

Equity and Affordability in Sacramento's Sustainable Communities Planning

Equitable Development Workshop
Advancing Equity Through Planning: Challenges and Opportunities
San Diego
February 1, 2012

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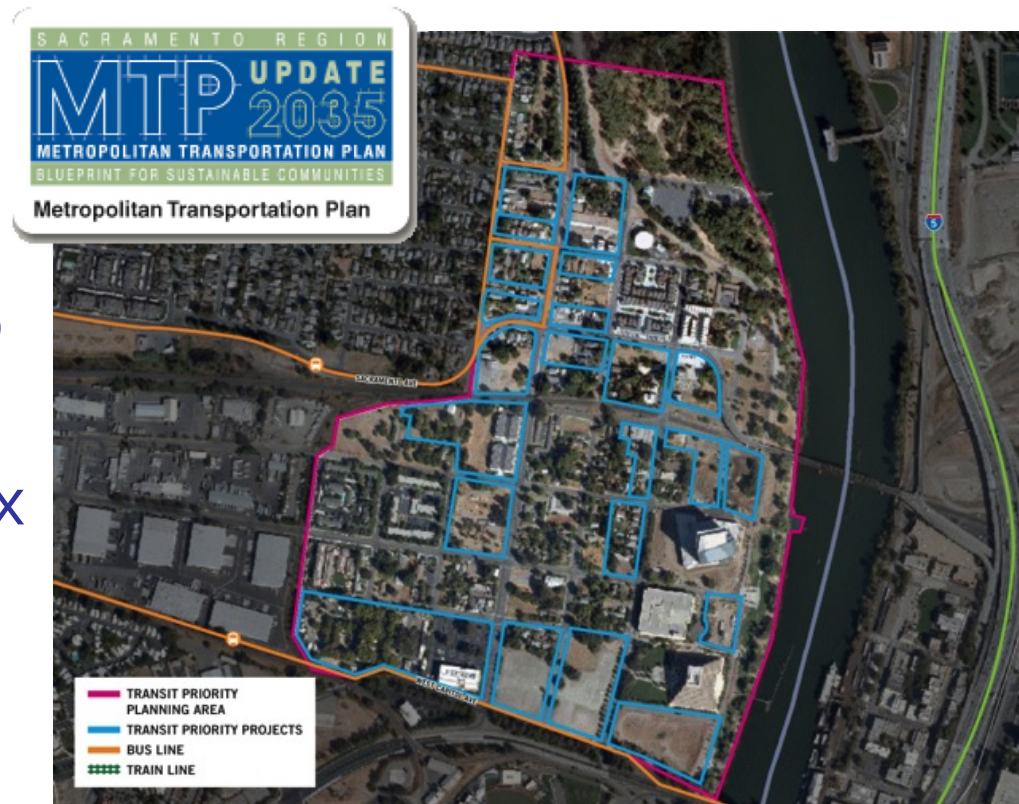
California's Sustainable Communities and Climate Protection Act of 2008 (SB 375)

- Links MTP update to SCS
- Must reduce per capita GHG emissions by specified targets (16% in Sacramento)
- Must plan for housing needs within the region
- Residential or mixed used projects close to transit can receive CEQA streamlining



SACOG: SB 375 and Social Equity

- Led by consortium and equity/housing/health working group
- Social vulnerability and opportunity index
- TPA screening and planning
- Jobs-Housing Fit
- MTP Performance Measures



<http://www.sacog.org/sustainable/working-groups/eqhousinghealth/>

CRC Team: Chris Benner, Bidita Tithi, Jonathan London

Vulnerability Index Components

■ Inadequate job access

- Unemployment Rate
- Rate of income below 200% of poverty level

■ Inadequate business opportunities

- Percent of businesses with lower sales in 2008 than 2001
- Percent of businesses closed between 2001 and 2008

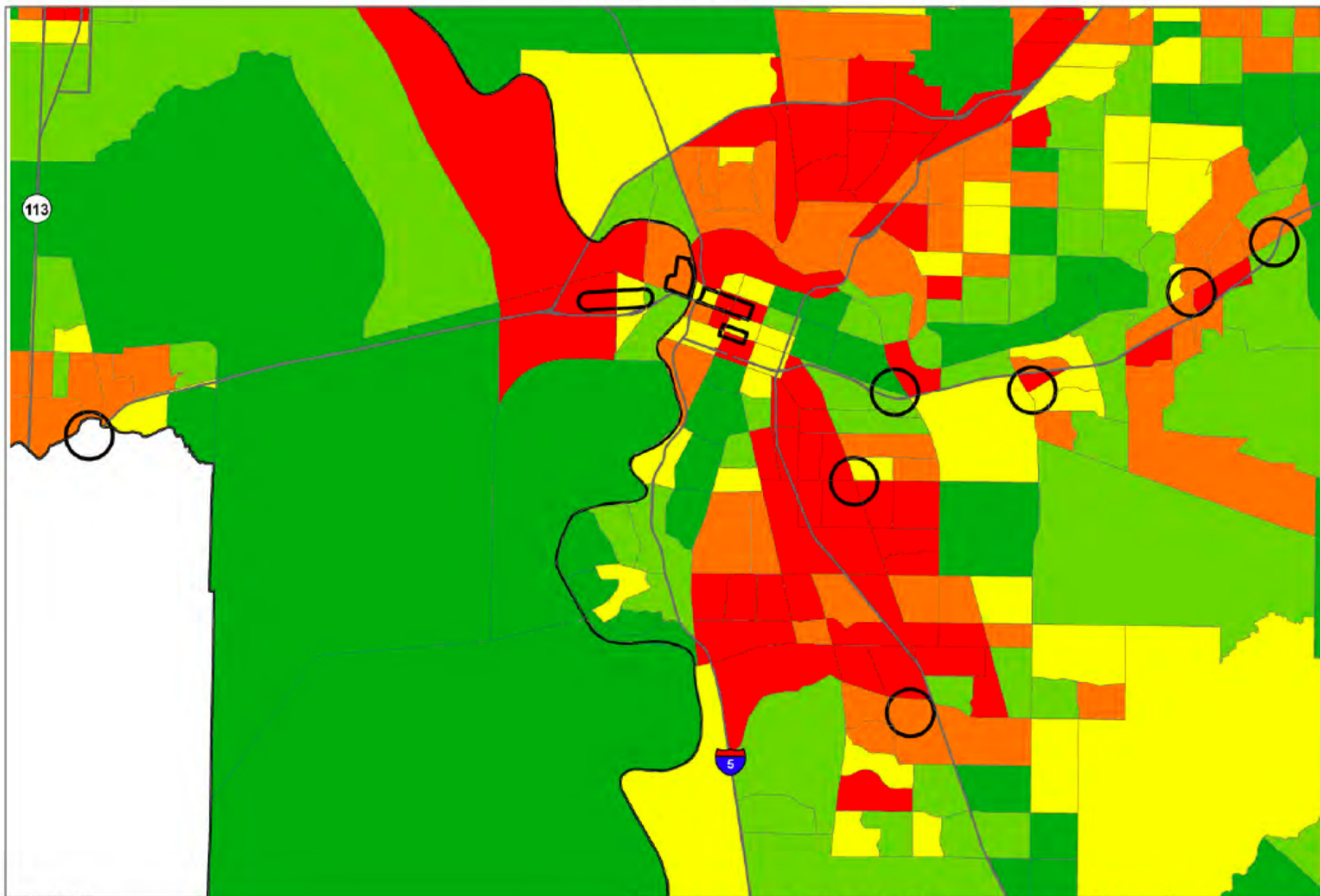
■ Inadequate housing

- % of households with more than 1 occupant/room
- % of households paying more than .5 of income on housing

■ Social and neighborhood vulnerabilities

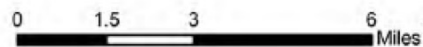
- Percent of family households with children with a single parent
- Percent of households linguistically isolated
- Percentage of housing units vacant

Vulnerability Index



**Vulnerability Index
Classification By Quantiles
(for the SACOG Region)**

- -1.14 - -0.48 (very low)
- -0.48 - -.18 (low)
- -0.18 - 0.07 (moderate)
- 0.07 - 0.46 (high)
- 0.46 - 2.11 (very high)



The tract categories are based on a standard score, called z-score, which is used to compare each census tract to the overall SACOG region. It is derived by subtracting the mean for all tracts in the region from the individual tract raw score and dividing the difference by standard deviation across all census tracts. A tract is defined as "much lower than average" if a z-score is below -1.5, "lower than average" as between -1.5 and -0.5, "close to average" as between -0.5 to 0.5, "higher than average" as between 0.5 and 1.5, and "much higher than average" as above 1.5. Due to distribution of each dataset, not all the categories are present in a map.



TPA Selection Analysis

Equity Priorities:

Cell # 1:

(High likelihood of success/ high impact

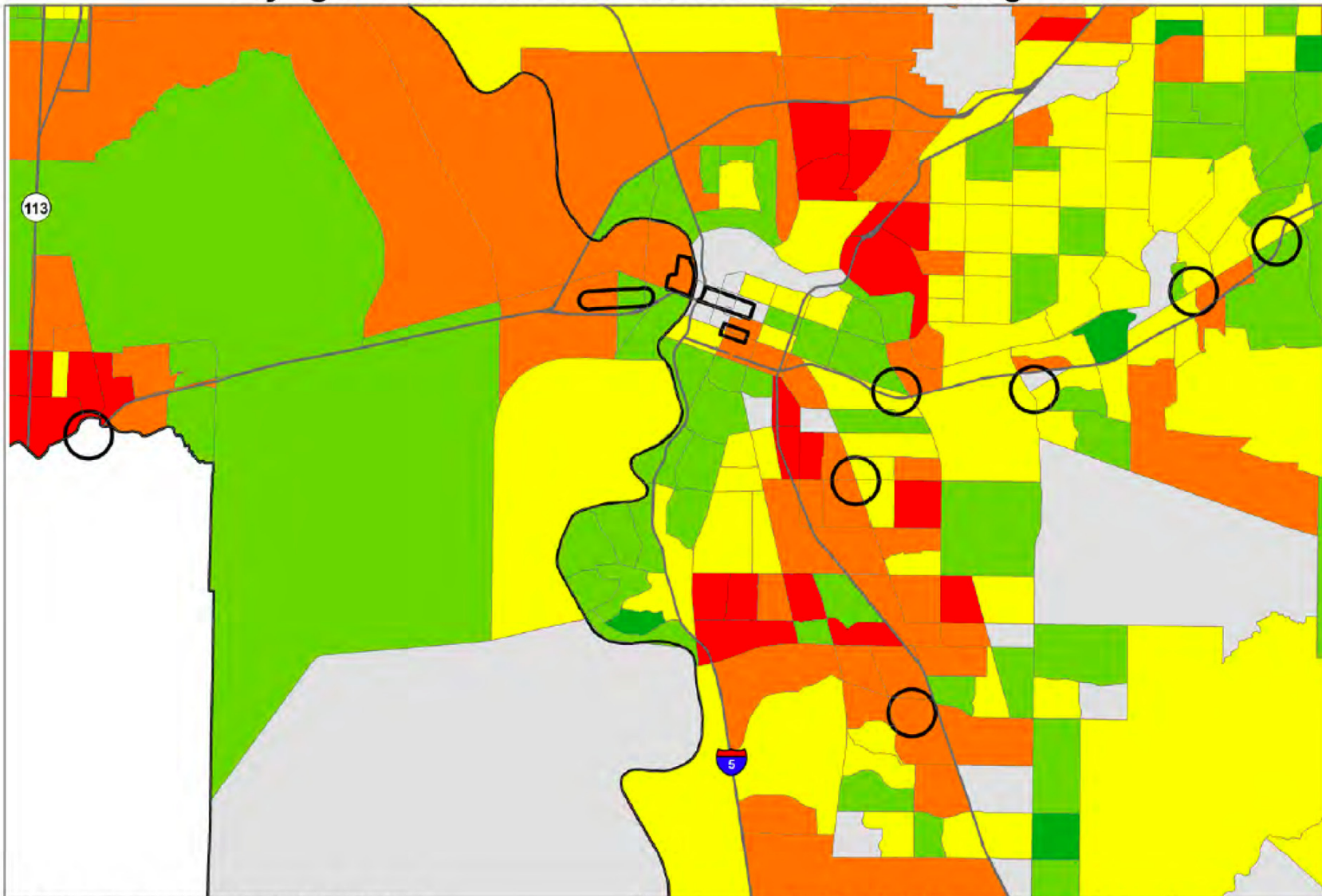
Cell # 3:

Low likelihood of success but high impact

		Success	
		Low	High
Impact	High	3	1
	Low	4	2

Percent of Renter and Owner-Occupied Housing Units Paying more than Half of Household Income in Housing Costs

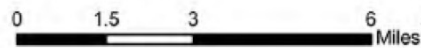
Source: ACS 2005-09



Percent of renter and owner-occupied housing units paying more than 0.5 of household income in housing costs
Average tract = 19%

- 1% - 9% (much lower than average)
- 9% - 16% (lower than average)
- 16% - 22% (close to average)
- 22% - 29% (higher than average)
- 29% - 39% (much higher than average)

Margin of Error too large;
Data is unreliable



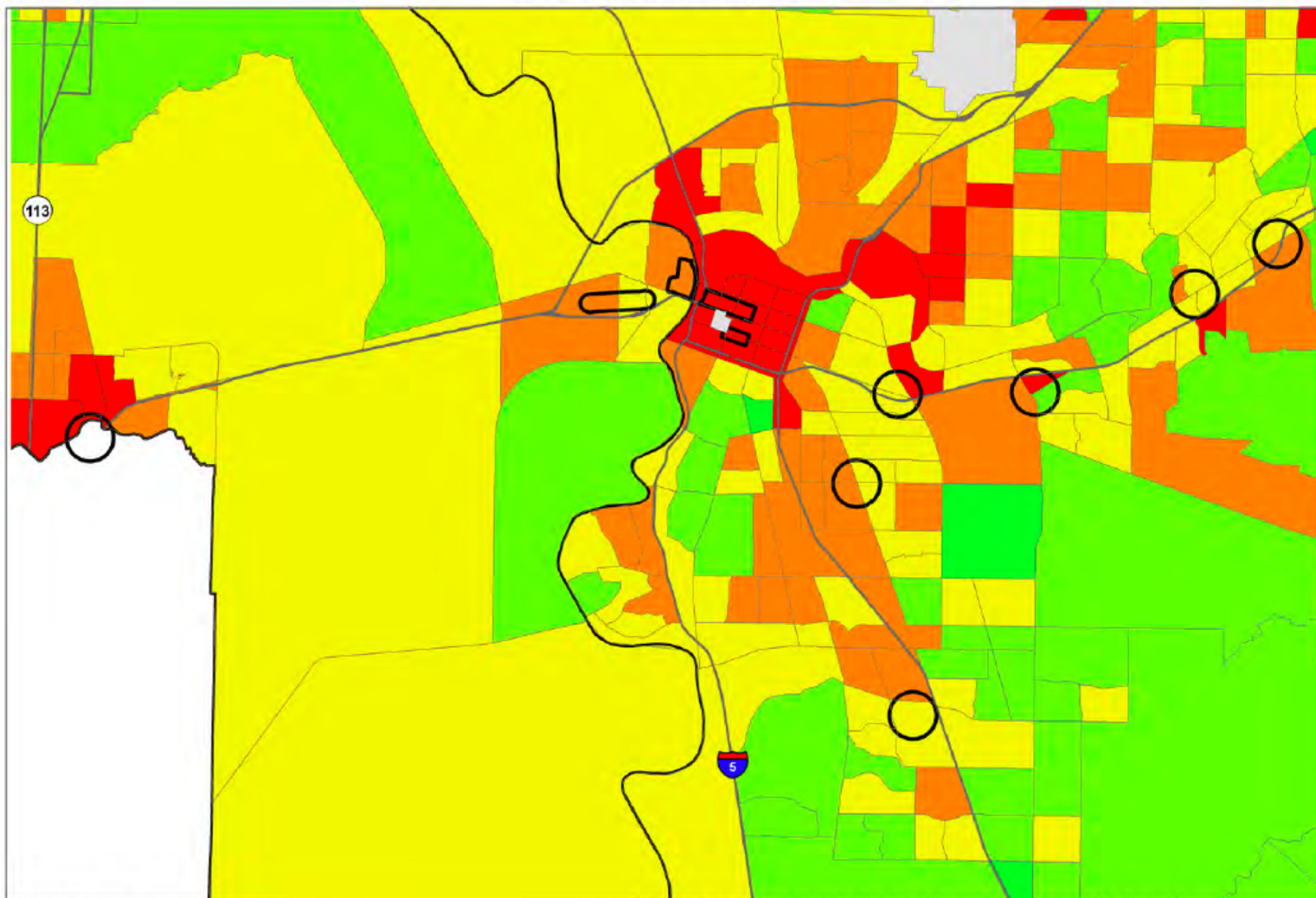
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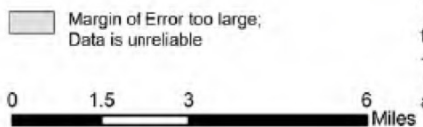
Map created Sept 2011 by Bidita Jawher Tithi

Home Ownership Rate



Home Ownership Rate Average tract = 62%

- 0% - 30% (much lower than average)
- 30% - 51% (lower than average)
- 51% - 73% (close to average)
- 73% - 94% (higher than average)
- 94% - 100% (much higher than average)

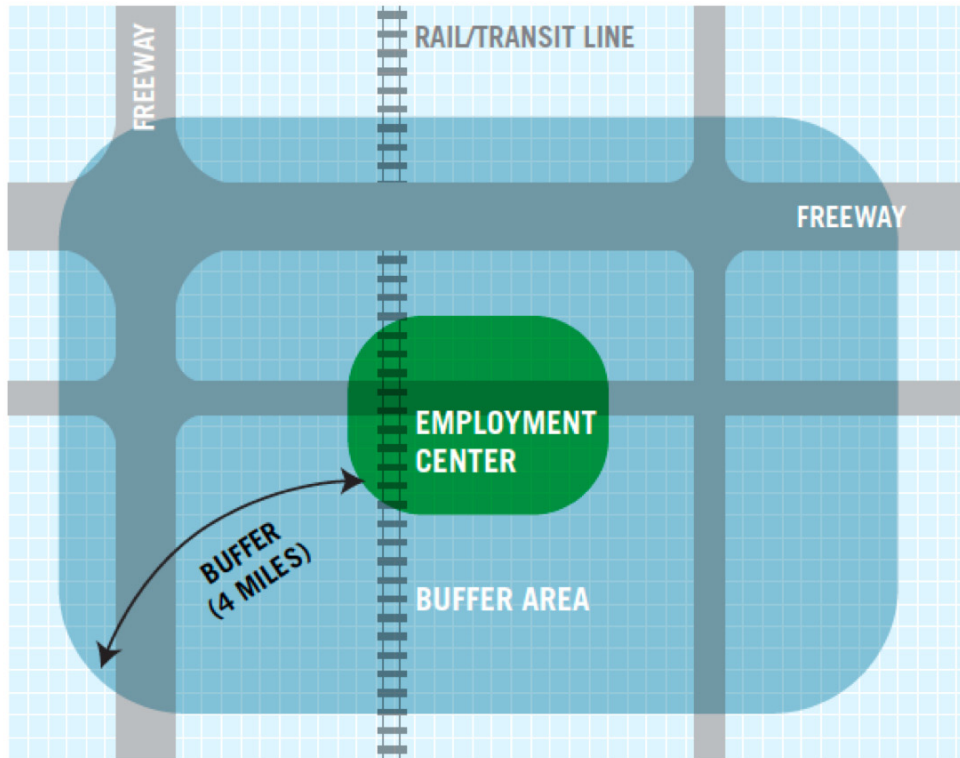


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Jobs-Housing Fit



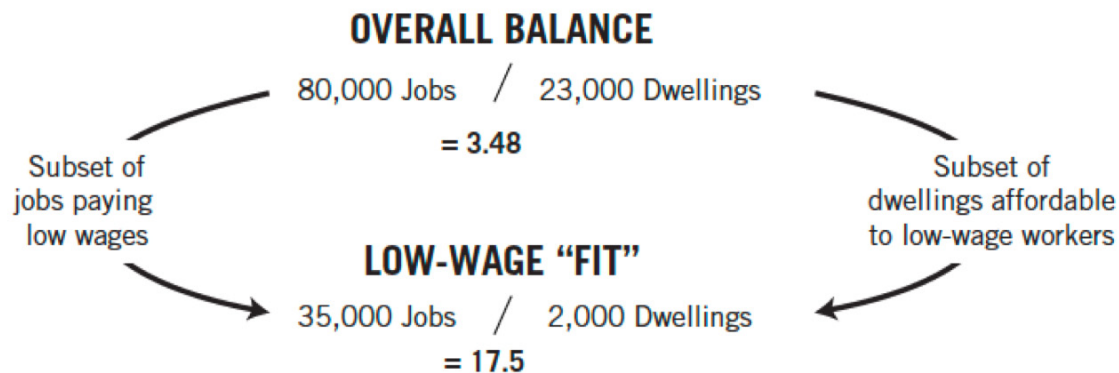
J/H Balance Area =
 Employment Center
 + "Buffer" Area Around Center

EMPLOYMENT CENTER =
 75,000 Jobs
 + 1,000 Dwellings

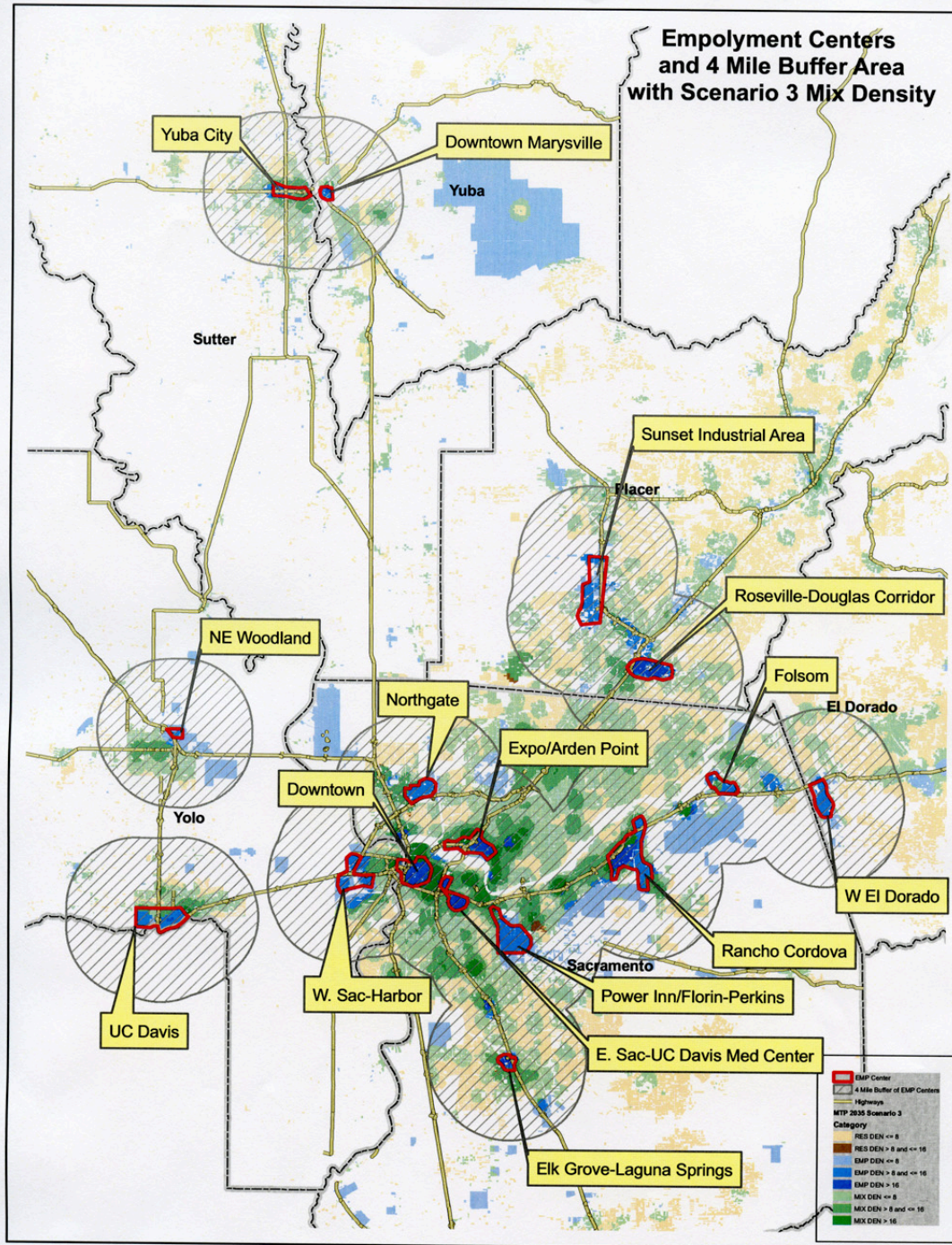
BUFFER AREA =
 5,000 Jobs
 + 22,000 Dwellings

J/H Balance

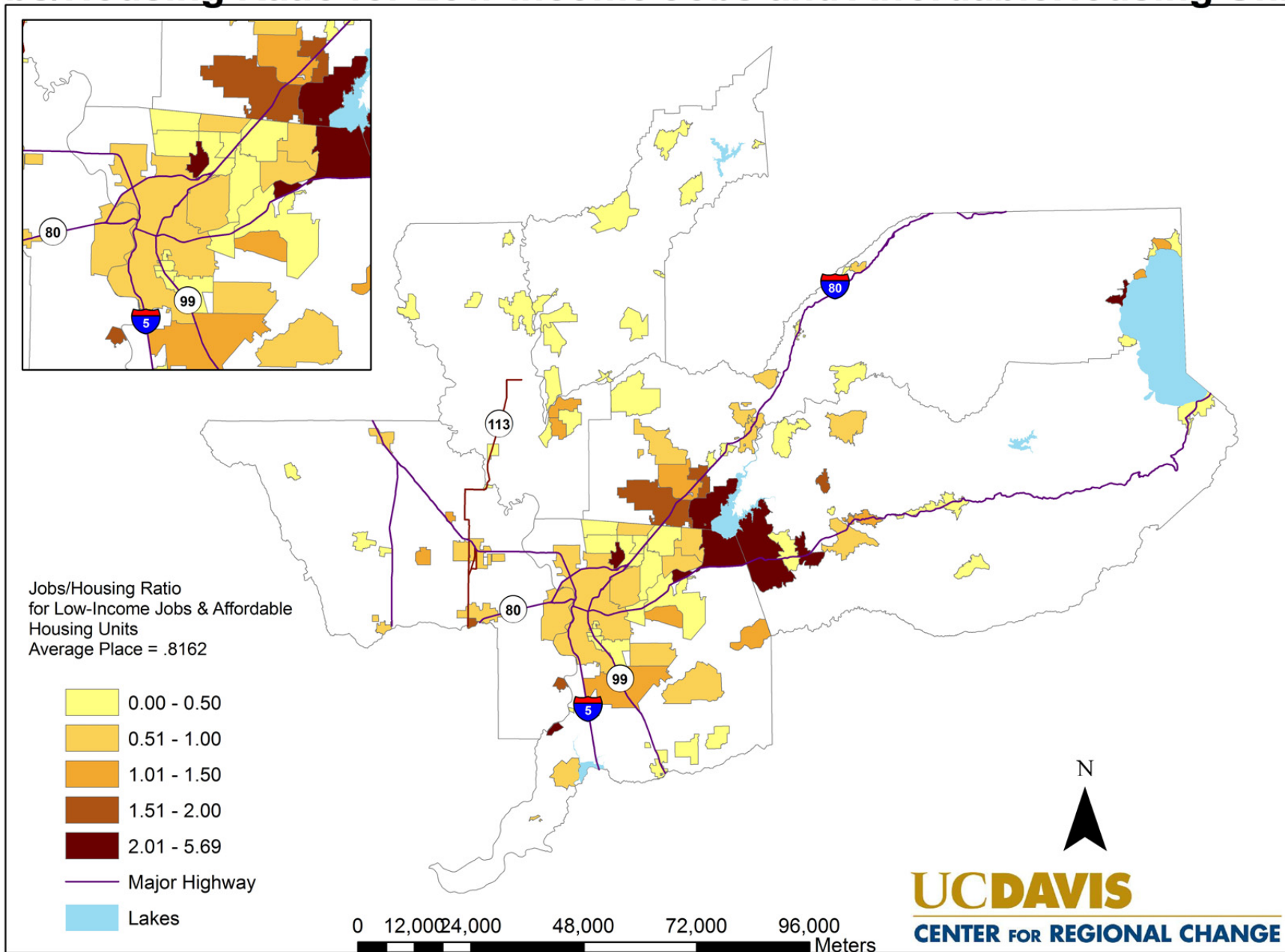
$$\frac{(75,000 + 5,000 \text{ Jobs})}{(1,000 + 22,000 \text{ Dwellings})} = 3.48$$



Empolyment Centers and 4 Mile Buffer Area with Scenario 3 Mix Density



Jobs/Housing Ratio for Low-Income Jobs and Affordable Housing Units



Note: The data sources are ACS 2006 to 2010 and LEHD 2009 datasets. Affordable housing includes both rented and owned housing. Affordable rented housing (including asking rent and contract rent) is assumed to be in the range of from \$0 to \$750 for Sutter and Yuba, and from \$0 to \$1000 for the other counties. Affordable owned housing (including both expected home value and current home value) is assumed to be from \$0 to \$175,000 for Yuba and Sutter counties and from \$0 to \$199,999 for the other counties

Next Steps & Challenges

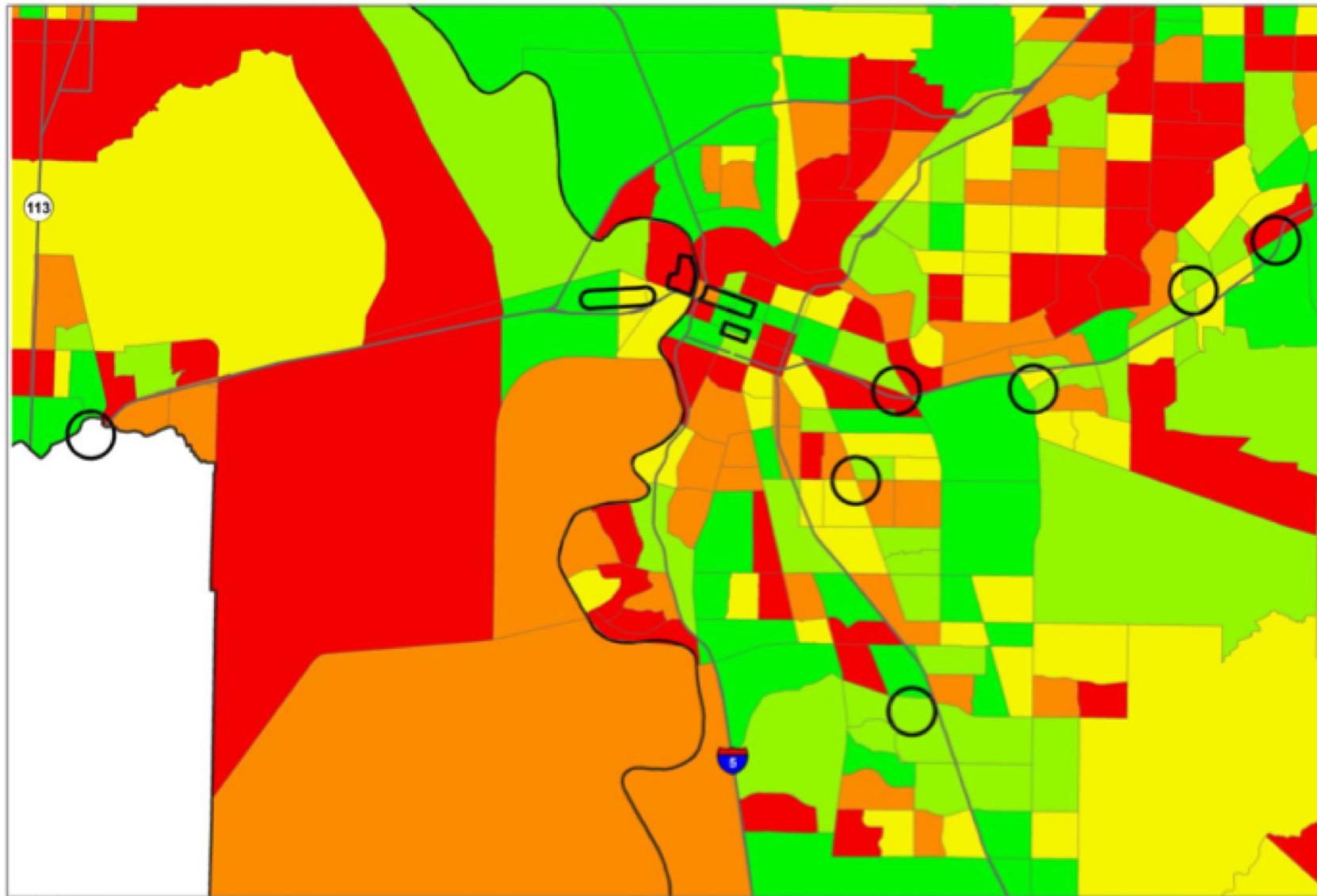
- Neighborhood-based community visioning/ planning around TPA sites
 - Implementation rooted in localities and market realities
- MTP performance metrics development and performance monitoring
 - Data & modeling limitations
 - Silos
- Democratizing data and analysis
 - Coordination, collaboration, resources

Opportunity Index Components

- Good and balanced economic opportunities
 - Total number of jobs
 - Job growth in high wage industries
 - Proportion of households in middle-income brackets
- Good neighborhood business climate
 - 2001-2008 change in sales of small businesses
- Affordable and decent housing
 - Home ownership rate
- Diverse, affordable, accessible transportation options
 - Percent not driving alone to work

Opportunity Index

NETS 2008



Opportunity Index Classification By Quantiles (for the SACOG Region)

- -2.01 - -0.24 (very low)
- -0.23 - -0.10 (low)
- -0.09 - 0.04 (moderate)
- 0.05 - 0.18 (high)
- 0.19 - 2.81 (very high)

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Map created Sept 2011 by Britta Jawher Titus



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