



# RISING HOUSING COSTS & RE-SEGREGATION IN THE BAY AREA

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**Miriam Zuk**

Urban Displacement Project  
UC Berkeley

**Dan Rinzler**

California Housing  
Partnership

# 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)

### Displacement in San Mateo County, California: Consequences for Housing, Neighborhoods, Quality of Life, and Health

Justine Marcus  
Miriam Zuk



#### EXECUTIVE SUMMARY:

### Displacement in San Mateo County, California: Consequences for Housing, Neighborhoods, Quality of Life, and Health

In metropolitan regions across the country, residents face constrained, expensive housing markets and rising income inequality. Middle- and high-income households are beginning to seek more affordable housing in accessible neighborhoods with traditionally lower rents and proximity to jobs and transportation.<sup>1</sup> Many low-income households are simply unable to secure affordable rents.<sup>2</sup> As neighborhoods change and housing demand shifts, landlords are presented with a new set of financial prospects. Displacement and evictions are central components of this changing landscape, altering the geography of race and class across regions. Recent studies have found a spike in evictions in San Mateo County, disproportionately affecting people of color.<sup>3</sup>

There is relatively little research on the impacts of displacement on households, individuals, and communities. Existing research has shown that evictions negatively affect the health, quality of life, and economic outlook for households, often with long-term consequences.<sup>4</sup> This study contributes to this small but growing body of research, with results specific to local Bay Area conditions. We assess the relationship between displacement and housing costs and quality, commutes, neighborhood location and quality, mental and physical health, and healthcare access. We completed

in-depth phone surveys with 100 primarily low-income tenants who received services from Community Legal Services in East Palo Alto (CLSEPA), which serves low-income communities in San Mateo County. Survey respondents live in and/or were displaced from San Mateo County communities. These surveys provide a window into the consequences of displacement for households in the San Francisco Bay Area, with implications for researchers and policymakers both locally and across the nation.

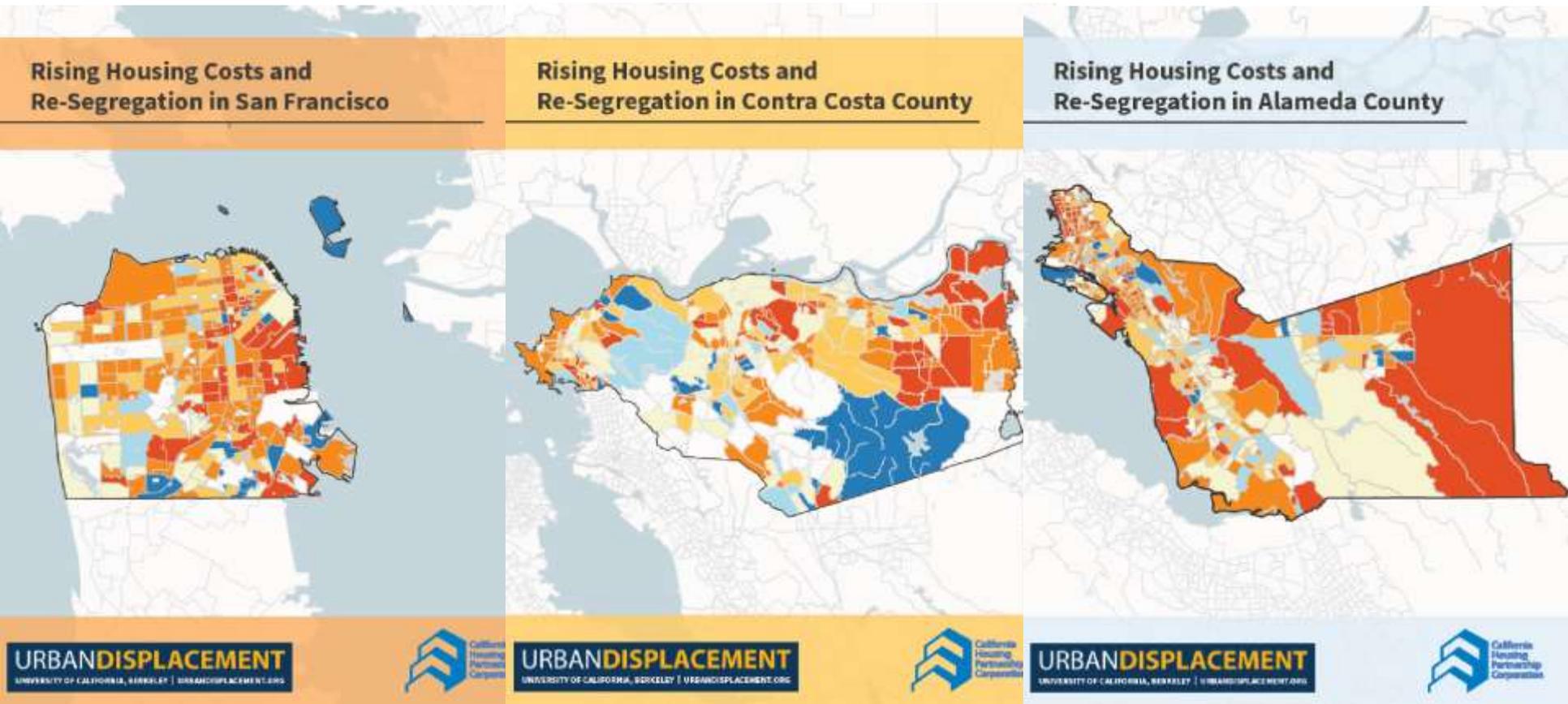
#### About IGS

The Institute of Governmental Studies is California's oldest public policy research center. As an Organized Research Unit of the University of California, Berkeley, IGS expands the understanding of governmental institutions and the political process through a vigorous program of research, education, public service, and publishing.

# 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)

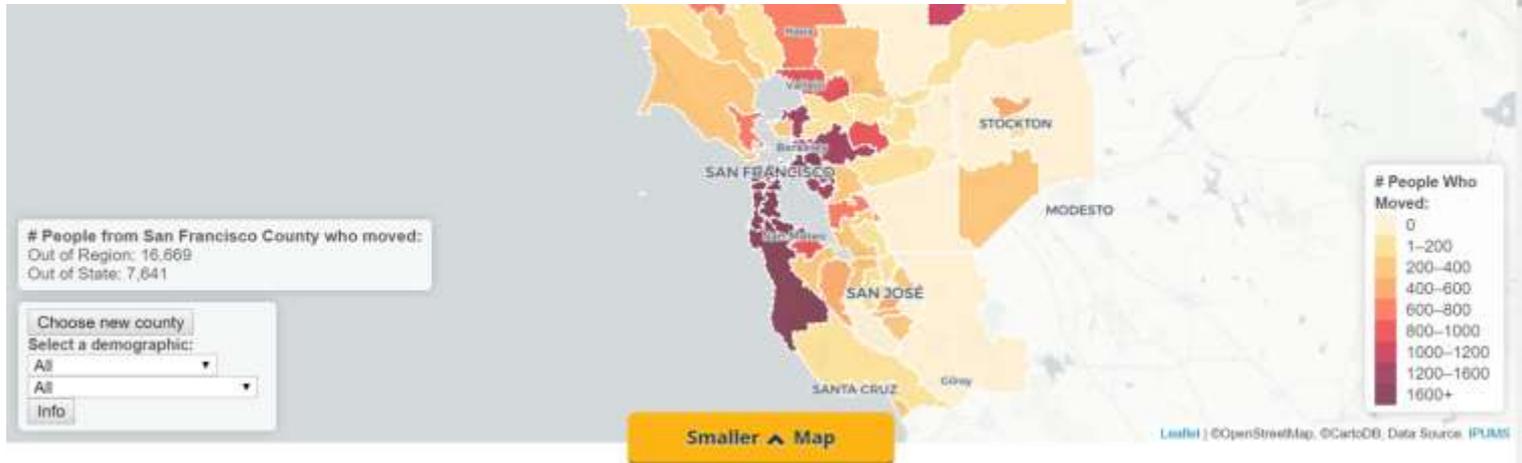


Download at <http://www.urbandisplacement.org>

# Interactive Web Maps

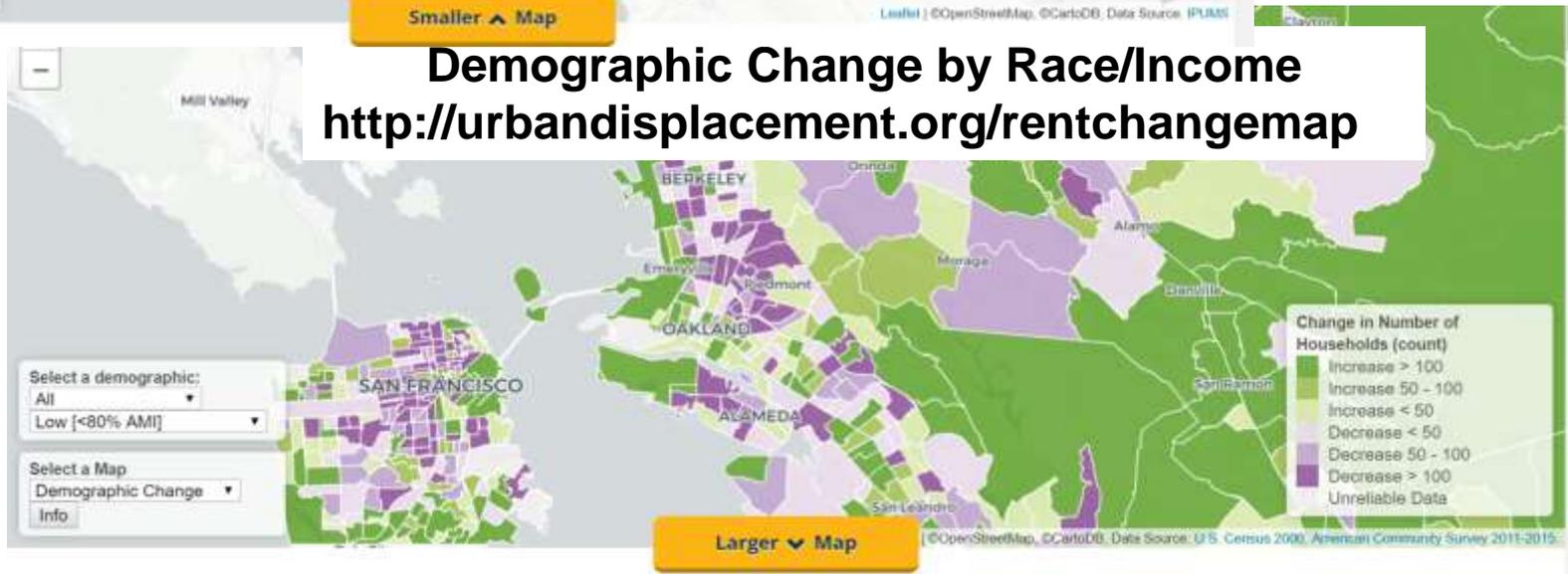
## Mobility by Race/Income

<http://urbandisplacement.org/migrationmap>



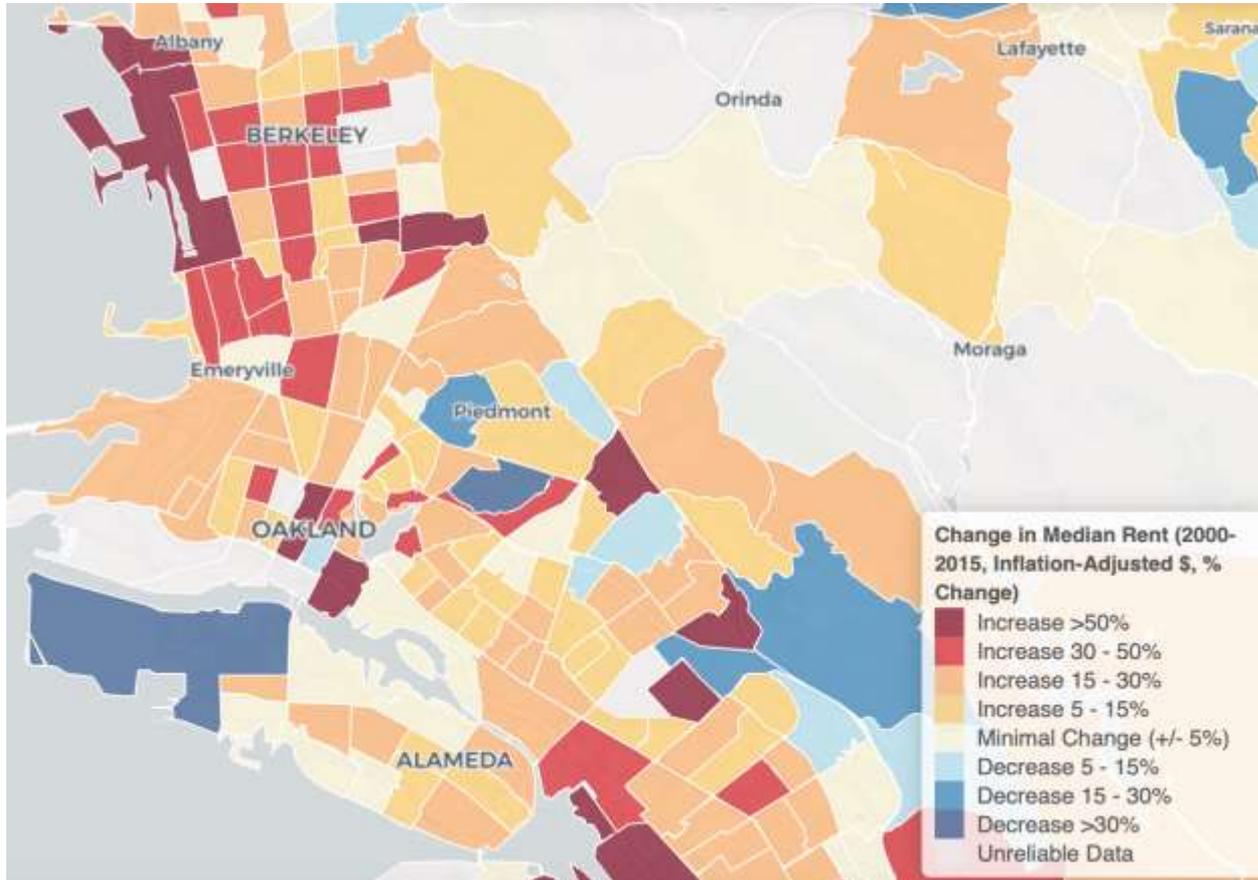
## Demographic Change by Race/Income

<http://urbandisplacement.org/rentchangemap>





# 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:

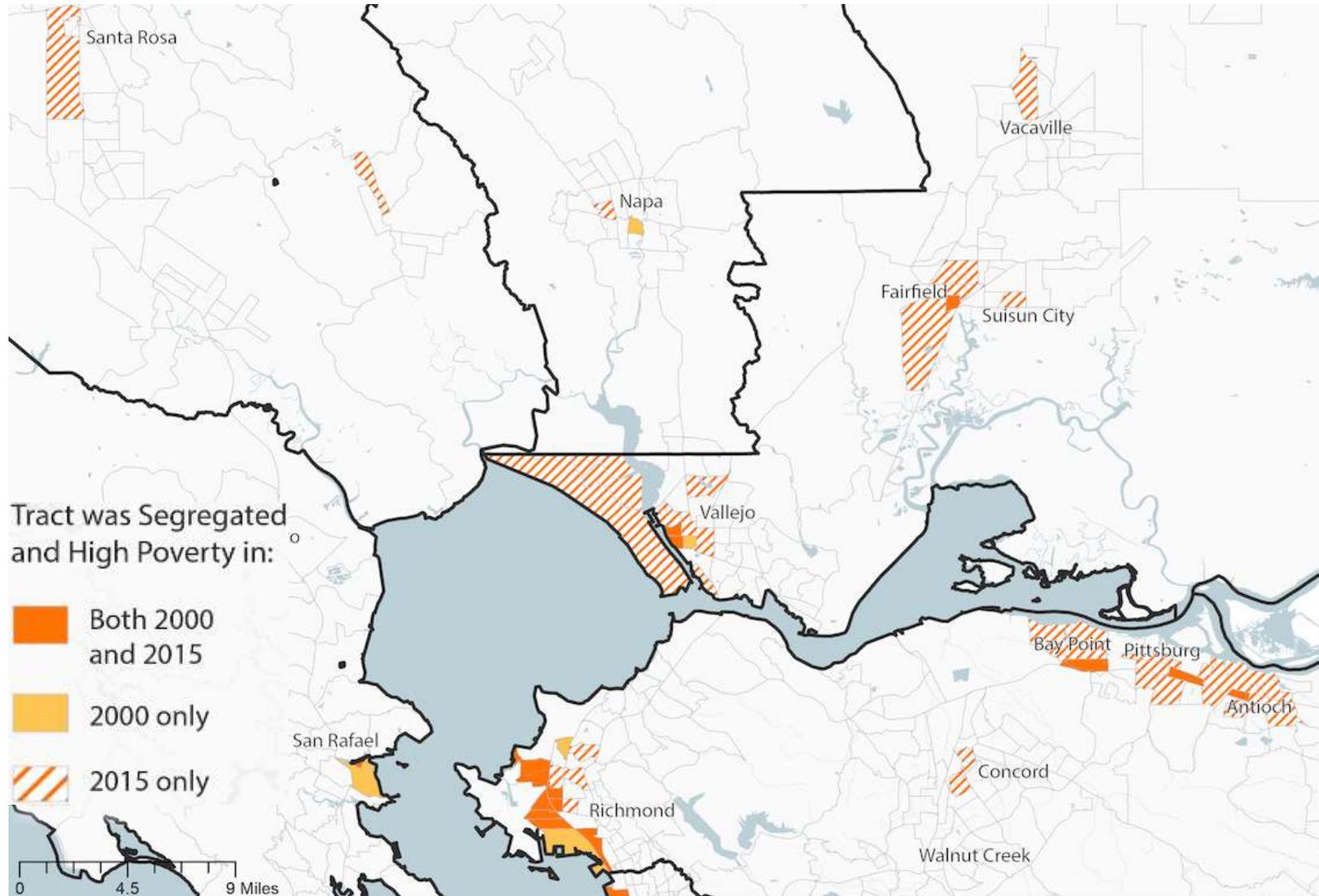
- **Associated with a 25% decrease** in low-income households of color
- **Not associated with any change** in low-income White households

# Cost of Displacement

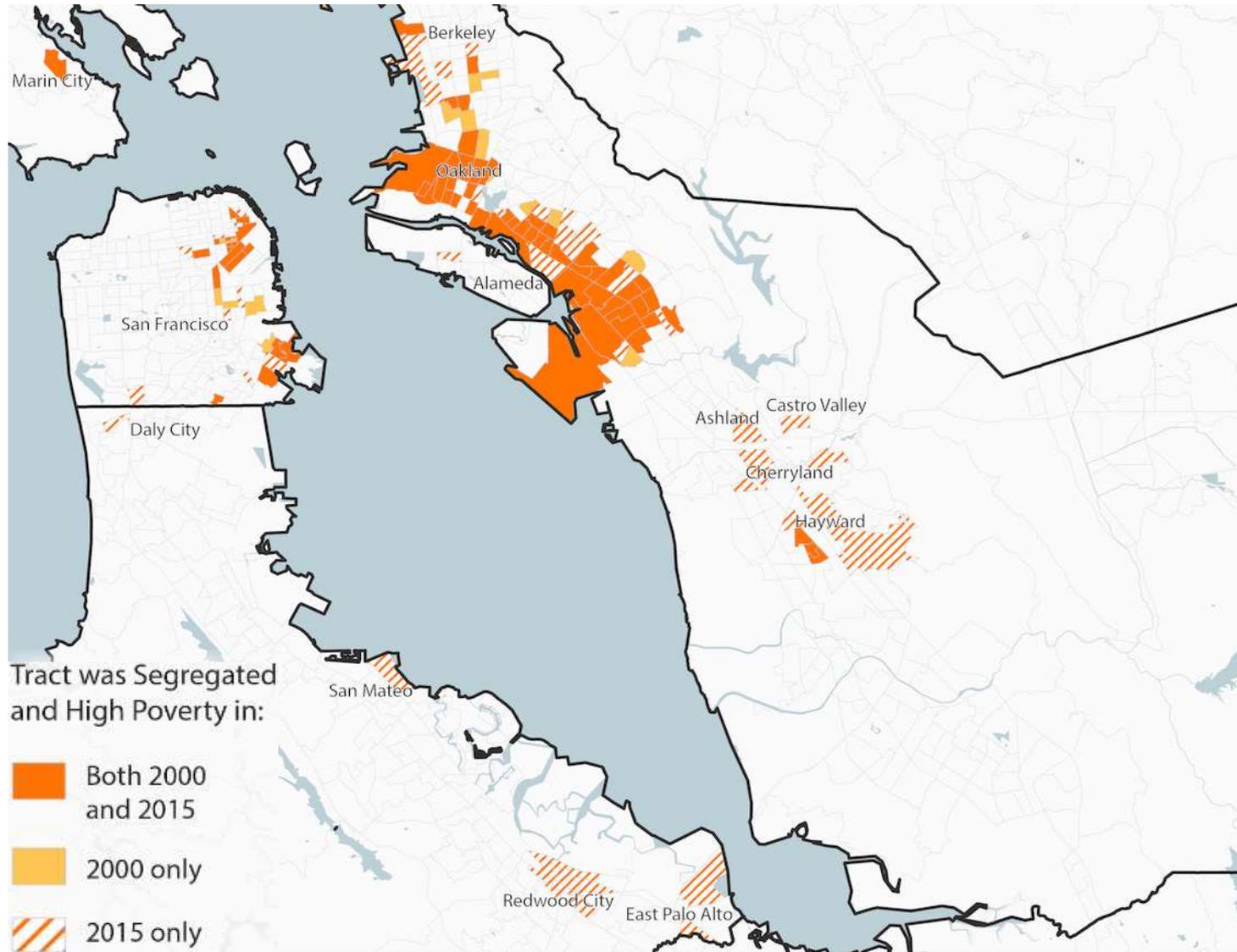
	Did not Move	Moved Within County	Moved Within Region	Left Region
Extremely Low (0-30% AMI)	68%	77%	83%	80%
Very Low (30-50% AMI)	31%	34%	36%	32%
Low (50-80% AMI)	43%	48%	51%	46%

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

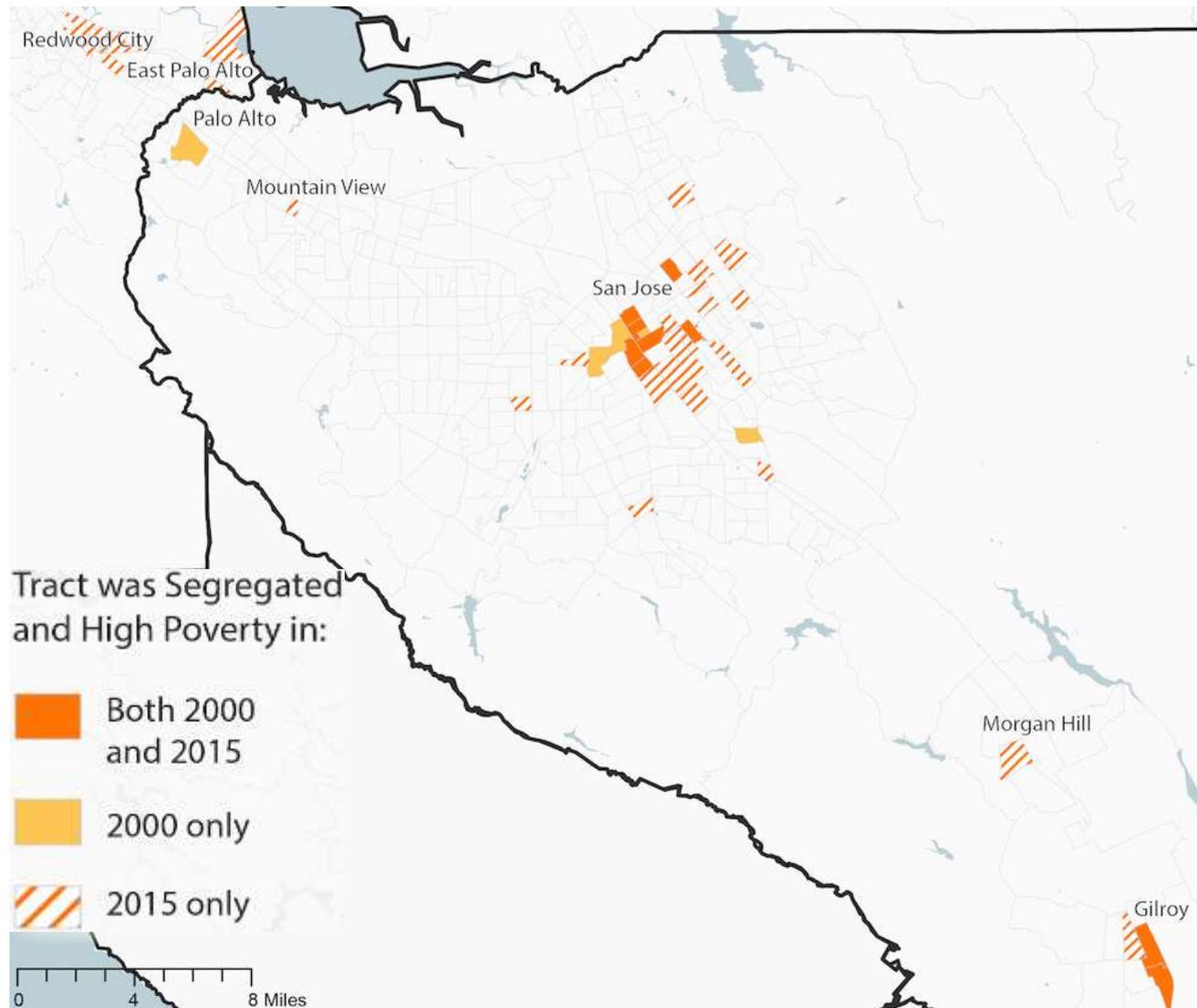
# Changing landscape of high-poverty & racially segregated neighborhoods (2000 and 2015)



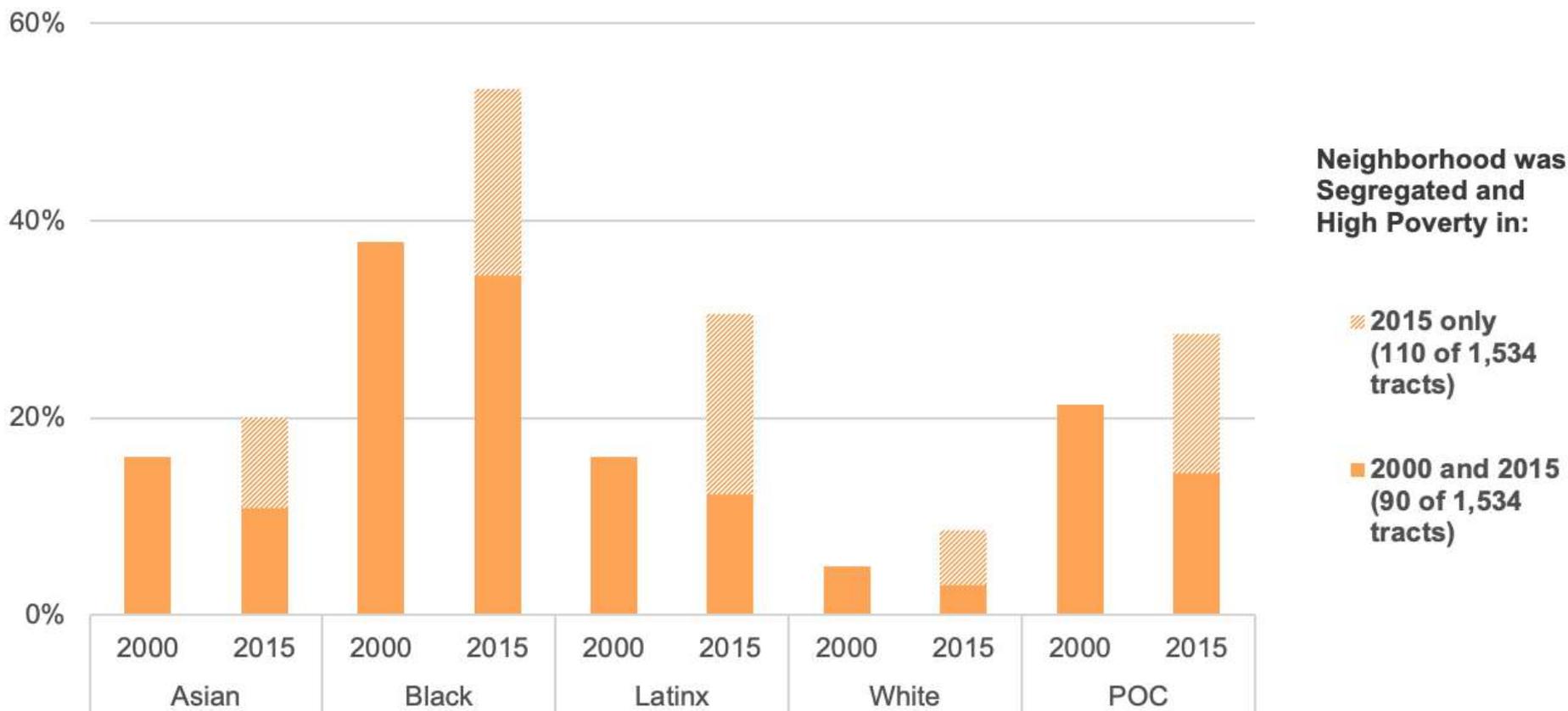
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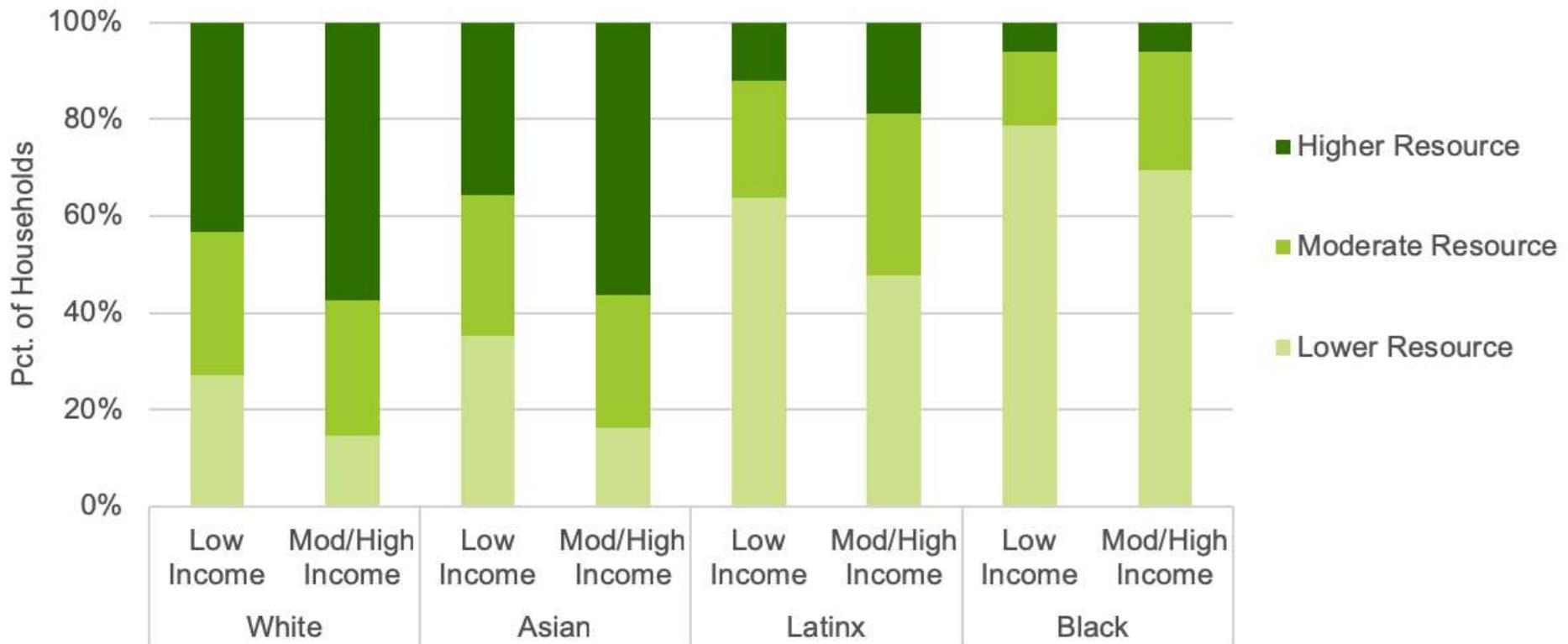
# Displacement & migration of low-income people of color contributed to new concentrations of segregation and poverty



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



# Access to high-resource neighborhoods in 2015 was more pronounced between racial groups than between incomes of same race



# 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.