

# HEALTHY HOPE SF



Spring 2013

Baseline Conditions Assessment in Support  
of Healthy Design and Rebuild of San  
Francisco's Distressed Public Housing

*A report by the San Francisco Department of Public Health's  
Program on Health, Equity and Sustainability  
Using the Sustainable Communities Index (SCI)  
(formerly known as the Healthy Development Measurement Tool (HDMT))*

# Healthy HOPE SF

## BASELINE CONDITIONS ASSESSMENT IN SUPPORT OF HEALTHY DESIGN AND REBUILD OF SAN FRANCISCO'S DISTRESSED PUBLIC HOUSING

### *How Can Improved Public Housing Impact the Health of Residents?*

*By improving access to:*

- o *Healthy homes, free of lead, mold, pests, and poor air quality*
- o *Safe & well-maintained parks/open spaces, and streets to exercise & play*
- o *Quality, affordable foods for healthy eating*
- o *Reliable public transit*
- o *Quality child care*
- o *Job training and employment opportunities*
- o *Surrounding neighborhood amenities and resources*

### PUBLIC HEALTH AND PUBLIC HOUSING

Access to affordable, healthy, safe, and quality housing is a key social determinant of health. While public housing helps address the need for affordable housing, lack of proper maintenance and expansion of the number of public housing units has led to resident exposures to health risks, such as mold, pests, and lead, and overcrowding. When concentrated in low-income communities with a lack of community resources, public housing residents are also often exposed to higher rates of community violence and lower access to healthy resources like grocery stores, parks, and high-performing schools than other city residents. Collectively, these social determinants of health impact public housing residents' health status, life expectancy and health disparities relative to other residents.

Over the past two decades, researchers have found that public housing residents frequently report poor health compared to the general population. For example, one study found Boston public housing residents were more than 4 times as likely to have fair or poor health, 2-3 times as likely to have hypertension, asthma, diabetes, disabilities, and dental problems, and 1-2 times as likely to not get enough physical activity and be obese as other city residents. Improving the quality of housing, surrounding amenities, services, and job opportunities, while ensuring ability to return to renovated housing, can help mitigate these preventable health disparities.

## ABOUT HOPE SF

The HOPE SF initiative seeks to transform San Francisco's most distressed public housing sites into vibrant, thriving communities through holistic revitalization. More specifically, HOPE SF will:

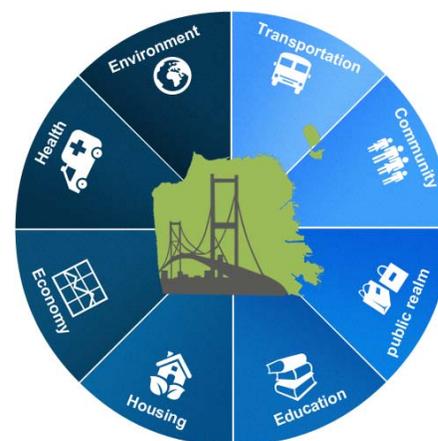
- Transform San Francisco's severely deteriorated public housing sites into sustainable, mixed-income communities with neighborhood retail, community centers, parks, and playgrounds.
- Replace every public housing unit and add new homes to the four project sites. The final mix of housing will include public housing, market-rate, and affordable rental and ownership housing.
- Respect and support the existing community. Rebuilding each site will occur in phases to minimize disruption to existing residents. Where possible, the project will accommodate on-site relocation.
- Plan collaboratively with residents and neighbors. An inclusive, community-led process will ensure that new sites meet the needs of current residents.
- Catalyze neighborhood improvements so residents at all income levels can take advantage of new economic opportunities, improved schools, and community amenities.
- Provide Community Builders to engage the community and Service Connectors to focus on the needs of individual households, linking them with appropriate services and tracking their progress.
- Reintroduce each site into the existing neighborhood fabric, ending decades of isolation from the surrounding community.
- Build green and ensure that every new unit has a superior urban design.
- Create a new financial model for public housing revitalization. Market-rate home sales will help subsidize the cost of public housing reconstruction.
- Implement best practices and avoid past mistakes by consulting continuously with nationwide experts and residents.
- Learn about and continually improve implementation by engaging in rigorous self-evaluation during the process.

More information about HOPE SF is available at: [www.HOPE-sf.org](http://www.HOPE-sf.org)

## SUSTAINABLE COMMUNITIES INDEX (SCI)

(formerly the *Healthy Development Measurement Tool (HDMT)*)

Intense development pressures in San Francisco throughout the mid-late 1990's and early 2000's generated a multitude of infrastructure, zoning, public safety and environmental impacts, most especially a shortage of affordable housing. Many communities called on public health officials to evaluate the health impacts of these development pressures and advocate for healthy environments. In response, the San Francisco Department of Public Health (SFPDH) initiated the Eastern Neighborhoods Community Health Impact Assessment (ENCHIA) 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 SFPDH, ENCHIA was guided by a multi-stakeholder Community Council of over 20 diverse organizations including community planning and design, economic and neighborhood development, environmental justice, homeless, open space, housing, transportation, bicycle, food systems, child care and childhood development advocates, low-wage and union workers, non-profit and private developers, property-owners, architects, and small businesses. ENCHIA was funded by SFPDH with in-kind contributions from the San Francisco Health Plan and other public agencies.

The 18 month ENCHIA process resulted in a number of outcomes, including, 1) a Healthy City Vision for San Francisco, 2) community health objectives to reflect that vision, 3) indicators to measure those objectives, 4) data on those indicators to assess how the City was doing with respect to that vision, and, 5) a menu of urban development policy strategies to advance those objectives. Throughout the process, the Council identified the need to integrate much of the data and policy research that was being collected into a tool to support evidence-based and health-oriented planning and policy making. The Council felt that systematically applying a community health lens to planning on future development plans and projects would help achieve their social, environmental, economic, and equity priorities. For a complete history of the ENCHIA process, download the [ENCHIA Final Report](#).

The experience and research from the ENCHIA process was synthesized into the *Healthy Development Measurement Tool (HDMT)*. The first version of the HDMT was launched on March 2007. Over twenty national technical experts from diverse disciplines such as land use and transportation planning, public health, health impact assessment, environmental impact assessment, and health equity, reviewed the first version. In addition, seven city agencies reviewed and provided feedback on the HDMT, including Planning, Redevelopment, Recreation and Parks, Arts Commission, Building Inspection, Public Works, Mayor's Office of Community Development, and the Public Utilities Commission. The HDMT was subsequently applied to planning and development decisions in San Francisco between 2007 and 2012, leading to a number of refinements in the data and application methods. The methods underlying the HDMT were also adapted by a number of cities including Denver, Galveston, Oakland, Philadelphia, and Geneva. In 2012, the HDMT was re-named the *Sustainable Communities Index (SCI)* to better reflect its broader relevance to sustainable urban governance. Today, the *Sustainable Communities Index (SCI)* aims to offer a comprehensive set of performance measurement methods for livable, equitable, and prosperous cities. The SCI will continue to undergo improvements to ensure that it comprehensively reflects the needs of sustainable cities and reflects the best current research and indicator practices. For more information, visit: [www.sustainablesf.org](http://www.sustainablesf.org)

## COLLABORATION OVERVIEW

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 Sustainable Communities Index (SCI) (*then called the Healthy Development Measurement Tool (HDMT)*) as a framework to incorporate public health goals and needs in the HOPE SF process.

The principles guiding the HOPE SF development process were developed by a task force of residents, advocates, community leaders and elected officials in 2007. The SCI/HDMT Community Health Objectives were developed by the ENCHIA Community Council in 2004. Broadly speaking, HOPE SF and the SCI have many common goals and the HOPE SF principles strongly complement SCI community health objectives. Below we highlight this synchronicity as a foundation for the collaboration.

HOPE SF Guiding Principles	SCI Community Health Objectives
1. Ensure no loss of public housing	<ul style="list-style-type: none"> <li>▪ H.1 Preserve and construct housing in proportion to demand with regards to size, affordability and tenure</li> <li>▪ H.2 Protect residents from involuntary displacement</li> </ul>
2. Create an economically integrated community	<ul style="list-style-type: none"> <li>▪ H.3 Decrease concentrated poverty</li> </ul>
3. Maximize the creation of new affordable housing	<ul style="list-style-type: none"> <li>▪ H.1 Preserve and construct housing in proportion to demand with regards to size, affordability and tenure</li> <li>▪ H.4 Assure access to healthy quality housing</li> </ul>
4. Involve residents in the highest levels of participation in the entire project	<ul style="list-style-type: none"> <li>▪ C.2 Increase civic, social and community engagement</li> </ul>
5. Provide economic opportunities through the rebuilding process	<ul style="list-style-type: none"> <li>▪ Ec.1 Increase high-quality employment opportunities for local residents</li> <li>▪ Ec.3 Increase equality in income and wealth</li> </ul>
6. Integrate process with neighborhood improvement plans (school, parks, transportation, public safety, economic development)	<ul style="list-style-type: none"> <li>▪ Ed.2 Assure accessible and high quality educational facilities</li> <li>▪ PR.3 Increase park, open space and recreation facilities</li> <li>▪ T.1 Create a resource-efficient, equitable transportation system</li> <li>▪ T.2 Ensure the safety of the transportation system</li> <li>▪ T.3 Reduce adverse environmental health impacts of transportation system</li> <li>▪ PR.4 Increase accessibility, beauty, safety and cleanliness of public spaces</li> <li>▪ PR.5 Assure access to daily goods and service needs</li> <li>▪ C.1 Promote socially cohesive neighborhoods, free of crime and violence</li> <li>▪ Ec.1 Increase high-quality employment opportunities for local residents</li> <li>▪ Ec.2 Increase jobs that provide healthy, safe &amp; meaningful work</li> </ul>
7. Create environmentally sustainable and accessible communities	<ul style="list-style-type: none"> <li>▪ En.1 Decrease consumption of energy and natural resources</li> <li>▪ Ec.4 Protects and enhances natural resources and the environment</li> </ul>
8. Build a strong sense of community	<ul style="list-style-type: none"> <li>▪ C.1 Promote socially cohesive neighborhoods, free of crime and violence</li> <li>▪ C.2 Increase civic, social and community engagement</li> </ul>

Designed to complement other ongoing assessment and resident engagement activities, the SFDPH analysis primarily involved more spatially refined analysis of geographic data from the Sustainable Communities Index. The goal of this assessment was to provide information on the existing conditions of potential 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 hazards of the sites, decision-makers can make informed choices about the types of services and infrastructure that are useful at each site, more effectively using limited resources & targeting design mitigations.

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 SCI, will help to make more informed choices between the trade-offs inherent in development, particularly as they relate to health.

Following the completion of the baseline conditions assessment, SFDPH staff met with MOH staff and HOPE SF Project developers to review the findings, discuss their proposed plans, and provide preliminary recommendations and potential mitigations and design strategies to address identified health gaps. As a result of this collaboration, SFDPH has been involved in the following other HOPE SF-relevant activities since 2008:

- Met with members of the HOPE SF evaluation team to use the SCI as part of the ongoing evaluation of neighborhood conditions in HOPE SF neighborhoods
- Identified and shared promising practices for promoting social cohesion in new or redeveloped mixed-income neighborhoods
- Participated on the Campaign for HOPE SF Health Task Force
- Advised students from San Francisco State University who developed a proposal for peer-to-peer/community health worker engagement at HOPE SF sites
- Supported a UC Berkeley-led health impact assessment of HOPE VI public housing redevelopment in San Francisco to help inform HOPE SF redevelopment
- Disseminated SCI findings to relevant stakeholders and other jurisdictions interested in the health assessment

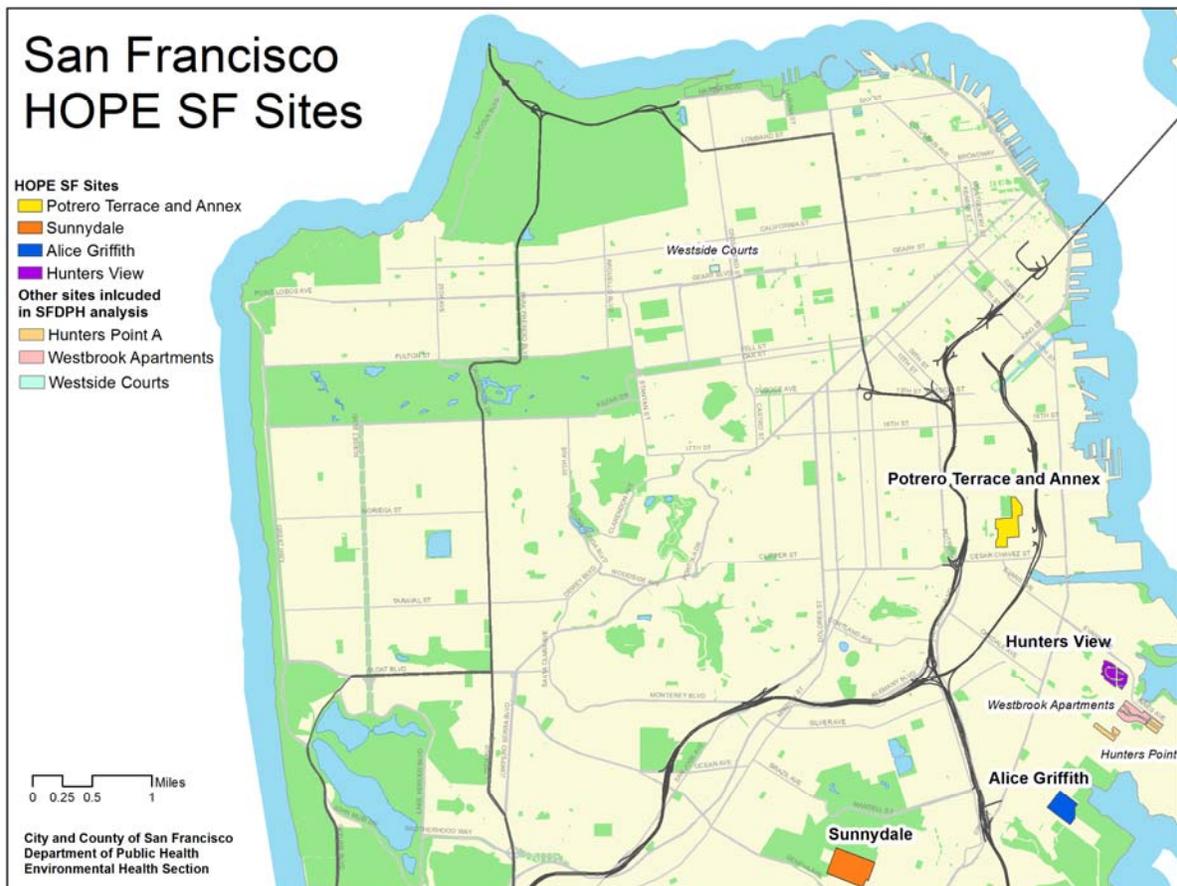
Through the San Francisco Healthy Homes Project, SFDPH also partnered with the San Francisco Department of the Environment to conduct a baseline conditions assessment comparing the four HOPE SF public housing sites in Bayview Hunters Point neighborhood: Hunters View, Hunters Point A, Westbrook Apartments, and Alice Griffith, with the Bayview Hunters Point neighborhood and the City. Through this collaboration, SFDPH participated in strategic planning for the San Francisco Healthy Homes Project to identify priority social and environmental determinants of health that should be targeted to improve health in and around Bayview Hunters Point's public housing sites.

In total, SFDPH conducted baseline conditions assessment of four neighborhoods and seven potential HOPE SF project sites using 2008 SCI indicator data for the Potrero, Sunnyside and Westside Courts sites and 2012 SCI indicator data for the Bayview sites. SFDPH used the SCI community health objectives and development target checklist to identify design needs and potential gaps/holes in HOPE SF projects. Preliminary recommendations and potential mitigations and design strategies have been provided to project development teams to address identified health gaps. SFDPH continues to communicate with MOH staff and the project development teams to identify other opportunities to collaborate and promote consideration of health within the HOPE SF development process.

## HOPE SF SITES ANALYZED

In total, seven sites with very distressed public housing in San Francisco have been considered for redevelopment through the HOPE SF process. Due to economic and political factors, redevelopment processes will be staggered. As of January 2013, the first HOPE SF site – Hunters View – has opened its doors to residents, Alice Griffiths' construction will get underway in 2014, and the Potrero Terrace/Annex and Sunnysdale sites are currently in the planning and entitlement stage.

As described above, through the collaboration with MOH and HOPE SF developers that began in 2009, SFDPH analyzed the three sites who were still in the general planning stages – Potrero Terrace/Annex, Sunnysdale and Westside Courts – since there would theoretically be more opportunities for the SCI findings to inform the development processes. Through the SF Healthy Homes Community Health Status Assessment, SFDPH also analyzed the conditions at and around four sites in Bayview - Alice Griffiths and Hunters View (which are both actively under construction/development) and Hunters Point-A and Westbrook Apartments (which are longer term HOPE SF projects currently without an identified developer). The map below illustrates the location of the five sites analyzed in this report.



The five 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.

## KEY COMMUNITY HEALTH CONDITIONS ASSESSMENT FINDINGS

The following pages outline some of the key findings from the baseline community health assessments conducted at the five HOPE SF sites. The specific rates and estimates are available in each of the individual baseline assessment reports. Because the assessments were conducted at two different times (Potrero, Sunnysdale and Westside Courts in 2008; Bayview sites in 2011) and some data sources were updated between the two assessments, statements below include the year and data source where needed. As noted earlier in this report, the SCl is regularly updated. Therefore some of the indicators described below and in the full baseline assessment reports have been updated and are available at [www.SustainableSF.org](http://www.SustainableSF.org).

### NOTE TO READER:

It is important to note that this assessment was primarily conducted using secondary data analysis from specific time periods and therefore may differ from individual's current lived experiences on-site. For example, the majority of data in this assessment is from 2010 or earlier, yet substantial infrastructure changes and improvements have occurred and both Hunters View and Alice Griffiths have initiated construction efforts. Like all data, the estimates below must be considered within this evolving context.

### Demographics

- **High Poverty:** All five sites had high rates of individuals and children living in poverty. On average, median household incomes around HOPE SF sites were lower than neighborhood averages and were one-half to one-quarter the citywide average median household income, which was \$70,040 (ACS 2005-2009). Per capita incomes were also one-half to one-fourth the citywide average of \$44,373 (ACS 2005-2009). Many HOPE SF households have experienced multiple generations of poverty.
- **High Unemployment:** All five sites had high rates of unemployment – two to four times greater than the citywide average. In addition to unemployment, some residents may be “under employed” – e.g. prefer to have full time work but are only able to secure part-time or contractual work.
- **High Number of Youth and Families:** All five sites had a greater proportion of youth and a lower proportion of seniors than the city as a whole. In 2010, 13.4% of San Francisco residents were under 18 years of age, compared to Sunnysdale (47%), Hunters View (38%), Alice Griffiths (30%), Potrero Terrace/Annex (29%) and Westside Courts (23%). There are more families at Sunnysdale (68%) and the census tracts with Alice Griffiths (60.2%) and Hunters View (69.1%) than Potrero Terrace/Annex (30%) and Westside Courts (40%).
- **Ethnic Disparities:** Although African-Americans represent roughly 6% of the population citywide (as of 2010), they represent more than 60% of public housing residents in the census tract including Hunters View. The area around Alice Griffiths has a higher proportion of Hispanic residents than the city as a whole. All five sites had a lower percentage of foreign-born residents than the citywide average. In 2010, 37% of San Francisco residents were foreign born, compared to 15% Potrero Terrace/Annex, 29% of Sunnysdale and 35% of Westside Courts residents.
- **Low Adult Educational Attainment:** All five sites had lower high school graduation rates compared to the citywide average. Among adults who were 25 years or older, 16% of Potrero residents, 23% of Westside Courts residents, and 30% of Sunnysdale residents had received a high school diploma or equivalent.

## Public Realm & Education

- **Low Proximity to Grocery Stores:** 0% of residents at Sunnydale are within ½-mile of large retail food store, compared to 65% citywide. Residents of Potrero Terrace/Annex, Alice Griffiths, Hunters View and Westside Courts are all within half a mile of a grocery store, however the affordability and cultural accessibility of those foods to the public housing residents is unknown. Liquor stores are in immediate proximity to all five sites.<sup>1</sup>
- **Limited Access to Financial Services:** Access to high quality financial services is very limited in Bayview, Potrero Hill, and Visitacion Valley – with one credit union and one bank in each of Bayview and Visitacion Valley, and none in Potrero Hill. Hunters View is the only public housing site that was within ½ mile of a banking institution. In contrast, there are four credit unions and six savings banks in the Western Addition.
- **Significant Need for Childcare:** Given the high proportion of youth and low incomes of public housing residents, there is a high need for childcare, particularly subsidized childcare. In 2007, Bayview and Visitacion Valley had the third and fourth highest numbers of children eligible for childcare subsidies (after Inner Mission and Outer Mission/Excelsior), but only one in three eligible children in all four zipcodes were receiving a subsidy, compared to one in two citywide.
- **Close to Elementary Schools:** All sites have at least one elementary school within ½-mile. Schools within ½-mile of project site are, on average, “lower performing” than citywide schools. Bayview, Potrero, and Visitacion Valley schools have fewer attendance requests than other parts of the City.
- **Close to Rec Facilities, but Limited Hours:** 100% of Hope SF site residents are within ¼-mile of park and recreational facilities. While the majority of Alice Griffith and Hunters View properties are within ¼ mile of a public recreational facility, a lower percent of BVHP residents live this close to a recreation facility and compared to the city as a whole. Although sites were close to rec facilities, hours of operation were recently impacted by budget cuts.

## Transportation

- **Low Car Ownership:** Car ownership rates at Sunnydale, Hunters View, and Westside Courts are substantially lower than rates citywide and in Potrero Terrace/Annex and Alice Griffith. A higher proportion of Potrero Terrace/Annex residents and Potrero Hill neighborhood residents commute to work by car compared to the other sites and to the city, overall.
- **High Public Transit Use:** In contrast, a higher proportion of Sunnydale, Hunters View, and Westside Courts residents commute by public transit. All sites are within ¼-mile of a local public transit stop, consistent with transit stop patterns across SF. However, Bayview and Visitacion Valley public housing residents are located in areas with less abundant transit density compared to downtown.
- **Low Walk and Bike to Work Rates:** A higher proportion of Westside Courts residents walk to work compared to the SF citywide rate. The other four sites have lower rates of walking to work compared to the City overall. At only the Potrero Terrace/Annex site does the rate of biking to work exceed the citywide rate. Proximity of jobs near housing is a key factor to consider in these differences.
- **Income Spent on Transport:** At Sunnydale, Westside Courts, and both Bayview sites, a higher proportion of average income is spent on transportation compared to the SF average.

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<sup>1</sup> In general, San Francisco has the highest ratio of off-sale alcohol use per capita in California. Recent efforts have been made in Bayview and other areas of San Francisco to increase healthy food retail in corner liquor stores.

- **Pedestrian and Bike Injuries:** Westside Courts has the highest number and rate of pedestrian injury collisions of the five sites (in the neighborhood with the fourth highest number of pedestrian injuries in the City). Sunnydale had notable pedestrian collision hotspots onsite. Potrero Terrace/Annex and Westside Courts had comparable bike collisions nearby. While pedestrian injury rates are lower in BVHP overall compared to city average, rate of pedestrian injuries and deaths is especially low near Hunters View. Bike and pedestrian collision numbers in part reflect the proportion of residents walking and biking in those areas.

## Environment

- **Proximity to Busy Roadways and Truck Routes:** Proximity to busy roadways and truck routes increases exposure to fine particulate air pollution (PM<sub>2.5</sub>) and traffic exhaust, which are associated with negative cardiovascular and respiratory health outcomes. None of the sites are within 150 meters of a busy roadway (100,000+ vehicles/day), although Potrero Terrace/Annex is located within a quarter-mile of two major highways (US 101 and RT 280). The majority of households at Alice Griffiths and Westside Courts are within 150 meters of a designated truck route (Bancroft Ave and Geary Ave respectively).
- **Noise Exposure:** Proximity to busy roadways and truck routes contribute to noise exposure. Potrero Terrace/Annex, Alice Griffiths, Hunters View, and Westside Courts have higher 24-hour noise exposure levels compared to citywide average. Sunnydale's exposure is equivalent to city average.
- **Proximity to Stationary Sources of Pollution and Brownsfields:** With the closure of the Power Generating Stations in Hunters Point in 2006 and in Potrero Hill in 2011, none of the five sites are located within 300 meters of a stationary source of air pollution.<sup>2</sup> None of the public housing sites are considered brownfields, and with the exception of Hunters View, none have brownfields adjacent to the public housing property. However, it should be noted that 9 of the City's 30 brownfields sites are located in Bayview Hunters Point and 4 in Potrero Hill. Both neighborhoods have a significant portion of its land zoned for industrial uses compared to other neighborhoods citywide.
- **Proximity to Open Space:** Potrero Terrace/Annex and Westside Courts have a lower acreage of open space per 1,000 population when compared to SF. Sunnydale has a higher ratio of open space and much of the surrounding area is considered a significant natural area.

## Community

- **High Rates of Violence:** Violence is the leading cause of premature mortality among men in the zipcodes that include Bayview Hunters' Point, Visitacion Valley, and the Western Addition. The rates of homicide within half a mile of the Potrero, Sunnydale, Alice Griffiths and Hunters View sites were respectively two, three, six and ten times higher than the citywide rate of 0.3 homicides per 1000 population. Rates of physical and sexual assaults are higher for Potrero Terrace/Annex and Sunnydale than citywide rate. At Westside Courts, rates of physical assault are lower than the citywide rate. Westside Courts rates of sexual assaults are similar to citywide rate. Given the high rates of violence in these neighborhoods, many residents may be experiencing trauma-related health

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<sup>2</sup> 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.

impacts, including PTSD, depression, and anxiety, and may have more limited ability to access community assets in their neighborhoods such as parks and playgrounds.

- **High Rates of Property Crime:** Rates of property crimes are higher at Potrero Terrace/Annex, Alice Griffiths, Hunters View and Westside Courts, but lower at Sunnydale, than the citywide rate.
- **Limited Connectivity:** Topography, street and building design, and lack of retail and public services on-site limit social connectivity within the project site and with neighbors of Sunnydale, Potrero Hill/Annex, Alice Griffith and Hunters View sites. Each site is located on a hill which can impact walking or bicycle use. Intersection density is very low and irregular compared to the surrounding neighborhood, which may make walking more challenging and giving the developments a distinctly different feel from the surrounding neighborhood.
- **Access to Community Resources:** All project sites have at least one community center within 1/2-mile, as well as numerous spiritual and religious centers.
- **Resident Mobility:** Close to or more than half of all residents at the project sites reported living in the same house as five years ago in the 2000 U.S. Census, compared to 29% citywide.

## Housing

- **Limited Integration:** Given the income thresholds for residence in public housing, there is a high degree of concentrated poverty at all five sites. Although the median household incomes in Bayview and Visitacion Valley are among the lowest in San Francisco, the median household incomes of non-public housing residents is higher than that of Alice Griffiths, Hunters View, and Sunnydale residents. Potrero Hill has the highest income disparities between public housing and non-public housing residents of the five HOPE SF sites. With the exception of Hunters View, which is less ethnically diverse than the city overall, there is a high degree of racial/ethnic diversity within the other four sites. However, there is a limited degree of integration with surrounding communities.
- **Poor Quality Housing:** All five sites are known to be in substandard physical condition, which are why they are being prioritized for redevelopment. During site visits, numerous building hazards were visible, including peeling paint and plaster, water leaks, broken stairs and concrete areas, exposed wiring and plumbing, graffiti, trash and boarded up windows. The rates of complaint-driven health and building code violations were higher for Sunnydale and Potrero Terrace/Annex than for the city, and lower than the city average at the other three sites. However, various factors – including fear of eviction – may influence residents' likelihood of complaining about health and building code violations.
- **Overcrowding:** According to US Census data, a high proportion of the households (one in four) in the Sunnydale, Alice Griffith, and Hunters View census tracts are living in overcrowded conditions, compared to the city average (one in seven). Overcrowding at Westside Courts is comparable to San Francisco, and at Potrero Terrace/Annex is less than San Francisco. However, residents report that overcrowding in public housing units is much more common than data would suggest.
- **Home Ownership:** Because of their very limited income, public housing residents have very low purchasing capacity for a home and none of the residents own their units. However, 2010 home ownership among residents of the BVHP (49%), Visitacion Valley (56%) and Potrero Hill (47%) neighborhoods was generally higher than city average rate of homeownership (36%). Western Addition's home ownership rate (20%) is nearly half the city average.

**Remember to see the full community health conditions assessment  
for each of the five sites online at:  
[http://www.sustainablesf.org/case\\_studies.php](http://www.sustainablesf.org/case_studies.php)**

## PRELIMINARY RECOMMENDATIONS

In Spring 2010, SFDPH met with three HOPE SF Project development teams (Sunnydale, Potrero Terrace and Annex, and Westside Courts) to review the assessment findings, discuss preliminary project plans and identify potential opportunities to address the health gaps identified in the assessment for their specific sites. SFDPH used the SCI Healthy Development Checklist and Menu of Policy and Design Strategies to help develop the list of preliminary recommendations. The recommendations are listed below and grouped into four major categories and a number of related subcategories:

### (1) Construction and Rebuild

- a. Mitigate Health Impacts of Construction
- b. Utilize Healthy, Green Building Practices
- c. Promote Resident Participation in Planning

### (2) Neighborhood Revitalization

- a. Improve Public Realm and Safety Through Environmental Design
- b. Promote Healthy Retail and Food Access On-Site
- c. Promote Connectivity On-Site and With Surrounding Neighborhood

### (3) Economic and Social Integration

- a. Develop On-Site Economic Opportunities for Residents
- b. Create an Economically Integrated Community
- c. Build Community
- d. Promote Healthy and Safe Opportunities for Children, Youth and their Families

### (4) Healthy Transportation and Connections

- a. Promote Pedestrian and Bike Connections and Safety
- b. Promote Access to and Use of Public Transit

The recommendations are categorized with the following symbols:

X	Recommendation made by SFDPH based on preliminary project plans; developers considering recommendation
*	Developer already planning to address/include this recommendation
Z	Recommendation was not discussed in preliminary SFDPH-developer conversations but may still be relevant to project
@	Recommendation deemed infeasible by developers (beyond their scope)
N	Recommendation not applicable to specific project site (e.g. no commercial space will be included at Westside Courts, therefore recs re: commercial space are not applicable)

The classifications described above are based on SFDPH's conversations with the developers as of summer/fall 2010. Since this time, each of the projects has evolved and the recommendations may or may no longer be applicable or incorporated into project design plans. The SF Healthy Homes Project, led by SF Environment, developed a separate set of recommendations for the Bayview Hunters' Point public housing developments and neighborhood. Those recommendations are available in the SF Healthy Homes Community Action Plan, located at: <http://www.sfenvironment.org/education-equity/environmental-justice/health-disparities/san-francisco-healthy-homes>

HEALTHY HOPE SF PRELIMINARY RECOMMENDATIONS:  
**CONSTRUCTION AND REBUILD**

Topic	<b>Recommendation</b> (x = rec being considered; * = already in developer plans; z = rec not discussed but may be relevant; @ = infeasible; N = not applicable)	Sunnydale	Potrero	WSC
<b>Mitigate Health Impacts of Construction</b>				
Air quality mitigations	Work with SFPDH Environmental Health primary care providers to develop a strong air quality mitigation plan for the construction phase to prevent and manage construction-related health impacts (e.g., respiratory conditions)	x	x	x
Noise mitigations for on-site	Ensure proper construction noise and dust mitigation strategies for residents who choose to relocate on-site during demolition/construction.	x	x	N
Resident relocation	Consider at least the following relocation alternatives for current residents who want to relocate during the rebuild: 1. Section 8 vouchers for residents to move to other affordable housing in SF. 2. Relocation to other comparable SFHA property. 3. On-site relocation, with a goal of residents moving not more than once.	x	x	x
<b>Utilize Healthy, Green Building Practices</b>				
Air quality protection	Consult with SFPDH staff to consider how the development may efficiently meet or exceed city’s standards for air quality protection.	x	x	x
Noise mitigations	Identify design standards to mitigate exterior noise at the site (e.g., interior courtyards and patios that open into acoustically protected and shielded areas, using noise insulation windows and acoustical exterior doors and walls, unit orientation and design away from noise intrusion).	z	*	z
Energy/waste/water reduction goals	Identify energy, water, and waste reduction goals for the new development, delineating both developer actions and resident actions. Monitor performance and provide feedback to residents in routine automated ways.	x	x	x
Roofs for solar	Use roofs for solar energy generation. If this is infeasible, consider green roofing/rooftop garden for some buildings.	x	x	x
Green building	In addition to compliance with the green building ordinance, meet all mandatory criteria in “Healthy Living Environments” section of Enterprise Green Communities checklist for all units. Includes components that would satisfy “Breathe Easy Homes” – for example, ventilation systems, moisture reduction, pest/contaminant management, materials off-gassing.	x	x	x
Low-waste landscaping	Employ low-waste landscaping techniques, such as the selection of native, drought resistant plants, recycled or captured water irrigation, and drip irrigation.	*	x	*
Reuse stormwater	Reuse stormwater for non-potable uses such as landscape irrigation, toilet and urinal flushing and custodial uses.	z	x	x
Porous surfaces	Where possible, use porous surface materials like vegetated roofs, porous pavement, and other measures to minimize impervious surfaces and increase natural ground absorption of rainfall.	z	x	x
Water saving features	Fit all units with water saving fixtures, including high efficiency toilets and low-flow shower heads.	z	x	x
Energy efficient appliances and lighting	Ensure unit appliances are energy efficient (e.g., Energy Star certified) and that energy use is 15% below Title 24. Use energy efficient lighting in unit design (e.g., compact fluorescent or LED light bulbs) or efficiently use windows to reduce the need for artificial lighting during daylight hrs	*	x	*
Green house financing	Investigate the availability and utilization of green housing financing programs which include but are not limited to weatherization assistance programs, state energy programs, energy performance contracting organizations, and tax credits for adding renewable energy.	z	x	x
Childcare design	Use Bridge Housing Child Care Handbook to identify best practices in child care design. See: <a href="http://www.bridgehousing.com/BHC-Childcare-Handbook">www.bridgehousing.com/BHC-Childcare-Handbook</a>	x	x	x
<b>Promote Resident Participation in Planning</b>				
Quarterly meetings	Set up quarterly meetings at nearby meeting place (potentially the new	z	z	x

Topic	<b>Recommendation</b> <i>(x = rec being considered; * = already in developer plans; z = rec not discussed but may be relevant; @ = infeasible; N = not applicable)</i>	Sunnydale	Potrero	WSC
	recreation center) pre-, during, and post- rebuild to share updates on rebuild process and facilitate routine communication with SFHA residents. Provide childcare, food, transportation and interpretation to encourage SFHA residents to attend (especially if residents are re-located off-site).			
Communication methods	Create a message board, newsletter, or social networking site for residents to share events and activities and provide feedback on neighborhood improvement needs.	x	*	z
Incentivize participation	Create incentives for community outreach/participation at community-building events – e.g., receive two raffle tickets for an IPOD for every person you bring with you to the event. Structure community-building events so that SFHA and non-SFHA residents are paired together for games/competition.	z	z	x
Ensure community participation	Ensure inclusive community participation in public meetings by: <ul style="list-style-type: none"> <li>• varying meeting time and location</li> <li>• providing child care</li> <li>• providing food</li> <li>• holding meetings onsite or providing transportation to/from the meeting for low income families, seniors and persons with disabilities</li> <li>• providing simultaneous language interpretation</li> <li>• publicly recognize each comment made by community members</li> <li>• meet in a wheelchair-accessible location</li> </ul>	x	x	x
Funding outreach	Consider funding a community outreach worker to support ongoing engagement of new residents in SFHA community.	z	x	x
Community historians	Include community historians in the project in some way.	x	*	z

HEALTHY HOPE SF PRELIMINARY RECOMMENDATIONS:  
NEIGHBORHOOD REVITALIZATION

Topic	Recommendation (x = rec being considered; * = already in developer plans; z = rec not discussed but may be relevant; @ = infeasible; N = not applicable)	Sunnydale	Potrero	WSC
<b>Improve Public Realm and Safety through Environmental Design</b>				
Maximize sunshine	Ensure site design will maximize sunshine in community areas.	z	x	x
Minimize Wind	Ensure site design will minimize wind downdrafts and other adverse wind affects in outdoor community areas.	z	x	N
Public toilet	Include publicly accessible toilet in public area, i.e. near community space.	x	x	x
Park design	Design on-site park to be accessible and usable for arts and cultural activities.	z	x	x
Defensible design	Promote defensible design and sense of ownership and responsibility for community space among residents	z	z	x
Design for safety	Incorporate environmental design elements and community programs that protect and enhance public safety <sup>3</sup> .	*	x	z
Eyes on street	Building design (e.g., ground floor, street facing windows on commercial development; clear lines of sight around community areas) and lighting throughout the site should facilitate eyes on the street and perceived safety.	x	z	z
<b>Promote Healthy Retail and Food Access On-Site</b>				
Onsite retail food	Strongly consider building space for small on-site retail food outlet (e.g., produce store/market) and doing outreach for business to locate there.	z	x	N
Shuttle to food	If no retail food outlet on-site, consider funding weekly shuttle to existing retail food stores and farmer's market.	z	x	N
Use RFAS	Use Retail Food Availability Survey as criteria for the produce store (see survey conducted at Sunnydale).	*	z	x
Pharmacy	Consider prioritizing pharmacy in commercial space to both meet the needs of nearby seniors and to provide healthy food options and basic daily needs.	z	x	N
Market study	Do market study of retail uses in nearby area to assess gaps and potential opportunities for retail on-site.	*	x	N
Program retail space	Program retail spaces to leverage opportunities (based on market study) and with an eye towards drawing neighborhood residents into site.	*	x	N
EBT requirements	Require any potential on-site food vendors to accept food stamps/EBT/WIC program vouchers.	z	x	N
Food pantry	Continue allowing food program/pantry to operate out of future site.	?	?	x
Green biz	Request that new retail tenants meet SF green business program standards	x	z	z
Ground fl. parking	Wrap ground floor parking with retail/community uses; residential units above.	z	x	N
CSA site	Identify a multi-use flexible space at-site to store CSA boxes during delivery day.	x	x	x
<b>Promote Connectivity On-Site and With Surrounding Neighborhood</b>				
Wayfinding	Incorporate wayfinding and signage to help locate people around site, create site identity and awareness of walking/bike paths, educate re: onsite services and nearby resources such as local library and nearby art and cultural facilities.	x	x	N
Local artists	Involve local artists in designing elements of the development (e.g., ped-scale lighting, community bulletin boards, parks/playgrounds, public spaces for art displays, stairs, benches, bike racks, designated graffiti walls, murals, tree grates, window grills, sidewalk tiles/sculptured sidewalks).	*	x	x
Permanent Public art	Incorporate permanent public art throughout project site to create a sense of community identity.	*	*	*
Signage about spaces	Create kiosk in community open space to display programs onsite and at nearby rec and community centers to encourage participation.	z	z	x

<sup>3</sup> For example, analyzing and improving environmental quality for bicyclists and pedestrians; using traffic calming devices on interior streets; contributing street trees; meeting or surpassing city standards for adequacy of sidewalk and street lighting; designing front entrances to buildings to be seen from the street and other front doors; limiting the number of alcohol, tobacco and firearm outlets; supporting community organizing related to blight abatement.

**HEALTHY HOPE SF PRELIMINARY RECOMMENDATIONS:  
ECONOMIC AND SOCIAL INTEGRATION**

Topic	<b>Recommendation</b> <i>(x = rec being considered; * = already in developer plans; z = rec not discussed but may be relevant; @ = infeasible; N = not applicable)</i>	Sunnydale	Potrero	WSC
<b>Develop On-Site Economic Opportunities for Residents</b>				
<i>Job training opportunities</i>	Develop program to promote economic opportunities for low income and underemployed or insecurely employed individuals (e.g., promoting reliable and affordable transportation to jobs; hiring locally for construction, retail, maintenance, and landscaping; providing self-sufficiency wages and benefits in project-associated employment; conducting job training or skills development for low-income and underemployed local residents in expected commercial uses).	x	x	z
<i>Local hiring</i>	Prioritize local hiring for long-term jobs created on-site.	x	z	z
<i>Landscaping training</i>	Develop a job training and hiring program through community center focusing on community garden and landscaping.	x	z	z
<i>Childcare apprenticeship</i>	Request onsite child care providers to support job apprenticeship for residents to become licensed providers.	x	x	x
<i>Partner with UCSF</i>	Work with UCSF medical community to create youth internships and tours of facilities to increase awareness of potential health professions.	z	z	x
<i>Sponsor job apprenticeship</i>	Consider sponsoring job apprentice program for local residents for on-site services, programs, retail, maintenance and landscaping.	x	x	x
<i>Community Kitchen</i>	Build/incorporate a community kitchen into the site design (e.g., at rec center) to support community social activities; use produce from community garden; connect to existing candy houses; provide economic activity for small retail food vendors.	z	z	x
<i>Resident-owned businesses</i>	Promote onsite resident-owned businesses. Consider creating public market/hall format (e.g., La Cocina, Alameda Marketplace or Fruitvale Market) that allows for small business owners to have permanent stands but share infrastructure costs.	z	x	N
<b>Create an Economically Integrated Community</b>				
<i>Bedroom mix</i>	At a minimum, distribute unit size mix with at least 25% of units as 2-bedrooms and 25% as 3-bedrooms.	*	x	x
<i>Mix income in buildings</i>	Strongly consider mixing for-sale inclusionary and market-rate units in the same buildings to promote social inclusion.	x	x	@
<i>Subsidized space</i>	Provide subsidized space for on-site child care within new development.	x	x	x
<i>Decision-making over common spaces</i>	Sponsor a residents' association involving both homeowners and renters to promote collective engagement over public spaces and activities.	x	*	z
<i>Support transition</i>	Ensure funding for community navigator/outreach worker/s post-project construction to support former public housing residents' transition to rental housing and support low-income families utilization of local services, schools and participation in neighborhood activities.	x	x	x
<b>Build Community</b>				
<i>Community-desired programming</i>	Program community-desired recreational activities (e.g., classes for residents, activity days, etc.) into new on-site park and/or community space and coordinate programs with RPD and DCYF.	z	x	x
<i>Sustain funding of community garden</i>	Consider how to sustain funding for programming at community garden and recreation center.	z	z	x
<i>Sponsor activities</i>	Consider ongoing sponsorship of one or more civic and cultural activities (e.g., street fairs, block parties, concerts, recognition awards, etc).	x	x	x
<i>Schools/library murals</i>	Consider working with local public schools and library in the creation of a mural, sculpture or other public art.	z	x	x
<i>Community policing</i>	Support community policing, neighborhood watch groups, and, community organizing related to blight abatement with intentional and explicit discussions about the implications of "snitching".	x	x	z

Topic	<b>Recommendation</b> <i>(x = rec being considered; * = already in developer plans; z = rec not discussed but may be relevant; @ = infeasible; N = not applicable)</i>	Sunnydale	Potrero	WSC
Public meeting room	Create a publicly accessible meeting room or other sheltered public space with the appropriate lavatory and other facilities that could be used as for voting, community meetings, afterschool programming, tutoring/mentoring, or other social program.	x	x	z
Visible legacy	Create publicly visible living legacy of community-building events (e.g. photo display viewable from sidewalk, plaques, signs, etc.) that document the neighborhood social interactions and announce future years events. Planning events with a three to five year timeline helps PHA and non-PHA residents know that these are not just one-time activities but that they will also happen in the future. Adding photos from each one shows cumulative relationship building.	z	*	x
Collaboration w local sites	If Yoshi's pilot program is successful, develop contract with Yoshi's and residents to ensure that the low-budget activities for WSC continues for several years and WSC residents are able to attend even while site is rebuilt.	N	N	x
Evaluation of property managers	Develop regular process for resident evaluation of property manager's activities and performance to ensure manager is meeting residents' diverse needs. Create positive incentives/awards for good property management and positive resident feedback.	z	z	x
Health fair	Consider organizing bi-annual health fairs or screenings in collaboration with local health center.	z	x	x
<b>Promote Healthy and Safe Opportunities for Children, Youth and their Families</b>				
Afterschool programs	Provide afterschool program as part of child care and/or other on-site community activities.	x	x	x
Slots for renters	Reserve childcare slots for future rental residents	z	z	x
Safe routes to school	Even though attendance at neighborhood schools is not assured, physically identify and, if possible, create a safe walking route to the neighborhood school(s). Potentially, the developer could partner with MTA and SFDPH to receive "safe routes to schools" funding for this effort.	x	x	x
Fund parent outreach	Consider having future on-site outreach workers work with parents to get them more engaged in schools, for example by following up quarterly with parents and students to identify potential barriers to school attendance and performance.	x	x	x
School administrator engagement	Request that school administrators come to community and resident meetings to improve resident-school communication.	x	x	x
Multi-use facilities	Consider incorporating programs to promote educational, afterschool, and other related opportunities for youth (e.g., funding school infrastructure development explicitly for use as multi-use facilities; supporting arts, afterschool programs, and other activities in recreation centers, parks, and schools; funding cultural events using local parks, recreation and open spaces).	z	x	z

HEALTHY HOPE SF PRELIMINARY RECOMMENDATIONS:  
HEALTHY TRANSPORTATION AND CONNECTIONS

Topic	Recommendation (x = rec being considered; * = already in developer plans; z = rec not discussed but may be relevant; @ = infeasible; N = not applicable)	Sunnydale	Potrero	WSC
<b>Promote Pedestrian and Bike Connections &amp; Safety</b>				
Pedestrian safety	Incorporate at least 6 pedestrian safety treatments on streets interior and adjacent to the site. <sup>4</sup>	z	x	z
Pedestrian routes	Create safe, complete, and continuous pedestrian routes through the site, to on-site park and community center, and to key community resources through the use of well-defined crosswalks, sidewalks, street lights, and traffic calming measures.	*	x	*
Pedestrian access	Ensure safe pedestrian entrances at all building access points through the use of pedestrian-specific entrances, pedestrian-scale design on building frontages, pedestrian-scale lighting, street trees and planters, signage and street cleaning, and sidewalks free of impediments.	z	x	x
Connectivity to food	Consider connecting the development to existing retail food stores in neighborhood via improvements to public transit routes, bike routes, and pedestrian amenities.	z	x	N
Bike safety	Incorporate at least 4 bicycle safety treatments on streets interior and adjacent to the site. <sup>5</sup>	z	x	z
Bike parking	Provide safe, secure, and convenient bicycle parking above ground and in parking garages.	x	x	*
Traffic calming	Incorporate at least 5 traffic calming interventions on streets interior and adjacent to the site. <sup>6</sup>	z	x	z
<b>Promote Access to and Use of Public Transit</b>				
Incorporate TDM	Incorporate a Transportation Demand Management (TDM) program. <sup>7</sup>	x	x	x
Central display info	Provide a dedicated central space to display information about public transit and other alternative transportation options (e.g., bike lanes, car-sharing, car pooling) in the neighborhood, residential or employee facilities.	z	x	x
Pass access	Consider ways to facilitate access to Muni Lifeline discounted passes through the development.	x	z	z
Pedestrian improvements	Make pedestrian access to transit safer by improving walking conditions to and around public transit stops (e.g., pedestrian scale lighting, wider sidewalks, and visible, safe pedestrian crosswalks that are signalized when crossing arterials and streets with heavier traffic volumes).	x	x	x
Transit shelters	Provide adequate light, shelter and space to sit at all transit stops interior and adjacent to the site.	x	x	x
Parking ratio	Reduce on-site parking ratio to a maximum of 3 parking spaces for every 4 units.	*	x	x
Unbundle parking	Unbundle parking costs from residential unit costs.	*	x	x

<sup>4</sup> Could include: limit/yield lines at marked crosswalks, corner bulb-outs, signalized/marked crosswalks, < 4 driveway cuts per street segment, median refuge islands, pedestrian-oriented building access, pedestrian scale design on building frontages, pedestrian scale lighting, public art in streetscape, public seating in streetscape, intersection/street crossing sidewalk curb cuts for pedestrians, sidewalks with a continuous curb with appropriately placed curb cuts for people with disabilities, street trees, planters, and gardens included in streetscape.

<sup>5</sup> Could include: bicycle lanes at least 5 ft wide, bike lane signs, dashed intersection bicycle lanes, double-striped bicycle lanes, < 4 driveway cuts per street segment, left-turn bicycle lanes, shared traffic lanes with sharrows, smooth roadway pavement surface, street lighting adequate for bicyclists, street trees.

<sup>6</sup> Could include: bollards; channelization islands; chicanes; chokers; curb extensions, planters, or centerline traffic islands; gateway treatments; horizontal shifts; median islands; parking restrictions for on-street parking (eg. resid. permit parking); perceptual design features on roads; reductions in the number & width of traffic lanes; roundabouts; rumble or warning strips; semi-diverters, partial closures; signal timing; speed humps; automated speed limit enforcement; speed limit signs; speed tables, raised crosswalks; street closures; street trees; tighter corner radii; traffic circles; truck restrictions; turn restrictions; woonerfs.

<sup>7</sup> Could include: free or reduced cost transit passes (e.g., built into rent or HOA fees); preferential carpool/vanpool parking; provision of bus/train schedules, bike maps, and other transportation alternative resources; a dedicated resident/employee transportation coordinator; carpool matching program; shuttle service to BART, CalTrain or T-line and/or other key community resources not proximate to the project site including supermarkets or other key retail services. Billboards/NextBus Signs and other information could be located in community space; could also be managed on a website.

## METHODOLOGY

The SCI/HDMT includes data on over 100 community health indicators for San Francisco. To insure the applicability of SCI/HDMT indicators to all HOPE SF sites, SFDPH staff selected a subset of the most relevant indicators that have data available at three scales (project site, neighborhood and city). Indicators were selected based on whether they were a) related to all the sites, not just one or another, b) “actionable by local development” – i.e., activities can be implemented to improve the indicator, and c) measurable over time using existing data systems to determine trends.

All spatial analysis was performed in ArcGIS 9.2 or higher (ESRI). SFDPH made a site visit to each of the HOPE SF sites to qualitatively contextualize the data gathered for the assessment. More details about the methodology used for this assessment are available in the full reports, available at:

[http://www.sustainablesf.org/case\\_studies.php](http://www.sustainablesf.org/case_studies.php).

### THE HDMT AND THE SCI

*The Baseline Conditions Assessments referenced in this document were conducted in 2009, using the 2008 version of the Healthy Development Measurement Tool (HDMT). Since then, the HDMT has undergone significant revisions and was renamed to be the Sustainable Communities Index (SCI) to better reflect its broad relevance for sustainable urban governance. In addition to updating and revising data sources, the community health objectives were renamed and reorganized to better define/simplify the different domains. The following table illustrates the changes:*

2008 HDMT Domain	2013 SCI Domain
Environmental Sustainability (ES)	Environment (En)
Sustainable Transportation (ST)	Transportation (T)
Public Infrastructure (PI)	Public Realm (PR)
	Education (Ed)
Social Cohesion (SC)	Community (C)
Affordable and Healthy Housing (HH)	Housing (H)
Healthy Economy (HE)	Economy (Ec)
Health Outcomes (HO)	Health Outcomes (HO)
Demographics (D)	Demographics (D)

*Although this summary document references the SCI domains and objectives, the individual Baseline Condition Assessment reports are still organized around the original HDMT domains. Updated data for many of the indicators listed in the Baseline Conditions Assessment reports may be found at:*

<http://www.sustainablesf.org/indicators/>

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## OVERARCHING LIMITATIONS

Each section of each full site 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, including:

(1) The Sustainable Communities Index (SCI) is a living tool and is continually being revised and updated to reflect the state of our knowledge and newly available data. The assessments uses data from the 2008 version of the SCI (then called the Healthy Development Measurement Tool) for the evaluation of Sunnysdale, Potrero Terrace and Annex, and Westside Courts, with the analysis of the Bayview sites used data from the 2012 version of the SCI. Consequently there are differences between the data currently available on the SCI website and the data presented in this assessment. All references to this assessment should clearly indicate that the 2008 version of the SCI was applied.

(2) 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.

(3) 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 Sunnysdale and Potrero Terrace and Annex are large land areas, proximity-based measures may not reflect within-site proximity differences.

(4) 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 Supervisorial District). Some of the SCI indicators are based 2000 US Census data or 2007 data updates by Applied Geographic Solutions to reflect the changing population demographics of San Francisco. 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. As explained in greater detail in the report, there are a number of limitations to the use of Census data including undercounting of non-white individuals, which may impact the description of the Potrero Terrace and Annex, Sunnysdale and Westside Courts communities.

## CONCLUSION AND NEXT STEPS

San Francisco prides itself on its economic and ethnic diversity, yet is currently one of the most expensive cities to live in the nation. Public housing helps address the significant need for affordable housing, however over the past five decades, very little state or federal funding has been allocated to the maintenance of existing units or creation of new public housing units. As a result, much of San Francisco's public housing – like many other sites around the nation – are deteriorating and exposing the already vulnerable residents to health hazards including mold, pests, lead and overcrowding.

Recognizing that the City cannot wait for federal or state dollars to address the public housing crisis, San Francisco leaders have envisioned an innovative new public-private partnership to rebuild the most distressed public housing into new mixed-income communities. This initiative, called HOPE SF, seeks to ensure that there is 1-for-1 replacement of public housing units so that no current residents are displaced, and that the new communities include more amenities for healthy and integrated living. The four sites initially prioritized for HOPE SF funding - Alice Griffiths, Hunters View, Potrero Terrace/Annex, and Sunnydale – are among the most distressed public housing sites in San Francisco.

Key findings of the assessments include:

- The current poor quality of housing will improve as a result of redevelopment, reducing current health impacts from air quality, noise and other environmental hazards on-site and nearby.
- Many of the sites have decent proximity to community resources such as parks, recreational facilities, child care and community centers – however increased funding for programming and maintenance of those facilities is needed to ensure ongoing access and utilization.
- With the exception of Westside Courts, street and housing design spatially and visually isolate the sites from their surrounding neighborhoods. At the same time, neighborhood retail environments are severely limited at these sites, especially related to healthy food access and financial services.
- Violence, historical trauma, and a lack of jobs and economic opportunities are key factors that must be addressed in the redevelopment efforts.
- The transportation system should be viewed holistically with consideration to proximate land uses, access to goods and services, transit service and cost, and pedestrian and bicycle hazards.
- The built environment is just one component of the overall redevelopment effort. Developers must consider the cumulative impacts and inter-relationship between physical structures and social environment to ensure social integration and project sustainability.

HOPE SF is currently involving an unprecedented level of coordination and collaboration among various city agencies, the housing developers, the public housing authority, residents, services providers and others to dramatically transform these historically isolated neighborhoods into “communities of opportunity.” The success of the endeavor will depend upon securing the extensive financial capital needed to implement both the physical reconstruction and social/human capital supports needed for a smooth transition; active and ongoing engagement of residents in the redevelopment process; and ongoing City commitment and involvement in implementing the promised transformative changes.

The SCI has been incorporated into HOPE SF's evaluation to help document the impacts of HOPE SF upon the health and neighborhood conditions of the existing and surrounding communities. SFDPH will continue to update the SCI data and offer technical assistance and analysis to the HOPE SF team as needed to support the consideration and improvement of health through the HOPE SF redevelopment.

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## RECOMMENDED CITATION

San Francisco Department of Public Health, Program on Health, Equity, and Sustainability (SFDPH-PHES). Healthy HOPE SF: Baseline Conditions Assessment in Support of Healthy Design and Rebuild of San Francisco’s Distressed Public Housing. Spring 2013. Accessible at: [www.sfpbes.org](http://www.sfpbes.org) and [www.sustainablessf.org](http://www.sustainablessf.org)

## KEY WORDS

HOPE SF, Sustainable Communities Index (SCI), Healthy Development Measurement Tool (HDMT), Health Impact Assessment (HIA), Public Housing, San Francisco, SFDPH

## INDIVIDUAL SITE BASELINE CONDITION REPORTS

- Potrero Terrace and Annex Baseline Conditions Assessment:  
<http://www.sfdph.org/dph/files/EHSdocs/HDMT/HopeSFPotrero.pdf>
- Sunnydale Baseline Conditions Assessment:  
<http://www.sfdph.org/dph/files/EHSdocs/HDMT/HopeSFSunnydale.pdf>
- Westside Courts Baseline Conditions Assessment:  
<http://www.sfdph.org/dph/files/EHSdocs/HDMT/HopeSFWestsideCts.pdf>
- Alice Griffith and Hunters View Baseline Conditions Assessment (part of SF Healthy Homes Project)  
[https://docs.google.com/file/d/0BxriomHoW\\_gtMEY3Um5yWTITRXFuT0xtNFIYS0d4UQ/edit](https://docs.google.com/file/d/0BxriomHoW_gtMEY3Um5yWTITRXFuT0xtNFIYS0d4UQ/edit)
- Promoting Social Cohesion and Public Safety in New and Redeveloped Mixed-Income Housing:  
<http://www.sfdph.org/dph/files/EHSdocs/HDMT/WhitePaperSocial.Cohesion.pdf>

## FOR ADDITIONAL INFORMATION ABOUT HOPE SF:

Please visit: <http://hope-sf.org/>