

A stylized map of California is shown on the left side of the slide. The map is divided into two shades of blue: a lighter blue for the northern and central regions, and a darker blue for the southern regions. Overlaid on the central part of the map is a circular icon containing white silhouettes of a family: a man, a woman, and two children.

Housing Affordability and Health Findings:

Research informed by the Bay Area's
Public Health Departments

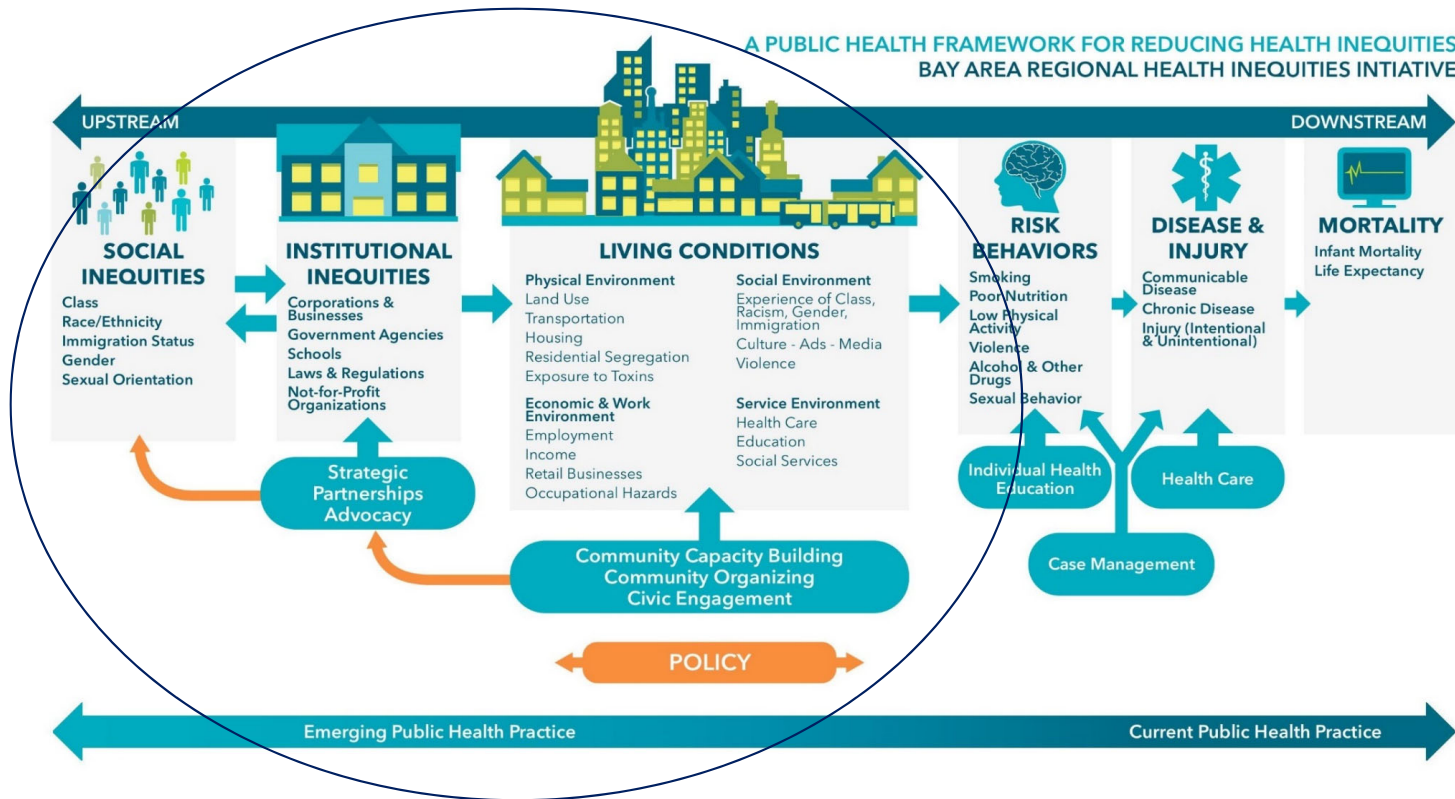
2017-2018



It is our mission to transform public health practice for the purpose of eliminating health inequities using a broad spectrum of approaches that create healthy communities.



BARHII Framework



Finding from Two Issue Briefs

- Housing Affordability and Health
- Housing Affordability's Impact on Families



HOUSING INSECURITY AND DISPLACEMENT IN THE BAY AREA

The Bay Area is in the midst of an unprecedented period of economic growth, adding nearly 200,000 jobs in the past decade.¹ Along with lagging housing production and renewed investment in central cities, this growth has fueled dramatic increases in housing costs, with rents rising almost 40% between 2010 and 2014.² Yet, over 1 million jobs region-wide pay less than \$18 per hour (or \$36,000 a year for full time work), making it extremely difficult to afford housing.³ Indeed 89% of Bay Area renter households earning less than \$35,000 a year are considered rent-burdened, meaning they spend more than 30% of their household budget on housing.⁴ With budgets stretched to the breaking point, households experience housing insecurity and are vulnerable to displacement from their homes and neighborhoods.

Households may be displaced for many reasons—rising rents, poor housing or neighborhood conditions, or (new) development to name a few—and all these types of displacement can have health impacts. Research indicates that nearly half of Bay Area census tracts are affected by gentrification, displacement and exclusion (21%) or at risk (26%) of these occurring (see Figure 1).⁵

TABLE 1: Gentrification and Displacement by Tract

COUNTY	UNDISPLACED & ADVANCED	AT RISK
Alameda	24%	32%
Contra Costa	17%	19%
Marin	19%	11%
Napa	15%	25%
San Francisco	25%	64%
San Mateo	28%	28%
Santa Clara	24%	12%
Solano	13%	16%
Sonoma	11%	26%
Region	22%	27%

Source: UC Berkeley NEWS

TABLE 2: Percent of Households Rent Burdened by Income

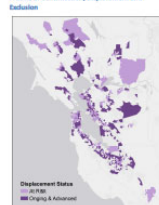
HOUSEHOLD INCOME	% RENT BURDENED
Less than \$15,000	89%
\$15-\$50,000	72%
\$50-\$75,000	39%

Source: UC Berkeley NEWS

While every county and most cities are affected (see Table 1), displacement risk is concentrated among the approximately 350,000 low-income renter households within Priority Development Areas.⁶ In addition to being slated for significant transportation investments, many of these areas are the focus of our health department's resources, as we work to ensure that residents have access to safe environments, good jobs and schools, parks, reliable and affordable transportation and other amenities that help people live healthy lives and improve a child's chances of success later in life.⁷ Displacement can mean that communities with poor health outcomes fail to benefit from public investments in their former neighborhoods.⁸

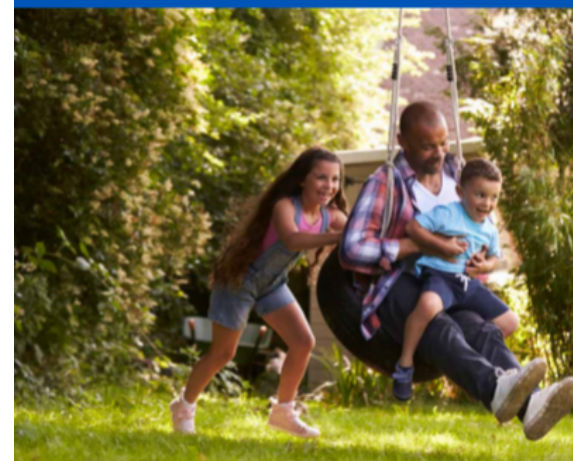
At the same time, some outer suburban areas of the Bay Area have seen dramatic increases in low-income households, and people of color.^{9,10} As the suburbanization of poverty has progressed, fewer low-income people live near transit,¹¹ which can provide an essential lifeline to jobs, schools and medical appointments. It has also strained city budgets, the social safety net, philanthropic giving and public health departments—making it difficult to keep people healthy.^{12, 13, 14}

FIGURE 1: Gentrification, Displacement and Exclusion



HOUSING STABILITY AND FAMILY HEALTH: AN ISSUE BRIEF

The Untold Story of High Cost Housing



BARHII
Bay Area Regional Health
Inequities Initiative

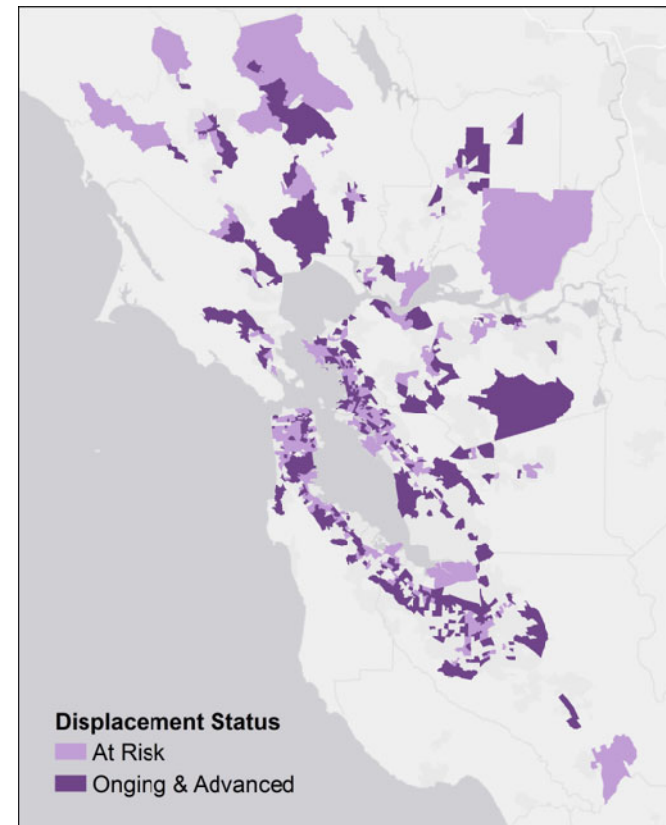
FEDERAL RESERVE BANK
OF SAN FRANCISCO

Displacement in the Bay Area

TABLE 1: Gentrification and Displacement by Tract

COUNTY	UNDERGOING & ADVANCED	AT RISK
Alameda	24%	32%
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Source: UC Berkeley REWS



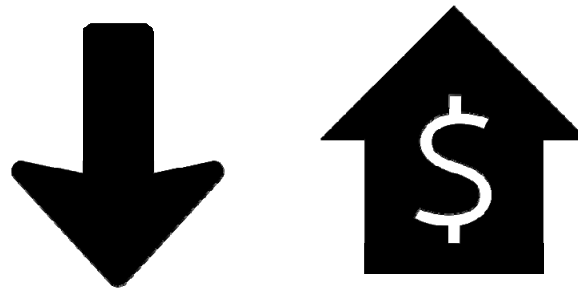
Percent Rent Burdened

TABLE 2: Percent of Households Rent Burdened by Income

HOUSEHOLD INCOME	% RENT BURDENED
Less than \$35,000	89%
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\$50-75,000	39%

Source: UC Berkeley REWS

Housing Affordability Impacts Spending on Healthcare and Food



Low-Income Households that can comfortably afford housing are able to spend:

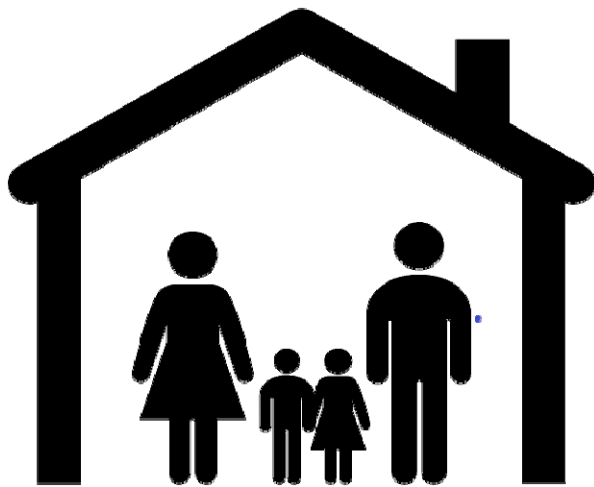


1/3rd more on Healthy Food



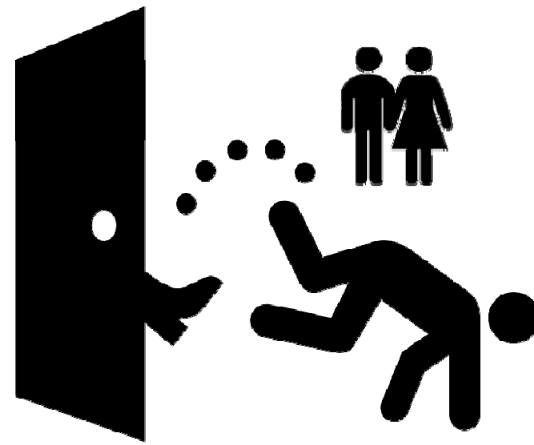
5x as much on Healthcare

Housing Affordability Impacts on Families



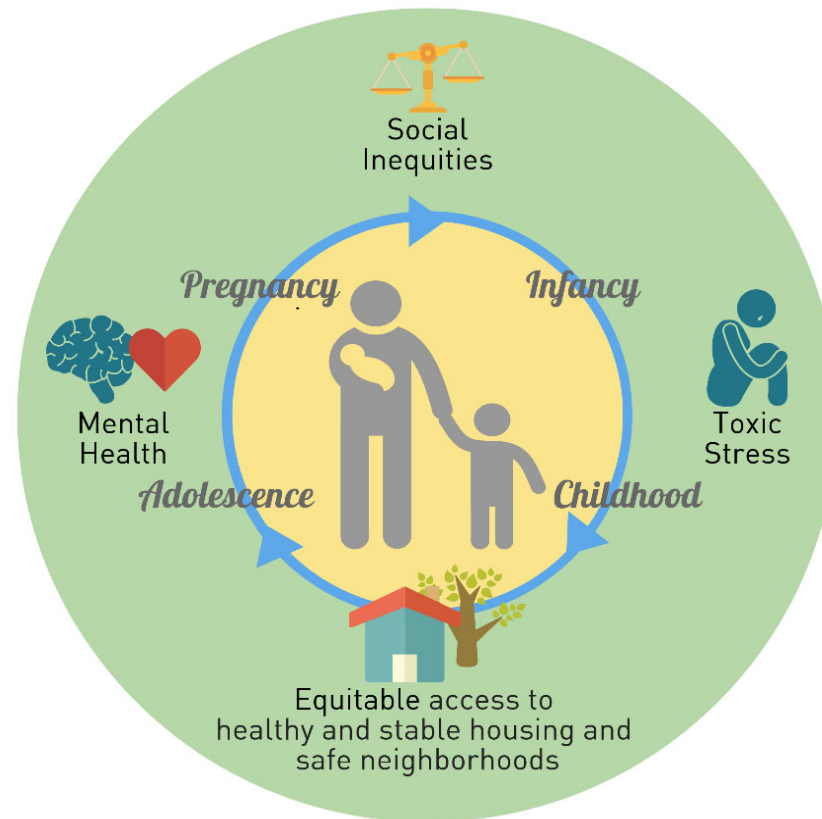
2x more likely to be evicted

2x more likely to be in poor health



Health and Housing Throughout the Life Course

- Pregnancy
- Early childhood
- Generational impacts



Mental Health: Adverse Child Experiences from Families Brief

- One third of children under 5 live in families that spend more than they can afford on housing
- Caregivers of young children in low income unstable housing are twice as likely as those in stable housing to be in fair or poor health
- 5000 homeless parents and children in the Bay Area

Health Equity Kitchen Cabinet - Solutions That Prioritize Public Health



Protection:

Goal: Protect more than 450,000 low-income renter households

How? \$400 million/year and adoption of incentives and requirements.



Preservation:

Goal: Take 25,550 homes occupied by and affordable to low-income renters off the speculative market, and preserve and improve 11,110 expiring deed-restricted units.

How: \$500 million/year for 10 years and adoption of incentives and requirements



Production:

Goal: Meet the region's need for 13,000 new affordable homes/year

How: \$1.4 billion/year and adoption of incentives and requirements

Health Equity Kitchen Cabinet - Bills to Watch



- **Protection**
- **Tenant protection package includes:** AB 1482 (Chiu) Rent Cap or Anti-Rent Gouging, AB 1481 (Bonta) Just Cause Eviction, AB 36 (Bloom) Affordable housing and amends certain provision of Costa-Hawkins
- **SB 329 (Mitchel) Source of Income Discrimination** - clarifies that housing vouchers are included within California's prohibition on discrimination based on source of income.



- **Production**
- **AB 10 (Chiu) State Low Income Housing Credit** - increases the aggregate housing credit dollar amount that may be allocated among low-income housing projects with specific allocations for farmworker housing.
- **SB 50 (Weiner) Planning and zoning: Housing Development** – increases maximum building heights around transit and in jobs rich areas.
- **ACA 1 (Aguiar-Curry) Constitutional Amendment** - reduces the voter threshold for affordable taxes (sales, parcel, or transactions taxes) from 66 to 55%



Appreciations

For more information:

WWW.BARHII.ORG

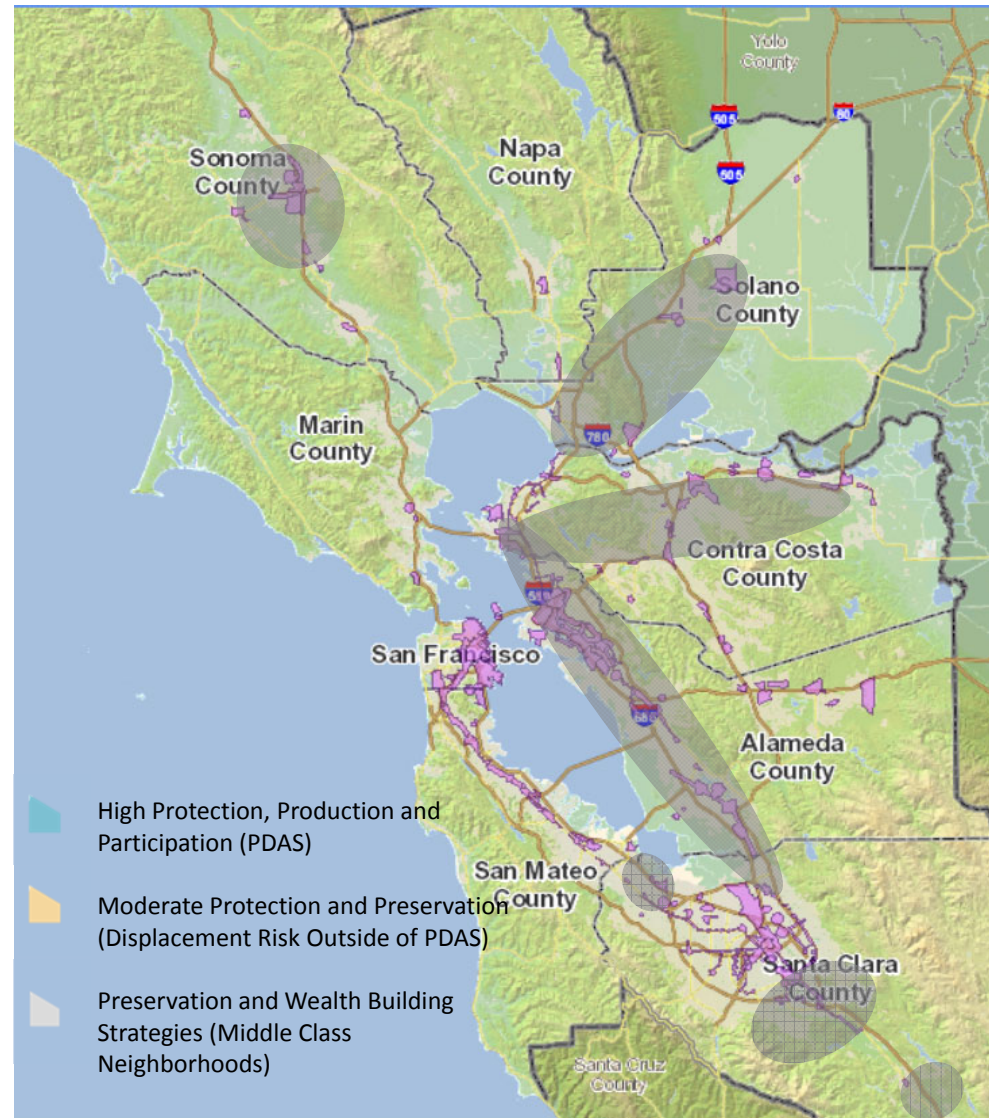


BAY AREA BELT FOR HOUSING PRESERVATION

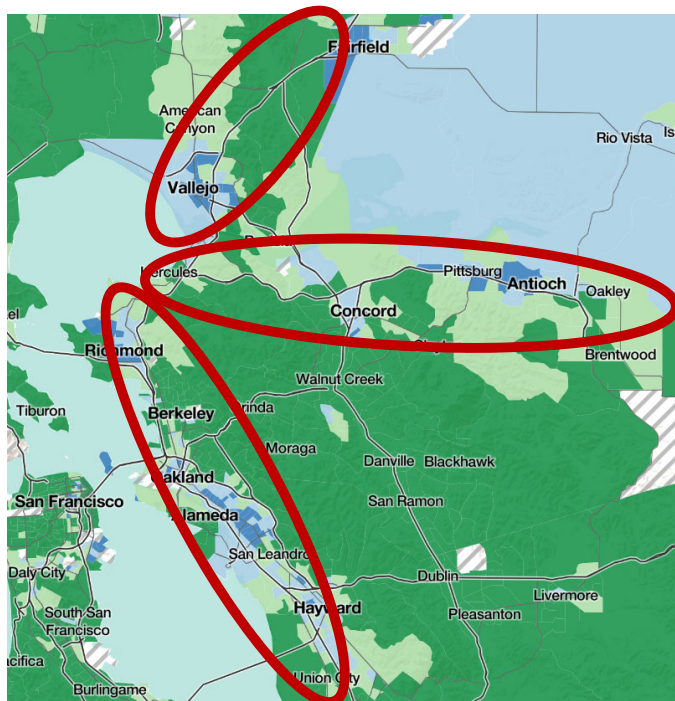
- Addressing health disparities
 - Cities economically disconnected from urban core
 - Increasing poverty and racial segregation
 - Vulnerable to displacement in the next economic cycle
 - Low community capacity
- Addressing vulnerable communities needs:
 - Low-income neighborhoods along earthquake faults and in flooding areas
 - 70K units at risk for the next major earthquake
- Timely investments
 - Lower housing cost than core
 - Retaining skilled work force
 - Retrofit would be ¼ cost of reconstruction



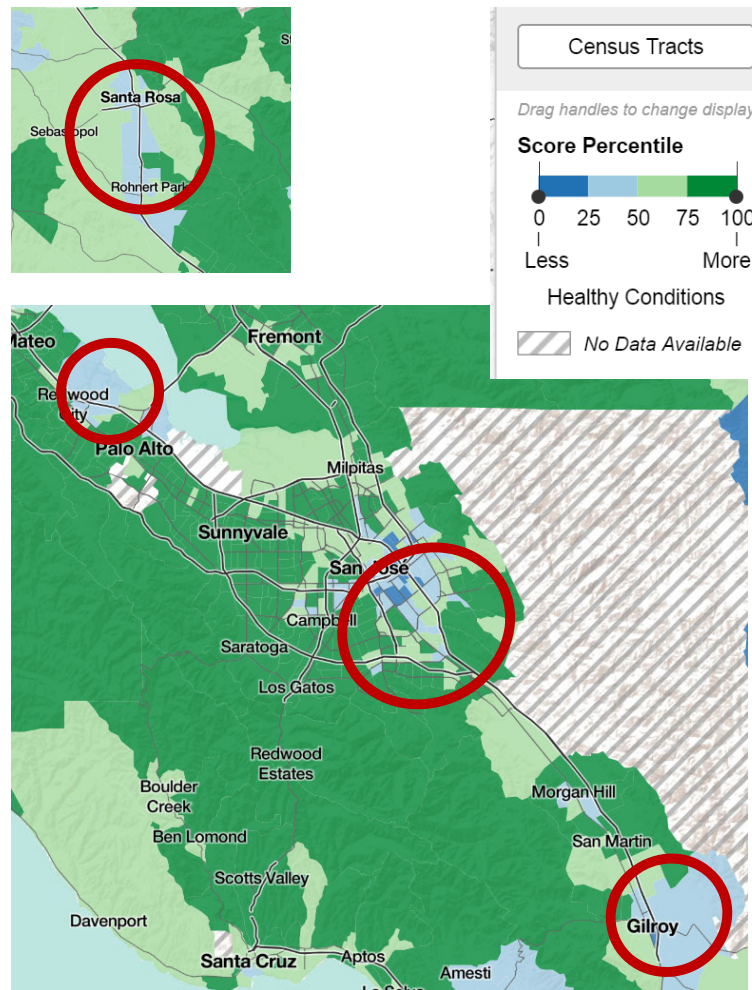
Bay Area Regional Health Inequities Initiative



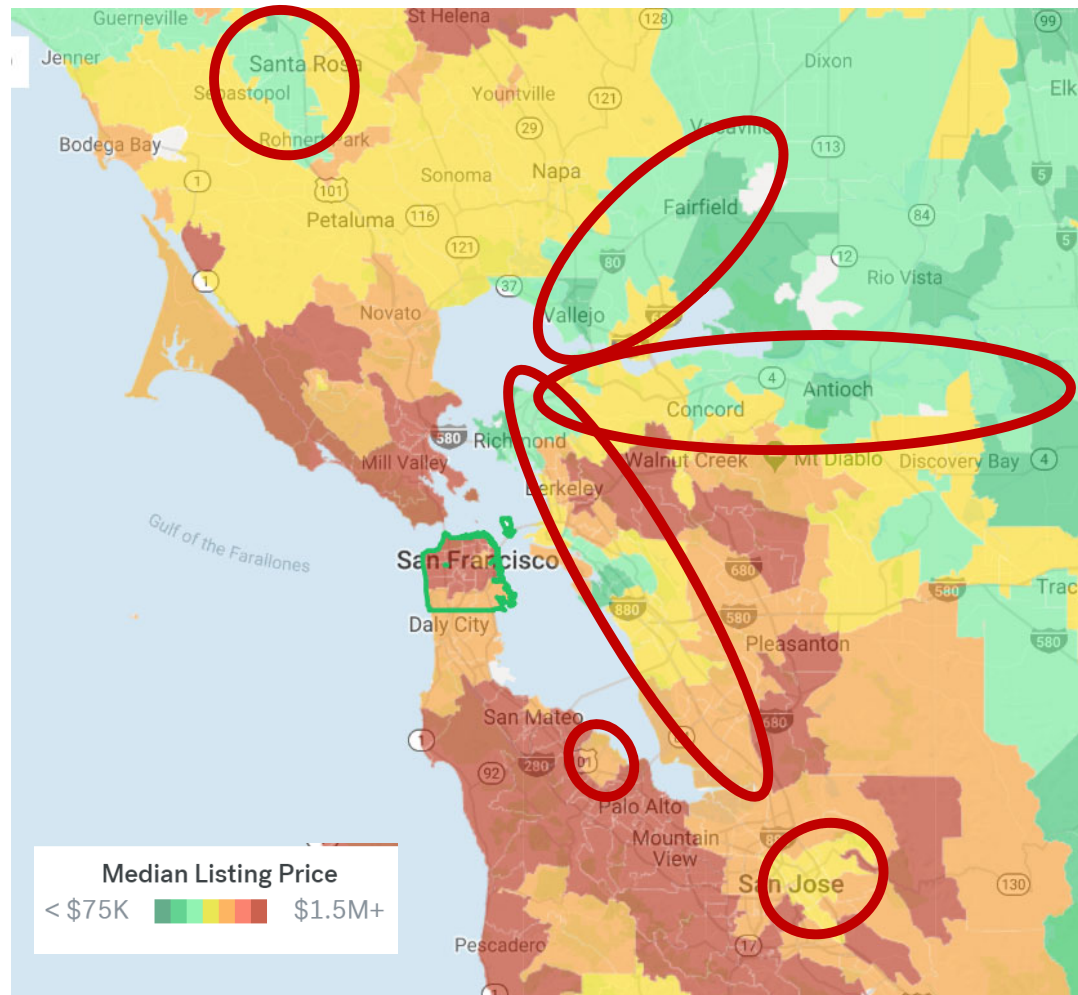
BAY AREA HEALTH INDEX BY NEIGHBORHOODS



Source: The California Healthy Places Index (HPI)
Public Health Alliance of Southern California



Housing Market Trends 2018 Trulia



Bay Area Regional Health Inequities Initiative



Welcome
to
Micro-Aggressions & Bias in the Work

Before The Session Begins Please ...

Select a Nametag with a statement that:

- ★ Has been made about you;
- ★ Something you've made about ar
- ★ Something you've heard; or
- ★ Create your own using a t-

Love Our Neighbors

**Intervening in Bias and Hate Incidents in O,
Communities**

Krystal Robinson Just
BARHII
admin@barhii.org

Melanie Newcomb
BARHII

**Adaptive Leadership 201:
Managing Adaptive Challenges
A Toolkit for Leadership**

Los Angeles, July 10, 2018

Catholic Charities and BARHII: Bay Area Regional
Health Inequities Initiative 2017

BARHII Trainings and Offerings

- Interrupting Hate and Bias Trainings
 - Bystander Training
 - Microaggressions and Bias in the Workplace Training
- Adaptive Leadership for Racial Equity Series
 - 101 – 301