RISING HOUSING COSTS & RE-SEGREGATION IN THE BAY AREA

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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, while providing leadership on housing policy

• In 30 years, have helped private and public housing agencies leverage $18 billion in private and public funding to create and preserve more than 70,000 affordable homes.
The Urban Displacement Project

The Urban Displacement Project (UDP) is a research and action initiative at UC Berkeley. UDP conducts community-engaged, data-driven, applied research to help move cities towards more equitable and inclusive futures.

The goal of UDP is to produce rigorous research to *reframe* conversations, *empower* advocates and policymakers, and to *train and inspire* the next generation of leaders in equitable development.
Frequently Asked Questions about Displacement in the Bay Area

- When people get displaced, where do they go?
  - How does the map change for different racial/ethnic/income groups?
- Is it ok if people get displaced to somewhere else in the Bay Area?
- What are the racial equity implications of displacement?
  - How does displacement relate to patterns of neighborhood segregation and access to opportunity?
Survey of Displaced Households from San Mateo and Santa Clara Counties

Collaboration between UDP, CLSEPA, Bay Legal, and the Law Foundation of Silicon Valley. Funded by The Silicon Valley Community Foundation.

San Mateo
• 33% of household respondents left the county
• Displaced to worse-off neighborhoods

Santa Clara
• Only 9% were able to move within a mile of previous home
• 20% ended up in “precarious” housing (hotel, doubling up, couch-surfing)
Project Background

• Collaboration between the California Housing Partnership and the UC Berkeley Urban Displacement Project. Funded by The San Francisco Foundation.

1. How has the distribution low-income and people of color shifted across the Bay Area between 2000 and 2015?

2. What is the relationship between these trends to changes in the price of rental housing?

3. How have patterns of racially segregated concentrated poverty & unequal access to opportunity changed over time?
Three County-level Reports (September) + Regional Report (February)

Download at http://www.urbandisplacement.org
Interactive Web Maps

Mobility by Race/Income
http://urbandisplacement.org/migrationmap

Demographic Change by Race/Income
http://urbandisplacement.org/rentchangemap
Changes in low-income households of color were spatially concentrated (2000-2015)

Change in low-income Black households (2000-2015)

Change in Number of Households (count)
- Increase > 100
- Increase 50 - 100
- Increase < 50
- Decrease < 50
- Decrease 50 - 100
- Decrease > 100
- Unreliable Data

Source: U.S. Census, American Community Survey
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 was:

- Associated with a 25% decrease in low-income households of color
- Not associated with any change in low-income White households

Source: U.S. Census, American Community Survey
Cost of Displacement

<table>
<thead>
<tr>
<th></th>
<th>Did not Move</th>
<th>Moved Within County</th>
<th>Moved Within Region</th>
<th>Left Region</th>
</tr>
</thead>
<tbody>
<tr>
<td>Extremely Low (0-30% AMI)</td>
<td>68%</td>
<td>77%</td>
<td>83%</td>
<td>80%</td>
</tr>
<tr>
<td>Very Low (30-50% AMI)</td>
<td>31%</td>
<td>34%</td>
<td>36%</td>
<td>32%</td>
</tr>
<tr>
<td>Low (50-80% AMI)</td>
<td>43%</td>
<td>48%</td>
<td>51%</td>
<td>46%</td>
</tr>
</tbody>
</table>

➢ Low-income households who made any kind of move in 2015 ended up more rent-burdened than those who did not move.

Source: ACS Public Use Microdata Sample (PUMS)
Changing landscape of high-poverty & racially segregated neighborhoods (2000 and 2015)

Source: U.S. Census, American Community Survey
Changing landscape of high-poverty & racially segregated neighborhoods (2000 and 2015)

Source: U.S. Census, American Community Survey
Changing landscape of high-poverty & racially segregated neighborhoods (2000 and 2015)

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

Share of low-income households living in segregated + high-poverty tracts (2000 and 2015)

Source: U.S. Census, American Community Survey
Geography of opportunity in the Bay Area

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

Source: U.S. Census, American Community Survey

Source: California Fair Housing Task Force, 2017
Access to high-resource neighborhoods in 2015 was more pronounced between racial groups than between incomes of same race.

Source: U.S. Census, American Community Survey
Housing & land use policy & investments in the Bay Area should enable low-income people of color to live in any neighborhood & reduce neighborhood inequality by:

1. Stabilizing rental housing prices in neighborhoods where they are rising fastest & displacement risk is highest;

2. Creation of new affordable homes in high-resource neighborhoods; and

3. Increasing economic opportunity and institutional supports in racially segregated, high-poverty neighborhoods.