Health Equity and Housing in a Changing Region

Rise Together Housing Affordability Forum
San Francisco Public Library
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Development:  WDominie@barhii.org
Bay Area Life Expectancy by Census Tract

Source: CA Death Statistical Master Files, 2009-2011
BARHII Health and Housing Framework
Housing Affordability Impacts
Spending on Healthcare and Food

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

- More on Childcare
- 1/3rd more on Healthy Food
- 5x as much on Healthcare

Source: See BARHII Displacement Brief
Image Credit: the Noun Project—Arthur Shlain, Adrien Coquet, UNiCORN, and Aneeque Ahmed
Impacts on Families

2x more likely to be evicted

2x more likely to be in poor health

Source: See forthcoming BARHII Housing and Families Brief
Image Credit: The Noun Project—To Uyen and Luis Prado
Families with Children Under 5
Percent Cost Burdened (paying 30% or more of income)

- Contra Costa
- Napa
- Sonoma
- Alameda
- Solano
- Santa Clara
- San Mateo
- Marin
- San Francisco

Renters
Owners
In 2014-2016, there were approximately as many formal evictions fillings in Contra Costa County as there are seats in the Concord Pavilion. This is likely only a small part of total evictions that took place.

Eviction is a leading cause of homelessness.

Source: Tenants Together: https://actionnetwork.org/groups/tenants-together/files/23632/download
Image Credit: The Concord Pavilion
Displacement in the Bay Area

<table>
<thead>
<tr>
<th>COUNTY</th>
<th>AT RISK</th>
<th>ONGOING or ADVANCED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Alameda</td>
<td>35%</td>
<td>36%</td>
</tr>
<tr>
<td>Contra Costa</td>
<td>24%</td>
<td>18%</td>
</tr>
<tr>
<td>Marin</td>
<td>22%</td>
<td>25%</td>
</tr>
<tr>
<td>Napa</td>
<td>28%</td>
<td>28%</td>
</tr>
<tr>
<td>Sacramento</td>
<td>35%</td>
<td>23%</td>
</tr>
<tr>
<td>San Francisco</td>
<td>35%</td>
<td>47%</td>
</tr>
<tr>
<td>San Joaquin</td>
<td>36%</td>
<td>24%</td>
</tr>
<tr>
<td>San Mateo</td>
<td>27%</td>
<td>38%</td>
</tr>
<tr>
<td>Santa Clara</td>
<td>22%</td>
<td>37%</td>
</tr>
<tr>
<td>Santa Cruz</td>
<td>33%</td>
<td>31%</td>
</tr>
<tr>
<td>Solano</td>
<td>18%</td>
<td>16%</td>
</tr>
<tr>
<td>Sonoma</td>
<td>20%</td>
<td>24%</td>
</tr>
<tr>
<td>Yolo</td>
<td>27%</td>
<td>22%</td>
</tr>
<tr>
<td>Bay Area Total</td>
<td>29%</td>
<td>31%</td>
</tr>
</tbody>
</table>
1990-2010 PERCENT CHANGE AFRICAN-AMERICAN
Homeless People and Families

Minors and Transitional Age Youth

- Single TAY, 66
- Parenting TAY, 12
- Minors in Families, 160
Housing Solutions
Public Health First
Regional Housing Targets

**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
CASA Compact Overview

Bay Area Specific State Legislation
Protection (Pt), Preservation (Ps), Production (Pd)
Pd: Affordable (AH), Missing Middle Income (MMI), Homeless (H), Market (M) or ALL

1. Just Cause Eviction (Pt)
2. Anti-Gouging Cap (Pt)
3. Right to Legal Counsel (Pt)
4. Amend Housing Element/RHNA for Preservation, Missing Middle, Site Feasibility (Pt, Ps, Pd ALL)
5. No Net Loss (Ps, Pt)
6. $$ including Housing Trust Fund, Ballot Measures (Pt, Pr, Pd: AH, H, MMI)
7. Promote Public Land for Affordable Housing (Pd: AH, MMI, H)
8. Redevelopment (Pd ALL, Pr)
9. Regional Inclusionary Zoning (Pd ALL)
10. Remove Barriers to ADUs (Pd MM, H)
11. Align and Improve Density Bonus & Inclusionary Zoning (Pd ALL)
12. Amend Permit Streamlining, Mitigation Fee Act, and CEQA to Create Fair Process (Pd ALL)
13. Cap Impact Fees (Pd ALL)
15. Minimum Zoning Near Transit (Pd ALL)
16. Modify Defect Liability for Condominiums (Pd ALL)
17. New Revenue to Cities that Build Housing (Pt, Ps, Pd)
GOALS
- Increasing stability and resilience before the next economic cycle or natural disaster in vulnerable and disadvantaged communities.
- Building wealth in communities that have endured poverty, experienced racial segregation and received displaced populations from the core.
- Strengthening a belt of stable middle-class neighborhoods around the urban core that supports regional economic stability.

TASKS
- Reduce the 70K units at risk in the next major earthquake and flooding areas. Retrofit would be ¼ cost of reconstruction
- Integrate cities that are economically disconnected from urban core through investments in jobs and infrastructure
- Increase community capacity to guide investments and develop strategies.
Health and Housing Preservation Strategy

Community organizations expanding capacity to define needs and solutions

Leaders, planners, developers building affordability

Hospitals and health plans investments strategies

Safe, stable affordable housing

Healthy communities
- Better food
- Lower asthma, allergies
- Less ER visits
- Reduction of homelessness
- Higher school performance
- Higher mental health
- Less driving

Source:
Health and Housing Preservation Strategy

- **Community Land Trust**
  - 50K Affordable Stable Homes
  - $6.25 Billion
  - 20 Public-Private-Non-Profit Partnerships

- **Accessory Dwelling Units**

- **Affordable, Healthy Retrofit**

- **Small Site Acquisition**

- **Mobile Homes Retention**

50K Affordable Stable Homes
$6.25 Billion
20 Public-Private-Non-Profit Partnerships
## Health and Housing Preservation Strategy

### Case of Vallejo

<table>
<thead>
<tr>
<th>Strategy</th>
<th>Description</th>
<th>References</th>
<th>Strategy/Development Partners</th>
<th>Potential targets</th>
</tr>
</thead>
<tbody>
<tr>
<td>Community land trust</td>
<td>Land acquisition to secure tenure/affordability in perpetuity.</td>
<td>Oakland Land Trust</td>
<td>PAHALI, Northern California Land Trust, Oakland Land Trust</td>
<td>450 (1 % of total units)</td>
</tr>
<tr>
<td>Affordable, healthy retrofit</td>
<td>Health, Seismic, flooding improvements that retain affordability.</td>
<td>Earthquake Brace and Bolt</td>
<td>ABAG, City of Berkeley or Napa</td>
<td>600 (10% of units needing moderate – subst repairs)</td>
</tr>
<tr>
<td>Small Site Acquisition</td>
<td>CDC purchase of units to avoid displacement.</td>
<td>MEDA, EBALDC, RCD</td>
<td></td>
<td>450 (1 % of total units)</td>
</tr>
<tr>
<td>Accessory Dwelling Units</td>
<td>Upgrade existing garage or new structure</td>
<td>Youth Build Richmond, East Palo Alto</td>
<td>Carpenters union apprenticeship, Factory OS</td>
<td>1,500 (5% of total single fam detached)</td>
</tr>
<tr>
<td>Mobile Homes Retention</td>
<td>Regional public-private strategies to retain affordability</td>
<td>Vallejo Mobile Home Coalition</td>
<td>Vallejo Mobile Home Coalition</td>
<td>700 units (50 % of total)</td>
</tr>
<tr>
<td>New Units</td>
<td>Housing in Opportunity Zones</td>
<td>Vallejo Sereno Village</td>
<td>Eden Housing, RCD, Factory OS</td>
<td>672 units RHNA Very low - Mod</td>
</tr>
</tbody>
</table>
Bay Area Regional Health Inequities Initiative

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.

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