

California State Assembly

Housing and Community Development Informational Hearing:
The Affordability Crisis: Exploring the Effects of Renter Displacement

Health Impacts of Rising Rents and Displacement

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Alameda County

October 24, 2017

place matters



community engagement | criminal justice | economics | education | housing | land use + transportation

How Housing Affects Health

HOUSING ISSUES



Housing cost burden
Overcrowding
Substandard housing conditions
Housing instability
Evictions
Displacement
Homelessness

SOCIAL FACTORS

Financial instability
Poorer educational outcomes
Increased commute times
Neighborhood instability
Disruption of social networks & cultural supports
Difficulty attending school & work

HEALTH OUTCOMES

↑ chronic stress
↑ heart disease
↓ money for necessities (food, transportation, medical care)
↑ in missed appointments due to housing issues
↑ respiratory infections (e.g. tuberculosis)
↑ headaches, fever, skin disease, asthma
↑ hospitalization
↑ trauma
↓ mental health
↓ child development

↑ morbidity & mortality

Rising rents and displacement in Alameda County



47.3% of our residents are renters

- 51.1% of renters pay more than 30% of income for rent
- 25% of renters pay more than 50%

Median rent has increased 25% since 2015, while median renter household income increased only 5%

- Median rent for a 2-bedroom unit is \$2,700



Public health housing survey

Public Health (ACPHD) staff (n =188) and Behavioral Health Care Services (BHCS) staff & contractors (n =167) in May 2016

What housing issues are your clients or residents you work with facing? (Check all that apply)	BHCS (n = 72)	ACPHD (n = 93)
Raised rents and/or unaffordable housing	93.06%	88.17%
Can't find housing (e.g. discrimination, landlords not accepting vouchers, no available units)	91.67%	81.72%
Eviction (at risk of being evicted or already evicted)	86.11%	72.04%
Dilapidated conditions (e.g. mold, vectors, lack of heat, repairs not done)	75.00%	58.06%
Displacement (e.g. people moving from their neighborhoods due to housing issues and/or rising housing costs)	69.44%	68.82%
Other	45.83%	27.96%



Homelessness and health risks

39% increase from 2015-2017

- 5,629 homeless residents
- 57% cited financial hardship as the reason for homelessness
- Higher risk for disease outbreaks, e.g. influenza or Hepatitis A, when there is a lack of easy access to clean toilets and handwashing facilities.
- Higher risk of uncontrolled chronic disease, e.g. diabetes, when not enough money for healthful food and medical care and treatment.



Community-level impacts



Seniors are increasingly moving to Eastern Contra Costa or out of the region.

African American population severely reduced:

- Alameda County lost 38,639 African Americans
- Oakland saw a 26% decline
- Berkeley saw a 37% decline

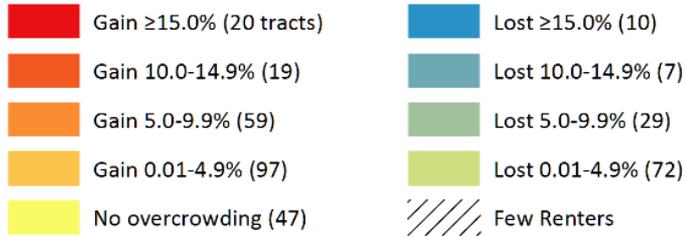
Overcrowding is rising:

- 7.9% of renter households in 2006-2010 to a rate of 10.2% in 2011-2015.

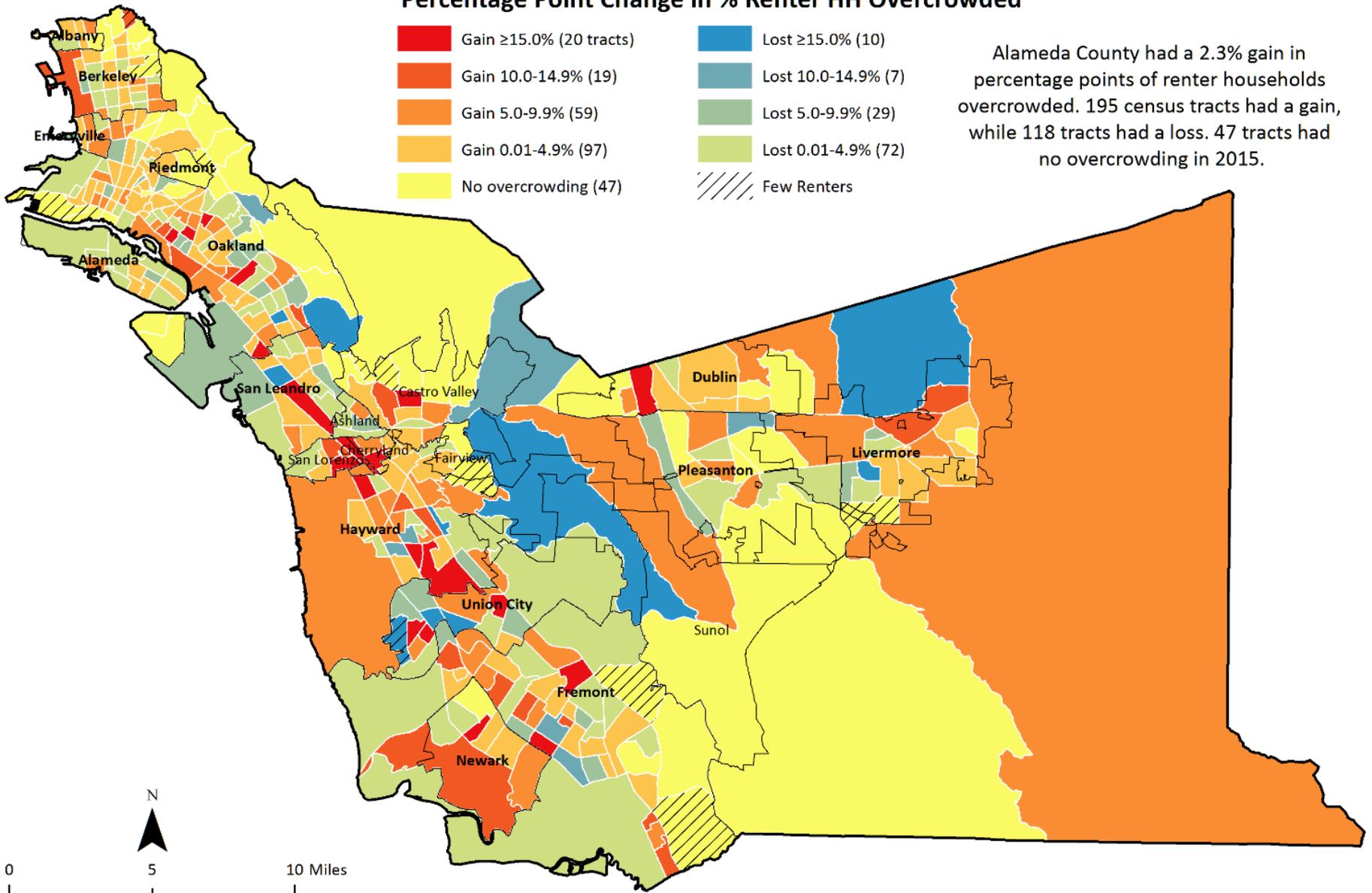


Change in Overcrowding, 2006-2010 to 2011-2015

Percentage Point Change in % Renter HH Overcrowded



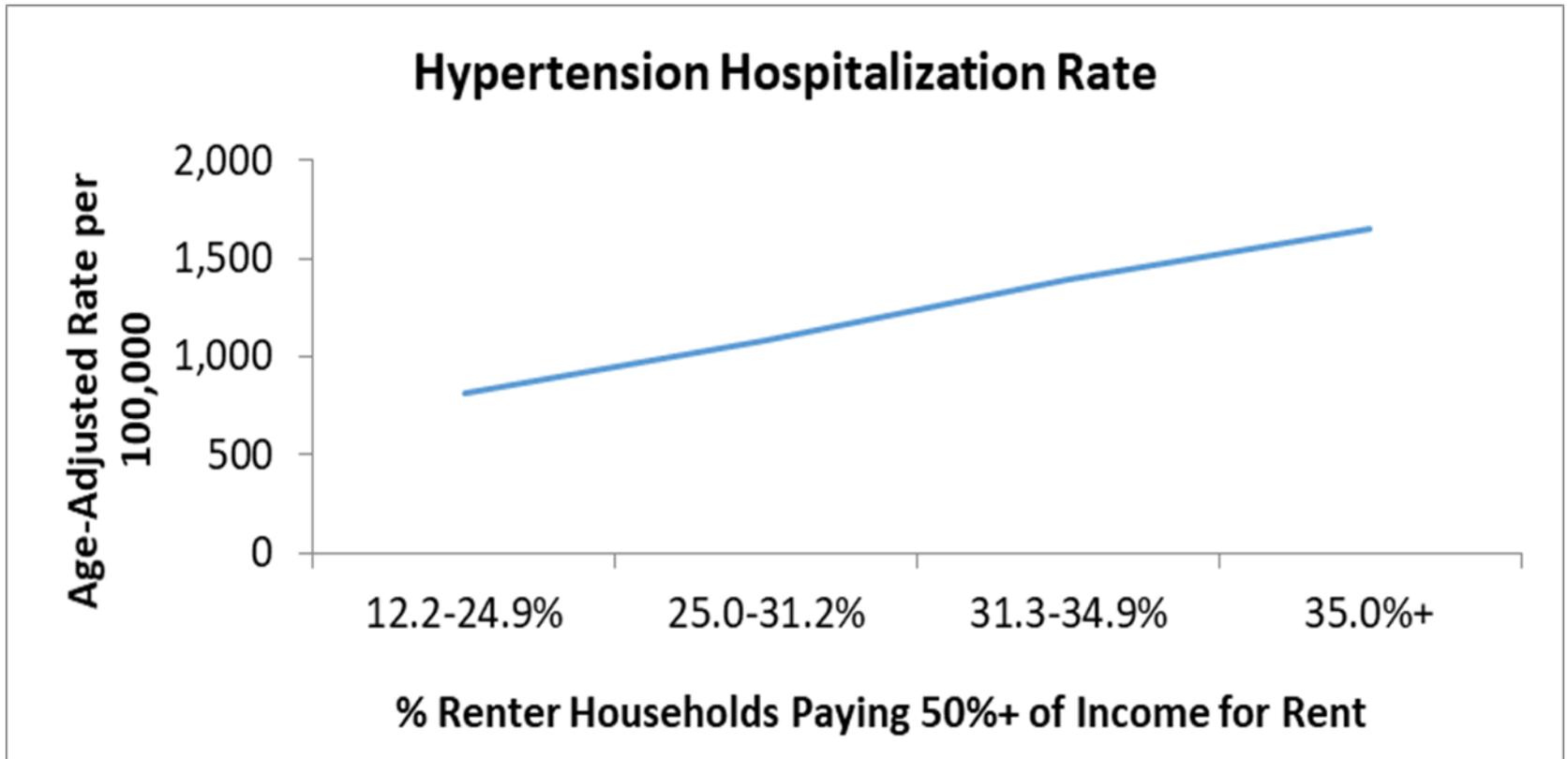
Alameda County had a 2.3% gain in percentage points of renter households overcrowded. 195 census tracts had a gain, while 118 tracts had a loss. 47 tracts had no overcrowding in 2015.



Source: CAPE, with data from American Community Survey 2010 and 2015 five-year files.

Notes: Overcrowded is more than one person per room. Few renters means less than 100 renter households in both time periods.

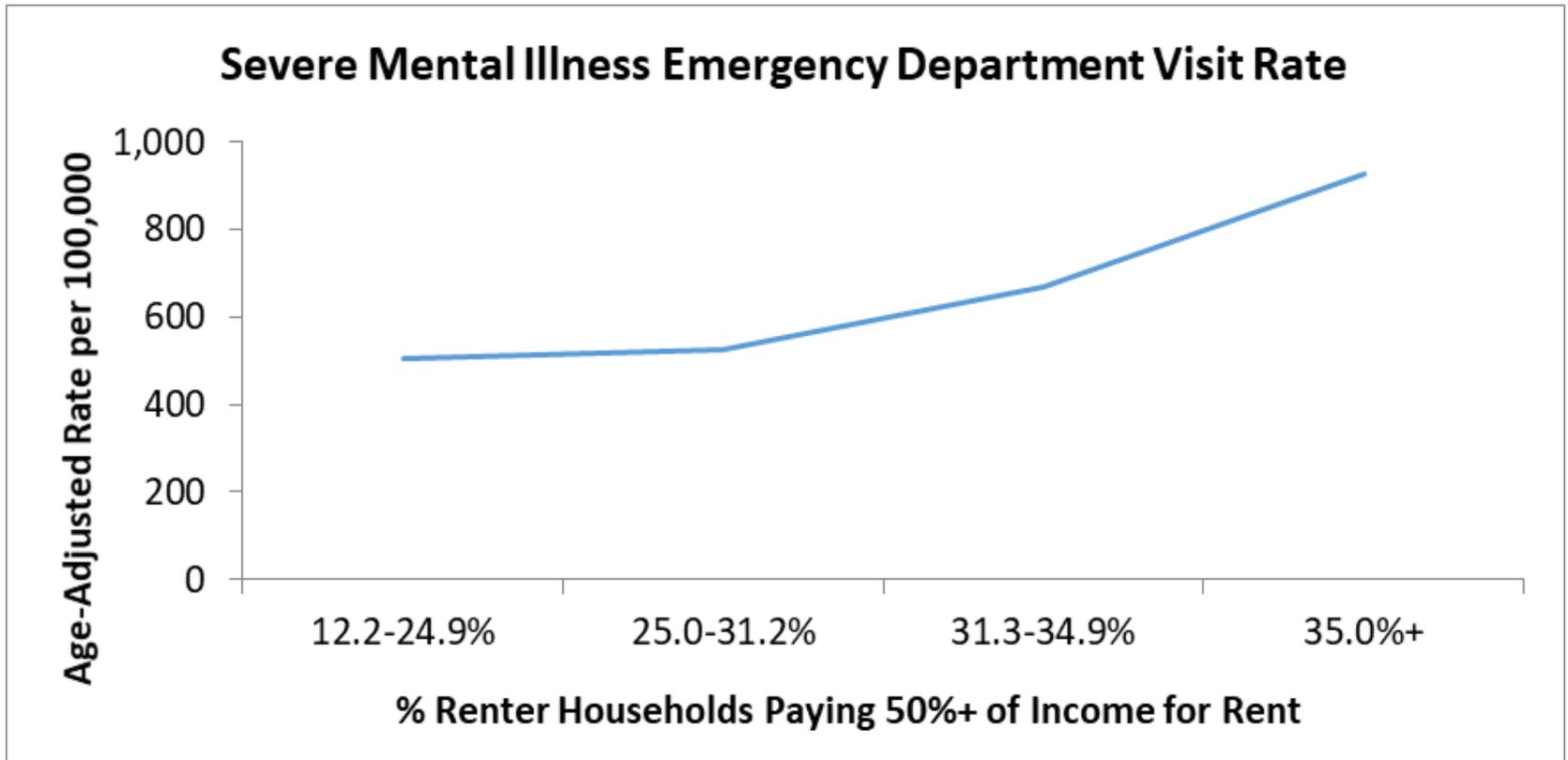
Health indicators correlated with housing costs and overcrowding



*CAPE, with data from the California Office of Statewide Health Planning and Development, 2012-2014, and American Community Survey 2014 5-Year Files.



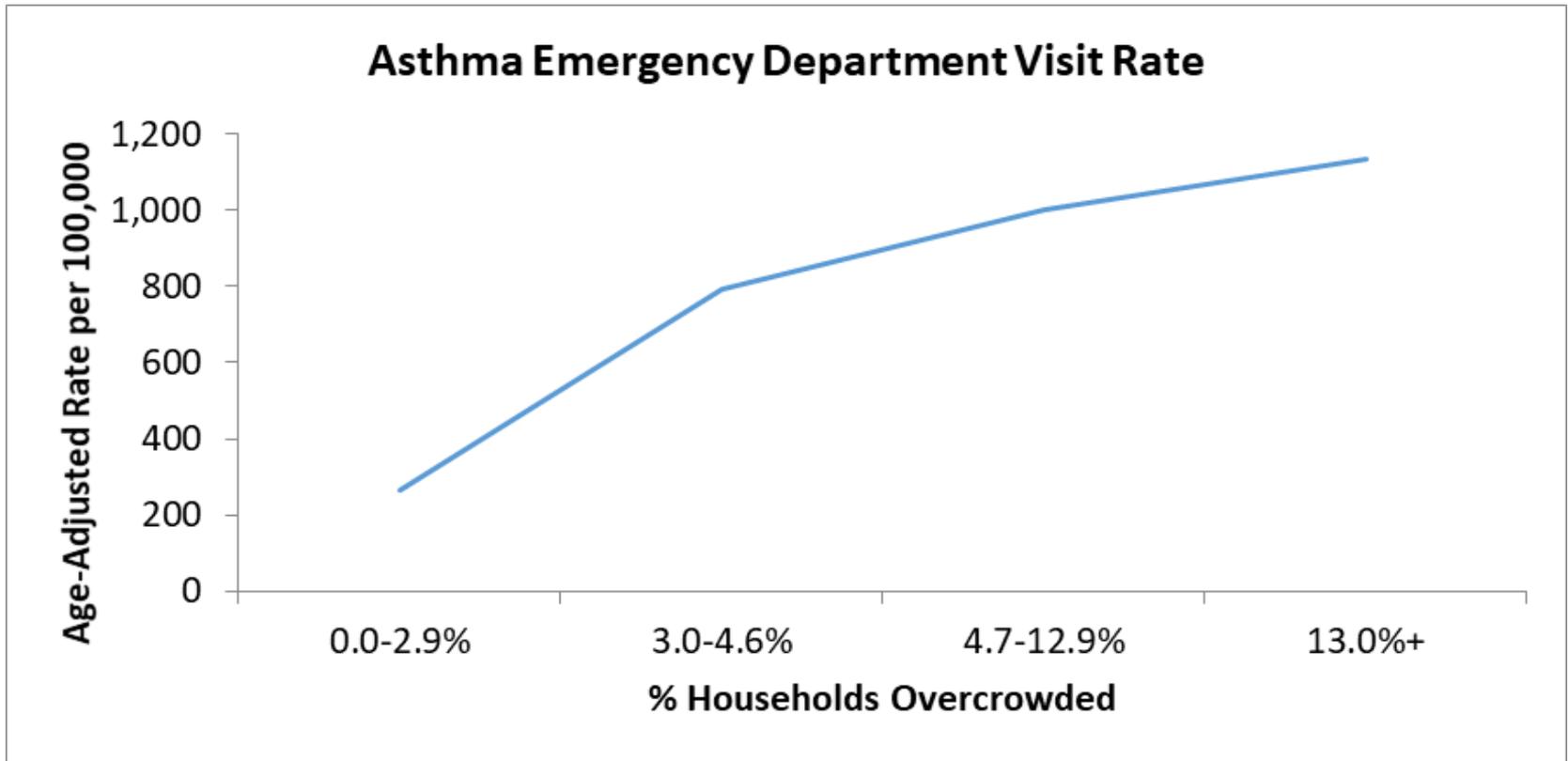
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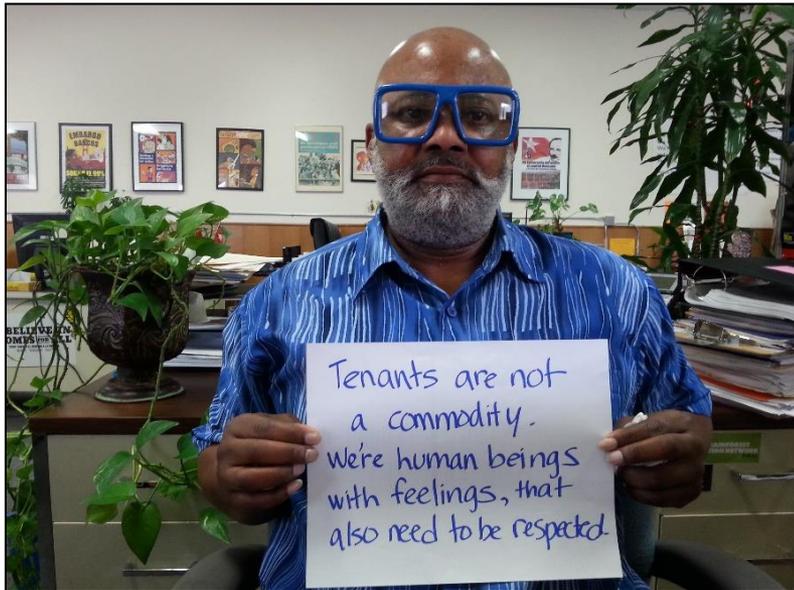
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To protect people and communities



- ✓ Protect people from displacement
 - Ensure tenant rights and protections
 - Alameda County established a \$3.5 million fund for free legal counsel and rent assistance for vulnerable renters
- ✓ Preserve and produce quality affordable housing for all levels of income



Thank you!

