

Eastern Neighborhoods Community Health Impact Assessment					
Policy Ranking Scale					
Directions: Please check a column (strongly support, support, neutral, oppose, strongly oppose) for each policy brief					
Policy / Strategy Statement	Strongly Support	Support	Neutral	Oppose	Strongly Oppose
Adopt Structural and Operational Requirements for Residential Hotels: Create new health and housing code requirements for structural and operational improvements that prevent or reduce health and housing code violations. Amendments to existing health and housing code requirements would include: (1) structural requirements for pest exclusion; (2) specifications for refuse handling; (3) augmented requirements for bathroom facilities including specifications for surfaces, furnishings, and finishes; (4) requirements for kitchen facilities including specifications for surfaces, furnishings, and finishes; and, (5) requirements for property housekeeping and maintenance.					
Amend Inclusionary Housing Ordinance: Amend San Francisco's Inclusionary Housing Ordinance to: (1) Increase the proportion of affordable housing units required from 10% to 15%; (2) require units to be built on-site or within the planning district; (3) require units to be affordable to households making no more than 50% of the AMI for rental units and 80% of the AMI for ownership units; (4) remove developer options to make in lieu payments; (5) apply to remodeled or converted buildings; and, (6) provide a density bonus for projects providing 20% BMR housing.					
Amend Residential Off-Street Parking Requirements: Amend the planning code or develop area zoning controls to: (1) not require a minimum number of off-street parking spaces as a condition of residential development; (2) limit off-street parking spaces to a maximum of 1 parking space per two units in areas well served by regional transit or areas with a minimum residential density; and, (3) require parking to be sold or rented separately from housing.					
Area-based Congestion Pricing in the Downtown Business District: The San Francisco Metropolitan Transportation Authority shall develop and implement a congestion pricing system to charge drivers using streets in the downtown central business district area. User rates would be tiered to target weekday commuters with higher rates during periods of peak congestion. Low-income residents and small business owners would be exempt. Funds accrued would be applied to street, streetscape, pedestrian environment, and transit service improvements in the area and in adjacent areas as called for by neighborhood and transportation plans and street design guidelines. The system would include privacy controls to limit access to driver data and provisions for residential parking controls in areas within a 0.5 mile buffer from the congestion pricing area boundary.					
Charging Market Rates for On-Street Parking: Require that on-street parking meter charges are the same as the market price for off-street parking. Charging market rate land rents for on-street parking reduces public subsidies for cars, reduces vehicle miles traveled due to searching for a parking space that contributes to congestion and resulting pollution, and promotes equity for those who do not own cars in San Francisco.					
Community Benefits Districts/Business Improvement Districts: Increase the number of Community Benefits Districts (also known as Business Improvement Districts) to strengthen and stabilize small- and low-income businesses in the ENCHIA neighborhoods. Ensure that BIDs have a progressive mission to create community economic development opportunities for local residents and also protect small commercial tenants (e.g., job training, loan fund for commercial tenants, tiered payment system for different types of property-owners, and a commitment to using unionized labor for janitorial and security needs).					
Community Benefits Policy/Community Impact Report: A Community Benefits Policy (CBP) is enacted by either a state law or regional/local ordinance that defines how the city is to carry-out compliance of baseline community development requirements. The goal of establishing a CBP is to identify and enforce standards for development—in this case—San Francisco's eastern neighborhoods.					

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Community-based Mechanisms to Reduce Air Pollution: Provide a form of “community-based pollution credits” to the south and eastern neighborhoods of San Francisco in a mitigation effort for the operation of all power sources until the closure of existing power plants. In order to site the new natural gas combustion turbine (CT) units in Potrero Hill, retirement of the Potrero Power Plant should be guaranteed and the city should provide community-based credits to adjacent neighborhoods in the form of energy program subsidies such as diesel retrofit and on-road vehicle scrappage programs for the operation of all power sources until the Potrero Power Plant closes down.					
Creating Special Use Districts in San Francisco’s Mission District: Create one or more Special Use Districts (SUDs) in San Francisco’s Mission District that preserve and promote the unique cultural characteristics of the neighborhood while revitalizing neighborhood businesses. The tentative locations of these SUDs are: the Mission corridor (14th to Cesar Chavez), the 24th St. corridor (Mission to Potrero), and the 2600 block of Harrison.					
Develop a Healthy Economy Element: Institutionalize public health policies related to industrial and commercial land use planning by amending the existing Commerce and Industry element of the General Plan to reflect the public health impact of economic and land use decisions. Alternatively, create a new Healthy Economy Element.					
Develop City-funded Program to Aid in Providing Child Care Benefits: In order to make child care more affordable and meet the needs of working families in San Francisco, this policy is aimed at offering local assistance to small businesses so that they can provide child care benefits to their employees. Benefits would be provided in the form of offering small businesses a service which would be responsible for pooling small businesses and matching these businesses with childcare options. The businesses would share the costs of the childcare and thereby reducing total costs faced by each employer. The city would reward businesses which participate in this program by providing a tax credit for the benefits offered.					
Develop Food Enterprise Zones: Assist and strengthen San Francisco Redevelopment Agency (SFRA) efforts to respond to community priorities by stimulating food retail development in redevelopment areas. Food enterprise zones are a way to generate community-owned investment by granting planning permissions and small business incentives for food retail development in a targeted area.					
Development Impact Fees for the Eastern Neighborhoods: Adopt Eastern Neighborhoods Development Impact Fees (DIFs) for new office, commercial, and residential development as part of rezoning in these areas. The impact fees would fund a set of improvements and services required for healthy communities and neighborhoods, potentially including street and pedestrian realm improvements, transportation service enhancements, ad acquisition and operation of open space, community facilities, affordable housing, and centers for education. Uses of impact fees would be specified by ordinance. The fees might be reduced by the amount of any citywide DIF adopted for a related purpose (e.g., a citywide open space impact fee). Developers might have the alternative of providing certain infrastructure in lieu of paying the impact fee. The Board of Supervisors would appoint a community board to provide oversight as to the use of the fund.					
Establish Housing Development Equity Fund: Create a Housing Development Equity Fund to provide developers with competitive-interest loans to use as capital for residential development creating a specified mix of below market-rate housing over and above existing inclusionary housing requirements.					

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<p>Eviction Prevention: The Housing sub-group of the ENCHIA Community Council proposed a number of inter-related strategies to address the problem of evictions of residential tenants in San Francisco. SFDPH is presenting these strategies in one master policy brief. This policy brief lists the Healthy City Vision objective relevant to all the eviction prevention policies; reviews the literature relating to stable housing and community health; and then summarizes the key elements of the four main eviction prevention strategies: 1) reducing Owner Move-In evictions; 2) reducing Ellis Act evictions; 3) conducting an annual survey of San Francisco tenants to provide an estimate of fraudulent evictions including OMI and Ellis Act evictions; and 4) increasing funding for eviction prevention strategies.</p>					
<p>Formula Retail Use Restrictions: Restrict formula retail uses (e.g., Starbucks, Walgreens, MacDonalds) in ENCHIA neighborhoods in order to protect the small business sector and create a supportive environment for new small businesses.</p>					
<p>Improve the Effectiveness of Workforce Development Programs: Provide written guidance to the Mayor's Office of Workforce and Economic Development (MOEWD) to improve the planning, implementation, oversight, monitoring and enforcement of the City's workforce development programs. (Currently the San Francisco Private Industry Council (SFPIC) oversees the City's workforce development programs but MOEWD is in the process of assuming this role.) ENCHIA Council policy recommendations would ensure that the City's most vulnerable workers are the focus of Workforce Development programs. In addition, ENCHIA Council guidance would clarify where the community has input into to MOEWD's planning, monitoring and oversight process.</p>					
<p>Increase Collection Fees for Specialized Adult Recreation Programs: Increase fee collection for adult specialized recreation programs such as public golf courses run by SF Recreation and Parks (SFRP) to reflect the utilization of land and generate additional revenue. In the past several years, demand for recreational activities and programs has increased, while staff and resources at SFRP has decreased. In order to support a growing constituency of recreation and park users, new strategies need to be explored. In an effort to raise revenue and address the efficacy of the land use policies that subsidize golf, this policy strategy statement is proposing to increase fee collection for public golf courses run by SFRP and other specialized recreation programs. Because of limitation in resources, this policy brief only used golf as an example, but the same type of rationale could be used to look at other adult specialized recreation fees.</p>					
<p>Increased Inclusionary Housing for Zoning Incentives: Whenever zoning incentives (i.e. height, density, floor area bonuses, CEQA review relief) are being provided by the City Planning Department for a development project, the project sponsor would be required to study the financial feasibility of an increased inclusionary housing requirement due to increased land value. These zoning incentives also include rezoned areas and parcels such as Special Use Districts and additional density and FAR increases allowed by Planned Unit Developments. Additionally, whenever financially feasible, based on the size of the economic benefit incurred to the land after rezoning, the increased inclusionary will be offered at a range of prices affordable to varying area median incomes (AMI), never above 85% for ownership and 60% for rental.</p>					

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Mandatory Paid Sick Days: Board of Supervisors shall adopt an ordinance requiring employers with a minimum of 10 employees to provide their employees not less than 7 paid sick days during a 12-month period for the purpose of caring for themselves, the employee's child, spouse, parent, or parent of a spouse; to care for the employee's own illness, injury, or health condition; or for an employee to attend a routine medical appointment for the employee's self, child, spouse, parent or parent of a spouse. To roll-out the policy, sick day requirements could first be applied to all employers currently working under a City contract, working on public agency projects, or renting property from the City.					
Master Strategy for Funding Affordable Housing Development: Increase funding for affordable housing development in San Francisco through increases to and/or new taxes, fees and bonds.					
Neighborhood Schools as Centers of Community: This set of policy strategies would ensure access to neighborhood schools for children living in new and existing neighborhoods created through the Eastern Neighborhoods Rezoning and facilitate the redevelopment or creation of schools as multi-age, multi-use community assets, serving the needs of life-long education, culture, recreation, and community organization.					
Open Space Zoning Requirements: This set of policy strategies is to provide public open space in the Eastern Neighborhoods and establish zoning requirements for property under development to provide public open space in the Eastern Neighborhoods and establish design guidelines for public open space that ensures its functionality, safety, and public use. This is a multi-prong strategy which entails: 1) Requiring the SF Department of Planning to establish zoning requirements for areas under development; 2) Conducting a study which evaluates the Recreation and Open Space (ROSE) section of the city's general plan for the purpose of identifying potential objectives and policies which need to be changed or amended; and, 3) Establish additional open space funds to provide funding for maintenance and upkeep of newly acquired open space.					
Promote Accessory Dwelling Units: An accessory dwelling unit (ADU), also known as a secondary, in-law, or granny unit, is an additional living unit that has separate kitchen, sleeping, and bathroom facilities, attached or detached from the primary residential unit on a lot. Actively promote the creation and upgrade of ADU's in the city's transit intensive neighborhoods, by modifying zoning and building codes, and providing technical assistance grants for development and renovation of units. Include Planning and Building fee waivers as financial incentives for owners to rent to households below 80% and 50% SF median income.					
Reduce Marine Vessel Air Emissions by Requiring Cruise Ships to Use Shoreside Power: Provide electric power at current cruise ship terminals and require any new development of cruise ship terminals to supply electric power. Mandate all ships which enter the bay to limit idling and "plug in" to shoreside power while at berth. Marine ports in the United States are among the most inadequately regulated sources of pollution. The result of this poor regulation leads to cruise ships releasing large amounts of health endangering air and water pollution. To reduce air pollution, this strategy proposes cruise ships utilize shoreside power and new and existing cruise ship terminals be equipped with shoreside hook-ups for cruise ships.					
Regulate Provision of Employee Parking Benefits: Strengthen efforts to reduce vehicle commutes to work by addressing employee parking benefits. San Francisco could implement policies that either 1) use existing state law as a formula for a city policy regulating employee parking benefits or 2) implement an impact fee or tax on free employee parking.					
Strengthen First Source Hiring Program: Increase monitoring and enforcement capacity of San Francisco's First Source Hiring Program.					