

## MEMO

To: Regional Equity Working Group  
From: Pedro Galvao (ABAG) and Vikrant Sood (MTC)  
Re: Key Issues and Equity Measures for Plan Bay Area 2040 Equity Analysis  
Date: Friday, August 7, 2015

### I. Background and Overview

At its July 8<sup>th</sup> meeting the Regional Equity Working Group (REWG) was asked to identify and prioritize key regional issues impacting disadvantaged communities for consideration in the Plan Bay Area 2040 Equity Analysis. Given the compressed timeframe for the discussion staff also sent a survey requesting input on the same questions. Staff received seven responses to the survey which asked REWG members to identify and rank key equity issues. Survey results are rank ordered in Table 1 below (Column A).

### II. Key Issues and Equity Measures

While some performance targets will address equity issues directly (Column C), such as Target 2: Adequate Housing and Target 5: Equitable Access, others are more focused on performance for the entire region. Equity issues that are not fully addressed by the targets may be studied in more detail in the Equity Analysis either as a priority theme (Column D) and/or analysis of trends (Column E).

**Table 1: Key Equity Issues for Analysis of Plan Scenarios**

<i>A. Key Issues Ranked by Survey Respondents</i>	<i>B. Relevant Performance Targets</i>	<i>C. Fully Addressed in Targets</i>	<i>D. Priority Equity Themes</i>	<i>E. Additional Analysis of Trends</i>
Risk of Displacement and Community Stability	Adequate Housing Equitable Access*		Risk of Displacement	Neighborhood Stability
Housing Affordability for Low-Income Households (LIHs)	Adequate Housing Equitable Access*	Yes		
Access to Jobs, Services and Amenities for LIHs	Equitable Access* Economic Vitality		Access for LIHs	Access to LI Jobs
Access to Opportunity for LIHs	Equitable Access* Economic Vitality			Yes
Lack of Mobility in Concentrated Areas of Poverty	N/A		Yes	
Declining Real Wages for Lower Wage Workers (LWW)	N/A			Yes
Exposure to Toxic Contamination	Healthy and Safe Communities		Yes	
Suburbanization of Poverty	Adequate Housing Economic Vitality		Yes	
Transportation Costs for LIHs	Equitable Access**	Yes		
Lack of Access to Innovation Economy for LWW	N/A			Yes

\* Target 6: Increase the share of affordable housing in PDAs by TBD%

\*\* Target 5: Decrease share of lower-income residents' household income consumed by transportation and housing by 10%

For each equity issue listed in Table 1, Column A, Columns C, D and E outline potential approaches to address them in the equity analysis for Plan Scenarios. These approaches are described in more detail below.

*Column C. Fully Addressed in Targets* – corresponding Performance Target for this issue already has an equity focus and a sub-analysis based on income, race/ethnicity or geography is not likely to yield additional insights for the purposes of a comparative analysis of proposed Plan Scenarios.

*Column D. Priority Equity Themes* – corresponding Performance Target for this issue may not fully address equity concerns, or a dis-aggregated analysis based on income, race/ethnicity or geography may yield additional insights. For example, currently proposed Performance Targets will not fully analyze risk of displacement. The REWG may therefore consider selecting “Risk of Displacement” as an equity theme for further analysis. Similarly, while Target 3: Health and Safe Communities incorporates a measure of air quality in the overall composite measure, the REWG may consider selecting a disaggregated analysis of exposure to toxic contaminants for low-income households as an equity theme.

The REWG must develop performance measures for both priority equity themes and additional trends analysis. These measures will be used to compare Plan Scenarios for their relative equity costs and benefits. Staff recommends the following performance measures for review by the REWG.

**Table 2: Performance Measures for Priority Equity Themes**

<i>Potential Priority Equity Theme</i>	<i>Proposed Performance Measure</i>
1. Risk of Displacement	Share of LIHs who reside in census tracts with a concentration of new residential or commercial development; with access to or in proximity of major job centers; or in proximity to a fixed guide-way transit station <sup>1</sup> .
2. Lack of Access to Jobs, Services, Amenities	Share of all jobs, major medical facilities, social service facilities, parks and open space accessible to LIHs within a 30-minute trip by auto or 45-minute trip by transit.
3. Suburbanization of Poverty	Share of LIHs who reside in suburban jurisdictions.
4. Areas with Concentrated Poverty	Share of LIHs who reside in census tracts that have a higher-than-regional-average proportion of households in poverty.
5. Exposure to Toxic Contaminants	Share of LIHs exposed to PM2.5 and who reside within ¼ mile of brownfields.

*Column E. Additional Analysis of Trends* – corresponding Performance Target for this issue may not fully address equity concerns, or may not currently exist. The issue may also not lend itself to long-term projection for the purposes of a comparative analysis proposed of Plan Scenarios. For example, community stability, or actual displacement, is hard if not impossible to measure. If the REWG identifies the corresponding issue as significant, and a high priority, the equity analysis may include additional quantitative analysis of trends, subject to data availability, and/or a narrative that highlights the key issue adequately.

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<sup>1</sup> Based on findings from the Regional Early Warning System for Displacement study, University of California Berkeley, 2015

**Table 3: Performance Measures for Additional Trends Analysis**

<i>Potential Trend Analysis</i>	<i>Proposed Performance Measure</i>
1. Neighborhood Stability / Displacement	Current trends on share of LIHs who reside in census tracts that are undergoing displacement, or are in advanced stages of displacement.
2. Access to Low- and Moderate-Wage Jobs	Current trends on share of low- or moderate-wage jobs that are accessible to LIHs within a 30-minute trip by auto or 45-minute trip by transit during peak and off-peak-hours.
3. Access to Opportunity	Current trends on share of LIHs who reside in high-opportunity areas.
4. Growth in Real Wages	Current trends on share of middle-wage jobs in the region (that pay more than 80% of median metropolitan area wages <sup>2</sup> ).
5. Access to Jobs in the Innovation Economy	Current trends on share of minority workers in the information technology sector.

#### **IV. Next Steps**

Over the next couple of months, REWG's anticipated tasks include:

- Providing feedback to MTC/ABAG staff on equity measures for Project Performance (August-September 2015)
- Finalizing equity performance measures for Scenario Analysis (August-September 2015)
- Identifying criteria for defining communities of concern (September-October 2015)

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<sup>2</sup> Based on findings from the Economic Prosperity Strategy, 2015, a project funded in part by the Bay Area Regional prosperity Plan