The Healthy Neighborhoods Approach

At the Intersection of Community Development, Health, and Collective Impact

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2,046 homes, townhouses and apartments developed and owned by EBALDC

1,126 townhouses and apartments managed by EBALDC

304,072 square feet commercial space developed by EBALDC

182,000 square feet commercial space managed by EBALDC

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION

BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
HEALTH BEGINS IN THE NEIGHBORHOODS WHERE WE LIVE, LEARN, WORK AND PLAY.
HEALTHY NEIGHBORHOODS AS THE APPROACH
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San Pablo Area Revitalization Collaborative (SPARC)

Common Agenda: Residents and partners of the SPARC neighborhoods stabilize and equitably co-create together a safe, healthy, vibrant, and resilient neighborhood.
Housing

- Ensure 40% of all housing is deeded, affordable housing

Community

- Increase the number of friendly spaces by 25%
- Identify and develop resident leaders

Health

- Reduce ER/Hospitalization rates of residents
- Increase resident self-efficacy around managing and improving blood pressure

Economy

- Reduce commercial space vacancy by attracting anchor retail operations and supporting microenterprises
- Connect residents to good paying jobs and asset building opportunities
Housing

Ensure 40% of all housing is deeded, affordable housing
SPARC Housing

• SPARC Housing work group:
  – CDC’s, nonprofit developers, social services, housing advocacy, and residents

• Charged with creating a long-term plan:
  – Housing Production and Preservation
  – Resident informed and feedback driven
  – Data-Driven
  – Utilizes the Area Specific Plan and align to other city processes and work happening
Creating a Data Driven Plan

• Developing a data-driven plan focus on production and preservation
  – Utilized the Area Specific Plan projected housing units
  – Reviewed other city, county, and community based reports to inform the plan
  – Identified area median income (AMI) mix, number of household by income and housing cost burden, housing stock characteristics, and current housing mix (*market rate, naturally occurring affordable housing, and deeded affordable housing*)
What SPARC Housing Learned

• Residents within the SPARC neighborhoods were at a high risk to being displaced
  – High percentage of renters (73%) vs. home ownership (23%)
  – Most of housing units were either single family homes or had under 4 units (67%)
  – More than half of residents were cost burdened (56%)
    • With nearly 31% of all households severely cost-burdened
Housing Units in SPARC Area
Current and Projected Growth by 2035

- Existing SPARC Housing: 3028 Units
- Existing Naturally Occurring Affordable Housing: approx. 1000 units
- Existing Affordable Housing: 957 units
- Market Rate Housing: approx. 1000 units
- New ELI/VLI Housing: 382 units
- New Low/Mod Housing: 382 units
- New Unrestricted Housing: 376 units

New Production: approx. 1140 Units

1/3 production <50% AMI
1/3 production <100% AMI
1/3 production Market Rate
From Analysis to Refinement to Finalization

• From the initial draft, the group shared its work with different community groups

• Residents identified the following gaps in the plan:
  – A higher need to address extremely low income residents and homelessness
  – Continue to focus on opportunities for moderate income residents
  – Opportunities home ownership
  – Identified a need to vacant land and blighted and vacant housing
Next Steps with the Plan

• **Revised the plan and Monitor the Pipeline**
  – Committed 20% of development to residents with 20% AMI
  – 300 units are in the pipeline and use Google Maps to track developments

• **City bond provides funds**
  – Recent passage of two bond measures provide the financing needed for the group to move on preservation strategies

• **Opportunity Site and Developer Identification**
  – Group start to develop list potential opportunity sites for development
  – Based on list start to identify and pair together other developers and housing resources/services

• **Focus on displacement**
  – Start to figure out how to work with other groups to further address displacement
SPARC ACCOMPLISHMENTS

Housing
- SPARC has a neighborhood endorsed housing affordability plan that was informed by HUD and neighborhood data and sets goals for housing production and preservation
- Close to 300 units in pipeline

Community
- We worked with 311 residents to implement 15 blight reduction projects

Health
- Launched two blood pressure clinics with 124 residents participating and looking to expand to three additional sites by year end

Economy
- Opening of neighborhood grocery store in Fall/Winter 2017
- Opened a neighborhood pop-up market for resident entrepreneurs and community to come together
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