Health Impact Assessment: Overview + Application to Policy

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Human Impact Partners
Presentation Outline

- Our Framework for Health
- Overview of HIA
- Measure JJJ HIA in Los Angeles
- Closing Thoughts
Our Framework for Health
**HIP** is a national non-profit – based in Oakland, CA – working to transform the policies and places people need to live healthy lives by increasing the consideration of health and equity in decision making.

*Through research, advocacy, and capacity-building, we bring the power of public health to campaigns and movements for a just society.*
Social Determinants Drive Health

Complex, integrated, and overlapping social structures and economic systems that are responsible for most health inequities. They reflect the conditions in which people are born, grow, live, work and age, and which are shaped by the distribution of money, power and resources at global, national and local levels.

- World Health Organization
How Health Happens

- Socioeconomic Factors: 40%
- Health Behaviors: 30%
- Physical Environment: 10%
- Health Care: 20%

Source: Booske, et. al. 2010. County Health Rankings Weighting Methodology
What Reduced Child Death Rates?

- Zoning
- Sanitation
- Child labor laws
- Worker safety

Graph showing the death rate per million children from 1850 to 1970. The death rate decreased significantly in the 20th century, with notable declines in the early 1900s and late 1950s. The graph also indicates that immunization began to play a significant role in reducing the death rate.
Overview of Health Impact Assessment
HIAs Addresses Determinants of Health

How does the proposed project, plan, policy affect lead to health outcomes recommendations?
**HIA Purpose**

Through HIA report and communications
Make health effects of a proposal more explicit
Highlight health inequities
Provide recommendations
Raise awareness and shape the discourse among decision makers and the public

Through HIA process
Build relationships & collaborations
Empower communities
Advance equity and democracy
Recognize lived experience
Build consensus
### Steps of HIA

<table>
<thead>
<tr>
<th>HIA Step</th>
<th>Description</th>
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<tbody>
<tr>
<td>Screening</td>
<td>Determine the need and value of an HIA</td>
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<tr>
<td>Scoping</td>
<td>Identify health impacts to evaluate and methods for analysis</td>
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<tr>
<td>Assessment</td>
<td>Provide:</td>
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<tr>
<td></td>
<td>1) a profile of existing health conditions</td>
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<td></td>
<td>2) evaluation of potential health impacts</td>
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<tr>
<td>Recommendations</td>
<td>Provide strategies to manage identified adverse health impacts and maximize benefits to health</td>
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<tr>
<td>Reporting</td>
<td>Include:</td>
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<tr>
<td></td>
<td>1) HIA report</td>
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<td></td>
<td>2) communication of findings &amp; recommendations</td>
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<tr>
<td>Evaluation &amp;</td>
<td>Track and evaluate:</td>
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<tr>
<td>Monitoring</td>
<td>1) process of conducting the HIA</td>
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<tr>
<td></td>
<td>2) impacts on decision-making</td>
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<tr>
<td></td>
<td>3) impacts of the decision on health outcomes</td>
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HIAs in the US

- Built Environment: 37%
- Transportation: 19%
- Natural Resources & Energy: 11%
- Agriculture, Food & Drug: 8%
- Housing: 4%
- Education: 4%
- Labor & Employment: 4%
- Other: 10%
Measure JJJ HIA in Los Angeles
Summary of Measure JJJ

• Transit Oriented Communities Affordable Housing Overlay
  – Allowed developers to build more densely near major transit stops in return for including minimum percentages of affordable units.

• Value Capture
  – Applied similar affordability requirements to all new residential developments >10 units that get City zoning entitlements allowing them to build more densely. Required “no-net-loss” of affordable units and offers in-lieu fee option.

• Construction labor standards: Prevailing wage, 30% local hire, 10% transitional workers
Measure JJJ HIA: Pathways to Health

**Policy Components**
- Transit Oriented Communities (TOC)
- Affordable Housing Overlay
- Value Capture
- Labor Standards

**Policy Effects**
- Access to Affordable Housing

**Health Determinants**
- Rent Burden, Overcrowding, Housing Instability
- Use of public transportation, air quality, physical activity
- Displacement Neighborhood segregation
- Housing Quality

**Health Outcome**
- Asthma, allergies, infections
- Child Development Outcomes
- Depression, Anxiety, Stress
- Obesity, Diabetes
- Hypertension Stroke, Heart Disease
- Nutrition, Access to Health Care
Assessment Methods

• Literature Reviews
• Analysis of Secondary Data
• Focus Groups
• Key Informant Interviews
Findings 1: Measure JJJ Effects on Affordable Housing

Projected that TOC overlay would lead to:

- Up to 8,000 very low-income or 14,000 low income units over 10 years; equivalent to affordable housing for 24,000 very low-income or 43,000 low income people over 10 years

Projected that Value Capture would lead to:

1. Doubling in number and increase in size by 50% of future projects (based on current trends)
2. Greater absolute impact on affordable housing than TOC
3. Reduced rate of increase in market rate housing, but increase in proportion and absolute number of affordable units
Findings 2: Measure JJJ Effects on Rent Burden, Overcrowding & Housing Instability

• Housing costs influence the portion of household income available for health promoting goods and services.
  – More likely to be food insecure, which can lead to poor nutrition and associated chronic health conditions. More likely to forgo health care and prescription meds.

• Up to 43,000 low-income renters could experience the health benefits of stable, affordable housing through the TOC Overlay over 10 years; tens of thousands more through Value Capture.

• Option for inclusion of extremely-low income units would deepen affordability; health benefits for lowest income households would be proportionally greater.
Findings 3: Measure JJJ Effects on Public Transit Use, Air Quality & Physical Activity

- Households near public transit—especially low-income—more likely to use it and less likely to drive.
  - Reduces vehicle emissions linked to respiratory diseases and increases physical activity linked to chronic conditions.
  - Public transit users walk an *additional* 8-30 minutes per day

- Increasing the proportion of LA residents living near transit, could increase physical activity and reduce exposure to harmful emissions among people of all income levels.

- Extending TOD benefits to very-low income households could help avoid potential for gentrification-induced increase or plateau in VMT.
Findings 4: Measure JJJ Effects on Displacement & Neighborhood Segregation

- Gentrification and displacement can have negative impacts on health by contributing to the concentration of lower-income residents in neighborhoods with less resources and opportunities.
  - No-net-loss provision would help mitigate the effects of displacement, although first right of refusal is not guaranteed.
  - Inclusionary housing would increase access to affordable housing and also promote health-enhancing neighborhood integration.
  - Includes off-site construction option, which would preserve neighborhood-level health benefits of affordable units while providing flexibility to developers.
Summary of Findings

Passage of Measure JJJ would likely lead to:

- Increased production of affordable housing units (in the tens of thousands)
- Alleviation of rent burden and housing instability (for 40K+ low-income renters)
- Increased use of public transit, and improved physical activity and air quality
- Protections against displacement and access to neighborhood resources
Overarching Recommendations

• Local and state governments should explore the variety of ways that land use and zoning laws can promote health through equitable development, including:
  – inclusionary housing, community land trusts, affordable housing trust funds, and long term affordability covenants

• Local and state housing policy-makers should consider a variety strategies for mitigating the potential negative health consequences that arise from the displacement of existing residents, including:
  – no-net-loss policies, tenant protection policies
Recommendations—If Measure JJJ Passes…

• Incorporate pathways for civic participation into all aspects of the initiative’s implementation.

• Consider variation in residential density and ridership across major transit station areas when developing the TOC Overlay density bonus program.

• Explore best practices for efficient and effective monitoring and enforcement of no-net-loss provisions, designation of affordable units, and criteria for tenant selection.
Measure JJJ – HIA Post-Script

• LACDPH could not take a position on Measure JJJ, but affordable housing advocates used findings in campaign.

• Measure JJJ passed with 64% of the vote.

• In drafting the newly required TOC incentive guidelines, City of LA followed the recommendation to vary incentives according to station area characteristics.
  – New DPH director submitted official comment to City of LA on the TOC incentive guidelines based on HIA findings.

• Currently working with City of LA on new HIA of general plan transportation element
Closing Thoughts
Things to Consider….We conduct HIAs sparingly!!

- Focusing on health can reveal benefits and harms that would otherwise be missed, and help address health inequities.

- But, consider your goal – why are you using this tool?

- There are range of other approaches. The principles of HIA – collaboration, consideration of health and equity, recommendations – can be integrated into business as usual.

- Health stakeholders are increasingly partnering in the design and development phase of projects and policies to consider health up front.

- Focus HIAs at policy level for broader impact.
Thank you!

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Extra Slides re: Measure JJJ
Findings: Measure JJJ Effects on Affordable Housing

• Developers disagreed about potential negative effects on housing development due to increased construction costs.

• Research shows that these kinds of inclusionary housing policies don’t affect housing production or prices. However:
  • Most other policies don’t include construction wage standards (this may increase costs).
  • Most other policies are mandatory, while JJJ is voluntary (this may decrease costs).

• For our projections we assumed a modest dampening effect of JJJ on production of the types of housing affected by the measure.
Guiding Research Questions

1) How would Measure JJJ affect access to affordable housing in Los Angeles?

2) How would changes in access to affordable housing affect rent burden, housing stability and overcrowding among lower income residents and how would these changes affect health?

3) How would changes in affordable and/or market rate housing stock near transit affect public transit ridership, air quality, and physical activity, and how would these changes affect health?

4) How would changes in affordable and/or market rate housing stock impact displacement, and neighborhood segregation, and how would these changes affect health?

5) How would changes in affordable housing stock impact housing quality, and how would these changes affect health?
Focus Groups

- Conducted five focus groups with 39 community residents
- Non-profit housing organizations involved on the Advisory Group conducted recruitment
- Recruited participants from across the City, including South LA, Boyle Heights, Hollywood, and Pacoima
- 90-minute focus group was led by a facilitator and assisted by a note taker; Two were conducted in English and two in Spanish
- Participants received a $20 incentive, dinner, and child care
Focus Groups

First four groups = Residents living in households with incomes below the very low-income threshold who were regular users of public transit

– Goal was to assess the housing and health-related experiences of residents likely to be affected by the initiative

Fifth focus group = Residents living in designated affordable housing units within predominantly market rate developments

– Goal was to understand first-hand accounts of the housing and health-related experiences of low-income residents of the kinds of mixed-income developments the initiative would promote
Stakeholder Interviews

• Conducted 14 interviews with public sector staff, non-profit housing developers, and private sector housing developers

• Purpose was to gain the perspectives of these groups on the potential effects of the Initiative on housing production and on aspects of the Initiative that might hinder or promote housing production
Secondary Data Analysis

- LA City Department of Planning
- LA City Department of Building and Safety
- US Census/American Community Survey
- LA County Health Survey
- LA City Housing and Community Investments Department
- UCB/UCLA Urban Displacement Project
- California Household Travel Survey
- National Household Traven Survey
- Transit-Oriented Development Database
- City of LA Health Atlas
## State Density Bonus Program in Los Angeles, 2011-2015

<table>
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<tr>
<th>Year</th>
<th>Total DB Projects</th>
<th># Units</th>
<th>Average Units per Project</th>
<th>Average % Affordable units</th>
<th>% projects with VLI affordable units</th>
<th># Affordable Units</th>
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<td>2011</td>
<td>12</td>
<td>237</td>
<td>20</td>
<td>13.5%</td>
<td>92%</td>
<td>12</td>
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<tr>
<td>2012</td>
<td>22</td>
<td>926</td>
<td>42</td>
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<td>40</td>
<td>1239</td>
<td>31</td>
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<td>83%</td>
<td>129</td>
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<td>2791</td>
<td>40</td>
<td>9.9%</td>
<td>77%</td>
<td>234</td>
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<td>2015</td>
<td>78</td>
<td>3528</td>
<td>45</td>
<td>8.6%</td>
<td>91%</td>
<td>278</td>
<td>50%</td>
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<tr>
<td>Total</td>
<td>221</td>
<td>8,721</td>
<td>40</td>
<td>9.4%</td>
<td>85%</td>
<td>734</td>
<td>30%</td>
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</table>

Source: City of Los Angeles Housing and Community Investment Department; Market rate projects only.
Density Bonuses Approved by LADCP, 2007-16

*These data do not include “by right” DB cases that do not require a planning approval and they include some subsidized affordable housing projects not relevant to BBLA

**2016 data is through August 12th. The hash-marked area applies Jan-July monthly approval rates to the remainder of the year
Zone Change/General Plan Amendments Approved by LADCP, 2007-2016

*Numbers above bars represent projects/units proposed during the previous year.
Findings: RQ #2—Rent Burden, Overcrowding and Housing Instability

Housing costs influence the portion of household income available for health promoting goods and services.

• A $1,000 annual rise in rent for poor families is associated with a 20% increase in food insecurity

• People with housing cost-burdens 3x more likely to forego health care and medications due to cost; and 75% more likely to report themselves in fair/poor health

• Children in overcrowded and unstable housing more likely to be food insecure, and have lower emotional and behavioral functioning and cognitive skills
How Could Measure JJJ Impact Health via Rent Burden, Overcrowding and Housing Instability?

• Up to 43,000 low-income renters could experience the health benefits of stable, affordable housing through the TOC Overlay over 10 years; tens of thousands more through Value Capture.

• Option for inclusion of extremely-low income units would deepen affordability; health benefits for lowest income households would be proportionally greater.

• Tying in-lieu fee option to bi-annual affordability gap study would help ensure that fees would be sufficient to provide equivalent affordable units.
Findings: RQ #5—Housing Quality

Housing quality affects a variety of health outcomes, including asthma and other respiratory illnesses, rashes and skin infections and child development outcomes.

- Children in older substandard housing are at higher risk of lead poisoning, which increases risk of developmental delays.
- Families in substandard housing are at higher risk of injuries at home.
- Children with asthma in substandard housing are more likely to be exposed to triggers that lead to asthma exacerbations and hospitalizations, which impact absenteeism.
How Could Measure JJJ Impact Health via Housing Quality?

• While not designed to improve the condition of existing housing, it would promote the construction of new affordable units.

• Could provide tens of thousands of low-income residents with the opportunity to move from sub-standard to new health-promoting home environments.

• No-net-loss provision would help to replace older affordable units with newly constructed ones, thus increasing the proportion of affordable units that are of acceptable quality.