Health Equity and Housing in Contra Costa County

7/20/18

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MISSION STATEMENT

To transform public health practice for the purpose of eliminating health inequities using a broad spectrum of approaches that create healthy communities.
This Moment in Bay Area

Source:
Health is a state of complete physical, mental and social well-being and not merely the absence of disease or infirmity.

-- World Health Organization
Talk with your neighbor:

What makes for a healthy community, and long and healthy lives?
The BARHII Framework

A PUBLIC HEALTH FRAMEWORK FOR REDUCING HEALTH INEQUITIES
BAY AREA REGIONAL HEALTH INEQUITIES INITIATIVE

UPSTREAM
SOCIAL INEQUITIES
Class
Race/Ethnicity
Immigration Status
Gender
Sexual Orientation

INSTITUTIONAL INEQUITIES
Corporations & Businesses
Government Agencies
Schools
Laws & Regulations
Not-for-Profit Organizations

LIVING CONDITIONS
Physical Environment
Land Use
Transportation
Housing
Residential Segregation
Exposure to Toxins
Economic & Work Environment
Employment
Income
Retail Businesses
Occupational Hazards
Social Environment
Experience of Class, Racism, Gender, Immigration
Culture - Ads - Media
Violence
Service Environment
Health Care
Education
Social Services

RISK BEHAVIORS
Smoking
Poor Nutrition
Low Physical Activity
Violence
Alcohol & Other Drugs
Sexual Behavior

DISEASE & INJURY
Communicable Disease
Chronic Disease
Injury (Intentional & Unintentional)

MORTALITY
Infant Mortality
Life Expectancy

PRIORITY AREAS
Community Capacity Building
Community Organizing
Civic Engagement

POLICY

Emerging Public Health Practice

Source: BARHII and California Office of Health Equity
Health Inequities

“Health inequities are differences in health status and mortality rates across population groups that are systemic, avoidable, unfair, and unjust.”*

*Margaret Whitehead: World Health Organization

- These differences are sustained over time and generations, and are beyond the control of individuals.

- These differences follow the larger patterns of inequality that exist in society.
ALTHOUGH DEATH RATES IN CALIFORNIA HAVE DECLINED, DISPARITIES PERSIST WITH AFRICAN AMERICANS HAVING HIGHER DEATH RATES THAN THOSE OF OTHER RACIAL/ETHNIC GROUPS

**FIGURE 2:** Death rates, by race/ethnicity, California, 2002 to 2010.


Note: Age-adjusted rates are calculated using year 2000 U.S. standard population.
Bay Area Life Expectancy by Census Tract

Source: CA Death Statistical Master Files, 2009-2011
Pair and Share:

- Do you see yourself, your family, your community or the people we serve in these statistics?

- What do you think causes these inequities?
The BARHII Framework

Source: BARHII and California Office of Health Equity
## Example: Housing Inequities

<table>
<thead>
<tr>
<th></th>
<th>White</th>
<th>Black/African American</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Slavery</strong></td>
<td>Could own houses and other property and profit from slavery</td>
<td>Considered property</td>
</tr>
<tr>
<td><strong>GI Bill and Redlining</strong></td>
<td>Federal Government Helped Buy Suburban Homes</td>
<td>Federal Government Won’t Loan in Black Neighborhoods</td>
</tr>
<tr>
<td><strong>Housing Discrimination</strong></td>
<td>Do Not Experience Discrimination</td>
<td>Still Face Discrimination</td>
</tr>
<tr>
<td><strong>Subprime Loans</strong></td>
<td>Often Access to Good Loans</td>
<td>Steered to Subprime Loans</td>
</tr>
<tr>
<td><strong>Foreclosure Crises</strong></td>
<td>Mostly Bounced Back</td>
<td>Biggest Loss of Wealth Since Slavery</td>
</tr>
<tr>
<td><strong>Displacement/Gentrification</strong></td>
<td>Moving in, Pushing out</td>
<td>Being Pushed Out</td>
</tr>
</tbody>
</table>
Image Credit: SmartMeme
What Drives Homelessness in Contra Costa County?
Contra Costa County List Rents
1994-2014

Source: MTC Vital Signs
Families with Children Under 5
Percent Cost Burdened (paying 30% or more of income)
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
The Effect of Rising Rents on Homeless Populations

How many more people will experience homelessness if rents rise 1 to 10 percent? (Estimates are the expected increase in both the homeless counts and total populations.)

Source: Zillow Research: https://www.zillow.com/research/highlights-rent-homelessness-16131/
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
Evictions: Impacts on Families

2x more likely to be evicted

2x more likely to be in poor health

Source:
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>

Source: Urban Displacement Project
Displacement in the Bay Area

Source: Urban Displacement Project

Race / ethnicity in the year 2000
- white
- black
- asian
- hispanic
- other

Each dot represents twenty people.
Block-level data from the U.S. Census here, hispanic is exclusive of other categories.
Map by Bill Rankin, 2010.
Displacement: Impacts on Families
Health and Housing Throughout the Life Course

**Pregnancy:** Experiences and stressors in utero shape birth outcomes and can elevate lifetime health risks for chronic conditions such as diabetes, hypertension and cardiovascular disease.

**Early Childhood:** Housing conditions during this period—in which 90% of brain development takes place—shape lifelong health. Housing instability during childhood can behavioral problems, educational delays, depression, low birth weights, and other health conditions such as asthma.

**Generational Impacts:** Neighborhood cost and discrimination determine access to education, stressors, and resources for healthy development. Lifelong experiences of parents are passed on to the next generation, and account for many of the disparities we see in birth outcomes.
Solutions That Prioritize Public Health First

“Preventing displacement and addressing the housing crisis may be the most important task in our collective efforts to maintain our unique character and create healthy communities for all.”

- Alameda County Health Officer Muntu Davis and Supervisor Keith Carson

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
High Protection, Production and Participation (PDAS)

Moderate Protection and Preservation (Displacement Risk Outside of PDAS)

Preservation and Wealth Building Strategies (Middle Class Neighborhoods)
Implementation actions: Stable access to housing and community wealth building are the central focus of BARHII's work in Solano and East Contra Costa. In collaboration with our Public Health Members, BARHII could support capacity building, policy and technical support and identify funding strategies. Strategies to be considered:

1. **Community land trust**: Allows the acquisition of land to maintain security of tenure and provides affordable homes in perpetuity. This is a collective ownership and financial strategy that relates to the other three strategies below.

2. **Affordable retrofit**: Combines housing and resilience funds to invest housing improvements that will bring buildings up to code and add additional features to endure seismic and flooding events. A dollar of resilience investment equals four dollars of disaster recovery.

3. **Small Site Acquisition**: Community Development Organizations can purchase existing affordable homes to retain existing tenants at risk of displacement and retain the affordability of those units for future generations.

4. **Accessory Dwelling Units**: Large parcels might accommodate an affordable accessory dwelling unit in the existing garage or new structure without land cost and minimizing building cost. This unit could also add to the property owner income. Prototypes to consider: East Palo Alto, Santa Rosa, Richmond.

5. **Retention of Mobile Homes**: This is one of the most affordable housing types that are at high risk of being purchase for new development.
Contra Costa COC Data

Disparities before ENTER homelessness

EQUITY

Disparities AFTER entering homelessness

Source:
Contra Costa COC Data

HMIS and survey data can help the COC capture data on:

- GENDER
- AGE
- RACE
- ETHNICITY
- LGBTQI
- MENTAL HEALTH
- EDUCATION LEVEL
- GEOGRAPHY

Source:
Contra Costa COC Data

Race in COC homeless services in 2017

- White: 46%
- Hispanic/Latino: 37%
- Black: 9%
- Asian: 4%
- American Indian: 2%
- Pacific Islander: 2%
- Multiple: 2%
Race and Ethnicity In Contra Costa County and in CoC

- % in 2017 County Census Estimate
- % of those served in homeless programs
- % of COC that was housed

<table>
<thead>
<tr>
<th>Race/Ethnicity</th>
<th>% in 2017 County Census Estimate</th>
<th>% of those served in homeless programs</th>
<th>% of COC that was housed</th>
</tr>
</thead>
<tbody>
<tr>
<td>White</td>
<td>61%</td>
<td>46%</td>
<td>31%</td>
</tr>
<tr>
<td>Black/African American</td>
<td>37%</td>
<td>9%</td>
<td>9%</td>
</tr>
<tr>
<td>American Indian or Alaskan Native</td>
<td>9%</td>
<td>6%</td>
<td>1%</td>
</tr>
<tr>
<td>Asian</td>
<td>15%</td>
<td>2%</td>
<td>3%</td>
</tr>
<tr>
<td>HI or Pacific Islander</td>
<td>1%</td>
<td>1%</td>
<td>2%</td>
</tr>
<tr>
<td>Multiple</td>
<td>6%</td>
<td>4%</td>
<td>7%</td>
</tr>
<tr>
<td>Latino/Hispanic</td>
<td>25%</td>
<td>16%</td>
<td>20%</td>
</tr>
</tbody>
</table>

Source:
Why the disparities?

- Access to different programming?
- Different safety net to prevent and end homelessness?
- Bias in assessments?
- Population-specific housing needs or desires?
Questions to Ask Yourself

Goals, Strategy, Programs
  • Is racial equity part of your goals, strategies and programs?

Getting to Outcomes
  • Do you collect data on health outcomes by race/ethnicity?
  • How will you measure improvement by race?

Participation and Power
  • Who is involved in shaping your work?
  • How are you partnering with organizations building power in communities of color?
  • How can you ensure accountability and communication to those directly impacted by your issue?

Resources
  • Where do you spend/allocate resources (directly and indirectly)?
  • Who does this benefit? Who does this burden?
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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