

Eastern Neighborhoods Community Health Impact Assessment

Summary of Initial Policy Evaluation Findings and Policy Brief Edits

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<p>Adopt Additional 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.</p>	Y	Y	Y	Y	Y	-	Y	Y	Y	8/9	No recommendations for amendments or more information	Complete
<p>Amend Inclusionary Housing Ordinance: Amend San Francisco's Inclusionary Housing Ordinance to: (1) Increasing the proportion of affordable housing units required from 10% to 15-20%; (2) require units to be built on-site or within ¼ to ½ mile of the project the planning district; (3) require units to be affordable to households making no more than 50% of the San Francisco County AMI for rental units and 80% of the AMI for ownership units; (4) limit developers options to make in lieu payments by either not allowing such payments or by setting the in lieu fee to create a disincentive for offsite construction; and, (5) apply the ordinance to remodeled or converted buildings.</p>	Y	Y	Y	-	Y	Y	Y	-	Y	7/9	1) Strategy statement modified: (A) "require units to be built on-site or within ¼ to ½ mile of the project the planning district;" (B) "require units to be affordable to households making no more than 50% of the San Francisco County AMI for rental units and 80% of the AMI for ownership units;" (C) "Increasing the proportion of affordable housing units required from 10% to 15-20%;" (D) Remove availability of density bonus;" (E) "limit developers options to make in lieu payments by either not allowing such payments or by setting the in lieu fee to create a disincentive for offsite construction." 2) Available information on impacts on sales costs included within brief.	
<p>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 with frequent and accessible local or regional transit services; (3) require parking to be sold or rented separately from housing; and, (4) require developments to reserve an adequate number of structured parking to be provided to a local or regional car share program.</p>	Y	Y	Y	Y	Y	Y	Y	Y	Y	9/9	1) Added to statement of policy: "Require developments to reserve an adequate number of structured parking to be provided to a local or regional car share program." 2) Did not yet gather further information on neighborhood parking supply, adopted rules in new plan areas, and experiences of other jurisdictions.	

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<p>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. Certain low-income residents and small business owners would be exempt from congestion pricing fees. Funds accrued from congestion pricing fees 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.</p>	-	-	-	Y	-	Y	-	-	-	2/9	<p>Council review revealed the demand for more information on this policy with regards to specific boundaries, tolls, groups subject to tolls, groups exempted from tolls, implementation plans. The brief now lists the following additional advantages: "Increased resources for transit infrastructure and operations, potentially increasing MUNI service frequency and quality; Reduced parking demand in controlled areas"</p>	<p>Council review revealed the demand for more information on this policy prior to evaluation with regards to specific boundaries, tolls, groups subject to tolls, groups exempted from tolls, implementation plans.</p>
<p>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 in commercial districts and some specified residential districts that are well-served by public transit. 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.</p>	Y	Y	Y	-	Y	Y	Y	-	Y	7/9	<p>1) Incorporated changes that specify parking rates should be limited in commercial areas and in residential areas well-served by public transit 2) Specified gains from this cost increment should be used for community benefits. Furthermore, these benefits should be spread across communities so as to promote equitable benefits.</p>	<p>Comments on the lack of evidence about this policy's effectiveness have not been further explored.</p>
<p>Community Benefits 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 CBDs 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).</p>	N	N	Y	Y	Y	N	N	Y	Y	5/9	<p>1) Incorporated comments clarifying that any CBDs would have to have a social justice/community economic development element; 2) Added additional recommendations to ensure the equitable nature of CBDs; and, 3) Added additional disadvantages that highlight the fact that this policy does not meet the "comprehensive" element of the policy criteria.</p>	<p>Comments have been incorporated to make the policy more "equitable" and "inclusive"; however the policy still does not meet the comprehensive requirement.</p>

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<p>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.</p>	-	-	-	-	-	-	-	-	-	0/9	1) Incorporated changes on the importance of developing a better planning process; and 2) Of creating a community-input process.	Incorporated comments on relevancy to specific neighborhood, legislative clarity, assuring inclusive community participation, accountability issues, and inclusion of community benefits within a nexus definition for impact fees. Need further research and revision from community organizations working on these efforts.
<p>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.</p>	Y	N	Y	N	Y	Y	Y	Y	-	6/9	Lead agency was added.	SFPUC with SF Environment was added for the lead agency for this policy. The SFPUC and SF Environment are both well versed in grant management, implementing in-depth studies and research and working with the public around energy issues.
<p>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.</p>	-	-	N	Y	-	Y	Y	Y	Y	5/9	The following edits were made: 1) Draft legislation was attached; 2) Brief states there is no minimum parking requirement for housing; 3) Boundaries for Mission SUD clarified; and, 4) Placeholder added for a table that compares the interim controls, the proposed zoning requirements and MEDAs proposed SUD requirements for the areas under consideration.	Group needed to see the draft legislation in order to assess whether the policy is “equitable,” “healthful” and “inclusive.” Information was provided to assess these criteria.
<p>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.</p>	Y	Y	-	-	Y	Y	Y	-	-	5/9	Specified that the Element would include specific protections or policy goals for environmental justice.	Further research needs to be done on the methods for public processes that could implement a healthy economy element effectively and expediently. An organization or government agency needs to assume responsibility for moving this policy forward.
<p>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.</p>	N	-	-	Y	Y	Y	Y	Y	-	5/9	No edits were made to this brief.	The comments that were expressed in reviewing this policy brief included concerns whether small businesses would want to assume responsibility for child care and the possible financial impact this policy would have on small businesses. This policy was proposed to give financial assistance to small businesses and provide optional assistance in providing childcare, it is a voluntary program for small businesses and not mandated.

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<p>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.</p>	Y	Y	-	-	Y	N	Y	Y	Y	6/9	<p>1) Incorporated comments to insure that any incentives are given to stores that provide food that is: healthy and fresh, affordable, locally grown, not formula food; and, where the stores: employ neighborhood residents, supply culturally appropriate products, advertise within the neighborhood for products and jobs, and use energy efficient appliances and methods 2) Incorporated more details on types of tax incentives and what the RDA can provide</p>	<p>Comments incorporated to insure that brief meets additional criteria, specifically "efficient" and "feasible". However, policy still does not meet the "comprehensive" criteria, as the policy has limited ability to improve food systems.</p>
<p>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.</p>	-	-	Y	Y	Y	Y	Y	-	-	5/9	<p>Strategy Implementation amended: 1) The Board of Supervisors could appoint members of resident organizations and public agencies to jointly identify a set of infrastructure needs that might be supported by the impact fees. These organizations, public agencies, and the Board should collectively ensure that these needs reflect the assessments of needs done through related community and agency planning processes. 2) The process of setting these fees would also need to consider any impact fee adopted for a related purpose (e.g., a citywide open space impact fee) and be consistent and complimentary with development agreements, community benefit agreements, and community benefit districts.</p>	

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<p>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.</p>	-	Y	-	-	-	Y	Y	Y	Y	5/9	<p>1) Incorporated comments to include a community advisory committee to be inclusive of community members, and community needs, and address accountability of the fund to the mission of affordable housing and healthy communities; and, 2) Incorporated an additional case study of the Low Income Investment Fund to demonstrate an example of why the brief does not include a blanket criteria for loan eligibility and standards for affordability.</p>	<p>Policy brief does not meet the "equitable criteria" because criteria for loan eligibility were not included because research showed flexible loaning was the model in funds for affordable housing projects. The brief still doesn't meet the "healthful" criteria because comments to incorporate affordability criteria were not included because research into other funds for affordable housing demonstrated flexibility was the best model. The "feasibility" requirement is still unmet because it remains unknown who will initiate the fund. Additionally, the "efficient" criteria has not been met because comments to include overhead costs were not incorporated because the percentage would be depended on the size of the fund and popularity of its loans, which is undetermined.</p>
<p>Eviction Prevention: This policy brief summarizes the key elements of the four main eviction prevention strategies:</p>												
<p>1) Reducing Owner Move-In evictions by strengthening rent board oversight</p>	-	Y	-	-	Y	Y	Y	-	-	4/9	<p>1) An enforcement requirement has been added to the policy brief; 2) The Council asked staff about the impact of similar initiatives on evictions. We were not able to find data on whether evictions were reduced after OMI enforcement was increased in different localities.</p>	<p>Unable to quantify the impact on stronger rent board oversight of OMIs.</p>
<p>2) Reducing Ellis Act evictions by amending San Francisco's condo conversion law to create disincentives for landlords to evict tenants based on the Ellis Act.</p>	-	Y	Y	Y	Y	Y	Y	N	N	6/9	<p>This section of the eviction policy brief was amended significantly. Originally it included a strategy to support AB 781, an attempt by Assemblyman Mark Leno to limit Ellis Act evictions by amending State law. Unfortunately, Assemblyman Leno has decided not to move forward with the bill citing law of political feasibility.</p>	<p>In its current format, this policy would restrict condo conversions after Ellis Act evictions, in an attempt to disincentive Ellis Act evictions. It is unlikely that this type of restriction would be politically feasible.</p>
<p>3) Conducting an annual survey of former and current San Francisco tenants to provide an estimate of fraudulent evictions including OMI and Ellis Act evictions</p>	Y	Y	Y	-	Y	Y	Y	Y	Y	8/9	<p>No changes made</p>	<p>It is unclear whether this policy is feasible because the Rent Board would need funding to conduct a comprehensive survey.</p>
<p>4) Increasing funding for eviction prevention strategies using taxes (gross receipts tax, real property transfer tax, real estate speculation tax) and fees (condo conversion fees)</p>	Y	Y	-	-	Y	N	Y	N	Y	5/9	<p>No changes made</p>	<p>This section of the policy brief only provided an overview of the funding mechanisms. Given the City's budget situation, it is unlikely that these policies meet the "politically viable" criteria or the "feasible" criteria.</p>

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<p>Formula Retail 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>	Y	Y	-	-	Y	Y	Y	-	Y	6/9	<p>1) Clarified the role of the Planning Department in enforcing formula retail restriction - Included relevant Planning Code sections in the briefs; and, 2) Clarified the legality of including exemptions to formul retail restrictions in neighborhoods.</p>	<p>Addressed some of the issues raised by the Council. Unable to state whether it is political viable because this process happens on a neighborhood by neighborhood basis. Depends on the interest of groups in particular neighborhoods.</p>
<p>Improve 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>	N	N	N	N	N	N	N	N	Y	1/9	<p>1) Attempted to clarify the policy statement and incorporated more details about the role of the ENCHIA Council in MOEWD's workforce planning process. 2) Added more information about the public health impacts of unemployment and the connections between land use and employment.</p>	<p>Comments incorporated to insure that brief is clearer; however the policy is still fairly broad and vague. It is unclear whether is will be equitable, inclusive, effective or efficient.</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.</p>	-	N	Y	Y	Y	N	Y	N	-	4/9	<p>1) Changed policy brief from Increasing golf course fees to specialized adult recreation; and, 2) Incorporated a slide scale for low income people for increased recreation fees</p>	<p>Information incorporated makes this policy more equitable by not targeting just golfer and recommends a sliding scale for low-income people. It also includes a recreation pricing model and criteria that identifies the varying benefits to the community and individual were should be used to identify which types of specialized adult activities should have fee increases.</p>

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<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>	Y	Y	Y	Y	Y	Y	Y	Y	N	8/9	<p>1) Incorporated comments to include a financial feasibility analysis on a project to project basis instead of having a blanket percentage of affordable housing above inclusionary requirement. 2) Made the additional affordable units a requirement instead of an incentive, incorporating comments that requirements tend to work better through the planning department than incentive programs. 3) Incorporated comments that the brief would be inclusive if it required the additional units to be provided at a range of affordable AMI, down to below 50% AMI given there is great need for it in SF.</p>	<p>Comments incorporated to insure that brief meets additional criteria, specifically "feasible" and "inclusive". However, policy still does not meet the "effective" criteria, as the proposed policy has not been demonstrated to work in other places.</p>
<p>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.</p>	Y	Y	-	-	Y	N	Y	Y	Y	6/9	<p>Strategy #3 was dropped in order to make the brief more equitable</p>	<p>Comments have been incorporated to improve the brief and meet "equitable" criteria. Policy will not meet "efficient" and "feasible" as the policy has never been done elsewhere. Also, the policy will not be "comprehensive" as it only provides for one aspect of a "healthy" job - i.e., does not provide health insurance.</p>
<p>Master Strategy for Funding Affordable Housing Development: This policy brief summarizes the key elements of six main affordable housing funding strategies.</p>												<p>The Council spent most of its evaluation time discussing an affordable housing bond. There was not enough time to evaluate the other policies in the brief closely; therefore amendments to the policy were limited.</p>
<p>1) Create an affordable housing bond</p>	Y	Y	Y	Y	Y	Y	Y	-	Y	8/9	<p>1) Provided information comparing housing bonds in SF, Seattle, Baltimore, Tacoma and Charlotte.</p>	<p>In 2004, an SF housing bond failed by 2% (64% of the vote). "Political feasibility" of housing bond policy is uncertain.</p>

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2) Increase real property transfer tax	Y	Y	-	-	Y	-	-	-	-	3/9	No changes made	Unclear whether such a tax is "politically viable", "feasible" and "effective" in terms of raising funding affordable housing.
3) Create a real estate speculation tax	Y	Y	-	-	Y	N	Y	-	-	4/9	No changes made	Unclear whether such a tax is "politically viable", "feasible" and "effective" in terms of raising funding affordable housing.
4) Create a supplemental property tax (second home/vacation home tax)	Y	Y	-	-	Y	N	N	N	-	3/9	No changes made	Unclear whether such a tax is "politically viable", "feasible" and "effective" in terms of raising funding affordable housing.
5) Create a vacancy tax	-	Y	-	-	Y	N	N	-	-	2/9	No changes made	Unclear whether such a tax is "politically viable", "feasible" and "effective" in terms of raising funding affordable housing. The policy is not comprehensive because of the limited funding source (e.g. compare to housing bond.)
6) Increase the fees for condo conversions	Y	Y	-	-	Y	N	-	-	Y	4/9	No changes made	Unclear whether such a tax is "politically viable", "feasible" and "effective" in terms of raising funding affordable housing. The policy is not comprehensive because of the limited funding source (e.g. compare to housing bond.)
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.	Y	Y	Y	Y	Y	Y	Y	Y	Y	9/9	1) Expanded policy brief to include existing schools, not just new schools; 2) Incorporate other city agencies in the facilitation and creation of community schools; and, 3) Provide data on the educational achievements of community schools.	1) Language in the brief now covers new schools and the renovation of existing schools; 2) Language in the brief now includes incorporating other city agencies into community school planning; and, 3) Although research shows that effective community schools can increase academic achievement and improve the social, motional, and physical well-being of children, specific data was not added to the brief.
Open Space Zoning Requirements in San Francisco: 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	Y	Y	Y	Y	Y	Y	Y	Y	-	8/9	1) Add a section on updating the Recreation and Open Space Element (ROSE) of the General Plan; and, 2) Specify the importance of longevity in open space and include funds for maintenance and capital improvements of newly acquired open space.	Brief is now multiobjective and includes updating the general plan and an allocation of resources for maintenance and capital improvements. Policy brief meets all objectives, but no examples were given to demonstrate this is an effective policy.

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<p>Promote Accessory Dwelling Units: Actively promote the creation and upgrade of accessory dwelling units (ADU) in San Francisco'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.</p>	Y	-	-	-	Y	Y	Y	-	Y	5/9	<p>1) Incorporated comments to include the history of ADU's politically in San Francisco; and, 2) Incorporated information on the extent of the impact of ADU's in San Francisco, including an idea of the number of illegal ADU's that may exist in SF.</p>	<p>The incorporated history will help the council on whether the policy is politically feasible. Additionally the revised background information in the brief helps council members decide on the extent of the impact which was necessary to see whether the policy was "inclusive" and "efficient". The comments on the need for further tenant protection was not incorporated into the brief to meet the "feasibility" criteria. Tenants rights, and eviction defense were the subject of other policy briefs.</p>

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<p>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.</p>	-	-	-	Y	Y	-	Y	Y	Y	5/9	<p>1) Incorporated information on tourism and the implementation of shoreside power; 2) incorporated information on the equitability of mandating cruiseship use shoreside power; and, 3) incorporated information on the cost of shoreside power</p>	<p>1) The objective of this brief was to improve the health of the Eastern Neighborhoods by reducing air pollution and was not aimed at the tourism industry. All though specific studies could not be found on the effect of shoreside power and tourism, the Final Report Shoreside Power Feasibility Study for Cruise Ships Berthed at Port of San Francisco suggest the Port of San Francisco work with other ports on the western seaboard to “assure equity of treatment of cruise ships, so that no port is penalized (through loss of business) for implementing progressive air pollution control measures such as shoreside power.” 2) There were several concerns focused whether legislation requiring cruise ship to “plug in” was financially equitable for cruise ship companies. Cruise ship companies are the most profitable leisure companies in the world, in addition most cruise lines are who are incorporated off-shore and whose ships are all registered in flag-of-convenience nations, so they avoid many U. S. environmental and labor laws and don’t pay corporate income tax. 3) In an analysis conducted last year by Blue</p>
<p>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.</p>	Y	-	-	-	Y	Y	Y	Y	-	5/9	<p>1) Incorporated health benefits of this policy including: improvements in air quality, safe streets, and physical activity. 2) Included proposal to modify tax code to allow bicycle and MUNI/public transit to be claimed as business expense</p>	<p>Comments on the lack of evidence about this policy's effectiveness have not been further explored.</p>
<p>Strengthen San Francisco's First Source Hiring Program: Increase monitoring and enforcement capacity of San Francisco's First Source Hiring Program.</p>	Y	Y	Y	Y	Y	Y	Y	Y	Y	9/9	<p>1) Clarified the fact that this program needs more funding in order to be more effective and suggested a funding amount; and, 2) Laid out the specific legal concerns about mandatory First Source Programs.</p>	<p>Specific details requested by the Council have been included in the brief.</p>