

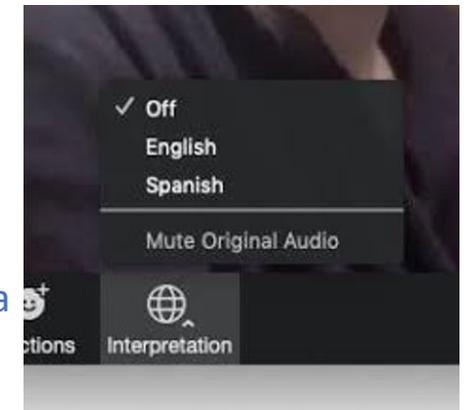
San Joaquin County: Community, Diversity and Displacement Study

February 22nd and 23rd, 2022



For Spanish or Vietnamese Translation:

- Select **Interpretation** in the meeting controls
- Select a language channel (Spanish or Vietnamese).
 - In the language channel, you'll be able to hear the translated audio and the original audio at a lower volume.



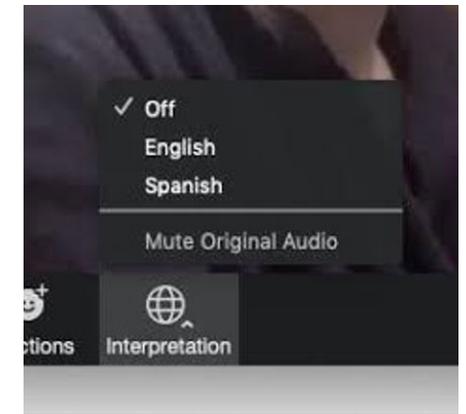
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Para la Traducción en Español:

- Cuando haya comenzado la reunión, seleccione **Interpretación ('Interpretation')** en los controles de la reunión y seleccione **Español ('Spanish')**.
- En este canal de lenguaje, podrás escuchar el audio traducido y el audio original a un volumen más bajo



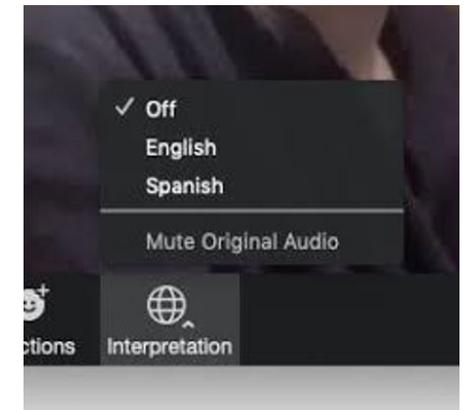
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Để chuyển qua tiếng Việt:

- Khi cuộc họp đã bắt đầu, hãy chọn thông dịch (**'Interpretation'**) trong các điều khiển cuộc họp và chọn tiếng Việt ('Vietnamese').
 - Trong kênh ngôn ngữ, bạn có thể nghe âm thanh tiếng Việt và tiếng Anh ở mức âm lượng thấp hơn.

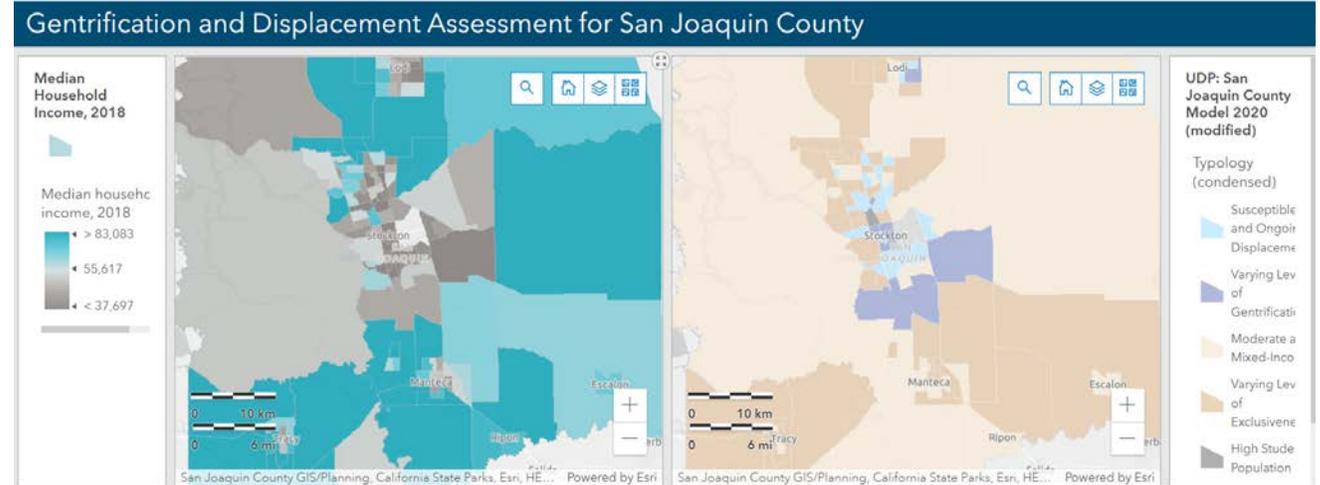


AGENDA

- **February 22nd**
 - What is driving displacement in San Joaquin county?
 - How can we measure displacement risk?
 - What role can SJCOG Play in promoting community stability?
- **February 23rd**
 - Putting Policy into Practice – Overview of a Housing Policy Toolkit
 - Making progress: meeting the housing needs of the region

Study Objectives

Community, Diversity and Displacement Study



- **Understand local housing conditions in San Joaquin County**
 - What are the dynamics of displacement and neighborhood change?
- **Develop a tool to measure displacement risk at the neighborhood level**
 - How can this tool be used to help stakeholders understand the risks our community faces?
- **Identify strategies SJCOG can undertake to prevent and mitigate displacement and promote housing security**
 - How can SJCOG be a responsible steward of its investments?

DISPLACEMENT

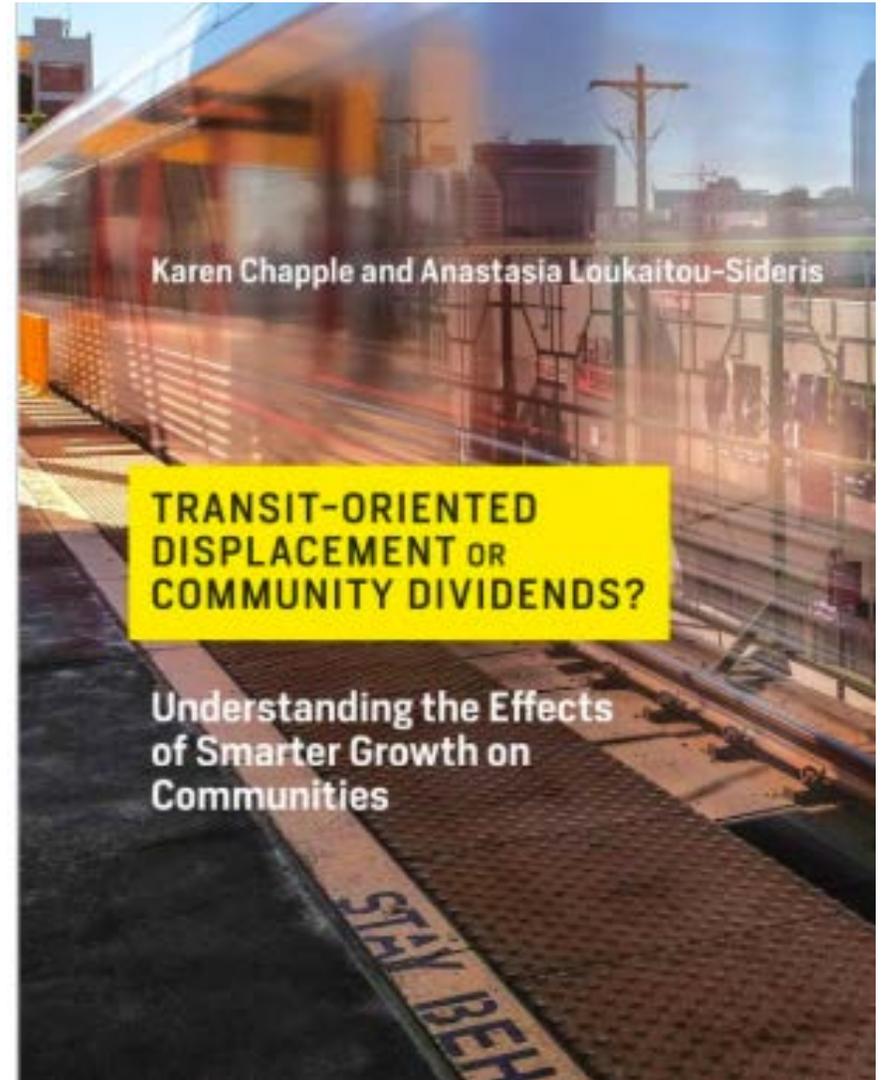
Displacement occurs when any household is **forced to move from its residence by conditions outside of its control**

<i>Types/Causes of Displacement</i>		
	Forced	Responsive
Direct or physical causes	<ul style="list-style-type: none"> • Formal eviction • Informal eviction (e.g., landlord harassment) • Landlord foreclosure • Eminent domain • Natural disaster • Building condemnation 	<ul style="list-style-type: none"> • Deterioration in housing quality • Neighborhood violence or disinvestment • Removing parking, utilities, etc.
Indirect or economic causes	<ul style="list-style-type: none"> • Foreclosure • Condo conversion 	<ul style="list-style-type: none"> • Rent increases • Increased taxes • Loss of social networks or cultural significance of a place
Exclusionary	<ul style="list-style-type: none"> • Section 8 discrimination • Zoning policies (restriction on density, unit size, etc.) • NIMBY resistance to development 	<ul style="list-style-type: none"> • Unaffordable housing • Cultural dissonance • Lack of network

Displacement intersects with transit

Community, Diversity and Displacement Study

- **Rail station areas are more likely to experience gentrification and displacement than areas without a transit stop**
 - San Joaquin County has over \$1 billion in planned rail investment over coming years to expand service and build stations
- **Does transit-induced gentrification lead to displacement?**
 - Neighborhoods near transit tend to be made up of mostly renter households
 - Transit investment can increase neighborhood property values and rents
 - **AFFORDSBILITY FIRST**

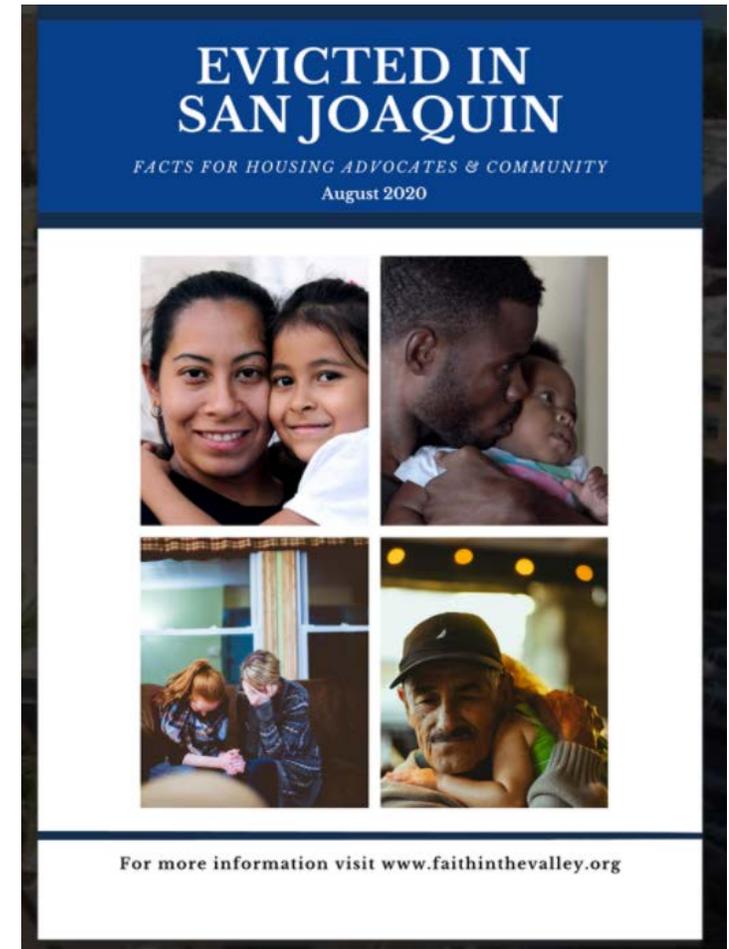




Why is preventing displacement important?

Community, Diversity and Displacement Study

- **Displacement has serious human and economic impacts**
 - Can result in higher risk for homelessness, long-term housing instability
 - Poorer health and socioeconomic outcomes
 - Community dislocation and segregation
- **Displacement should be considered in public planning processes**
 - Creates a shared understanding of project impacts within community
 - Guides future investments
 - More funding programs are considering these impacts



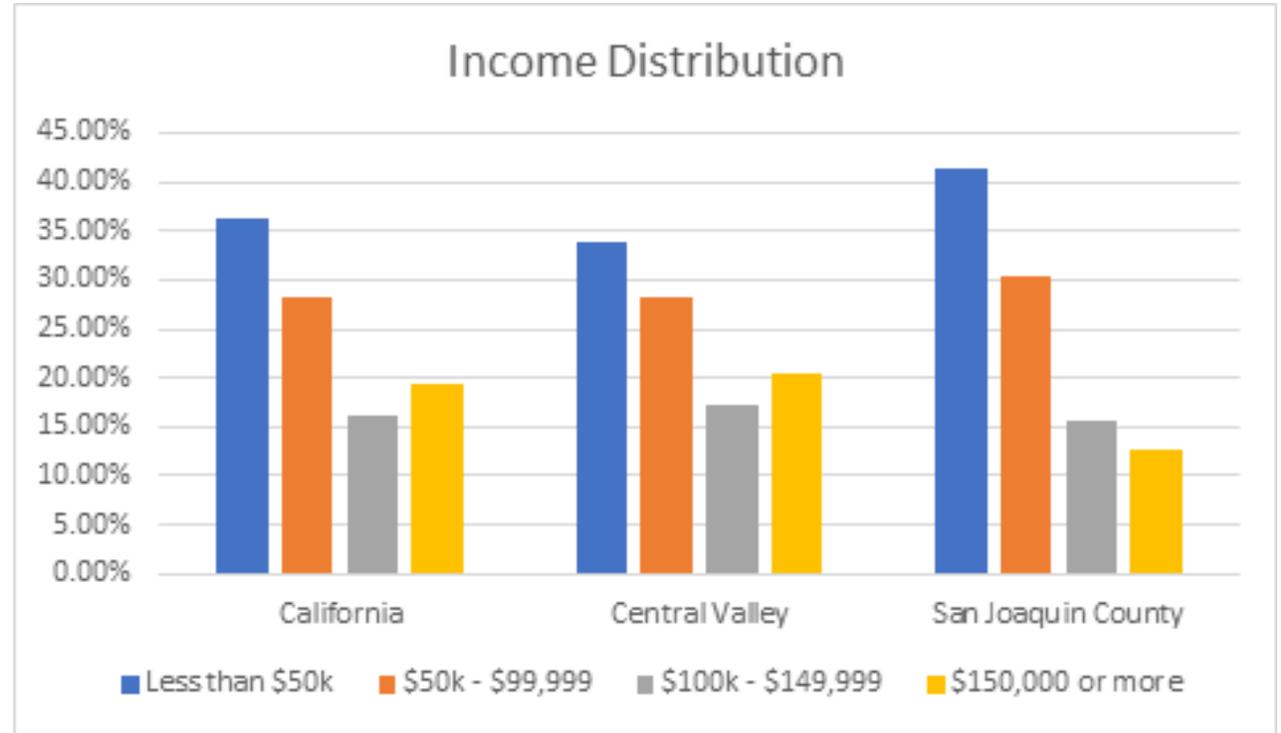
HOUSING INSECURITY

SAN JOAQUIN COUNTY

Background Housing Conditions: SJ County

Community, Diversity and Displacement Study

- **Expanding population**
 - Faster growth than neighboring counties and the state.
 - Population increased almost 30% between 2000 - 2018
- **Lower incomes**
 - County income skews heavily toward households earning less than \$50,000 per year
 - County has a higher percentage of low-income households compared to the Central Valley and the state



Background Housing Conditions: SJ County

Community, Diversity and Displacement Study

- **High unemployment rates**

- During the height of the pandemic in 2020, unemployment peaked at near 18% in April
- SJ County has higher unemployment rates relative to neighboring counties

- **High commercial vacancy rates**

- Rates as high as 12 – 13%, much higher than neighboring counties
- Retail, transportation and warehousing were initially hit hard by the pandemic

- **Commuting**

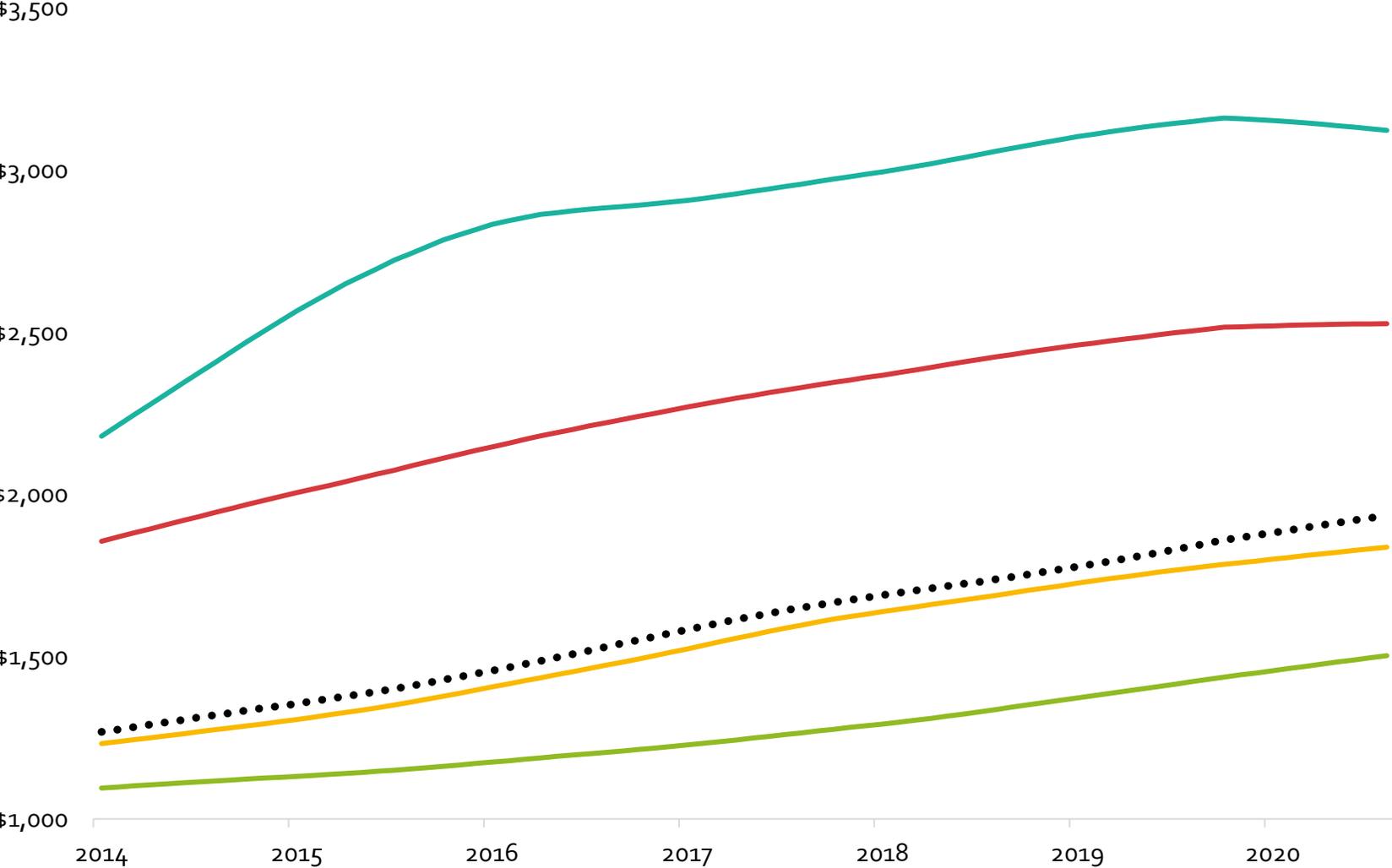
- From 2012 – 2017, there was a slight increase in workers commuting out of SJ County.
- Relatively few households both live and work within SJ County

Where are Businesses Closing at the Highest Rate?

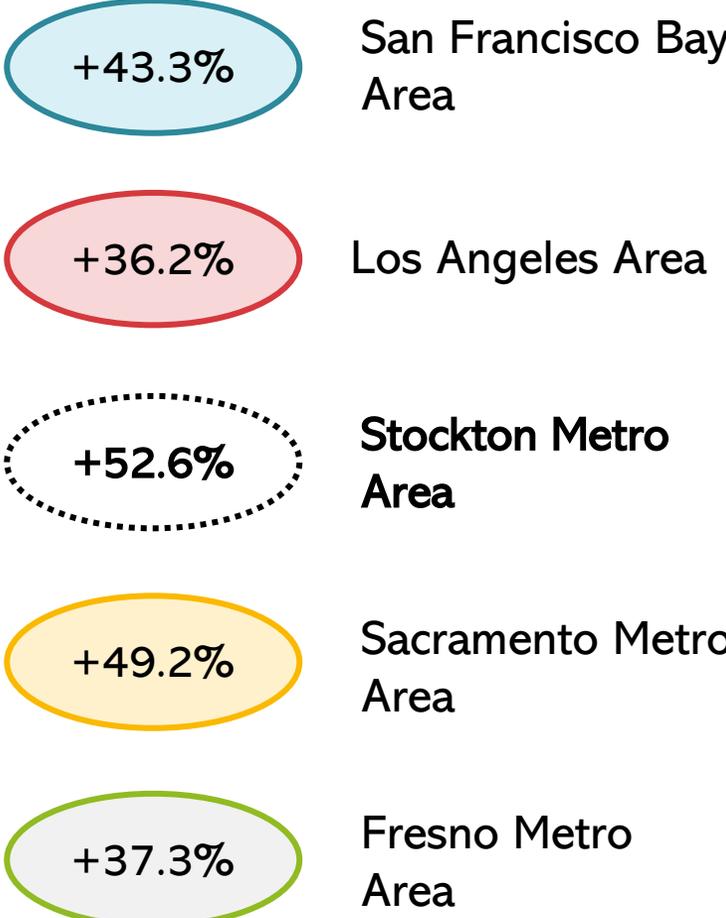
Geographic areas with the highest closure rate per 1,000 businesses since March 1



Rent Index* for Select Metro Areas, 2014 - 2020



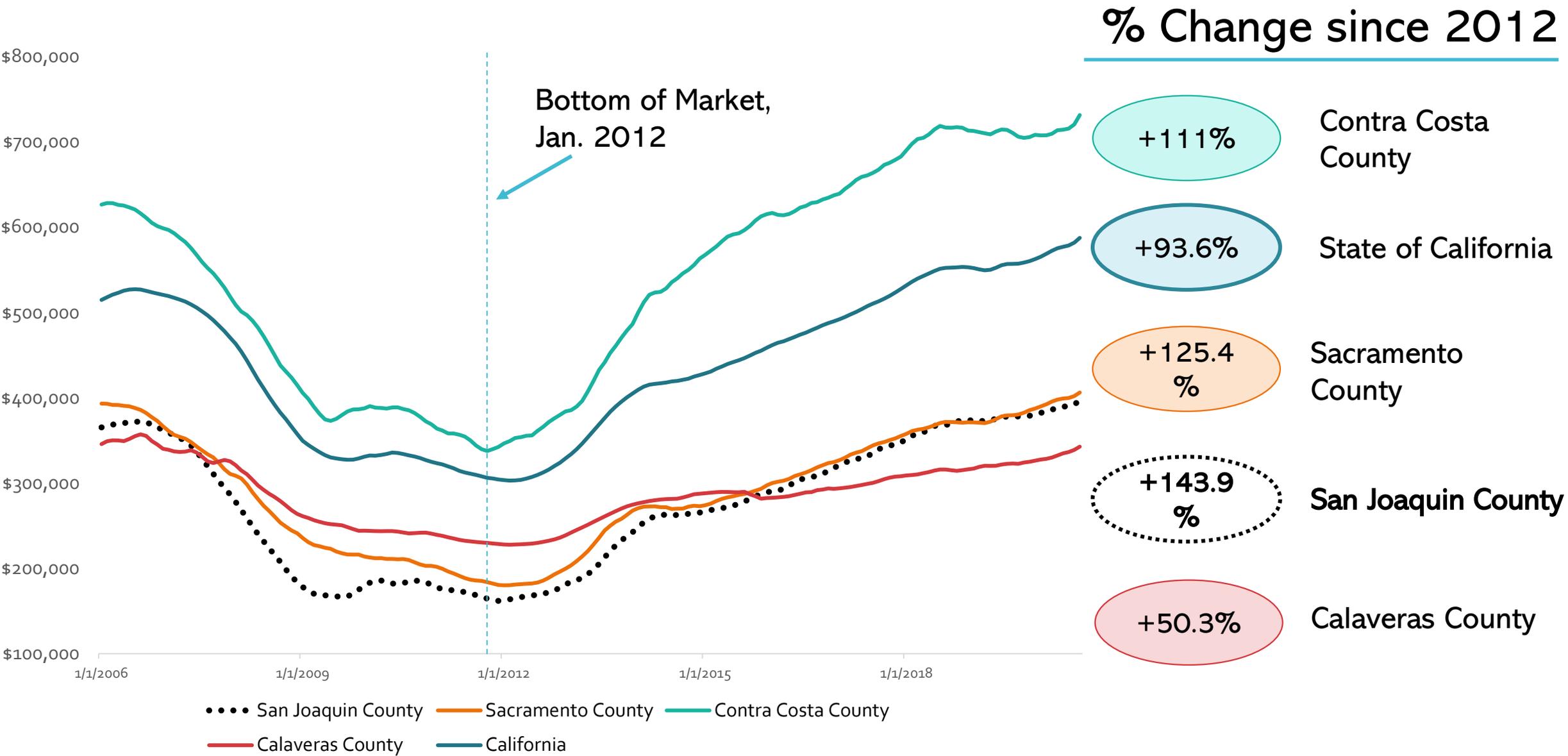
% Change since 2014



••• Stockton, CA — Sacramento, CA — Fresno, CA — San Francisco, CA — Los Angeles-Long Beach-Anaheim, CA

*Zillow Observed Rent Index (ZORI), Seasonally Adjusted

Home Value Index*, 2006 - 2020



*Zillow Home Value Index, All Homes, Seasonally Adjusted

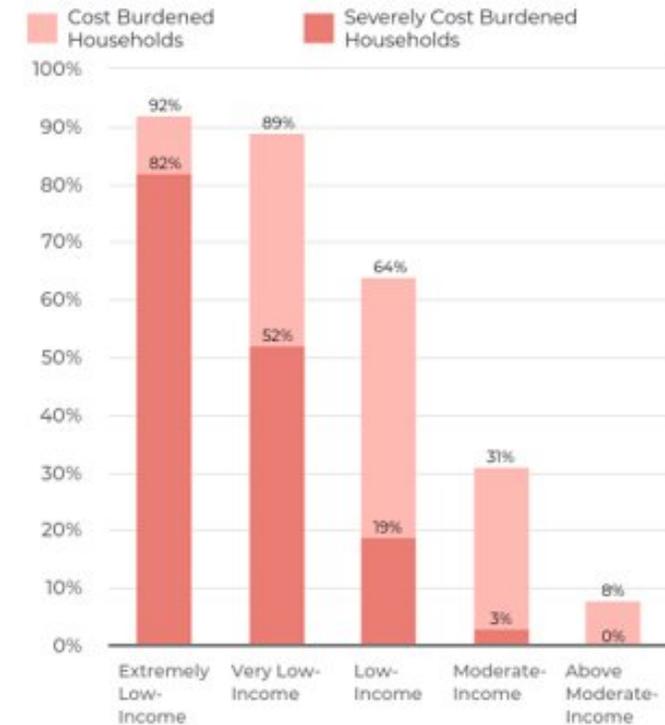
Background Housing Conditions: SJ County

Community, Diversity and Displacement Study

- **High rates of cost-burdened households**
 - 55% of renters pay more than 30% of their income on housing. These rates are higher for lower-income households.
 - 34% of homeowners pay more than 30% of their income on housing costs.
- **Increasing concern around unsheltered population**
 - SJ County saw a 70% increase from 2017 – 2019 in our unsheltered population.
 - Black residents are significantly overrepresented in the annual Point in Time Count, making up 25.3% of the unsheltered population, but only 7.1% of the population.

COST BURDENED HOUSEHOLDS

82% of ELI households in San Joaquin County are paying more than half of their income on housing costs compared to just 3% of moderate-income households.



California Housing Partnership | chpc.net/housingneeds

COMMUNITY FEEDBACK

Feedback: Community Interviews

Community, Diversity and Displacement Study

- **Displacement is actively occurring in San Joaquin County**
 - Covid-19 has exacerbated displacement rates
 - Increasing stories of environmental injustice as a form of displacement
- **San Joaquin County has a lack of diverse housing options**
 - Escalon has seen increased demand for affordable housing from its senior population who cannot find smaller units to downsize into.
- **A lack of available housing for the “missing middle”** – those who do not qualify for deed-restricted units but cannot afford recent price escalations
- Public agencies are concerned **existing infrastructure cannot handle increased demand** from denser, infill development
- Service organizations fear a pending **“eviction swell”** as protection policies tied to Covid-19 end



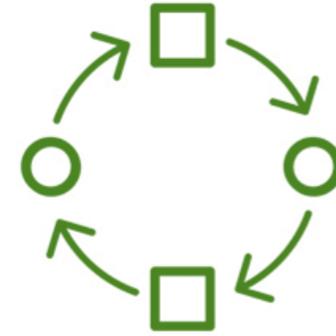
MEASURING DISPLACEMENT

DEVELOPING A MAPPING TOOL

How did we develop the mapping tool?



Review existing models



Adapt typology for San Joaquin Valley context



Gather additional datasets



Create an interactive web app

How did we develop the mapping tool?



Review existing models



**URBAN
DISPLACEMENT
PROJECT**

UNIVERSITY OF CALIFORNIA BERKELEY

DAP | MAP

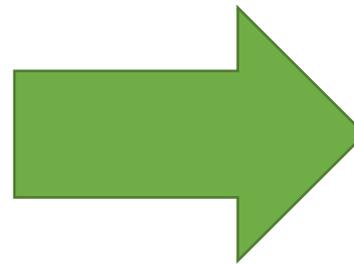


Figure 2. Condensed Typology for San Joaquin County

CONDENSED TYPOLOGY	DESCRIPTION*	ORIGINAL UDP TYPOLOGY
Susceptible to and Ongoing Displacement	These tracts are low or mixed low-income and some had an absolute loss of low-income households during the period of 2000-2018.	Low Income/Susceptible to Displacement; Ongoing Displacement of Low-Income Households
Varying Levels of Gentrification	These tracts have varying levels of income and housing affordability, and some tracts gentrified during 1990-2000 or 2000-2018, but all tracts have experienced an increase in housing costs and/or rental value during the 2012-2018 period.	At Risk of Gentrification; Early Ongoing Gentrification; Advanced Gentrification
Moderate- and Mixed-Income	These tracts range from moderate to high income and other variables are relatively stable.	Stable Moderate/Mixed Income
Varying Levels of Exclusiveness	These tracts range from moderate to high income and housing costs are increasing. In some tracts, low-income households are being excluded from entering and decreasing in numbers.	At Risk of Becoming Exclusive; Becoming Exclusive; Stable/Advanced Exclusive
High Student Population	These tracts have a high percentage of college students (over 30%) and therefore were excluded from the analysis.	High Student Population
Unavailable or Unreliable Data	These data were unavailable or unreliable.	Unavailable or Unreliable Data

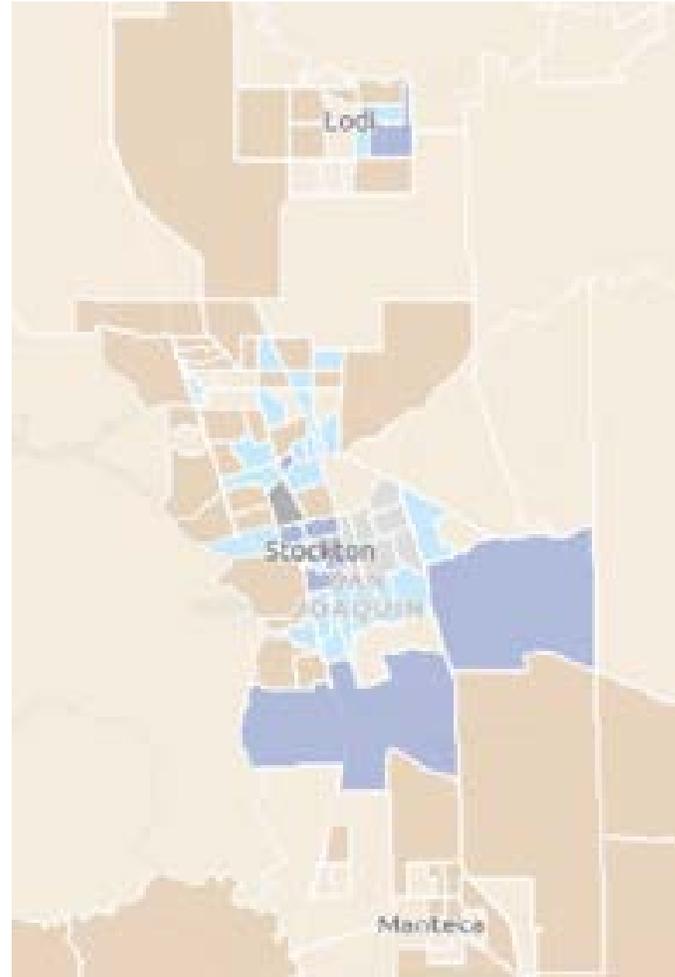
* Income levels relate to regional area median income (AMI). For the San Joaquin County model, AMI is equivalent to the MHI for San Joaquin County, \$55,167 (data source, 5-year 2014-2018 ACS data).

Low income = AMI < 80% Moderate Income = AMI 80-120% High income = AMI > 120%

How did we develop the mapping tool?



Adapt typology for
San Joaquin Valley context



- Susceptible to and Ongoing Displacement
- Varying Levels of Gentrification
- Moderate- and Mixed-Income
- Varying Levels of Exclusiveness
- Other
 - High Student Population
 - Unavailable or Unreliable Data

How did we develop the mapping tool?



Gather additional datasets

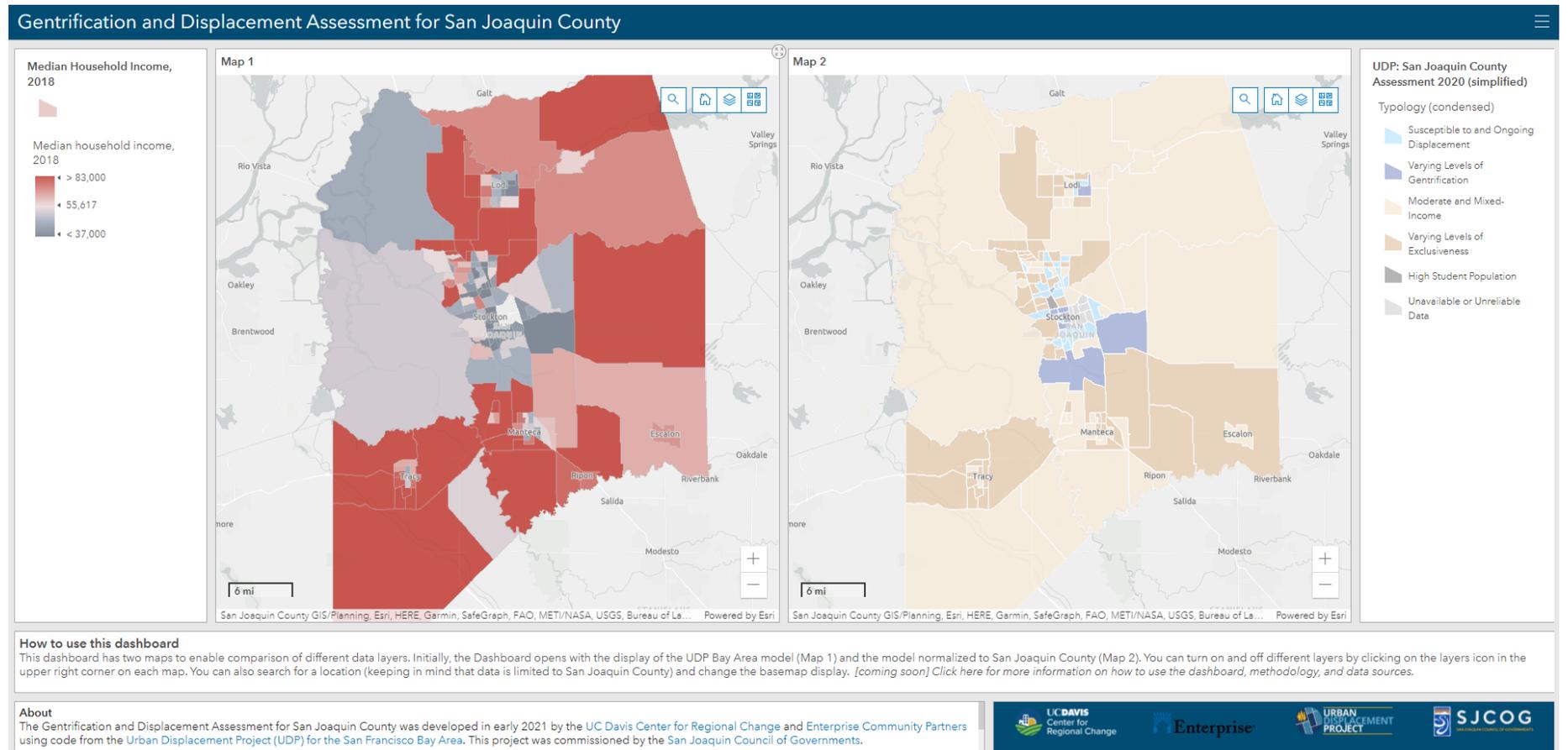
- Affordable homes that are at-risk of converting to market rate (source: CHPC)
- Rental eviction rate (source: Faith in the Valley)
- High amenity parcels (source: CRC and CCRH)
- Additional datasets
 - People of color (source: ACS)
 - Median Household Income (source: ACS)
 - Real median home value (source: Zillow)
 - Real median rent (source: Zillow)
 - College-education population (source: ACS)



How did we develop the mapping tool?

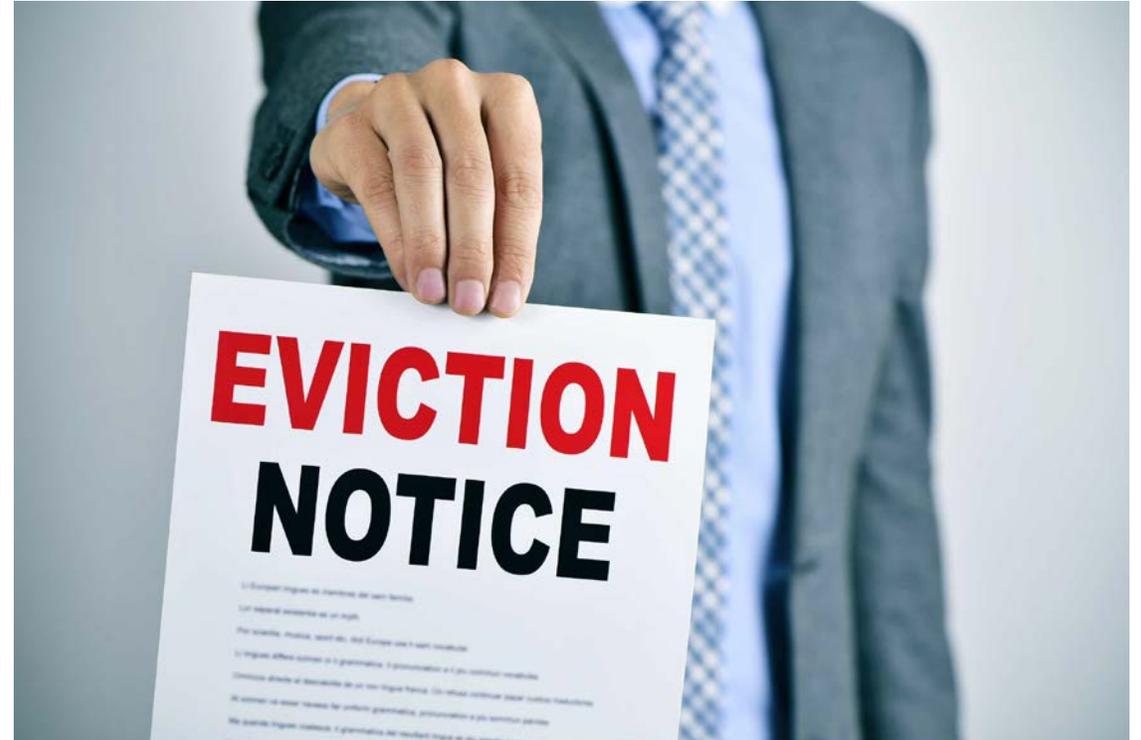


Create an
interactive web app



What does the mapping tool tell us?

- The importance of selecting the right indicators for the San Joaquin Valley
- The connection between displacement risk and race
- The relationship between displacement risk and rent-related evictions



What does the mapping tool tell us?

Gentrification and Displacement Assessment for San Joaquin County



How to use this dashboard

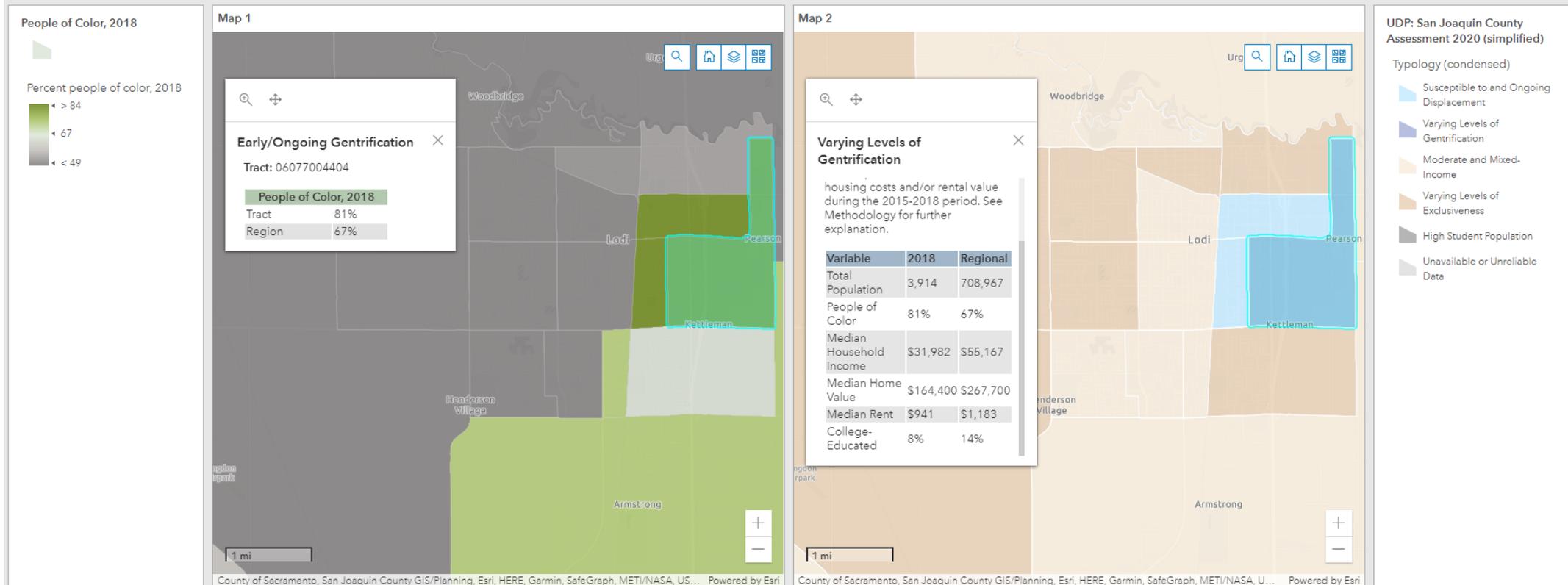
This dashboard has two maps to enable comparison of different data layers. Initially, the Dashboard opens with the display of the UDP Bay Area model (Map 1) and the model normalized to San Joaquin County (Map 2). You can turn on and off different layers by clicking on the layers icon in the upper right corner on each map. You can also search for a location (keeping in mind that data is limited to San Joaquin County) and change the basemap display. *[coming soon]* [Click here for more information on how to use the dashboard, methodology, and data sources.](#)

About

The Gentrification and Displacement Assessment for San Joaquin County was developed in early 2021 by the UC Davis Center for Regional Change and Enterprise Community Partners using code from the Urban Displacement Project (UDP) for the San Francisco Bay Area. This project was commissioned by the San Joaquin Council of Governments.

What does the mapping tool tell us?

Gentrification and Displacement Assessment for San Joaquin County



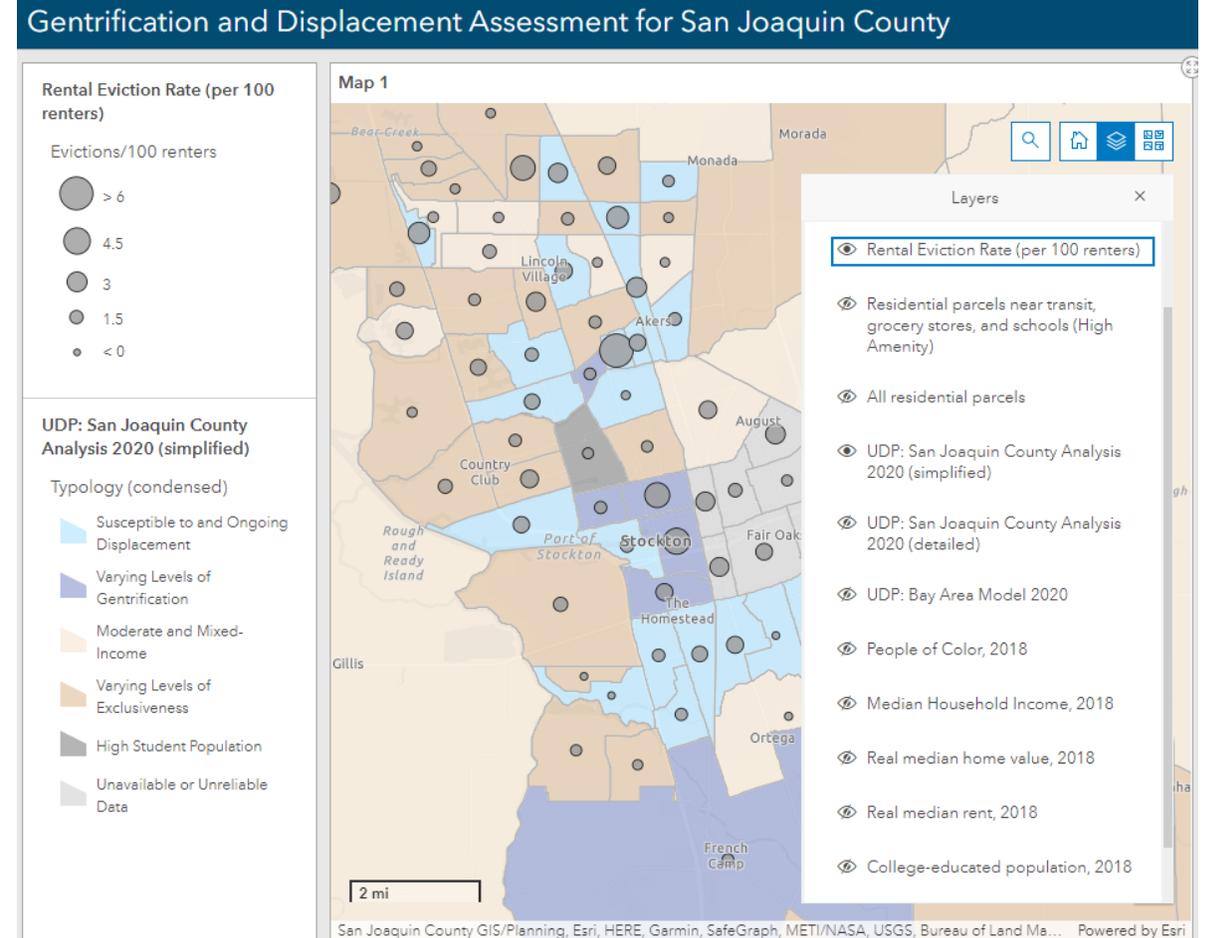
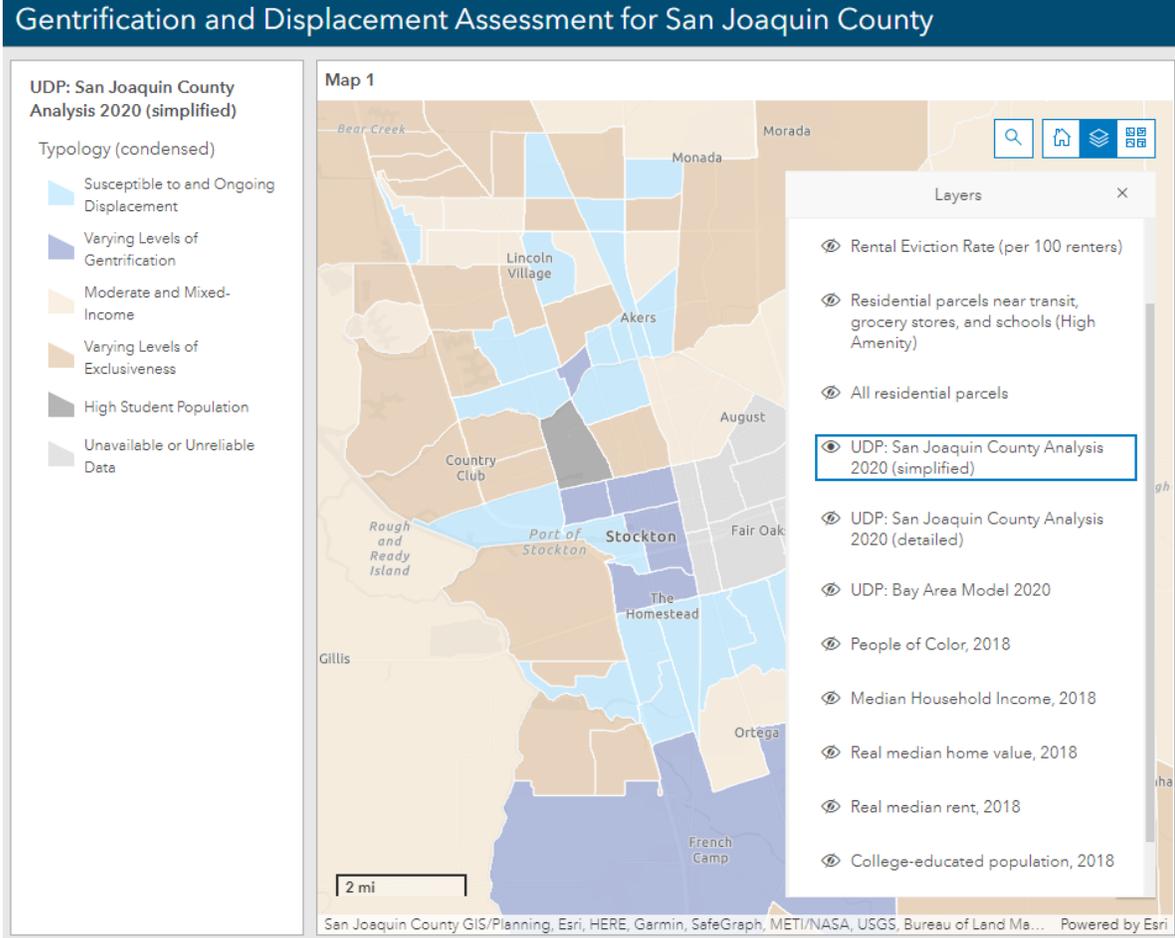
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What does the mapping tool tell us?



How can stakeholders use the mapping tool?



Local governments

Housing Element, Affirmatively
Furthering Fair Housing, etc



Housing organizations

housing development, renter
protection strategy, etc

RECOMMENDATIONS FOR SJCOG

CONVENE AN ONGOING COUNTYWIDE WORKING GROUP TO FOCUS ON EXPANDING HOUSING OPTIONS AND ENSURING NEIGHBORHOOD STABILITY

DEVELOP INTERNAL EQUITABLE DEVELOPMENT GUIDELINES

IMPLEMENT PROGRAMMING TO SUPPORT HOUSING AND INFRASTRUCTURE NEEDS

PRIORITIZE LIMITED DISCRETIONARY FUNDING FOR JURISDICTIONS HELPING TO MEET THE REGION'S HOUSING GOALS

Menti Instructions

Thank You!

