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.

Melissa Jones, Executive Director  mjones@barhii.org
BARHII - The Power of Working as a Region

Early Founders

Bob Prentice, Former Director
Public Health Division, San Francisco Health Department

Arnold Perkins, Former Director
Alameda County Public Health Department

Wendel Brunner, Public Health Director
Contra Costa County Health Services

Art Chen, Former Health Officer
Alameda County Public Health Department

BARHII’s Founders
BARHII’s Framework
Mobilizing the Region to Act

**Buy-In**

- Briefs, Data & Messaging
- Regional Approach → Encouragement & Pressure
  - “This is what others are doing”
- Increase the “number of people on the rug”
- Institutionalize throughout Organization
  - Strategic Plans
  - Health Equity Units
  - BARHII Committees
  - Toolkits

**Push Back**

- Cyclical
  - Institutionalize
  - Shift Focus & Wait
- Increasing the “number of people on the rug”
  - Community Partnerships
  - Focusing on the people on the middle
Housing insecurity and displacement in the Bay Area

The Bay Area is in the midst of an unprecedented period of economic growth, adding nearly 209,000 jobs in the past decade. 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. Indeed, 99% of Bay Area renters households earning less than $35,000 a year are considered rent-burdened, meaning they spend more than 30% of their household budget on housing. 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). In every county and most cities are affected (see Table 1), displacement risk is concentrated among the approximately 350,000 low-income renters within Priority Development Areas. 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. Displacement can mean that communities with poor health outcomes fail to benefit from public investments in their former neighborhoods.

At the same time, some outer suburban areas of the Bay Area have seen dramatic increases in low-income households, and people of color. As the suburbanization of poverty has progressed, fewer low-income people live near transit, which can provide an essential lifestyle 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.

<table>
<thead>
<tr>
<th>COUNTY</th>
<th>Median Income</th>
<th>% Rent Burden</th>
<th>Displacement Risk</th>
</tr>
</thead>
</table>
| Alameda | $55,000 | 25% | 14%
| Contra Costa | $53,000 | 20% | 12%
| Marin | $55,000 | 20% | 11%
| Napa | $49,000 | 15% | 11%
| San Francisco | $52,000 | 20% | 10%
| San Mateo | $52,000 | 20% | 10%
| Santa Clara | $52,000 | 18% | 9%
| Sonoma | $50,000 | 15% | 9%

Source: UC Berkeley GWI

Stabilize Residents and Neighborhoods

- Rent Stabilization Ordinances limit the amount rent can be raised per year. Rent in California cities rose by almost 5% between 2015 and 2016, with increases in some cities in the double digits—leaving 83% of renter households making less than $50,000 a year paying more than they can afford. Ordinances cap rent increases by limiting them to the rate of inflation. Some establish a set yearly percentage for allowable rent increases, while others tie increases to the Consumer Price Index. Policies can be crafted to apply to all rental properties or only to properties with a given number of units. State law limits the application of rent control for buildings constructed after 1995. Rent stabilization is most effective when paired with Just Cause Eviction ordinances. For more information, see: HCOS Housing Element Best Practices and the Urban Displacement Project’s Rent Control Policy Brief.

- Just Cause Eviction Ordinances ensure landlords can only evict tenants for a good reason, or “just cause.” In most cities, tenants can be evicted for no reason, even if they are paying their rent. Just Cause Eviction ordinances protect tenants from arbitrary, discriminatory, or retaliatory eviction. This stabilizes tenants in their homes, particularly when paired with rent stabilization ordinances. Jurisdictions can set their own definition of what constitutes just cause, but ordinances often include elements such as failure to pay rent, illegal activity, lack of lease compliance, capital improvement/renovation/demolition, code enforcement, and the landlord or family moving in. Ordinances can more effectively protect health by prohibiting evictions in cases of building failure and transfer due to code violations; and by limiting no-fault evictions for elderly, disabled, pregnant, or chronically ill tenants and those with small children. For more information see: HCOS Housing Element Best Practices and Policy Line’s Just Cause Eviction Credit Card, see, for example: San Francisco.

- Relocation Benefits provide compensation for tenants displaced due to no-fault evictions, uninhabitable building conditions, or public development. While federal law requires relocation assistance to be paid to residents displaced by federally funded projects, these policies have not historically been effectively implemented. Local jurisdictions can augment federal law with local policies that cover private redevelopment and include relocation case management, a “build it or find it first” provision to ensure new housing is available before displacement occurs, and additional support for displaced due to unsafe conditions. Jurisdictions can also include a “right of first refusal” policy to require tenants receive the right to return to their housing at

Source:
Current Moment: Investment & Displacement

Will allow for more aggressive products and terms.

FIGURE 1: Gentrification, Displacement and Exclusion
Source: UC Berkeley REWS

<table>
<thead>
<tr>
<th>COUNTY</th>
<th>UNDERGOING &amp; ADVANCED</th>
<th>AT RISK</th>
</tr>
</thead>
<tbody>
<tr>
<td>Alameda</td>
<td>24%</td>
<td>32%</td>
</tr>
<tr>
<td>Contra Costa</td>
<td>17%</td>
<td>18%</td>
</tr>
<tr>
<td>Marin</td>
<td>18%</td>
<td>11%</td>
</tr>
<tr>
<td>Napa</td>
<td>15%</td>
<td>25%</td>
</tr>
<tr>
<td>San Francisco</td>
<td>25%</td>
<td>64%</td>
</tr>
<tr>
<td>San Mateo</td>
<td>28%</td>
<td>28%</td>
</tr>
<tr>
<td>Santa Clara</td>
<td>24%</td>
<td>12%</td>
</tr>
<tr>
<td>Solano</td>
<td>13%</td>
<td>16%</td>
</tr>
<tr>
<td>Sonoma</td>
<td>11%</td>
<td>26%</td>
</tr>
<tr>
<td><strong>Region</strong></td>
<td><strong>22%</strong></td>
<td><strong>27%</strong></td>
</tr>
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Source: UC Berkeley REWS
Bay Area For All: 6 Wins for Social Equity Network, Great Communities Collaborative, BARHII

Will allow for more aggressive products and terms

Current Moment: Regional Shifts

MAP 5: Black Population Shifts, 2000-2014

Largest Black Population Changes

- Gains
- Losses

Source: Census 2000, American Community Survey 2010-2014
The Human Health Impact

The Human Health Impact

- MENTAL HEALTH IMPACTS
- LONG COMMUTES, AIR QUALITY, CONGESTION AND HEALTH
- EFFECTS ON CHILDREN AND FAMILIES
- UNHEALTHY TRADEOFFS
Local Policies to Implement BEFORE transit investment

2 Considerations

- Public Land Strategies, New Construction, Inclusionary zoning
- Privately owned existing housing

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<th>Health Disadvantage Index Local Housing Policy Menu</th>
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<td>- Rent Stabilization Ordinances limit the amount rents can be raised per year, although California state law allows landlords to raise rents once a unit becomes vacant. Rents in California cities rose by almost 5% between 2015 and 2016, with increases in some cities in the double digits—leaving 85% of renters households making less than $50,000 a year paying more than they can afford for rent. Jurisdictions have taken many different approaches to limiting these rent increases. Some establish a set yearly percentage for allowable rent increases, while others tie increases to the Consumer Price Index. Policies can be crafted to apply to all rental properties or only to properties with a given number of units. State law limits the application of rent control for buildings constructed after 1995. Rent stabilization is most effective when paired with Just Cause Eviction ordinances. For more information, see: HCD’s Housing Element Best Practices and the Urban Displacement Project’s Rent Control Policy Brief.</td>
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Public Health Departments As Allies

Building Momentum- Increasing the Number of People on the Rug

- Briefs, Data & Messaging

- Health Equity Message → Encouragement & Pressure
  - “This is what is happening to public health clients”
  - “This is the impact on public health staff”
  - “This is the impact on constituents”

- Public health departments as allies
  - Health Equity Units
  - Community needs assessments
  - Specialized health impact assessments