Using Health Impact Assessment to Promote Healthy Housing

Affordable Housing Week 2010
May 14, 2010
Health Impact Assessment
A combination of procedures, methods and tools that systematically judges the potential, and sometimes unintended, effects of a policy, plan, program or project on the health of a population and the distribution of those effects within the population. HIA identifies appropriate actions to manage those effects.

International Association for Impact Assessment, 2006
HIA Addresses Determinants of Health

How does the proposed project, plan, policy affect

Democratic process
Housing
Air quality
Noise
Safety
Social networks
Nutrition
Parks and natural space
Private goods and services
Public services
Transportation
Social equity
Livelihood
Water quality
Education

and lead to health outcomes
HIA can evaluate many types of projects, plans, policies

<table>
<thead>
<tr>
<th>Development projects</th>
<th>Housing developments, mixed-use retail</th>
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<tbody>
<tr>
<td>Transportation plans</td>
<td>New transit stations, roadway expansions, new rail lines</td>
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<tr>
<td>Comprehensive or specific area plans</td>
<td>Guides for future development</td>
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<td>City, state, or national policies</td>
<td>Labor, education, incarceration, immigration</td>
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**Steps of HIA**

<table>
<thead>
<tr>
<th>Screening</th>
<th>Determines the need and value of a HIA</th>
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<tbody>
<tr>
<td>Scoping</td>
<td>Determines which health impacts to evaluate, methods for analysis, and a workplan</td>
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<tr>
<td>Assessment</td>
<td>Provides:</td>
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<tr>
<td></td>
<td>1) a profile of existing health conditions</td>
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<td>2) evaluation of potential health impacts</td>
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<td>3) strategies to manage identified adverse health impacts</td>
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<tr>
<td>Reporting</td>
<td>Includes:</td>
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<tr>
<td></td>
<td>1) development of the HIA report</td>
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<td></td>
<td>2) communication of findings &amp; recommendations</td>
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<tr>
<td>Monitoring</td>
<td>Tracks:</td>
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<tr>
<td></td>
<td>1) impacts on decision-making processes and the decision</td>
</tr>
<tr>
<td></td>
<td>2) impacts of the decision on health determinants</td>
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Project Example 1

Health Impact Assessment of the BART Station Area Plan

• New eBART station in median of SR 4
• 1,600 units of multi-unit housing proposed
• 450,000 sq. ft. retail & commercial space
HIA Assessment and Recommendations

Assessment

- Quantified vehicle trip generation and BART ridership
- Predicted pedestrian injury
- Modeled roadway air emissions
- Assessed need for affordable housing

Recommendations

- TDM strategies; unbundle parking; traffic calming
- Air quality – HVAC; build away from SR 4
- Include 40% affordable housing
Specific Plan adopted by Pittsburg City Council

- HIA results impacted what went into Specific Plan
- Affordable housing inclusions
- Air quality mitigations – included straight from HIA
- Noise mitigations
Project Example 2

Health Impact Assessment of the Concord Naval Weapons Station Re-Use Development

- 5,028-acre site owned by the Navy for over 60 years
- Property will be redeveloped to include residential and commercial development, and parks/open space
- Process to select between 7 different alternatives, each proposing a unique mix of uses

- World-class project will permanently change the city
- HIP partnered with Community Coalition for a Sustainable Concord (CCSC) on HIA
Findings – Affordable Housing

• Based on analysis of income levels,
  – 36% of housing needs to be affordable to people with very low income (less than $16.35/hour)
  – 28% of housing needs to be affordable for low-income residents (earning $16.35-$26.15 per hour)
  – 20% for moderate income people (earning $26.15-$39.23 per hour)

• The amount of affordable housing needed far exceeds the number of affordable housing units proposed in any of the alternatives analyzed
Project Example 3

A Health Impact Assessment of the Humboldt County General Plan Update
Humboldt – Housing Indicators Assessed

1. Proportion of housing production to housing need by income category
2. Proportion of households paying greater than 30% & 50% of their income on their homes
3. Homeless Population

For each of the 35 indicators

- Literature review
- Collection of existing conditions data
- Analysis of how 3 alternatives would impact indicators, including vulnerable populations
- GIS mapping
- Potential mitigations
### Table HH.1. Housing Production Compared to Housing Need
Humboldt County Unincorporated Areas, 2001-2006

<table>
<thead>
<tr>
<th>Income Level</th>
<th>Projected Housing Need (Housing Units)</th>
<th>Housing Construction (Housing Units)</th>
<th>% of Need Met</th>
<th>Production Needed to Meet Goals</th>
</tr>
</thead>
<tbody>
<tr>
<td>Very Low (50% AMI**)</td>
<td>498</td>
<td>216</td>
<td>43%</td>
<td>282</td>
</tr>
<tr>
<td>Low (80% AMI**)</td>
<td>324</td>
<td>239</td>
<td>74%</td>
<td>85</td>
</tr>
<tr>
<td>Moderate (120% AMI**)</td>
<td>420</td>
<td>538</td>
<td>128%</td>
<td>Surplus: 118</td>
</tr>
<tr>
<td>Above Moderate (Market rate)</td>
<td>552</td>
<td>1,077</td>
<td>195%</td>
<td>Surplus: 525</td>
</tr>
<tr>
<td>Total</td>
<td>1,794</td>
<td>2,070</td>
<td>115%</td>
<td>Surplus: 276</td>
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</table>

*Production is new units; rehabbed and conserved units are not counted.

** AMI = Area Median Income
Average housing cost in Humboldt County

Urban average house cost* - $300,589
Non-urban average house cost* - $354,029
Difference - $53,440

*average of median house costs by city, weighted by population

Area Median Income: $33,281
Humboldt Conclusions and Recommendations

Alternative A will lead to best health outcomes

- Housing is more affordable in urban areas than in non-urban areas
- Increasing urban housing is more beneficial for homeless populations

Example Housing-related Recommendations

- Implement county-wide inclusionary zoning
- Encourage development of rental units
- Increase municipal support for first-time home buyers
- Density bonuses
Humboldt Outcomes

- Humboldt residents raised HIA results during public comment
- Built awareness about health and land use among elected officials, general public, planners, community groups
- Media coverage of HIA
- Inclusionary zoning policy included in General Plan Housing Element adopted in September 2009
- Other counties interested in using the approach
- No final decision on Alternatives yet
Thank you and have a great weekend!

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