



SFDPH Program on Health, Equity, and Sustainability September 2010: Rebuilding Healthy Public Housing



About HOPE SF

The HOPE SF initiative seeks to transform San Francisco's most distressed public housing sites into vibrant, thriving communities. Every public housing unit will be rebuilt within 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 national public housing revitalization
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.

To accomplish this goal, San Francisco has already committed \$95 million in local funds to help rebuild approximately 800 public housing units. Over the next decade San Francisco will commit an additional \$100 to \$200 million more towards the creation of 1,000 new affordable rental apartments and homeownership units. With additional federal assistance, the City's investment can help replace all 2,500 distressed units. More information about HOPE SF is available at: www.hope-sf.org

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.

How Can Improved Public Housing Impact the Health of Residents?

By improving access to:

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

HOPE SF Guiding Principles

1. Ensure no loss of public housing
2. Create an economically integrated community
3. Maximize the creation of new affordable housing
4. Involve residents in the highest levels of participation
5. Provide economic opportunities through the rebuilding process
6. Integrate process with neighborhood improvement plans, including schools, parks, and transportation
7. Create environmentally sustainable and accessible communities

BACKGROUND

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. 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 Mayor's Office of Housing (MOH) and HOPE SF project developers initiated a collaboration using SFDPH's Healthy Development Measurement Tool (HDMT) as a framework to incorporate public health goals and needs in the HOPE SF process for three sites: Sunnydale, Potrero Terrace and Annex, and Westside Courts.

The collaboration agreed to initially use the HDMT to conduct baseline conditions assessments of the HOPE SF sites. 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 using the HDMT indicators.

The following pages summarize key findings from the baseline conditions assessments. The full report detailing the more extensive baseline conditions assessment is available at: http://thehdm.org/case_studies.php.

Data are organized around six HDMT Elements: environmental stewardship, sustainable and safe transportation, social cohesion, public infrastructure, adequate and healthy housing, and healthy economy.

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 limited resources & targeting design mitigations.

In addition to conducting this assessment, SFDPH has:

- (1) Met with project development teams to discuss their proposed plans, provide preliminary recommendations and potential mitigations and design strategies to address identified health gaps
- (2) Met with members of the HOPE SF evaluation team to discuss using the HDMT as part of the ongoing evaluation of neighborhood conditions in HOPE SF neighborhoods, &
- (3) Begun to identify best practices for promoting social cohesion in new or redeveloped mixed-income neighborhoods

Updates and more info about the HOPE SF/SFDPH collaboration is available at: <http://www.thehdm.org>.

ABOUT THE HDMT

The Healthy Development Measurement Tool (HDMT) is a comprehensive evaluation metric to consider health needs in urban development plans and projects. The HDMT has 3 core components:

- 1. Community Health Indicators** - Over 100 indicators of social, environmental and economic conditions to evaluate baseline conditions in a neighborhood, planning area or city, and to monitor those conditions prospectively. Data are disaggregated by neighborhood and where possible are mapped spatially to highlight disparities.
- 2. "Healthy Development" Checklist** - A downloadable checklist of development targets (associated with each indicator) that can be used to assess whether urban plans and projects help achieve community health objectives.
- 3. Menu of Policies and Design Strategies** - A listing of potential actions that can be taken by project sponsors or policy-makers to achieve development targets in the checklist and advance community health objectives.

SFDPH has primarily targeted use of the HDMT in communities experiencing health inequities as these communities are most likely to be impacted by new development. Where applied, the HDMT might thus help to achieve a higher quality social and physical environment that protects and promotes health.

For more info, please visit: <http://www.thehdm.org>.

METHODOLOGY

The HDMT includes data on over 100 community health indicators for San Francisco. 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 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 (ESRI 2007) and ModelBuilder was used for automation. SFDPH made a site visit to each of the three 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://thehdm.org/case_studies.php

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 HDMT is a living tool and is continually being revised and updated to reflect the state of our knowledge and newly available data. 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.
- (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 Sunnydale 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 HDMT 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, Sunnydale and Westside Courts communities.

POTRERO KEY FINDINGS

Demographics:

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

Public Infrastructure / Access to Goods and Services:

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

Sustainable and Safe Transportation:

- According to the 2000 U.S. Census, 78% of Potrero Terrace and Annex households have at least one car available - a lower rate of car ownership than in the Potrero Hill neighborhood (85%), but higher than in the City overall (71%).
- The proportion of Potrero Terrace and Annex commuters who drive alone to work (51%) is comparable to estimates for the Potrero Hill neighborhood (53%) but higher than the overall City estimates (41%).
- Although all residents live within close proximity to a public transit stop, only 22% of Potrero Terrace and Annex residents who commute to work use public transit, much lower than estimates for the City (33%) but comparable to estimates for Potrero Hill (19%) according the 2000 U.S. Census.
- Overall, 9% of Potrero Terrace and Annex residents walk or bike to work, based on U.S. Census 2000 estimates - higher than the percent of commute trips made by walking or biking in Potrero Hill (6%), but lower than San Francisco as a whole (12%).
- Environmental barriers to walking and biking in and around Potrero Terrace and Annex include: steep inclines to the major potential walking or biking destinations (e.g., a school, a park, two

local markets and key local transit stops); narrow sidewalks or the complete lack thereof; the lack of a pedestrian or bicycle network; the absence of benches, safe bike storage, and other amenities; heavy traffic volumes and fast speeds on some streets; the absence of destinations within walking distance for residents to access jobs or meet daily needs.

Environmental Stewardship:

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

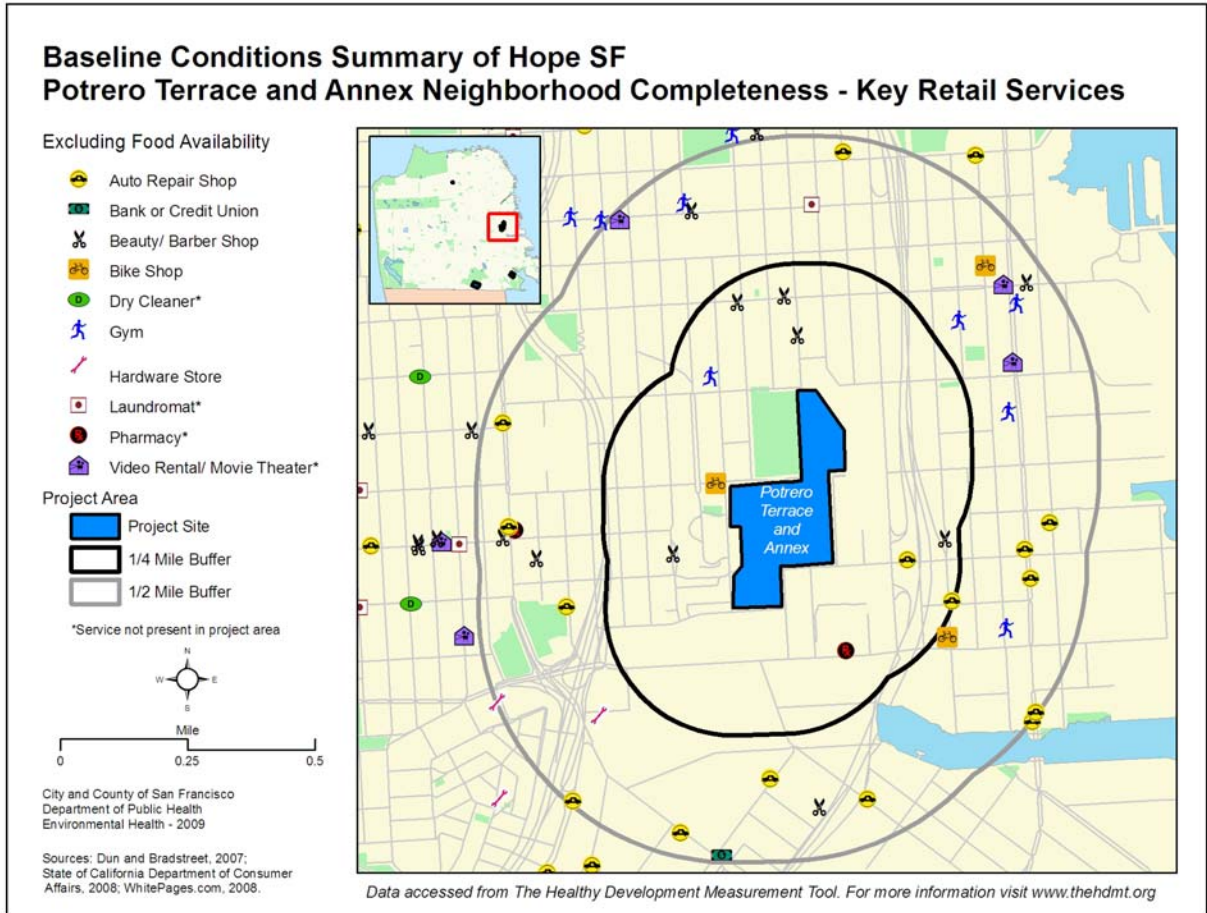
Social Cohesion:

- Potrero Terrace and Annex's physical geography, street design and building structures currently may inhibit social interaction within the project area.
- Several nearby community facilities promote social interactions between residents living at and close to the project site.
- The density of alcohol outlets near Potrero Terrace and Annex (15 per square mile) is lower than the citywide average (17.5 per square mile).
- In 2007, 49% of Supervisorial District 10 residents reported that they felt very unsafe or unsafe in their neighborhood at night, compared to 25% citywide.
- Of the 73 neighborhood block party permits granted in San Francisco in 2007, none were located in Potrero Hill.
- The 2005-2007 homicide rate within a quarter-mile of Potrero Terrace and Annex is greater than double the citywide rate (0.7 versus 0.3 homicides per 1,000 residents), but is lower than the neighborhood rate for Potrero Hill (0.8 homicides per 1,000 residents). The rate of physical assaults within a quarter-mile of Potrero Terrace and Annex is 1.4 times greater than the citywide rate (61 versus 44 physical assaults per 1,000 residents).

Adequate and Healthy Housing:

- In 2007, the housing purchasing capacity of households living at Potrero Terrace and Annex was \$254,214. The median sales price of a single family home in 2008 in zip code 94107 was \$675,000.
- 6% of Potrero Terrace and Annex households lived in overcrowded conditions in 2000, less than in San Francisco though higher than in Potrero Hill.
- The housing at Potrero Terrace and Annex can be characterized as in substandard physical condition. Numerous building hazards were visible during the site visit, including peeling paint and plaster, water leaks, broken stairs and concrete areas, exposed wiring and plumbing, graffiti, trash and boarded up windows. In 2008, the rate of code violations for housing and habitability (based on complaint-based inspections) at Potrero Terrace and Annex was 7 per 1,000 population, compared to 2.8 for Potrero Hill.
- Potrero Terrace and Annex has a high degree of racial/ethnic diversity among its residents, and a higher degree of diversity than Potrero Hill and San Francisco as a whole.

- However, Potrero Terrace and Annex residents experience a strong sense of isolation and segregation from surrounding neighborhoods. For example, while there were numerous entrances/exits into the housing complex, because the complex rests on a hill, the topographical features related to hillside location may make the complex's borders feel impermeable and less accessible from the outside.



More maps, tables, the full baseline condition reports, and other related documents are available at:
http://thehdm.org/case_studies.php

SUNNYDALE KEY FINDINGS

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 Supervisorial 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 farmers' 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.

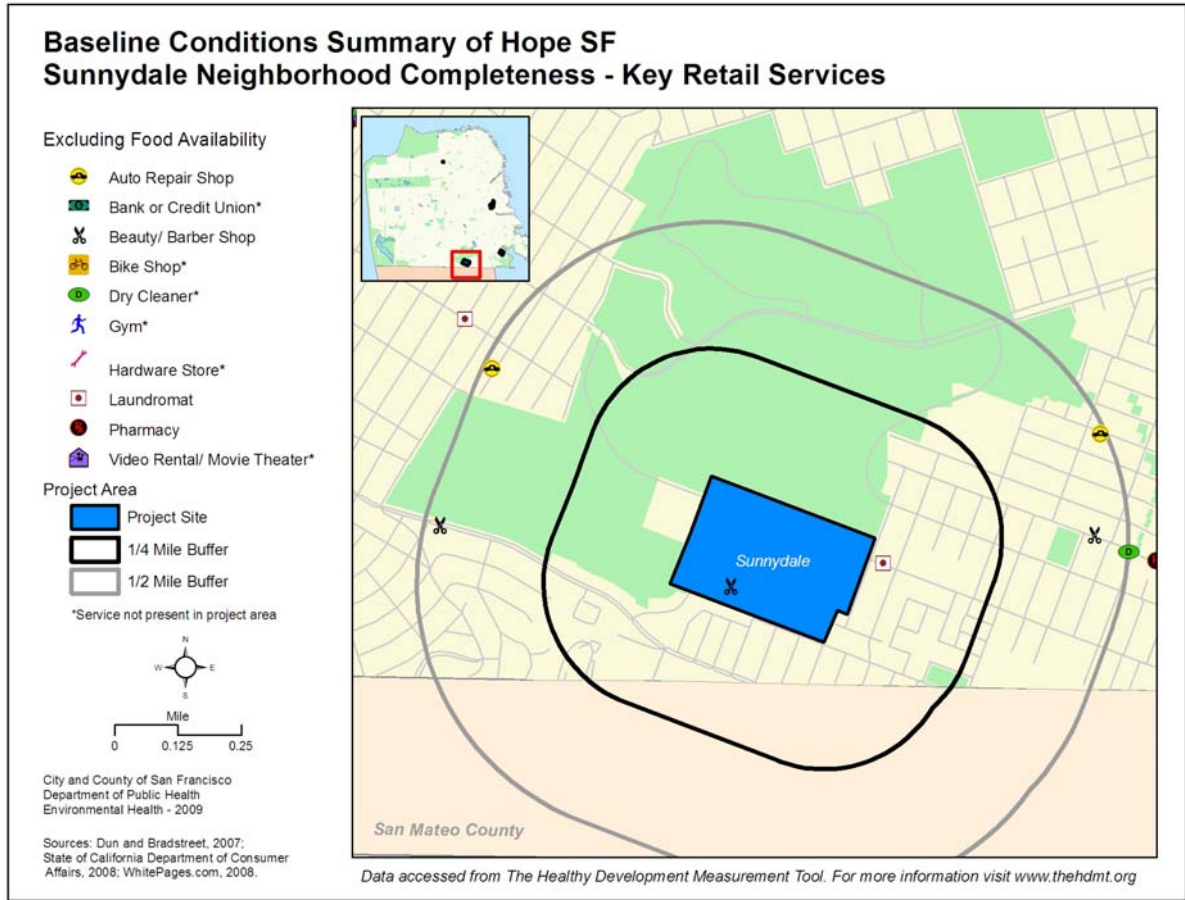
Social Cohesion:

- 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 Supervisorial 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.



More maps, tables, the full baseline condition reports,
and other related documents are available at:
http://thehdmt.org/case_studies.php

WESTSIDE COURTS KEY FINDINGS

Demographics:

- According to the 2000 U.S. Census, 15% of Westside Courts' residents live in poverty and the vast majority of residents are low-income; 23% graduated from high school.
- In 2000, the unemployment rate for Westside Courts was 16%, approximately quadruple the rate in Western Addition (4%) and triple the rate in 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-third (35%) of Westside Courts' residents in 2000 was foreign-born, greater than in the surrounding Western Addition community, and 10% did not speak English.
- Over forty percent of Westside Courts families in 2000 had children under eighteen years old, a higher proportion than in Western Addition and San Francisco.

Public Infrastructure / Access to Goods and Services:

- Westside Courts is located in a neighborhood with close physical proximity to a large number of retail and public services. Retail services within a half-mile include pharmacies, dry cleaners, banks or credit unions, supermarket and other retail food stores, bicycle repair shop, auto repair shop, gyms and hardware stores. However, it is unclear whether those services are affordable or safely accessible.
- Roughly three out of every four children living in zip code 94115 who were eligible for a child care subsidy in 2007 did not receive one, compared to one out of every two children citywide.
- One out of eight Western Addition schools met the state-defined target Academic Performance Index (API) score of 800 or more. The average API score for the five schools surrounding Westside Courts is 747, which is comparable to the citywide average of 759.
- Residents in Westside Courts and Western Addition currently have slightly greater access to neighborhood and regional parks and recreation facilities than San Franciscans. However, one resident noted that their community lacks an indoor gym offering services such as basketball, racquetball, and jazzercise for seniors.
- In 2008-2009, residents of Supervisorial District 5 received one-third the amount of public funding for the arts per capita (\$12.37 per person) than San Franciscans (\$36.88 per person).
- The density of take-out alcohol outlets within a half-mile of Westside Courts (31.5 per square mile) is currently almost double the density citywide (17.5 per square mile).

Sustainable and Safe Transportation:

- Substantially fewer Westside Courts households (46%) have a car available compared to 62% of households in the Western Addition neighborhood and 71% of households in the City according to the 2000 U.S. Census.
- However, 30% of Westside Courts commuters reported driving alone to work - similar to the 32% of Western Addition neighborhood resident commuters but lower than 40% of City respondents overall, based on the 2000 U.S. Census.
- Forty-six percent of Westside Court residents who commute to work do so using public transit, a higher proportion than the 42% of Western Addition residents and 33% of City residents who commute by transit based on U.S. Census 2000 estimates.
- Westside Court households spend a full one-fifth of their household incomes on transportation expenses based on 2007 estimates, a notably higher proportion than the 15% of household income spent on transportation for Western Addition and 14% spent by City households overall.
- While walking is a more popular commute mode among Westside Courts residents compared to the Western Addition neighborhood rates (14% versus 10%), biking to work is slightly less popular for Westside Court residents than for Western Addition commuters (1% versus 4%) according to 2000 U.S. Census estimates.
- In a recent 5-year period, 44 pedestrian injury collisions were reported within a quarter-mile of the project site, and 301 pedestrian collisions were reported in the Western Addition. The Western Addition has the fourth highest number of people injured or killed while walking on its streets when compared to all San Francisco neighborhoods during that period (4,039 pedestrian injury collisions reported citywide in 2001-2005).
- Safe bicycle storage is not currently available at the Westside Courts.

Environmental Stewardship:

- Westside Courts averages 3.3 acres of open space per 1,000 residents within a one-mile buffer of the project site. In comparison, San Francisco averages 7.4 total acres of open space per 1,000 residents and Western Addition averages 1 acre of open space per 1,000 residents. The outside of the housing project has trees and greenery, while the inside court yards are primarily concrete.
- Westside Courts has access to a variety of fresh produce as it is situated in close proximity to farmers' market, CSA drop-off site and a community garden.
- Nearly half of project site residents (47%) are within 150 meters of a truck route compared to 10% of residents citywide. There are no stationary sources of air pollution within 300 meters of Westside Courts.
- The average 24-hour sound level is 64 decibels in Western Addition compared to 62 decibels San Francisco overall. The actual average daytime/nighttime outdoor noise level for Westside Courts could not be obtained, but levels are most likely similar to or higher than levels for the Western Addition.

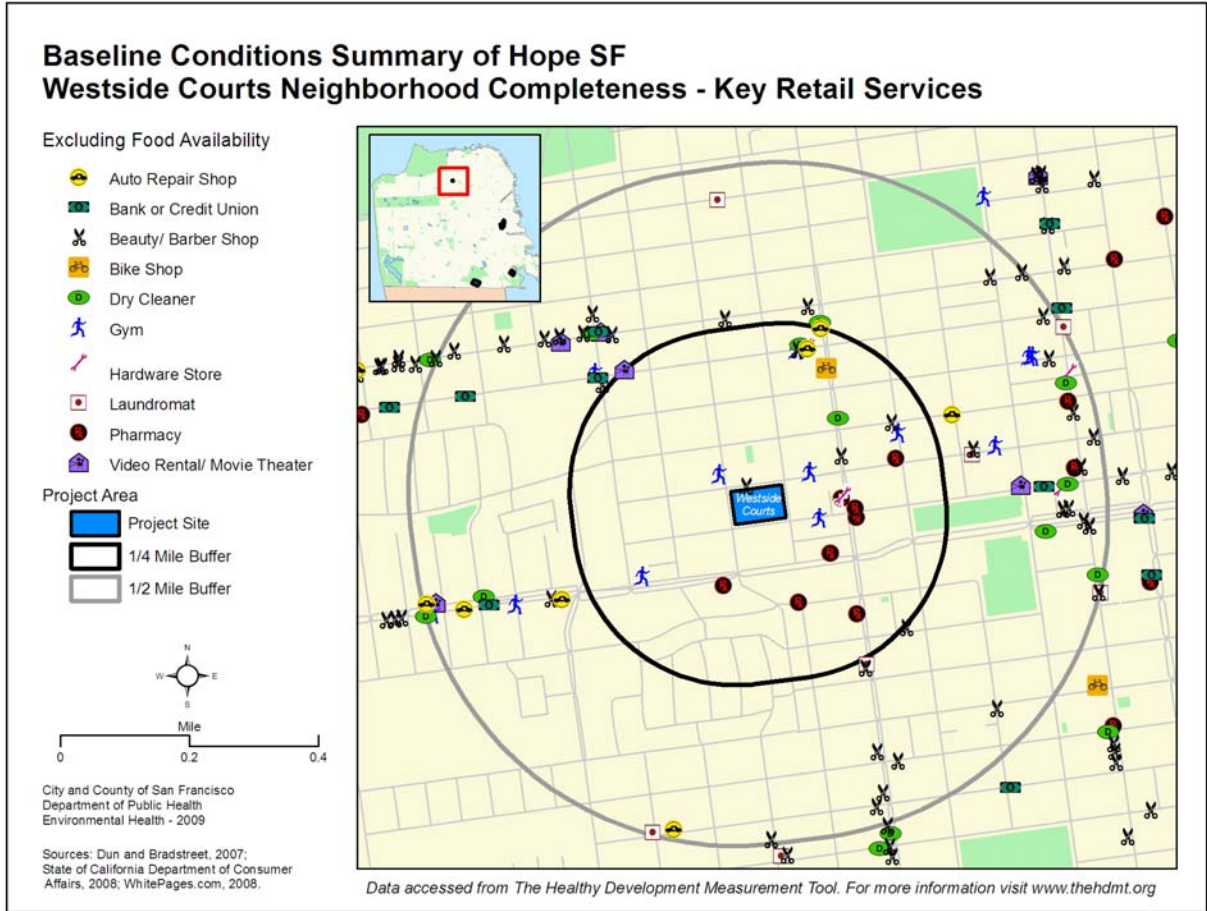
Social Cohesion:

- According to one resident, there is a feeling of community within Westside Courts "where everyone looks out for each others' kids", though there is not much interaction between residents and the surrounding neighborhood.
- Rates of property crime (2005-2007) within a quarter-mile of Westside Courts (184 per 1,000 residents) are lower than rates in Western Addition but higher than the city as a whole (246 and 177 per 1,000, respectively).
- The 2005-2007 homicide rate within a quarter-mile of Westside Courts is similar to the rate citywide, though lower than in Western Addition. The 2005-2007 sexual assault rate is similar across all three areas. The 2005-2007 physical assault rate within a quarter-mile of Westside Courts (29 per 1,000 residents) is 33% lower than the rate in Western Addition and San Francisco (43 and 44 per 1,000, respectively).
- Similar to citywide estimates, in 2007, 86% of Supervisorial District 5 residents reported feeling very safe or safe during the day, compared to 84% citywide. During the night, 23% of residents reported that they felt very unsafe or unsafe in their neighborhood, compared to 25% citywide.
- In a survey conducted by the Controller's Office, 33% of Supervisorial District 5 residents reported that they were very likely or somewhat likely to move away from San Francisco in the next 3 years, compared to 29% of residents citywide.

Adequate and Healthy Housing:

- In 2007, the housing purchasing capacity of households living in Western Addition was \$128,872. The median sales price of a single family home in 2008 in zip code 94115 was \$846,000.
- More Westside Courts households lived in overcrowded conditions (12%) in 2000 than in Western Addition or San Francisco.
- The housing at Westside Courts can be characterized as being in adequate physical condition. From the site visit, it appeared that the exteriors of the buildings had been recently painted and that the property was better maintained than other HOPE SF sites. There were some building hazards visible including graffiti, trash and boarded up windows. Recent changes in property management indicated a strong drive to improve housing conditions and maintain the properties. In 2008, no housing and habitability code violations (based on complaint-based inspections) in Westside Courts were reported to the SF Department of Building Inspection or Department of Public Health.
- Westside Courts has a high degree of racial/ethnic diversity among its residents and a higher degree of diversity than Western Addition and San Francisco as a whole.

- Because the project site rests on one square City block and has comparable densities as the surrounding neighborhood, Westside Courts appears to be more integrated into the surrounding community than traditional public housing.



More maps, tables, the full baseline condition reports, and other related documents are available at:
http://thehdmtool.org/case_studies.php