TCAC/HCD Opportunity Maps

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California Fair Housing Task Force

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All Regions
Bay Area Region
Rural Areas
Capital and Northern Region
● Central Valley Region
Inland Empire Region
Los Angeles Region
Central Coast Region
Orange County Region
San Diego Region

High Segregation & Poverty
Low Resource
Moderate Resource
High Resource
Highest Resource
Missing/Insufficient Information

About the Taskforce

- Convened in January 2017
- Members:
  - Haas Institute for a Fair and Inclusive Society
  - Enterprise Community Partners
  - California Housing Partnership Corporation
  - Terner Center for Housing Innovation
  - UC Davis Center for Regional Change
  - Urban Displacement Project at UC Berkeley

Purpose of the Opportunity Mapping Tool

- The taskforce intends for the application of this tool to be part of a **balanced statewide policy approach** that:
    - increases access for low-income families to high-resource neighborhoods where there historically have been limited affordable housing opportunities, *and*
    - provides investments to revitalize under-resourced neighborhoods.

Overview of Methodology

- Regional approach
- Regionally derived index scores for all tracts based on 21 indicators
  - By region for non-rural areas
  - By county for rural areas
- Allocation of "highest" and "high" resource
  - 20% highest resource
  - 20% high resource
- Filter "High Segregation and Poverty"

Regional Mapping

Opportunity Mapping Region	QAP Geographic Apportionment
Los Angeles Region	City of Los Angeles
	Balance of Los Angeles County
SF Bay Area Region	North and East Bay Region
	South and West Bay Region
	San Francisco County
Central Valley Region	Central Valley Region
San Diego County	San Diego County
Northern Region	Northern Region
Inland Empire Region	Inland Empire Region
Orange County	Orange County
Central Coast Region	Central Coast Region
Rural Areas	Non-metropolitan counties, plus Butte, Shasta, Sutter, and Yuba Counties, as well as tracts that are eligible for Section 515

Indicators

- Economic Domain
  - Poverty
  - Adult Education
  - Employment
  - Job Proximity
  - Median Home Value
- Environment Domain
  - CES 3.0 Pollution Burden Exposures and Environmental Effect indicators (12)
- Education Domain
  - Math proficiency
  - Reading proficiency
  - High school graduation rates
  - Student poverty rate

Highest and High Resource Tracts

- Tool allocates 20% of tracts in each region with the highest relative index score to the "Highest Resource" designation, and the next 20% to the "High Resource" designation.

- Each region thus ends up with 40% of its total tracts as "Highest" or "High" resource.

- In rural areas, this designation is made at the county-level.

- These two categories are intended to help State policymakers identify those tracts within each region that research suggests low-income families are most likely to thrive, and where they typically do not have the option to live – but might, if given the choice.

Filtering "High Segregation & Poverty"

- Two-part:
  - Neighborhoods with a poverty rate of at least 30 percent AND
  - Measure of residential segregation
- Setting an absolute threshold (as the federal RECAP does) does not account for substantial variation in racial and ethnic population across CA. Used a relative segregation measure.
- Location quotient of residential racial segregation (LQ): small-area measure of relative segregation calculated at the residential census tract level.
  - Representation of how much more segregated a person's neighborhood (census tract) is relative to the larger overall metropolitan area (county)
  - Tracts that have a LQ higher than 1.25 for people of color

2018 Updates

- Reviewed our full methodology
- Convened a rural working group
- Began discussing additional indicators (2019)
- Began work with the Urban Displacement Project to develop a neighborhood change analysis (2019)
- Did outreach to expand Taskforce advisors/reviewers (2019)
  - Miriam Zuk and Anna Camp, Urban Displacement Project
  - Solange Gould, Health Equity Policy and Planning Unit team
- Re-generated maps with the updated methodology and data sources
- Developed an interactive, web-based platform for the maps

Updated LIHTC analysis

- Recalculated distribution of new construction, large family, 9% Low-Income Housing Tax Credit (LIHTC) <u>units</u> placed in service from 2000 to 2016.

Updated LIHTC analysis

- In the **Central Valley**, **79%** of new construction, large family, 9% LIHTC units placed in service from 2000 to 2016 were **located in highly segregated and poverty concentrated tracts** (captured by the filter), which comprise approximately 29% of tracts statewide.

Updated LIHTC analysis

- In the **Central Valley**, **79%** of new construction, large family, 9% LIHTC units placed in service from 2000 to 2016 were **located in highly segregated and poverty concentrated tracts** (captured by the filter), which comprise approximately 29% of tracts statewide.

- By contrast, **only 2% of units were located in the highest resource neighborhoods**, which comprise approximately 20% of tracts statewide.

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- By contrast, **only 2% of units were located in the highest resource neighborhoods**, which comprise approximately 20% of tracts statewide.

- In other words, **for every <u>one</u> housing unit affordable to a low-income family located in the highest resource neighborhoods, there are <u>thirty-nine</u> units in the most racially segregated and poverty concentrated neighborhoods.**

Percentage of New Construction, Large Family LIHTC Units Regionally, By Resource Category

Region	Highest Resource	High Resource	Moderate Resource	Low Resource	High Segregation & Poverty
Capital & Northern	0%	29%	19%	17%	36%
Central Coast	6%	16%	13%	56%	8%
Inland Empire	9%	4%	3%	44%	40%
Orange County	11%	21%	12%	49%	7%
San Diego	11%	12%	5%	27%	45%
SF Bay Area	1%	6%	21%	60%	13%
Central Valley	2%	2%	4%	14%	79%
LA Region	4%	3%	22%	19%	53%
Rural Counties	8%	7%	20%	24%	41%
Statewide	6%	8%	15%	30%	42%

View the 2019 Web Tool

- Users can now view the TCAC/HCD Opportunity Maps online at: **https://bit.ly/2zsXxac**

- **Now live for public comment until Wednesday, October 31**
  - https://www.treasurer.ca.gov/ctcac/opportunity.asp