INCREASING TO HIGH-OPPORTUNITY NEIGHBORHOODS IN CALIFORNIA FOR LOW-INCOME PEOPLE AND PEOPLE OF COLOR

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California Housing Partnership

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About the California Housing Partnership

• Created by the State Legislature in 1988 (no ongoing state funding).

• Work across California with nonprofit and government housing agencies to create and preserve housing affordable to lower-income households.

• In 30 years, our staff has helped private and public housing agencies leverage $18 billion in funding to create and preserve more than 70,000 affordable homes.

• Also provide research and leadership on housing policy and funding issues.
Post-war redlining + other racist housing policies created a racially segregated geography of opportunity

Source: University of Richmond Digital Scholarship Lab, 2019. “Mapping Inequality: Redlining in New Deal America.”
Neighborhoods account for most of the variation in long-term earnings of children from low-income families.

Source: Opportunityatlas.org. Results shown for children whose parents were low-income (all races and genders).
Race appears to be a stronger determinant of who lives in high-resource neighborhoods than income

Source: U.S. Census, American Community Survey; California Fair Housing Task Force, 2018.
Segregation patterns do not reflect actual location preferences of people of color

Recent trend of re-segregation: as housing prices rose from 2000-2015, the racial geography of the Bay Area shifted.
Low-income households of color were more vulnerable to rent increases than low-income White households

30% tract-level increase in median rent (adjusted for inflation) in Bay Area from 2000-2015 associated with:

- 28% decrease in low-income households of color
- No relationship with number of low-income White households

Change in median rent paid, 2000-2015 (% change, inflation-adjusted)

Source: U.S. Census, American Community Survey
The landscape of high-poverty & racially segregated neighborhoods in the Bay Area shifted between 2000 & 2015

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Source: U.S. Census, American Community Survey
Displacement & migration of low-income people of color contributed to new concentrations of segregation and poverty

Neighborhood was Segregated and High-Poverty in:
- 2015 only (113 of 1,552 tracts)
- 2000 and 2015 (91 of 1,552 tracts)

Source: U.S. Census 2000 (Table P007), ACS 2011-2015 (Table B03002)
Geography of opportunity in the Bay Area

“resources” = tract-level predictors of upward economic mobility for low-income children

Source: California Fair Housing Task Force, 2017

Source: California Fair Housing Task Force, 2018.
Access to high-resource neighborhoods more pronounced between racial groups than between incomes of same race

Source: U.S. Census, American Community Survey; California Fair Housing Task Force, 2018.
State and local housing policy & investments should affirmatively help low-income people of color live in any neighborhood & reduce neighborhood inequality

1. Create new affordable homes in high-resource neighborhoods;

2. Stabilize housing prices and protect tenants neighborhoods where prices are rising fastest; and

3. Increase economic opportunity and institutional supports in racially segregated, high-poverty neighborhoods.
## California Housing Funding Agency (TCAC/HCD) Opportunity Map Indicators & Filters

<table>
<thead>
<tr>
<th>DOMAIN</th>
<th>INDICATOR</th>
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<tbody>
<tr>
<td><strong>Economics and Mobility</strong></td>
<td>Poverty</td>
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<td>Adult education</td>
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<td>Employment</td>
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<td>Proximity to entry-level jobs</td>
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<td>Median home value</td>
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<td><strong>Health and Environment</strong></td>
<td>CalEnviroscreen 3.0 indicators</td>
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<td><strong>Education</strong></td>
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<td>High school graduation rates</td>
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<td>Student poverty rate</td>
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<tr>
<td><strong>Filter (for “lowest resource” tracts)</strong></td>
<td>Racially segregated and high-poverty</td>
</tr>
</tbody>
</table>

Source: California Fair Housing Task Force, 2017
Family new construction 9% LIHTC affordable housing STATEWIDE (2003-2015)

Source: California Fair Housing Task Force, 2017
Land use challenge: lack of available multifamily sites in higher resource neighborhoods

MappingOpportunityCA.org - new mapping tool to inform zoning reform proposals
New and Proposed State Laws + Resources

• 2018
  • **Props 1 & 2**: $6 billion for creating and preserving affordable homes
  • **AB686**: creates AFFH requirement for California
  • **AB1771**: introduces AFFH goals in Regional Housing Needs Allocation Process

• 2019
  • Replacement for affordable housing funding lost due to eliminating redevelopment agencies in 2011 (SB5, AB11)
  • New $ for State low-income housing tax credit? (AB10)
  • Zoning reform (SB50/AB1279)
CONTACT

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