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

BARHII and California Office of Health Equity
Finding from Two Issue Briefs

• Housing Affordability and Health

• Housing Affordability’s Impact on Families
Displacement in the Bay Area

<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>Region</td>
<td>22%</td>
<td>27%</td>
</tr>
</tbody>
</table>

Source: UC Berkeley REWS
Percent Rent Burdened

**TABLE 2: Percent of Households Rent Burdened by Income**

<table>
<thead>
<tr>
<th>HOUSEHOLD INCOME</th>
<th>% RENT BURDENED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than $35,000</td>
<td>89%</td>
</tr>
<tr>
<td>$35-50,000</td>
<td>72%</td>
</tr>
<tr>
<td>$50-75,000</td>
<td>39%</td>
</tr>
</tbody>
</table>

*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

Image Credit: Housing Cost by Arthur Shlain from the Noun Project; Healthy Food by Adrien Coquet from the Noun Project; Arrow by Adrien Coquet from the Noun Project; Medicine by UNiCORN from the Noun Project;
Housing Affordability Impacts on Families

- 2x more likely to be evicted
- 2x more likely to be in poor health

Image Credit: The Concord Pavilion
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%
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
Housing Market Trends
2018 Trulia
Community Land Trust

Accessory Dwelling Units

12.8K AFFORDABLE STABLE HOMES
$1.6 BILLION
20 PUBLIC-PRIVATE-NON-PROFIT PARTNERSHIPS

Affordable, Healthy Retrofit

Mobile Homes Retention

Small Site Acquisition
BARHII Trainings and Offerings

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