

CPEHN 2007 Statewide Conference

Health Impact Assessment Workshop Scoping Exercise

Stages of A Health Impact Assessment	
Screening	Understand the policy/plan and its alternatives, judge the breadth and magnitude of health effects, examine the strength of the evidence, gather available analysis, understand stakeholder positions, consider equity effects, and consider the potential for improvements
Scoping	Identify health pathways, research questions, research methods, data sources, and mitigation strategies
Appraisal	Review documents, conduct field visits and gather field measures/data, gather secondary data, conduct map analyses, and apply quantitative forecasting
Reporting	Write structured report with findings, submit comment letters (e.g., EIR), hold stakeholder meetings to share findings, and, provide public testimony
Monitoring	Assess response to comments and reports, review media coverage, stakeholder and decision-maker statements, and, assess changes in plan/project/policy decisions deriving from HIA analysis

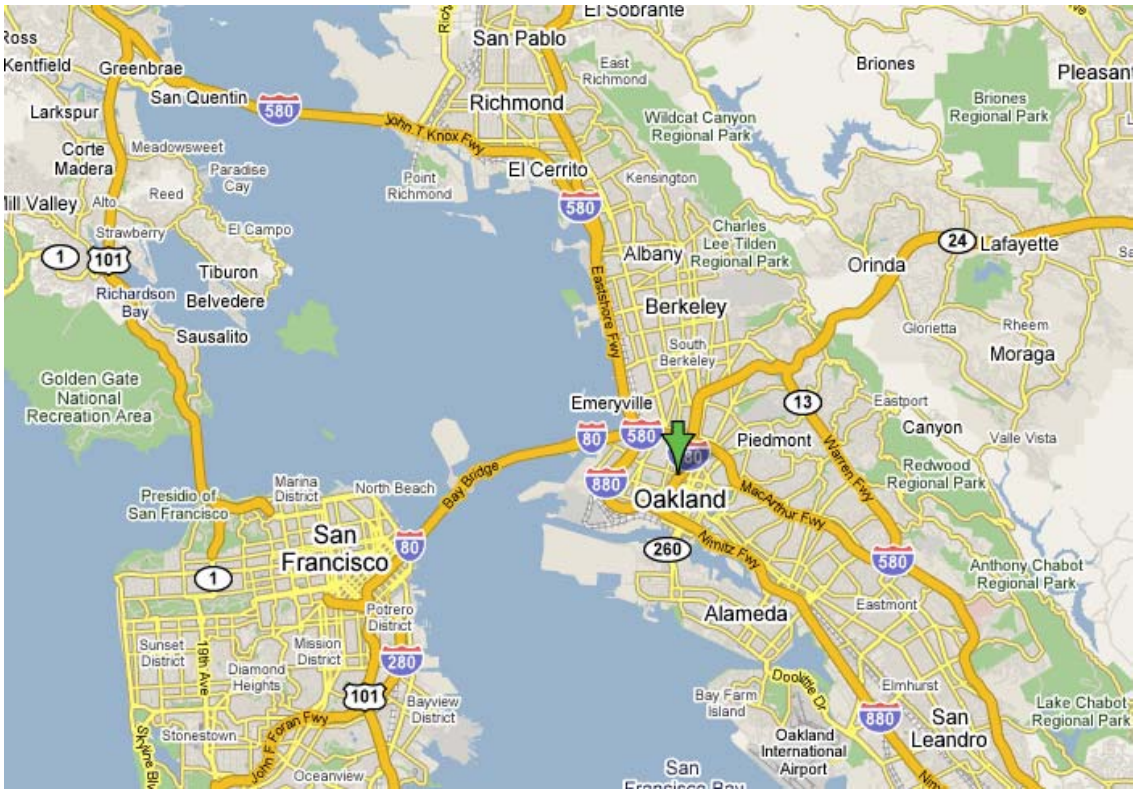
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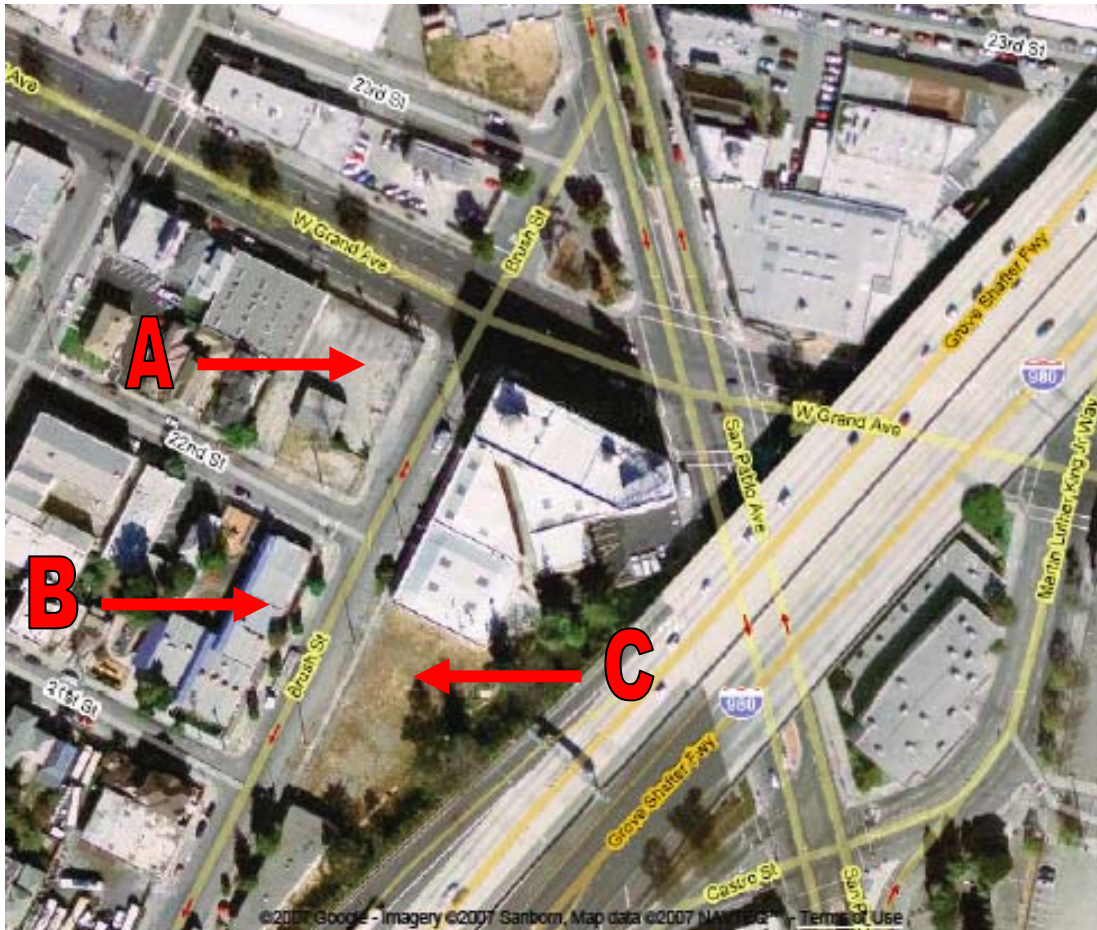
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Brush Street Projects



3 buildings being proposed at 3 sites.

HIA Scoping Exercise Project Facts and Development Context

LOCATION:

Brush Street, near Grand Avenue in West Oakland

DEVELOPER:

Developer is AGI Capital, a San Francisco-based real estate development and investment company that develops residential, commercial, and mixed-used projects.

CHARACTERISTICS OF THE PROPOSED PROJECT:

3 Residential Buildings in West Oakland

- Building A with 63 units (mostly 1-BR and den)
- Building B with 18 units (mostly 2 & 3-BR)
- Building C with 65 units (mostly 1-BR and den; also includes retail space and common space for all 3 buildings)
- Smaller units will start in the \$300K-\$400K range; Larger units will start in the mid-\$500K to \$600K range; No proposed affordable housing.
- Development proposal may include:
 - A crosswalk and more street lights
 - 1 space per residential unit parking ratio
 - Building A parking underground, Buildings B & C parking would be above grade, Building C parking behind the community space
 - Operable windows, outdoor space on ground floor near freeway and private outdoor decks (some overlooking the freeway).
- Developer suggested 'Z ducts' as ventilation system, but there are questions about system performance in terms of basic air circulation/pollutant filtration.
- Proposal was made to make Brush Street a 2-way street to slow down traffic, but Department of Public Works was not interested.
- Outreach was carried out within ~300 feet of proposed buildings for community input, but few neighbors attended the meetings.

CHARACTERISTICS OF THE DEVELOPMENT SITE

- Brush Street is a one way street that runs parallel to Interstate 980.
- All three buildings are within 500 feet of Interstate 980 and close to two busy 4-lane roads, San Pablo and West Grand Avenue.
- A small park is located near the proposed building site, a large park with playing fields (Marslen Campbell Park) is 8 blocks away.
- No grocery stores currently nearby, although People's Grocery (a co-op grocery store) is looking at a nearby site.
- Existing nearby retail includes a liquor store, several fast food restaurants, and a motel.
- Existing nearby public services include a post office and VA clinic.
- Existing public transportation includes:
 - ½ mile from Bay Area Rapid Transit (Bay Area commuter rail)
 - <½ mile from Greyhound bus station (regional/interstate, not local, travel)
 - Within 5 blocks of 6 AC Transit buslines

WEST OAKLAND DEVELOPMENT CONTEXT

- WWI shipbuilding brought industrial boom to West Oakland, strengthened working class and immigrant presence, African Americans became most prominent ethnic group
- Post WWII, shipbuilding industry declines and rail service through main commercial/cultural district (7th street) is closed, leading to economic decline
- In late 1950s/early 60s, federal urban renewal programs lead to devastating changes. Projects such as new freeways, post office and commuter rail physically divide community, displace hundreds of families, demolish historic Victorian homes & weaken commercial activity
- In late 1990s, under Mayor Jerry Brown, Oakland pursues policies to increase residential & retail development with philosophy that improvements must be founded on increased City tax base
- Brown charges the Community and Economic Development Agency, which includes the land use planners, with streamlining new development. The agency shifts staff resources to expediting project approvals while abandoning the idea of comprehensive planning
- As a result, planning staff not have opportunity to engage the community in an assessment of their needs nor innovate with new forms of sustainable & environmentally conscious development.
- City's Economic Development strategy focuses on building market rate housing. Only 3% of privately held land in Oakland designated for industry, yet significant vacant industrial property is being reprogrammed for residential housing
- From the perspective of some in the community, the legacy of Brown's tenure is a profound distrust of planning and for-profit developers
- Places like West Oakland have profound need for investments in prime opportunity sites for land use development but a community-responsive blueprint has yet to be created

WEST OAKLAND DEMOGRAPHICS:

- Low socio-economic status: 61% of residents earned less than \$30,000 in 1999 (vs. 26% in Alameda County), Only 31% can afford median rent on housing units
- High Unemployment: Approximately 31% of West Oakland residents are unemployed.
- Majority African-American (64%): (Latinos (17%), Asian and Pacific Islanders (10%), White (4%), Native American (less than 1%) and other (4%).
- Younger: 27% of residents are under the age of 14 years and 9% are 65 years and older.
- Renters: About 22% of residents own their own homes while 78% were renters.

HEALTH CHARACTERISTICS RELATIVE TO ALAMEDA COUNTY

- Lower life expectancy (7.3 years less than county average)
- Higher mortality rates for every disease reported by the Alameda County DPH.
- Higher Rates of asthma hospitalizations.

ENVIRONMENTAL CHARACTERISTICS OF WEST OAKLAND RELATED TO HEALTH:

- West Oakland surrounded by four freeways and borders Port of Oakland. Port-related trucking affects noise, air quality, traffic safety, retail vitality, and children's play. Planned Port expansion will result in additional truck, train and ship traffic, all of which could further degrade air quality.
- Residents face a high concentration of brownfields, lead contamination, illegal dumping and pollution from industry activity.
- Disinvestment in the neighborhood with little diversity in retail services, food resources, and financial services.
- Stress from residential development underway or in the planning phase due to the fear of displacement of life-long residents and loss of community.
- Poor quality public schools, resulting in about twice as many residents of West Oakland 25 years or older not completing high school, as compared with the County.
- Violence and crime in the neighborhood are, and are perceived to be, high. This section of West Oakland has high rates of prostitution and drug-related crimes, mostly in association with nearby Triangle Park.