



# Updates from BARHII, CHEAC Annual Meeting

Melissa Jones, Executive Director

# Mission



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.

## Early Founders



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



**Arnold Perkins,**  
Former Director  
*Alameda County Public  
Health Department*

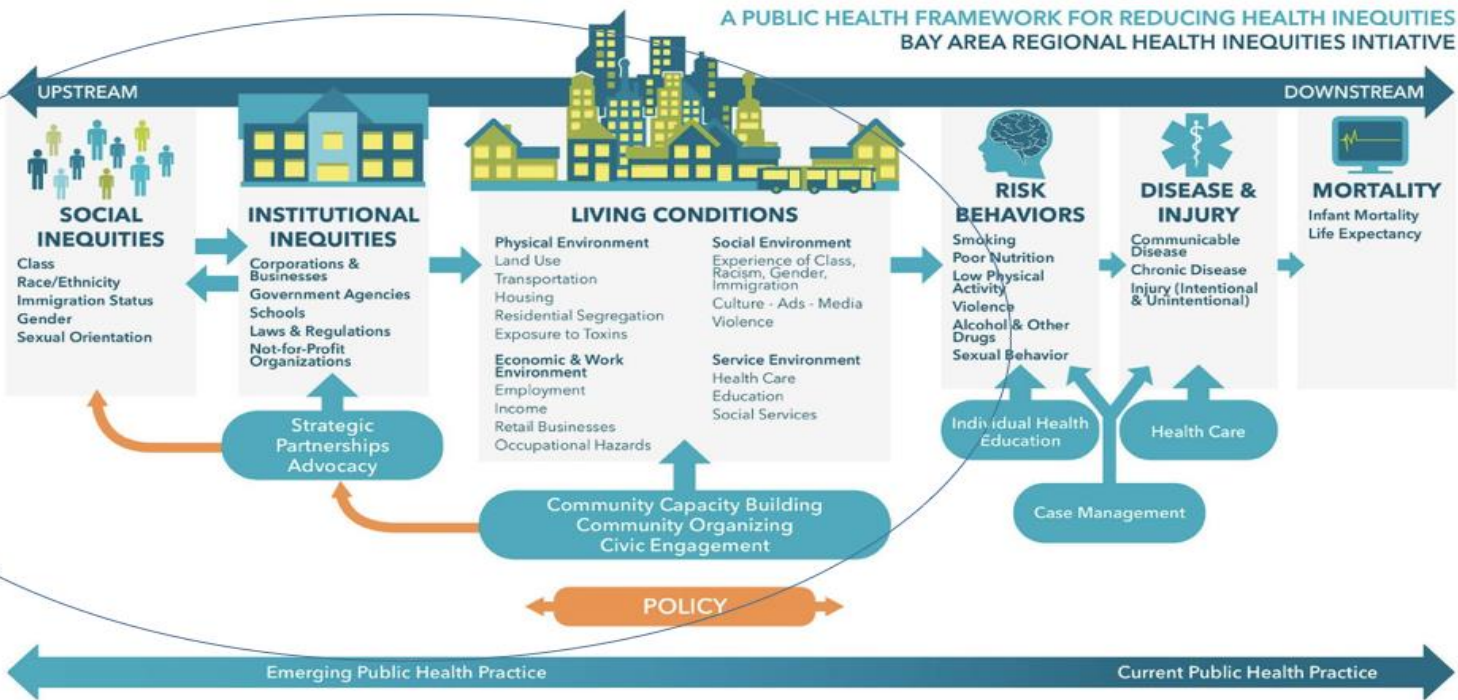


**Wendel Brunner,**  
Public Health Director  
*Contra Costa County  
Health Services*



**Art Chen,**  
Former Health Officer  
*Alameda County Public  
Health Department*

# BARHII Framework



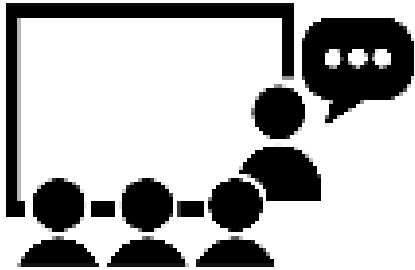


# Regional Convenings

- ***Monthly General Meetings- 300 people***

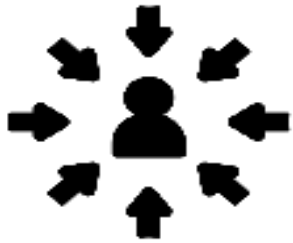
Topics such as:

- Housing Affordability & Health
- How Immigration Policy is Impacting Health Equity
- Release and review of BARHII platform, briefs, immigrant health equity survey
- Economic Opportunity (new brief forthcoming)
- Community Safety (exploring priorities now)



# Regional Training Design and Delivery

- ***Health Equity Basics Training*** – *Approx. 200*
  - **Health Equity 101** (piloted with over 90 CDPH)
  - **Housing Affordability and Health** (offered as trainings and panelist events)
  - **Adaptive Leadership For Times of Social Movements** (offered through Governing for Racial Equity)
- ***Countering Hate and Bias Series-*** *Approx. 200*
  - **Bystander Intervention training** (200 people)
  - **Bias in the Workplace training** (Piloting Q1 2018)
  - **Cultivating Resilience in Immigrant Communities** (Design Begins in 2018)



## Committees/ Communities of Practice

- *Data Committee*: Serving over 50 epidemiologists across the region. Created Immigrant Health Equity Survey.
- *Built Environment Committee*: Developing framework from year Long study of climate change and health.
- *Internal Capacity Committee*: Created the BARHII self assessment tool kit.
- *Maternal, Child, and Adolescent Health Ad-Hoc Committee*: Maternal and Child Health Policy Priorities



# Regional Voice and Advocacy

## ***BARHII POLICY COMMITTEE***

- To support local health departments to work more closely with their County’s policy and lobbying infrastructure*
- To advance regional and state policies that have the potential to provide health equity protections to large groups of people. Use Policy is a strategy to scale health equity solutions.*



# BARHII's Policy Foci

Adopted Policy Platform Prioritizing:

- A sharp focus on health equity.
- A health equity voice on the social determinants of health.
- A regional perspective.

# Housing Affordability and Health



## DISPLACEMENT BRIEF

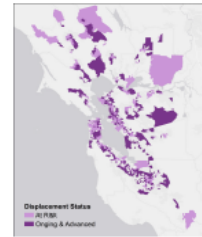
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### HOUSING INSECURITY AND DISPLACEMENT IN THE BAY AREA

The Bay Area is in the midst of an unprecedented period of economic growth, adding nearly 200,000 jobs in the past decade.<sup>1</sup> 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.<sup>2</sup> 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.<sup>3</sup> 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.<sup>4</sup> 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).<sup>5</sup>

FIGURE 1: Gentrification, Displacement and Exclusion



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.<sup>6</sup> 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.<sup>7</sup> Displacement can mean that communities with poor health outcomes fail to benefit from public investments in their former neighborhoods.<sup>8</sup>

At the same time, some outer suburban areas of the Bay Area have seen dramatic increases in low-income households, and people of color.<sup>9,10</sup> As the suburbanization of poverty has progressed, fewer low-income people live near transit,<sup>11</sup> 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.<sup>12, 13, 14</sup>

TABLE 1: Gentrification and Displacement by Tract

COUNTY	UNDERGOING & ADVANCED	AT RISK
Alameda	24%	32%
Contra Costa	17%	18%
Marin	18%	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 REWS

TABLE 2: Percent of Households Rent Burdened by Income

HOUSEHOLD INCOME	% RENT BURDENED
Less than \$35,000	89%
\$35-50,000	72%
\$50-75,000	39%

Source: UC Berkeley REWS



## Health Disadvantage Index Local Housing Policy Menu

### Stabilize Residents and Neighborhoods

- 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 renter households making less than \$50,000 a year paying more than they can afford for rent.<sup>15</sup> 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](#).
- 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/rehabilitation/demolition, code enforcement, and the landlord or their family moving in. Ordinances can more effectively protect health by prohibiting evictions in cases of building seizure 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: HCD's [Housing Element Best Practices](#) and Policy Link's [Just Cause Eviction Controls](#). 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.<sup>16</sup> 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 displacement 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

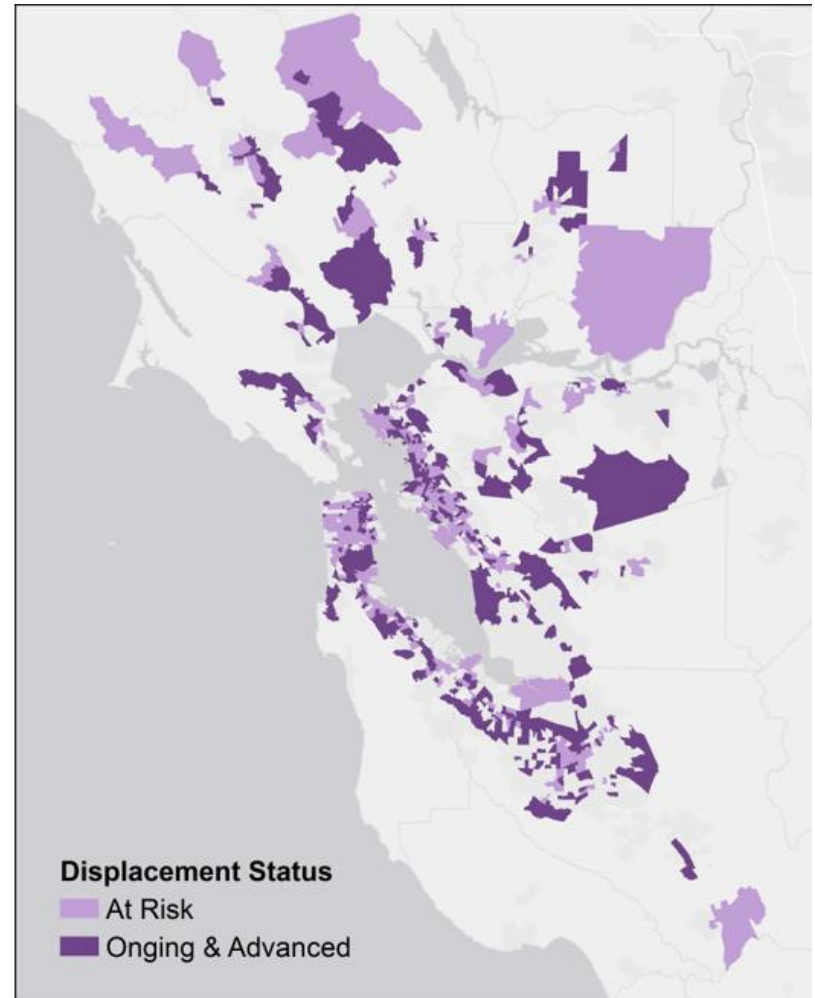
www.barhii.org

# Displacement in the Bay Area

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# Housing Affordability Impacts Spending on Healthcare and Food

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

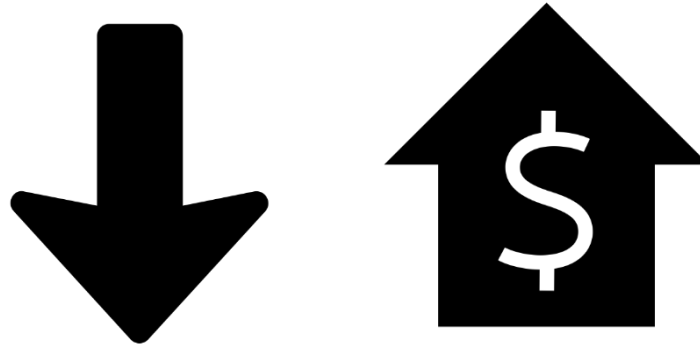
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*Source: UC Berkeley REWS*

Source:

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 Spending on Healthcare and Food



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



**1/3<sup>rd</sup> more on Healthy Food**



**5x as much on Healthcare**

Source:

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;

# CASA

## The Committee to House the Bay Area

CASA brings together leaders from across the Bay Area to build an actionable political consensus around increasing housing production at all levels of affordability, preserving existing affordable housing and protecting vulnerable populations from housing instability and displacement.

### CASA Co-Chairs

- Fred Blackwell
- Leslye Corsiglia
- Michael Covarrubias
- Steve Heminger

### CASA Steering Committee

- Ariane Hogan
- Bob Alvarado
- Dave Cortese
- Dave Regan
- Edwin Lee
- Ellen Wu
- Grace Crunican
- Jacke Mackenzie
- Jeremy Madsen
- Julie Combs
- Julie Pierce
- Keith Carson
- Kofi Bonner
- Libby Schaaf
- Matthew Franklin
- Michael Matthews
- Rebecca Prozan
- Sam Liccardo

# Solutions That Prioritize Public Health

## First — *From 6 Wins Collaborative*



### **Protection:**

**Goal:** Protect more than 300,000 low-income renter households

**How:** \$400 million/year and adoption of incentives and requirements



### **Preservation:**

**Goal:** Take 65,000 homes occupied by and affordable to low-income renters off the speculative market

**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

# CHEAC Partnership Potential

- Messaging SDOH Issues Statewide
  - Housing Affordability & Health
  - Economic Opportunity
- Learning Together
  - Community Safety
- Policy Priorities
  - Housing Affordability
  - Economic Opportunity



[www.barhii.org](http://www.barhii.org)

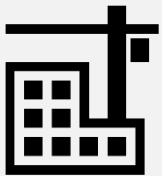
# CREATING HEALTHY HOUSING: THE FIVE P'S OF HOUSING STABILITY†



**PROTECTION** of existing residents to ensure renters can remain in their homes and don't experience the health impacts of housing instability or displacement.



**PRESERVATION** of existing housing at all affordability levels to maintain affordable units despite changing economic conditions and replace units at the same affordability levels for the same residents when preserving is impossible.



**PRODUCTION** of new housing units at a diversity of affordability levels. Regional entities can make balanced housing production a priority through regulations and incentives for developers and a commitment to using public resources for affordable housing.



**PARTICIPATION** of residents and community leaders in decision-making processes that impact their housing stability.



**PLACEMENT** of housing near transit, jobs and amenities. This means locating homes by transit and healthy food sources and away from sources of pollution.



Source:

**How's  
The  
Water?**

