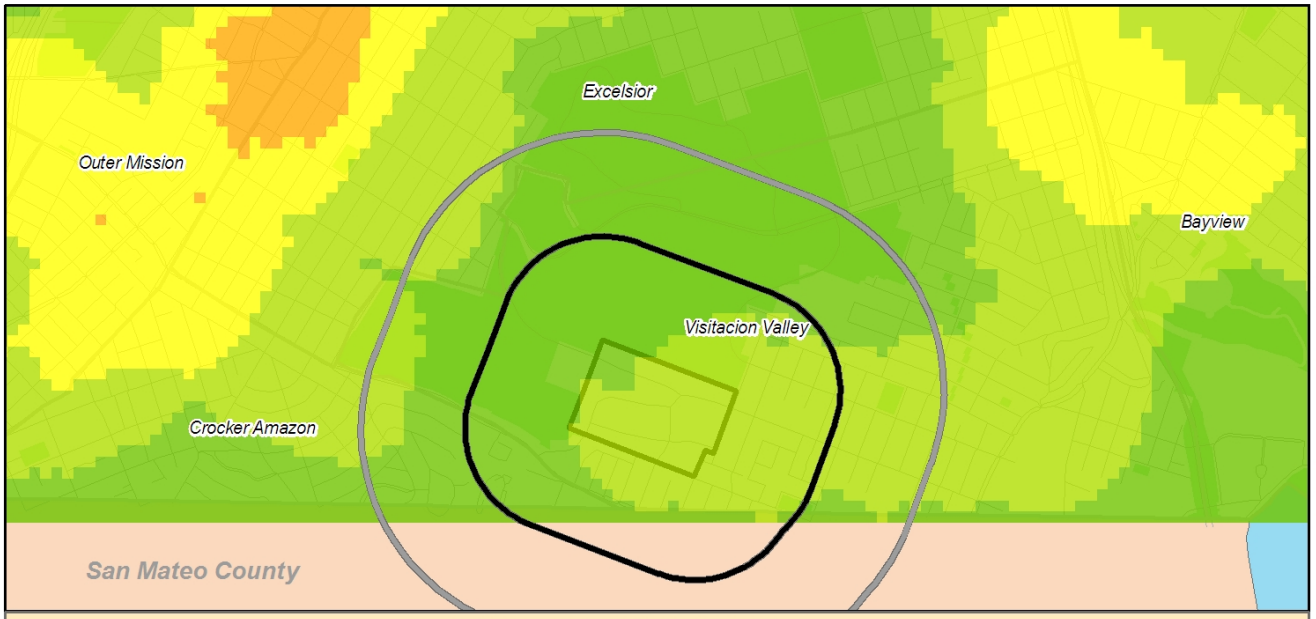
Project Area

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

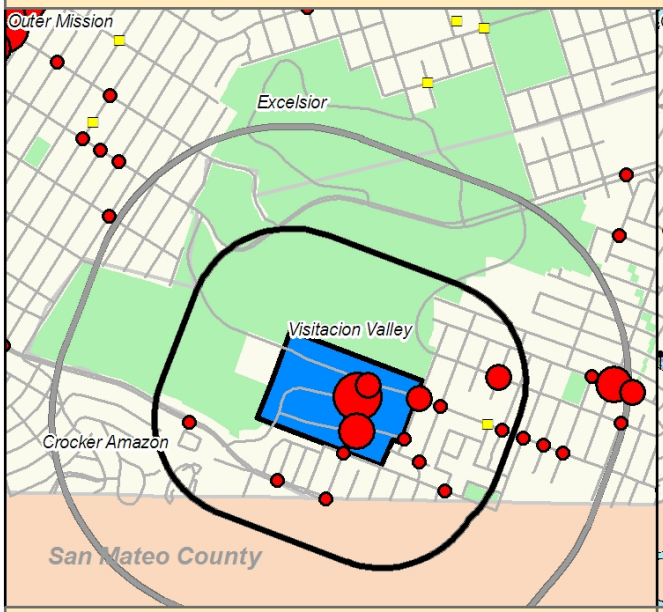
*In this collision density map, data categories are based on the citywide distribution of collisions.

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

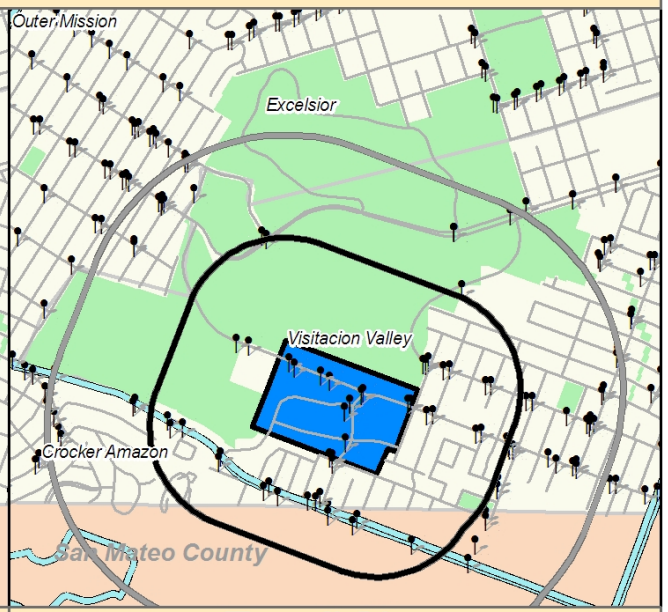
Sources: California Highway Patrol - Statewide Integrated Traffic Records System; San Francisco Municipal Railway



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	Sunnydale	Visitacion Valley	San Francisco
Acres of open space per 1,000 population (2006)	9.3 (w/in 1-mile of project site)	9.3 (Sup. D10)	7.4
Proportion of households within 1-mile of a farmer's market (2007)	0% 5%		60%
Proportion of households with 1/4-mile access to a community garden (2007)	100% 36%		25%
Proportion of households living near busy roadways (150 meters of roadway w/100,000+ vehicles/day) (2007)	0% 10%		4%

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. Per capita residential energy use in Visitacion Valley is substantially lower than the City average.

Visitacion Valley residents used on average 58 therms of natural gas and 443 kilowatt hours of electricity per capita whereas San Francisco residents used 221 therms of natural gas and 1487 kilowatt hours of electricity per capita in 2003. The neighborhood average for Sunnydale 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 Sunnydale could be higher or lower based on this data limitation. Unfortunately, estimates for Sunnydale project site 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. One percent of all solar panel installations in San Francisco are in Visitacion Valley and no solar panel installations exist at the Sunnydale 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 and 24 green buildings in San Francisco, one of which is in Visitacion Valley. No green buildings are located 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. However, Visitation Valley is landlocked and there is no publicly accessible shoreline in Visitacion Valley or within half a mile of the Sunnydale project site. Sunnydale averages 9.3 acres of open space per 1,000 residents within a 1-mile buffer of the project site. Currently a large portion of this open space in Visitacion Valley and surrounding Sunnydale is considered a significant natural area (i.e., areas which support diverse and significant indigenous plant and wildlife habitats or sites that contain rare, threatened, or endangered species). In comparison, San Francisco averages 7.4 total acres of open space per 1,000 residents and Supervisoral District 10, the district which Visitacion Valley resides, averages 9.3 acres of open space per 1,000 residents. While open space is available around the Sunnydale site, access to some of these spaces is limited by physical barriers and safe pedestrian routes. Furthermore, the facilities (e.g., golf course at McLaren Park) are not necessarily appropriate recreational uses for the surrounding neighborhood and residents.

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. Sunnydale averages 6 trees (taller than 4 meters) per acre within 1/4-mile of the project site. Both Visitacion Valley and San Francisco average 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 and only 5% of Visitacion Valley residents are within 1-mile of a farmer's market. Access to CSA drop-off sites is limited as well. Approximately 39% of City residents live within 1/2-mile of a CSA drop-off site but no households in Visitacion Valley or Sunnydale are within 1/2-mile of a CSA drop-off site. Community gardens may provide a more accessible source of local produce for some residents. A quarter of San Francisco residents and over one-third (36%) of Visitacion Valley residents live within 1/4-mile of a community garden and there is a community garden within 1/4-mile of the project site. Many individuals at the Sunnydale site have their own personal gardens in front of their units and there is also a vacated community garden on the project site.

ES.4 Promote the productive reuse of previously contaminated sites.
There are no brownfield reuse sites in Sunnydale. 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, 3% of all brownfield reuse sites in San Francisco are located in Visitacion Valley. Brownfield sites are real property that is targeted for development. 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 10% of Visitacion Valley 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 15% of Visitacion Valley households live within 150 meters of a designated truck route.

While there are no freeways or designated truck routes within 150 meters of the project site, the location of the existing Sunnydale site is located in a potential traffic-related air quality hazard area by virtue of proximity to busy local roadways and may exhibit high PM 2.5 concentration attributable to these 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.

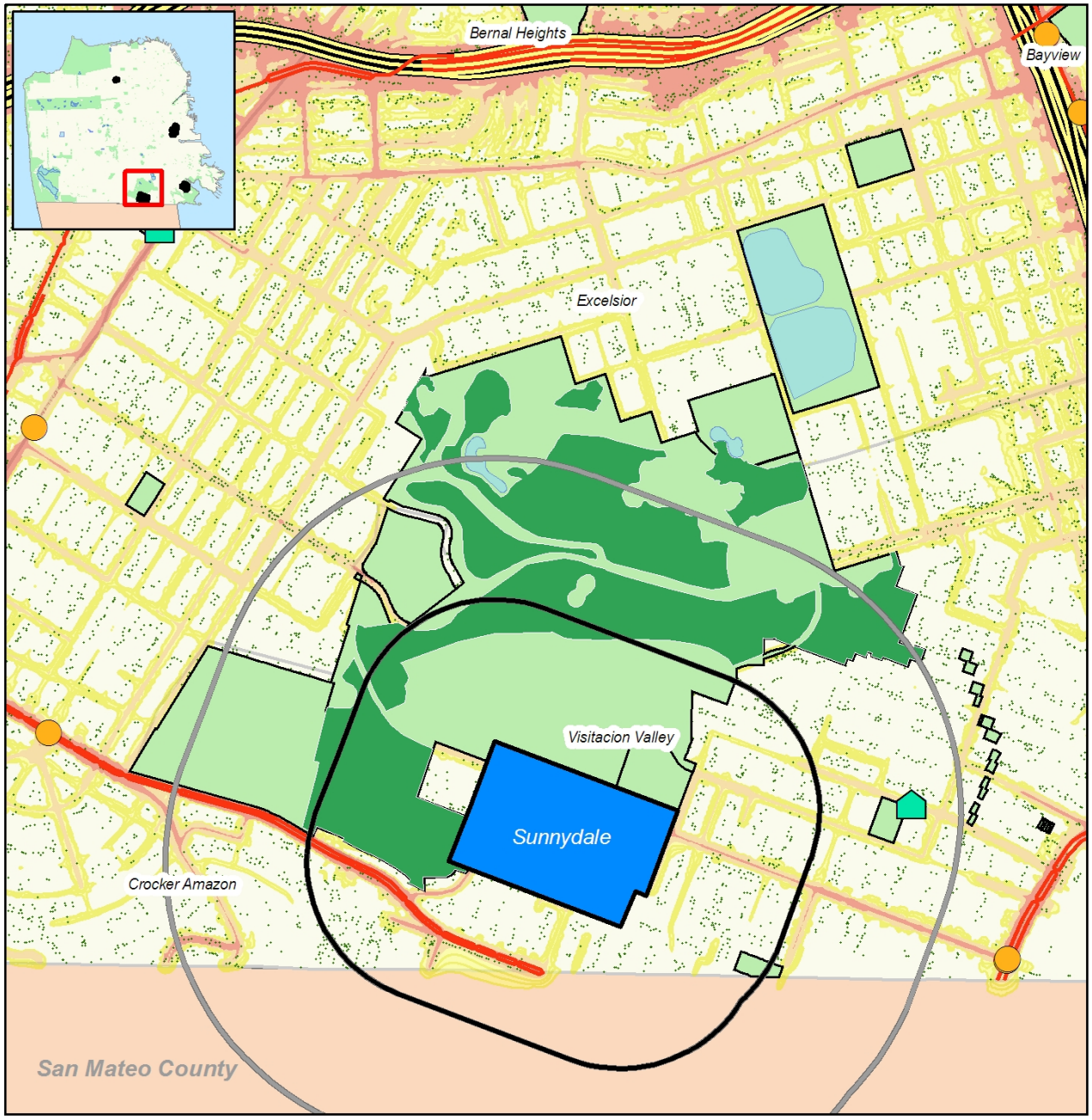
There are no stationary sources of air pollution within 300 meters of the project site or within 300 meters of the Visitacion Valley neighborhood. In comparison, 4% of City households live within 300 meters of a stationary source of pollution. It is important to note that emissions are not the same as 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 62 decibels in both Visitacion Valley and San Francisco overall. Average daytime/nighttime outdoor noise level for Sunnydale could not be obtained, but are most likely similar to the Visitacion Valley average.

Baseline Conditions Summary of Hope SF - Sunnydale



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

N, W, E, S

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 - Sunnydale

Retail Food Markets

Market Type

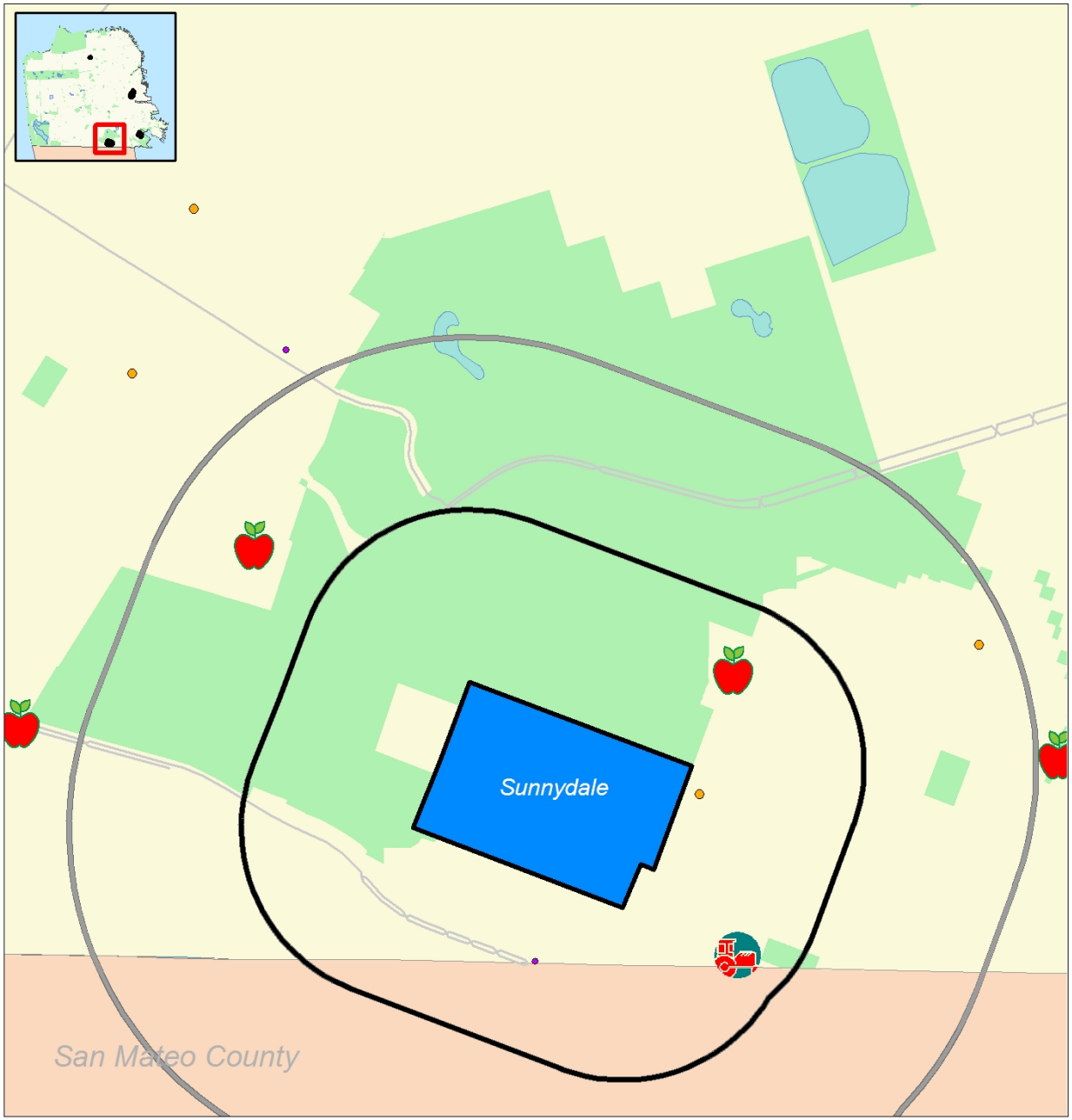
- Small (<5K sq. ft)
- Misellaneous Food Markets

Other Food Markets

- 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

Sunnydale is one of the most geographically isolated HOPE SF sites, which contributes to physical segregation and social isolation of residents from the surrounding communities. According to one resident, public safety and opportunities for youth are two of the top concerns for many Sunnydale residents, noting that a lack of opportunities for youth and young adults contributes to higher rates of violence, which are likely underreported due to distrust of police.

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

Selected Social Cohesion Indicators	Sunnydale	Visitacion Valley	San Francisco
Physical assaults per 1,000 population (2005-2007)	47* 42		44
Sexual assaults per 1,000 population (2005-2007)	2.5*	2.1	1.7
Homicides per 1,000 population (2005-2007)	0.6*	0.5	0.3
Property crimes per 1,000 population (2005-2007)	100*	99	177
Residential mobility (2000) 56%		62%	54%
Number of neighborhood block party permits (2007)	0 0		73
Number of spiritual and religious centers (2007)	14*	21	714
* = within 1/2-mile of the Sunnydale project site			

SC.1 Promote socially cohesive neighborhoods, free of crime and violence.
Overall, project site violent crime rates appear to exceed violent crime rates in the larger Visitacion Valley neighborhood and rates citywide. From 2005-2007, the rate of physical assaults within a 1/4-mile buffer of the project site was roughly 40% higher than the rate of physical assaults in Visitacion Valley and citywide. Specifically, 513 physical assaults were reported within a 1/4-mile of the project site at a rate of 64 assaults per 1,000 population. In comparison, there were 42 assaults per 1,000 population reported in Visitacion Valley and 44 assaults per 1,000 population reported citywide in the same time period. Expanding the buffer to include areas within 1/2-mile of the project site lowers the physical assault rate to 47 per 1,000 population.

The rate of sexual assaults within 1/4-mile of the project site (3.5 per 1,000 population) is also higher than the rate of sexual assaults within 1/2-mile of the project site (2.4 per 1,000 population), in Visitacion Valley (2.1 per 1,000 population) and the City (1.7 per 1,000 population). From 2005 to 2007, 9 homicides were reported within a 1/4-mile of the project site (1.1 per 1,000 population). When the buffer is expanded to 1/2-mile around the project site, the same number of homicides occurs, but the rate decreases to 0.6 per 1,000 population. Eleven homicides were reported in Visitacion Valley (0.5 per 1,000 population) and 193 homicides were reported in San Francisco (0.3 per 1,000 population).

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 buffer of the project site was 36% higher than the rate of property crimes in Visitacion Valley and 24% lower than the citywide rate. Specifically, 1,087 property crimes were reported within a 1/4-mile of the project site at a rate of 135 property crimes per 1,000 population. In comparison, 99 property crimes per 1,000 population were reported in Visitacion Valley and 177 property crimes per 1,000 population were reported citywide in the same time period. Expanding the buffer to 1/2-mile of the project site lowers the property crime rate to 100 per 1,000 population.

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 no neighborhood watch groups affiliated with SF Safety Awareness for Everyone (SAFE) in the project area, though there are 2 in Visitacion Valley 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, slightly more than half of project site residents (56%) reported living in the same house as five years ago. This estimate is comparable to the percent of residents in Visitacion Valley (62%) and San Francisco (54%). In 2007, in Supervisoral District 10 (Bayview, Visitacion Valley and Potrero Hill), 27% of residents

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 100% of Visitacion Valley residents live within 1/2-mile of a community center. Five 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 14 spiritual and religious centers within 1/2-mile of Sunnydale. Additionally, there were 21 spiritual and religious centers in Visitacion Valley and 714 centers citywide. Adjusting for population size, there are 9.3 centers per 10,000 population in Visitacion Valley and 9.8/10,000 citywide.

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 Visitacion Valley or within 1/2-mile of Sunnydale.

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, 69% of Visitacion Valley 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 the 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 - Sunnydale

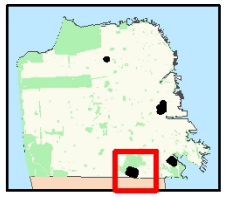
Crime Density (2005 - 2007)

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

Project Area

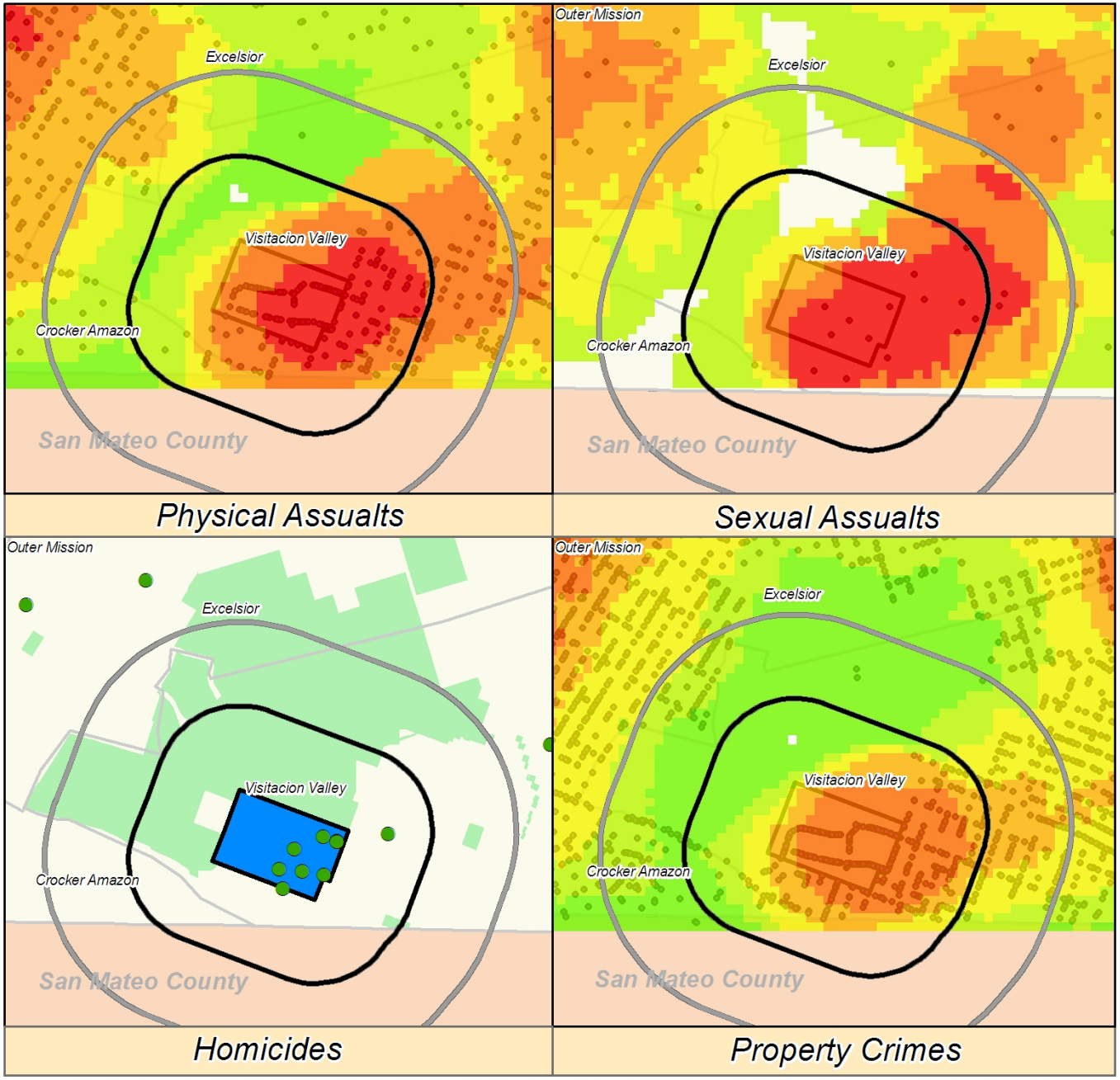
- Project Site
- 1/2 Mile Buffer
- 1/4 Mile Buffer

*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
Environmental Health - 2009

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	Sunnydale	Visitacion Valley	San Francisco
Proportion living below the poverty level (2000)	37% 14%		11%
Housing purchasing capacity of the median income household (2007)	$114,176 $295,304		$321,364
Average housing units per acre (2007)	14	7	11.9
Proportion of households living in overcrowded conditions (2000)	26% 34%		11%
Multi-group diversity index score (2007)	74	77	58
Rate of code violations for housing and habitability per 1,000 people (2008)	10.5 7.8		9.2

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

Given that Sunnydale is 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 Sunnydale. Based on 2007 estimates, the household purchasing capacity of the median income household in Sunnydale ($114,176) is substantially lower than the housing purchasing capacity of Visitacion Valley households ($295,304) and City households ($321,364). In 2008, the median sales price of a single family home in zip code 94134/Visitacion Valley was $525,000. 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. A quarter of project site households (26%) live in overcrowded conditions according to the 2000 U.S. Census. This is lower than the rate of overcrowding for Visitacion Valley (34%), though higher than the citywide rate (11%). 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 14 housing units per acre compared to 7 units per acre in Visitacion Valley 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 Sunnydale increased 4.2 times as much as income levels increased in the nine-county regional Bay Area. In comparison, income levels increased 33.4 times as much in Visitacion Valley 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 (i.e., gentrification). 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 Sunnydale 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 Sunnydale stands at 74, comparable to estimates for Visitacion Valley (77) but higher than the Diversity Index for San Francisco (58). In other words, there is a comparable degree of racial/ethnic diversity at the project site when compared to the surrounding neighborhood, but greater diversity when compared to the City. 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, Sunnydale has a high degree of concentrated poverty and income segregation. Project site residents have substantially lower incomes compared to residents of other parts of the City. In 2007, median per-capita income for Sunnydale residents ($6,538) was substantially lower than median per-capita income for Visitacion Valley ($20,580) and the City ($34,946). Median household income for project site households was only $14,923 in 2007, compared to $65,657 for neighborhood households and $71,451 for San Francisco households. In 2000, greater than a third (37%) of project site residents lived below the federal poverty level. In contrast, only 14% of Visitacion Valley residents and 11% of City residents lived below the poverty level.

With respect to the relationship of Sunnydale to the surrounding neighborhood, there is a sense of isolation and segregation from Visitacion Valley. For example, while there were numerous entrances/exits into the housing complex, the borders surrounding the complex felt somewhat impermeable and we were told by community members that there were few residents of the surrounding Vistacion Valley community who came to Sunnydale.

HH.4 Assure access to healthy quality housing.

The housing at Sunnydale 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. Not surprisingly, there were in 2008, 23 housing and habitability code violations in Sunnydale reported to the San Francisco Department of Building Inspection (DBI) and Department of Public Health (DPH). One hundred and seventy-seven violations were reported in Visitacion Valley and 6,669 violations were reported citywide in the same year. Standardized by population, the project site experienced 10.5 code violations for every 1,000 population which is higher than the rate of violations in Visitacion Valley (7.8 per 1,000 population) and 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	**Sunnydale** (w/in 1/2-mile of project site)	**Visitacion Valley**	**San Francisco**
Number of businesses meeting or exceeding City green business standards (2008)	1	0 95	
Worker density per square mile (2000)	764	702	12,457
Unemployment (2000)	12%	7%	5%
Proportion of SF land zoned for light and heavy industrial uses (2005)	1%	5% 7%	

As of 2008, there was one green business located within 1/2-mile of the project site and none located in Visitacion Valley (note that site-specific buffer includes a green business located in another neighborhood adjacent to Visitacion Valley – see map below). According to the 2000 U.S. Census, the 1/2-mile area surrounding and including Sunnydale had a slightly higher worker density than Visitacion Valley as a whole (764 workers compared to 702 workers) – though both had far fewer workers per square mile than the City. Only 1% of land within 1/2-mile of the project site is zoned for industrial uses, while 5% of Visitacion Valley is zoned industrial for industrial uses. These percentages are lower than citywide, where 7% of the land area is zoned for industrial uses. 43% of the land within ½ mile of the project site is zoned residential.

Twelve percent of Sunnydale residents were unemployed in the 2000 U.S. Census, approximately double the rate in Visitacion Valley (7%) 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 - Sunnydale

Zoning

- Other Use District
- Industrial Use District
- Residential Use District

Code Violations

- 1
- 2
- 17

Green Businesses

- Green Business

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: 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