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Affirmatively Furthering Fair Housing: Integration & Segregation Patterns

RHNA Cycle 6

March 2022

Developed by
URBAN PLANNING PARTNERS INC.
For the Alameda County Housing Collaborative

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Agenda

1.) AFFH Requirements and Resources
2.) Notes on Interpreting Segregation Data
3.) Segregation Measurements in ABAG Reports
    - Dissimilarity Index
        - *Examples*
    - Isolation Index
        - *Examples*
    - Theil's-H Index

Source: UC Berkeley Othering & Belonging Institute, March 24.

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AFFH Requirement & Resources

GC 65583(c)(10)(ii) An analysis of available federal, state, and local data and knowledge to identify ***integration and segregation patterns*** *and trends, racially or ethnically concentrated areas of poverty and affluence, disparities in access to opportunity, and disproportionate housing needs, including displacement risk… The analysis shall identify … patterns, trends, areas, disparities, and needs…within the jurisdiction and comparing the jurisdiction to the region…based on race and other characteristics protected by the California Fair Employment and Housing Act*

- *HCD AFFH Guidance*
- *ABAG AFFH Data Viewer*
- *ABAG Segregation Data Report*
- *Othering and Belonging Institute Racial Segregation Research*
    - *Racial segregation in the Bay Area*
- *US Census Bureau*

Source: UC Berkeley Othering & Belonging Institute, March 24.

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Notes For Interpreting Segregation Data

- There are many measurements used to evaluate aspects of segregation (i.e., econometrics)
  - Each measurement evaluates individual aspects of segregation
  - One measurement does not provide a full/complete picture of segregation/integration
- Segregation data is relative/relational to the overall demography of the region examined
  - Data should be supplemented with other data and knowledge (See Resources Slide)

- **Racial Residential Segregation:** the separation of people and their place of residence, based on race (good indicator of access to resources & opportunities - therefore inequality)
  - Based off historical and present “de jure” (by law-government) forces and “de facto” forces (private market and individual discrimination)

Source: UC Berkeley Othering & Belonging Institute, Racial Segregation in the San Francisco Bay Area, March 27.

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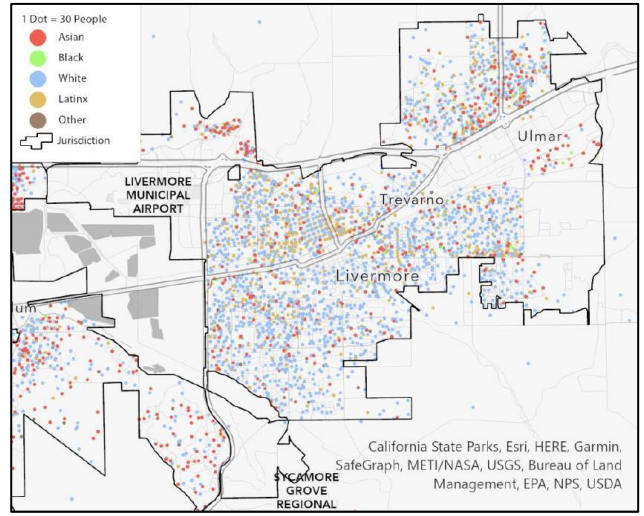
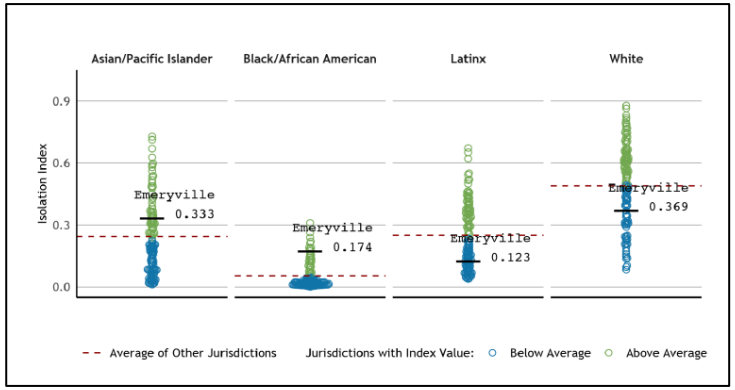
Notes For Interpreting Segregation Data (Cont.)

- Segregation data focus on analysis of the spatial and geographic distribution of population based on race (ex. racial dot maps, indices tables and graphs, etc.)
  - Spatially, segregation can exist at one scale and not at another. (See next Slide)
  - Concentrations (or lack thereof) of certain racial groups across geographic areas
  - Disproportionate representation of a racial group in a smaller areas compared to an overall, larger area (ex. neighborhood vs. city, city vs. region, city vs. region)



- According to UC Berkeley's Othering & Belonging, mostly older, more established Bay Area communities will exhibit the typical "intra city" segregation/red-lining patterns at the neighborhood level (Oakland, SF, Berkeley, San Jose, Richmond)
  - Most other Bay Area communities experience inter-city segregation trends, across municipal boundaries and on a more regional scale.



Source: UC Berkeley Othering & Belonging Institute, Racial Segregation in the San Francisco Bay Area, March 27.

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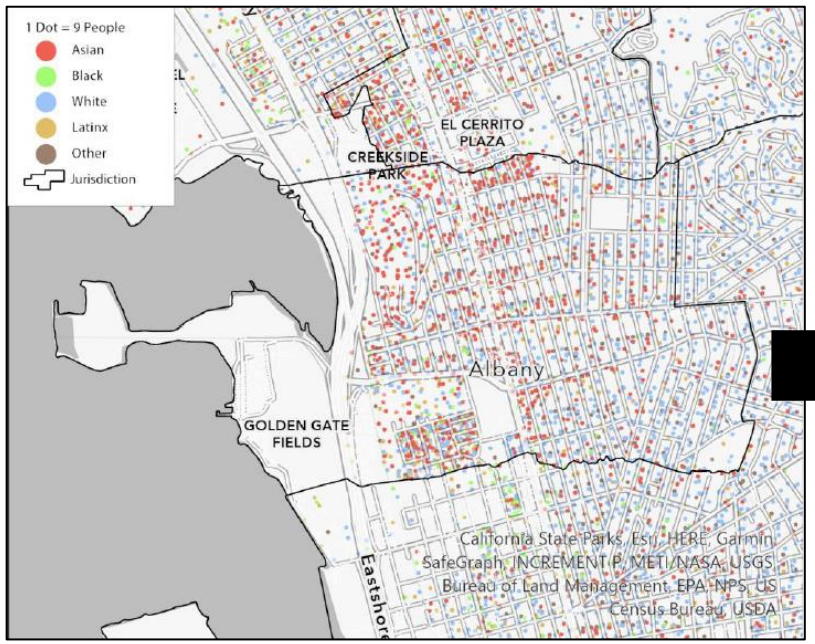
Notes For Interpreting Segregation Data: Scale

Local / Intra-City: Between neighborhoods within a city

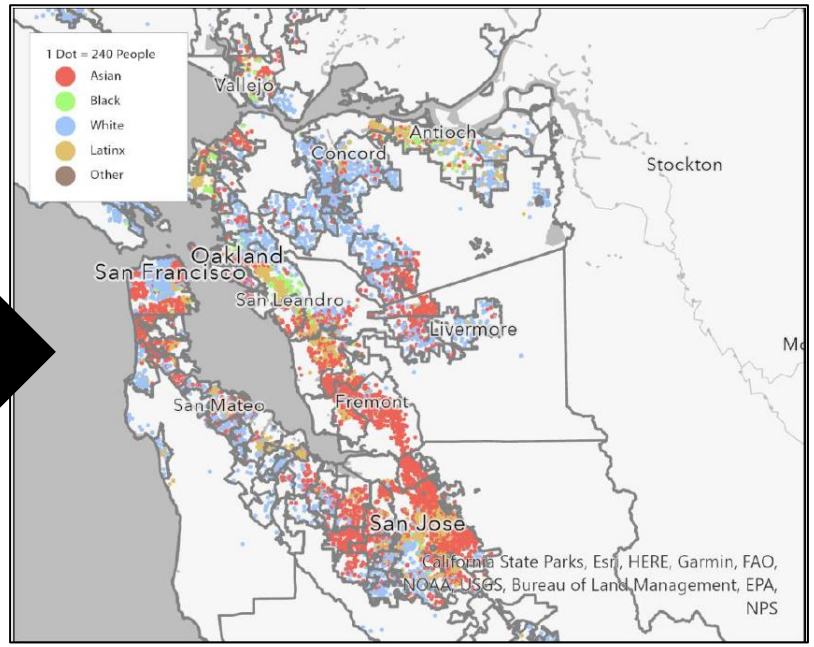


An even, distribution of dot colors generally reflects lower segregation measures

Regional / Inter-City: Between cities within the Bay Area

Concentrations of dot colors can be evident of higher segregation trends

Bay Area Wide



Different trends are apparent at different scales

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Data within ABAG AFFH Segregation Reports

Analysis Based on 3 Indices:

1. Dissimilarity Indices
2. Isolation Indices
3. Theil's-H Index

Source: US Census Bureau Housing Patterns: Appendix B: Measures of Residential Segregation

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Not recommended for groups that make up less than 5% of jurisdiction's pop.

1.) Dissimilarity Index

Dissimilarity Index: Evenness Measurement that measures how evenly two groups are distributed across neighborhoods relative to their representation in the overall jurisdiction

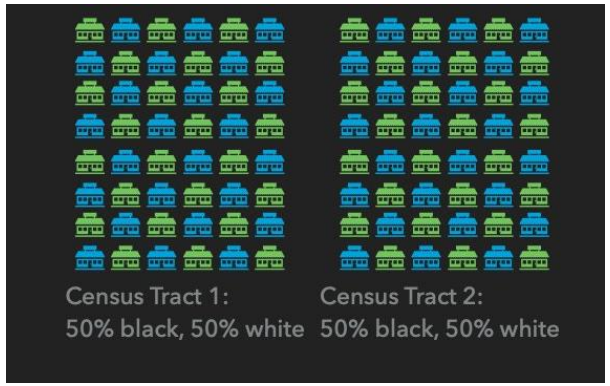
Measures the percentage of either racial group that would have to move to a neighborhood of opposing racial prominence to create a distribution that matches that of the entire jurisdiction.

Index ranges from 0.0 to 1.0:

0.0:	No Segregation
0.0 to 0.39:	Low Segregation
0.40 to 0.54:	Moderate Segregation
0.55 to 1.0:	High Segregation
1.0:	Complete Segregation

Example: A City is 50% White and 50% Black:

Index: 0.0



Index: 1.0

Source: HUD Assessment of Fair Housing Tool for Local Governments, 2017: Measures of Residential Segregation
Image: Twitter @louise_seamster, Associate Professor University of Iowa. 2019.

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Not recommended for groups that make up less than 5% of jurisdiction's pop.

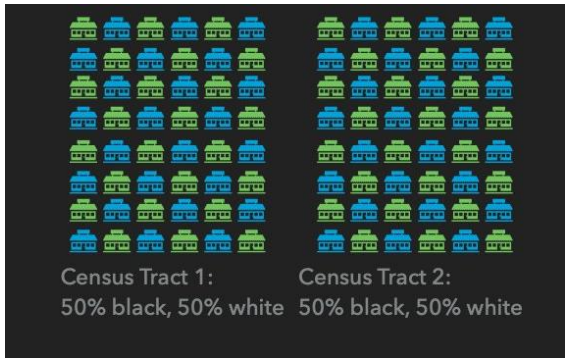
1.) Dissimilarity Index

- As the Index Decrease, the distribution of the 2 racial groups across neighborhoods more closely resembles the demographics of the entire jurisdiction

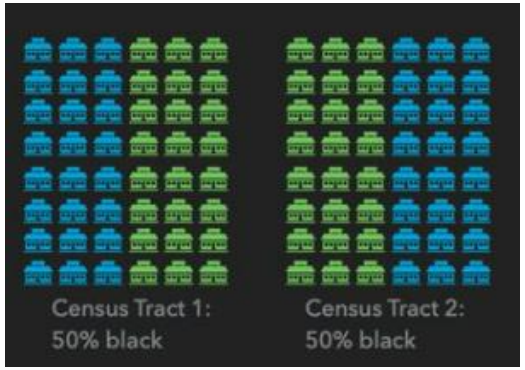
- Dissimilarity Index is limited in what it depicts:
  - **A 0.0 Means** the racial demographics of an area are proportionate to the overall jurisdiction's (See right)
  - **A 0.0 Does not** mean a community is "perfectly integrated", rather
    - See right
    - Ex. Dissimilarity is less accurate when measuring groups that make up less than 5% of
    - Perfect Integration is complex, multi-variable phenomena – See UC Berkely Technical Appendix

Example: A City is 50% White and 50% Black:

Index: 0.0



Index: 0.0



Note: *Index is unreliable for groups that make up less than 5% of a population (inaccurately low indices due to pop. size)*

Image: Twitter @louise_seamster, Associate Professor University of Iowa. 2019.

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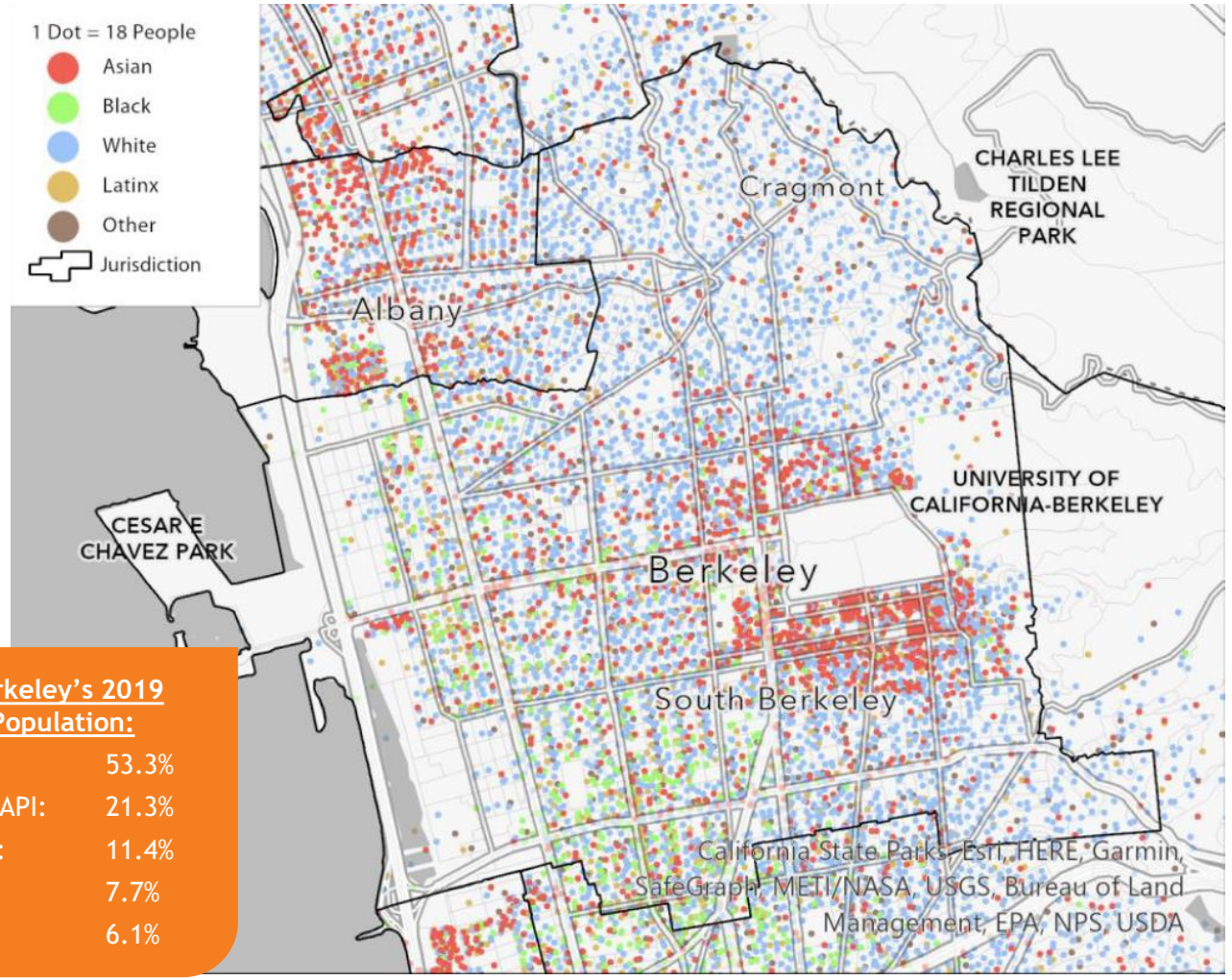
Dissimilarity Index Examples: Berkeley

Intra-City

	Berkeley			Bay Area Average
Race	2000	2010	2020	2020
Asian/Pacific Islander vs. White	0.276	0.324	0.303	0.185
Black/African American vs. White	0.590	0.524	0.418	0.244
Latinx vs. White	0.382	0.310	0.279	0.207
People of Color vs. White	0.338	0.290	0.240	0.168

- Moderate Segregation: **41.8%** of Black (or white) residents would need to move to a different neighborhood to create a distribution that matches the overall city.
  - Visually "dissimilar" distribution of black and white residents (see right)
- Low Segregation: **30.3%** of Asian (or White) residents would need to move to a different neighborhood to create a distribution that matches the overall city.



Berkeley's 2019 Population:

White:	53.3%
Asian/API:	21.3%
Latinx:	11.4%
Black:	7.7%
Other:	6.1%

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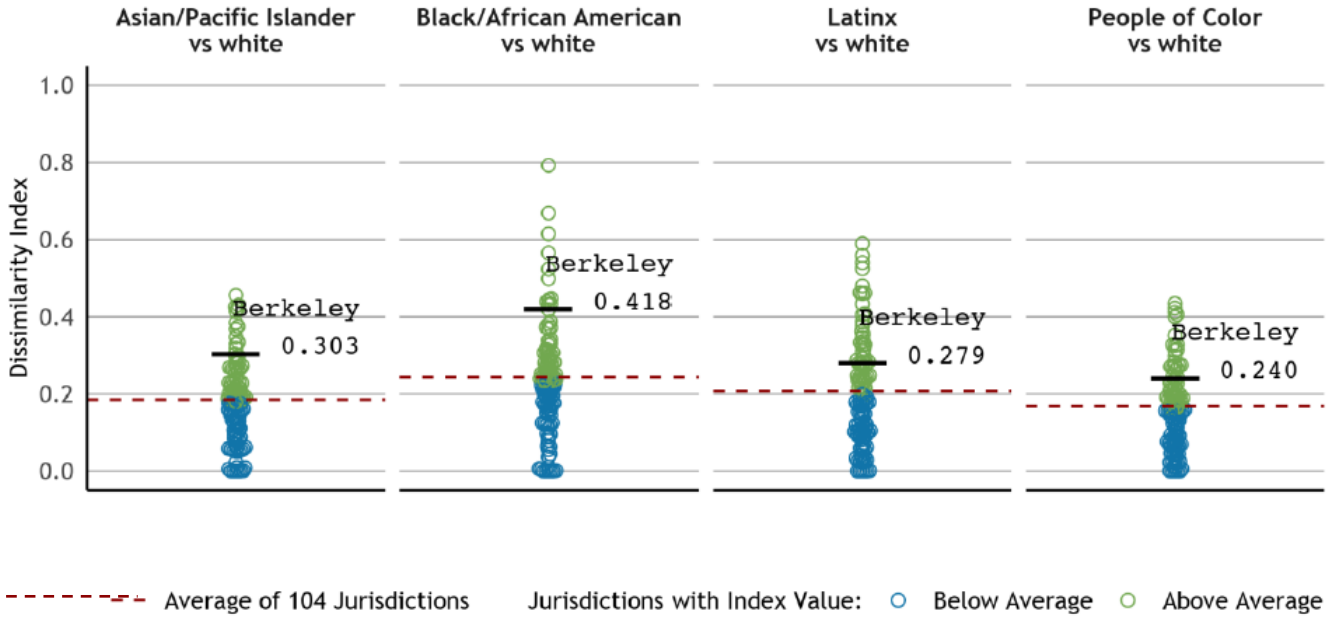

Berkeley's 2019 Population:

White:	53.3%
Asian/API:	21.3%
Latinx:	11.4%
Black:	7.7%
Other:	6.1%

Bay Area's 2020 Population:

White:	35.84%
Asian/API:	27.69%
Latinx:	24.36%
Black:	5.60%
Other:	6.50%

Compared to Bay Area:

- Greater levels of dissimilarity in Berkeley neighborhoods, among all racial groups.
  - Greatest level of dissimilarity among black and white residents
- Visually apparent on dot maps (See Next Slide)

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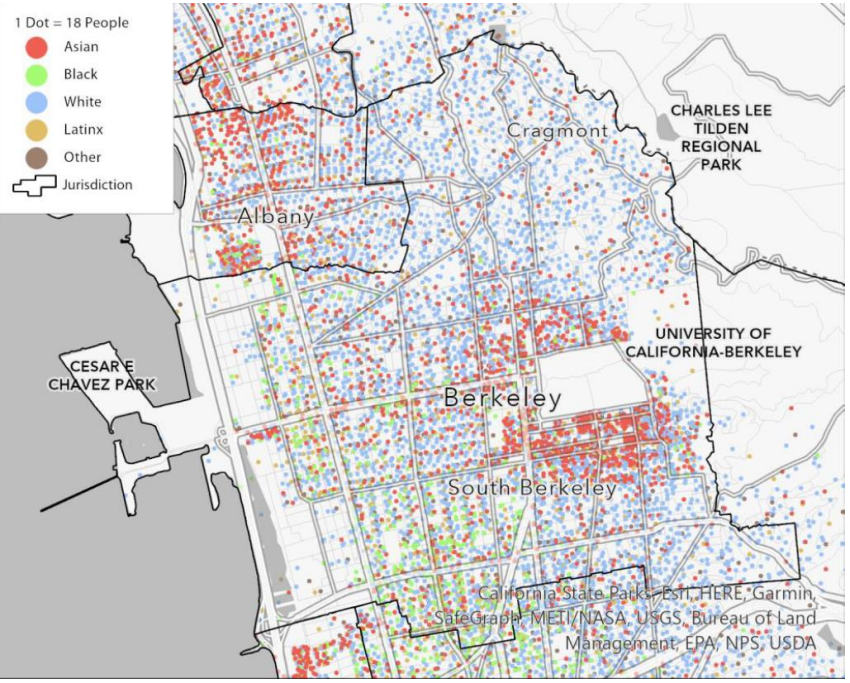
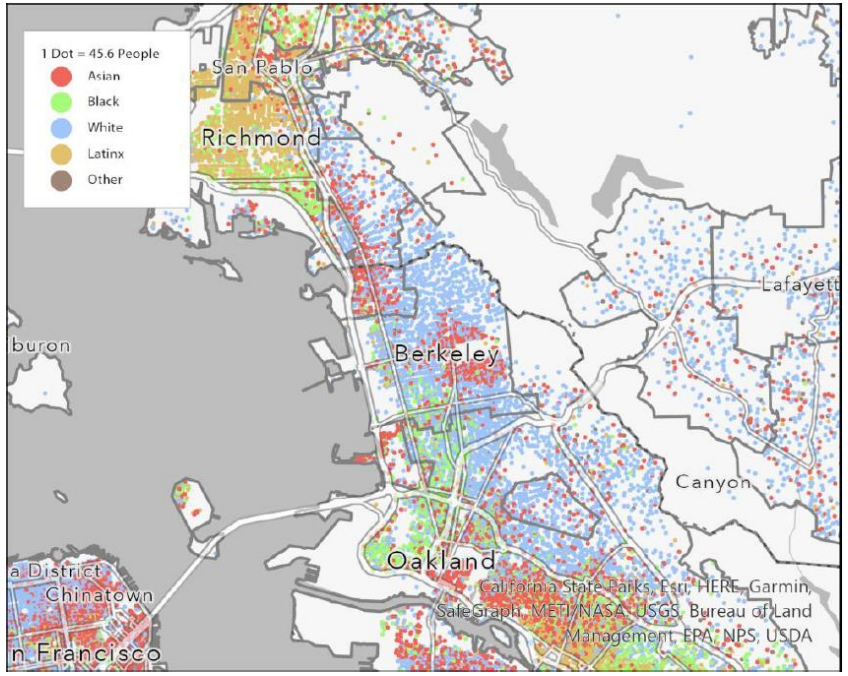
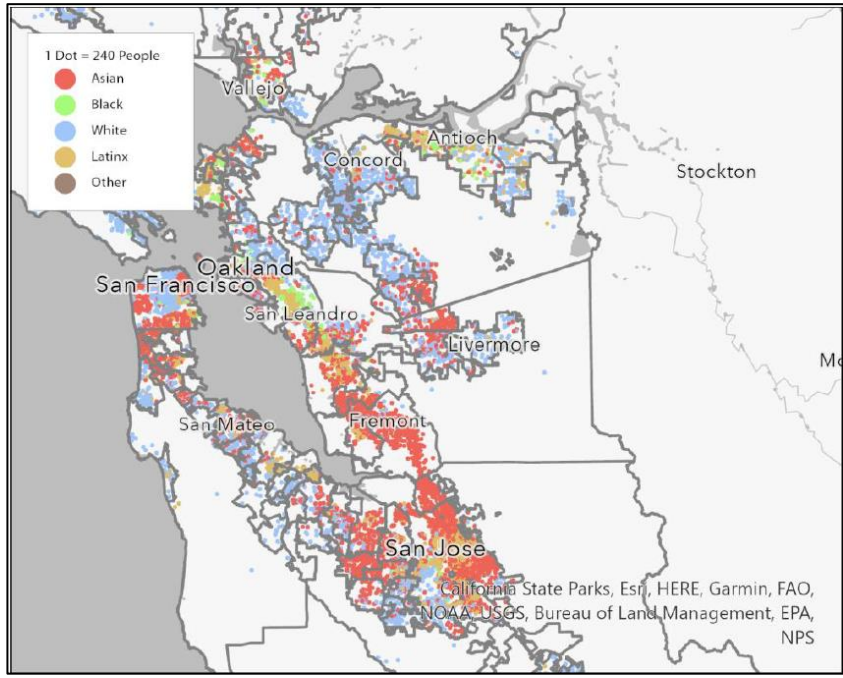
Dissimilarity Index Examples: Berkeley







Intra-City
Within the City

Inter-City
Between Cities (Surrounding Areas and Regional)

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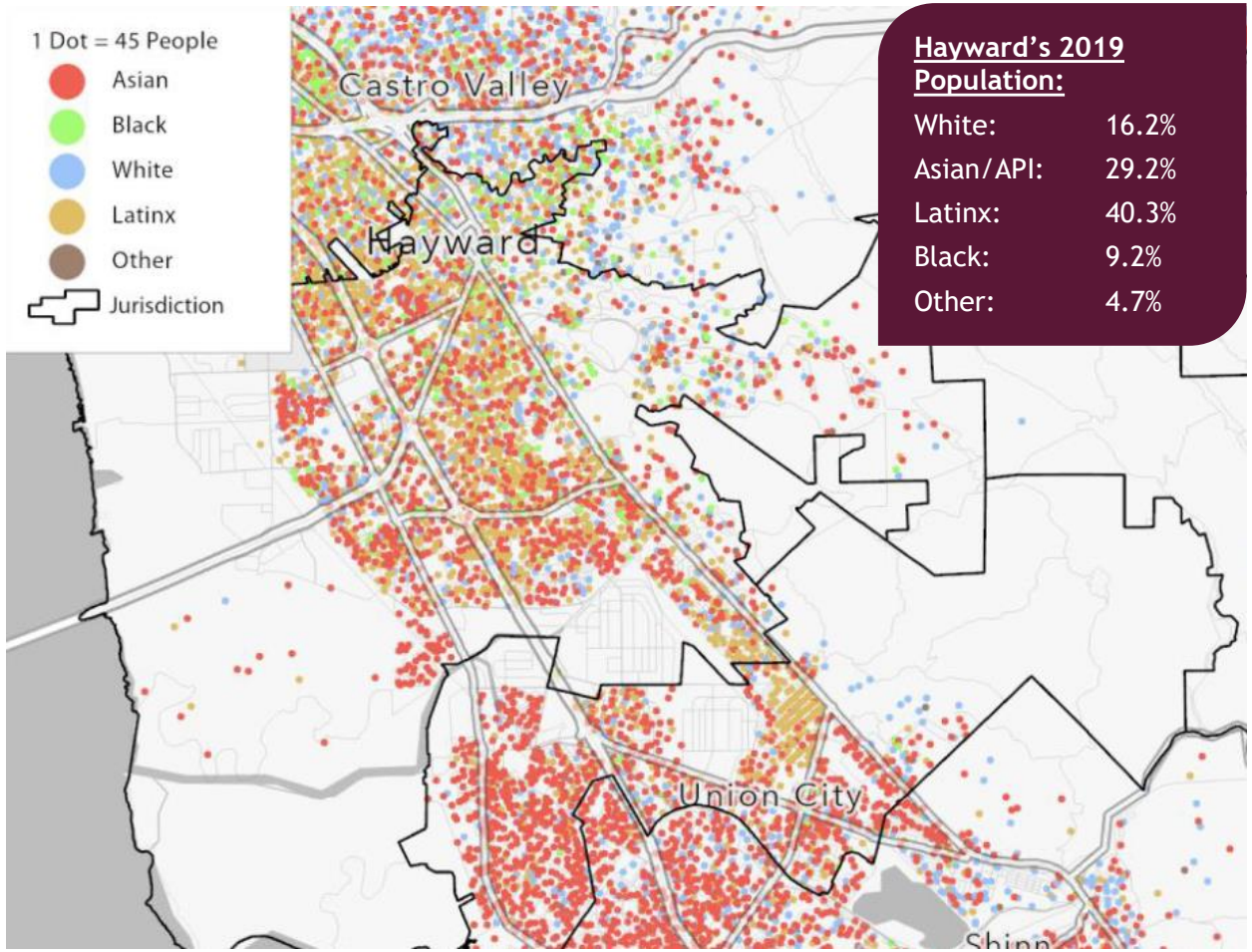
Dissimilarity Index Examples: Hayward

Intra-City

	Hayward			Bay Area Average
Race	**2000**	**2010**	**2020**	**2020**
Asian/Pacific Islander vs. White	0.244	0.217	0.213	0.185
Black/African American vs. White	0.197	0.214	0.170	0.244
Latinx vs. White	0.295	0.291	0.271	0.207
People of Color vs. White	0.211	0.213	0.198	0.168

- Low Segregation:
  - 17% of Black (or white) residents would need to move to a neighborhood of opposite racial predominance to create perfect integration between Latinx & white residents.
  - 27.1% of Latinx(or white) residents would need to move to a neighborhood of opposite racial predominance to create perfect integration between Latinx & white residents.
  - More even distribution of dots (racial groups)



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Dissimilarity Index Examples: Hayward

Inter-City

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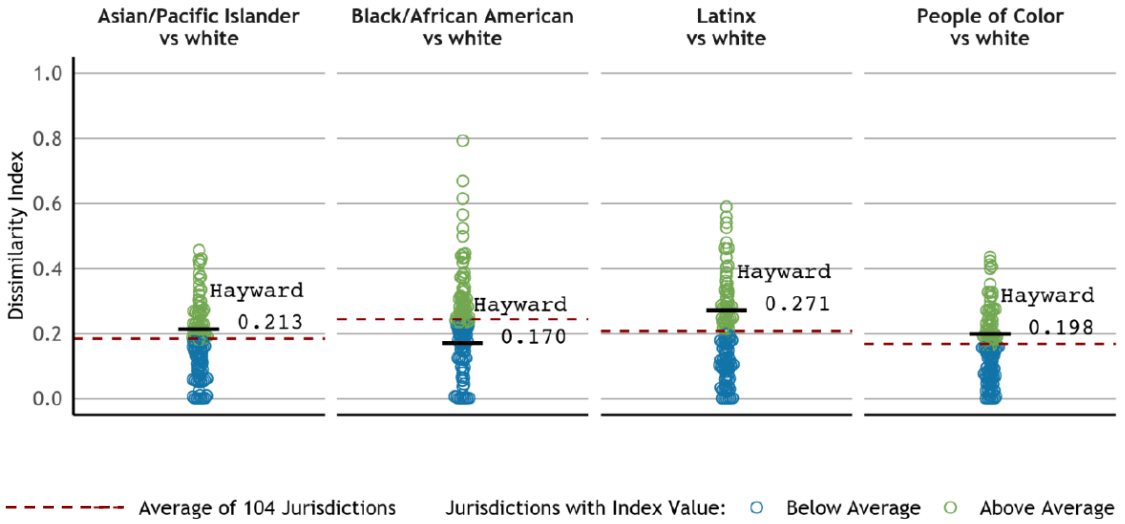

Hayward's 2019 Population:

White:	16.2%
Asian/API:	29.2%
Latinx:	40.3%
Black:	9.2%
Other:	4.7%

Bay Area's 2020 Population:

White:	35.84%
Asian/API:	27.69%
Latinx:	24.36%
Black:	5.60%
Other:	6.50%

- Dissimilarity indices among groups in Hayward are relatively similar to the Bay Area average
  - No index for any combination of racial groups is greatly higher or lower than the Bay Area average
  - Dissimilarity for black and white residents is lower in Hayward than the Bay Area Average

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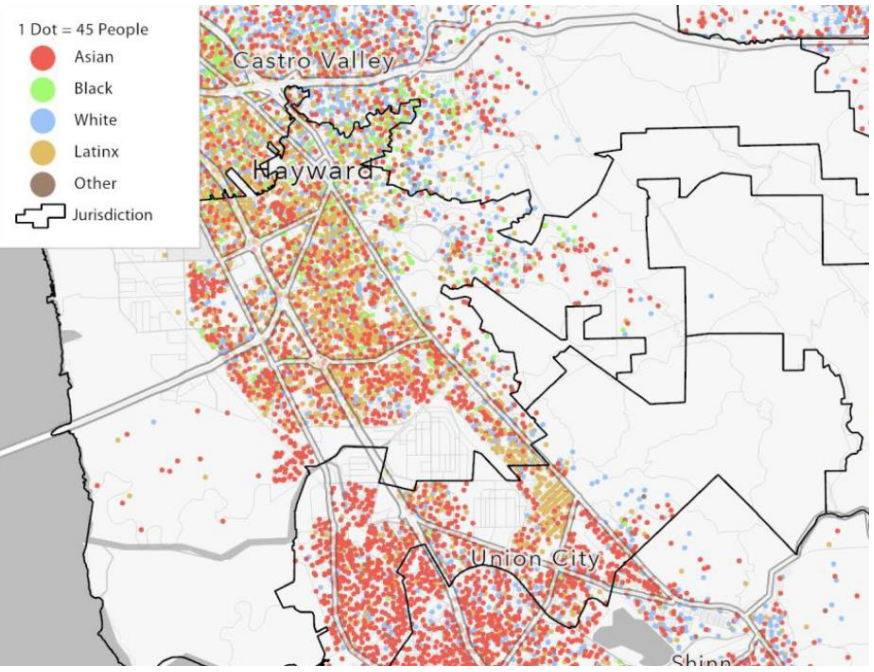
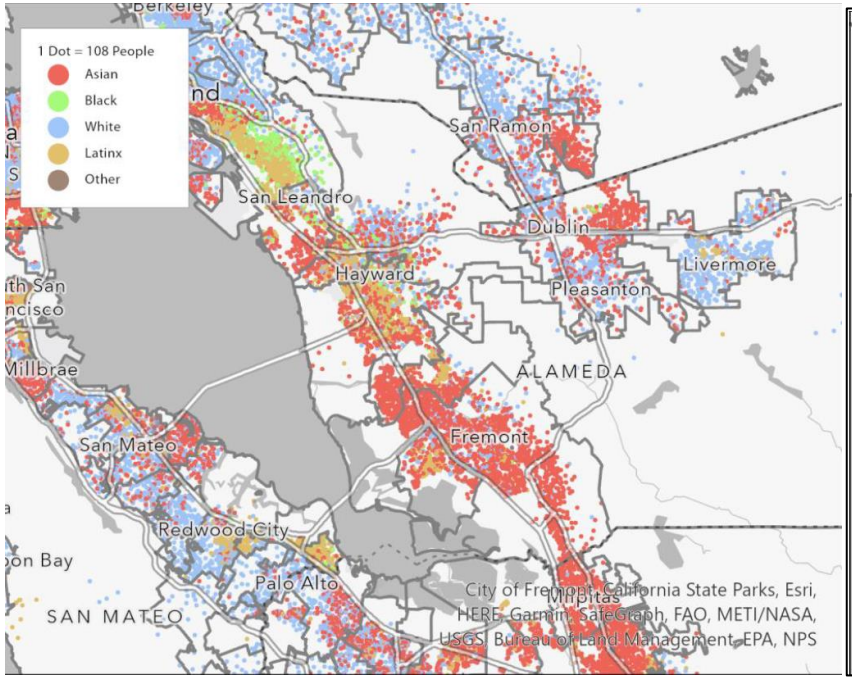
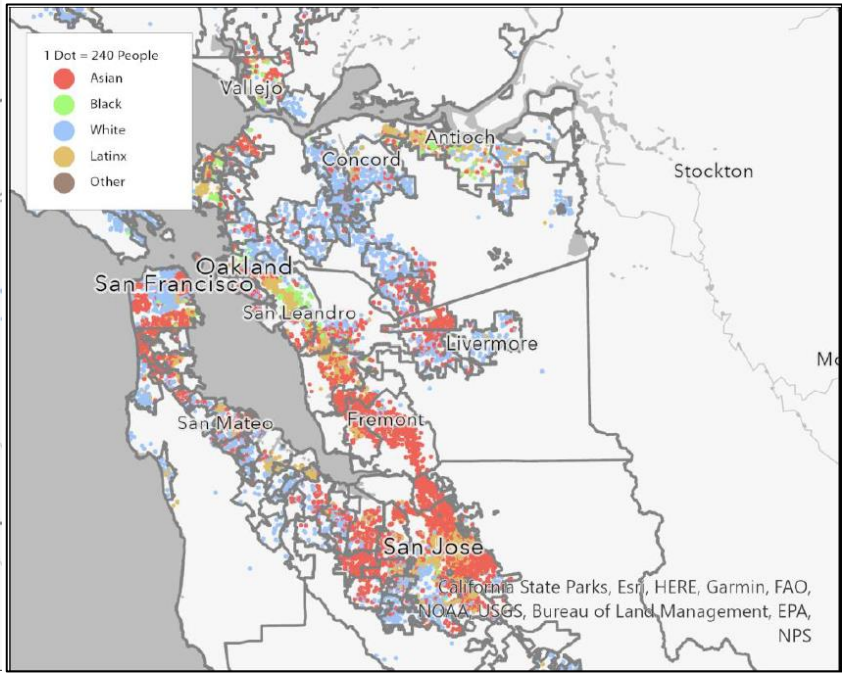
Dissimilarity Index Examples: Hayward







Intra-City
Within the City

Inter-City
Between Cities (Surrounding Areas and Regional)

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2.) Isolation Index

Isolation Index: Exposure measurement that measures the degree of potential contact, or possibility of interaction (exposure) between minority and majority group members.

A measure of degree to which groups share common residential areas, and the average "experience" of a group member's exposure to other groups

- Measurement ranges from 0.0 to 1.0
- Higher values indicate that a particular group is more isolated (less exposure to other groups)

- Examples:

  Jurisdiction with a Latinx population that has a racial isolation index of 0.65

  The average Latinx person in that jurisdiction lives in a neighborhood that is 65% Latinx

- Useful measurement but additional context provides more accurate picture:
  - Lower values do not necessarily mean a group is not isolated
  - Group just comprises small portion of population
  - Helps to compare against population demographics

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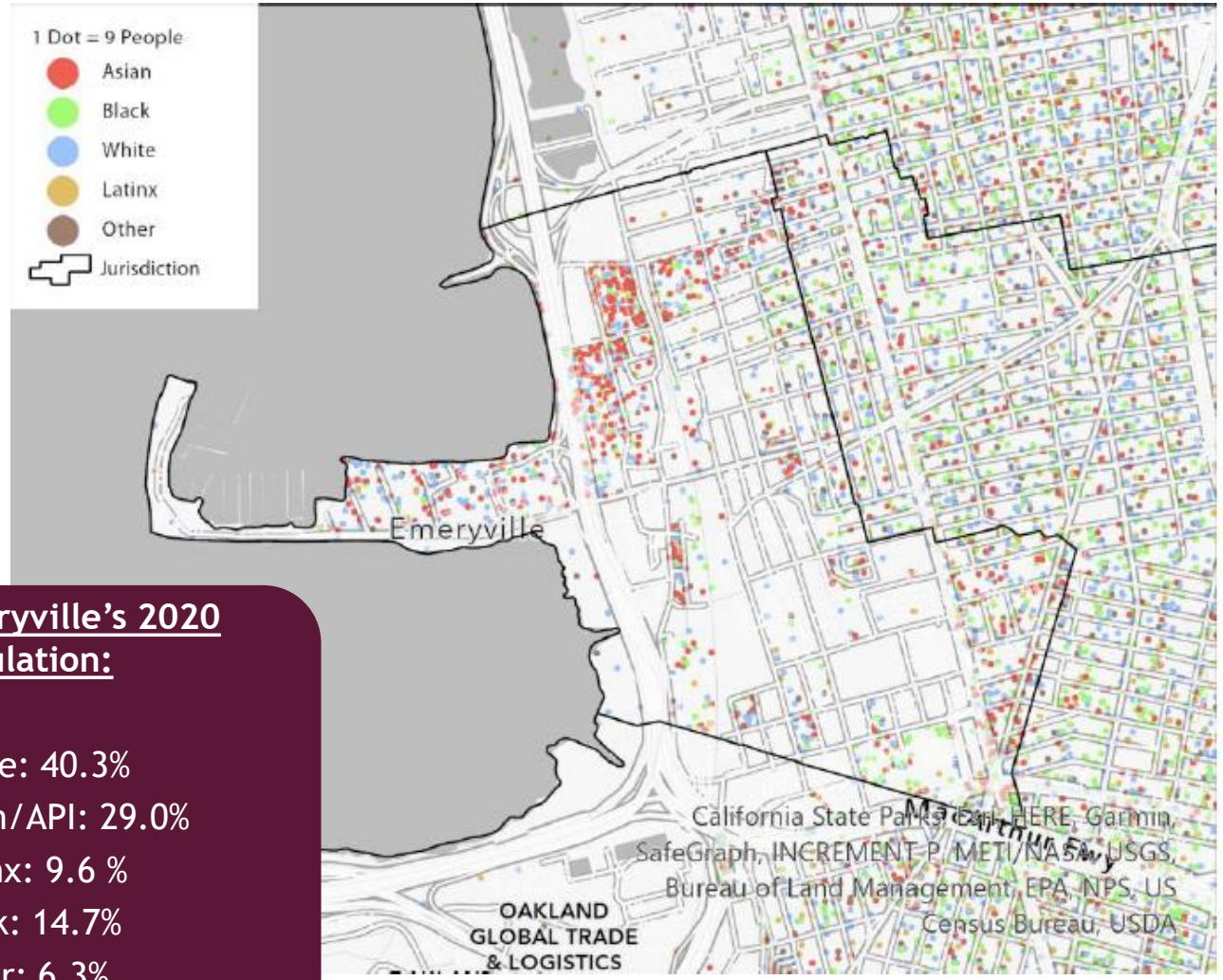
Isolation Index Examples: Emeryville



Emeryville's 2020 Population:

White: 40.3%
Asian/API: 29.0%
Latinx: 9.6 %
Black: 14.7%
Other: 6.3%

	Emeryville			Bay Area Average
Race	**2000**	**2010**	**2020**	**2020**
Asian/Pacific Islander	0.315	0.291	0.333	0.245
Black/African American	0.264	0.195	0.174	0.053
Latinx	0.110	0.104	0.123	0.251
White	0.454	0.421	0.369	0.491

- Data Interpretations Visualized (2020):
  - White and Asian persons have highest levels of "isolation"
    - Average white resident lives in neighborhood that is 37% white
    - Average Asian resident lives in neighborhood that is 33% white
  - Compared to demographics of city, no irregular concentrations compared to whole city

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Isolation Index Examples: Emeryville / Bay Area Average

	Emeryville			Bay Area Average
Race	**2000**	**2010**	**2020**	**2020**
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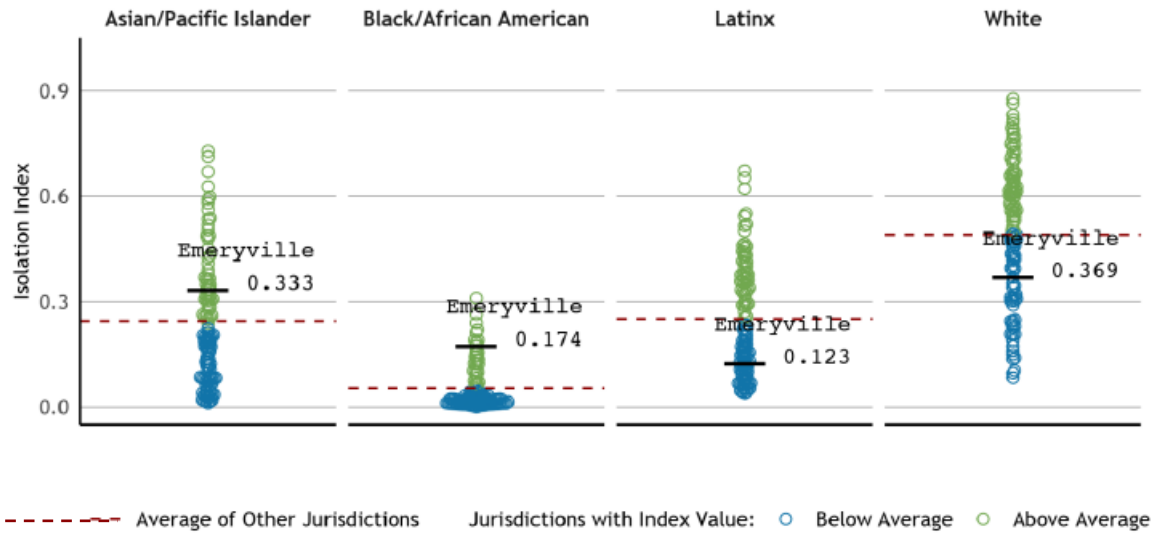

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Data Interpretations Visualized (2020):

- Emeryville appears to have higher isolation index for Black Residents than the Bay Area Average

*Average Black Resident of Emeryville lives in neighborhood that is 17.4% **B**lack vs. 5.3% Bay Area Average*

Emeryville also has a larger % of Black population than the overall Bay Area (14.7% vs. 5.6%)

Logically, Black residents should see more other Black residents in their neighborhood

Bay Area's 2020 Population:

White:	35.84%
Asian/API:	27.69%
Latinx:	24.36%
Black:	5.60%
Other:	6.50%

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3.) Theil's-H Index

Theil's H Index: Evenness Measurement that measures how evenly **all** racial groups are distributed across neighborhoods relative to their representation in the overall jurisdiction

Closest/clearest summary of overall segregation for jurisdictions with multiple racial groups comprising at least 10% of pop.

- Helpful to understand neighborhood-level segregation within a jurisdiction
- Not an HCD-required measure

0:	All neighborhoods have same demographic as overall city (More Uniform Distribution of Racial Groups)
1.0:	All racial groups live exclusively in separate neighborhoods (Less uniform/even distribution of racial groups)

Source: Iceland, John. The Multigroup Entropy Index (Also Known as Theil's H or the Information Theory Index. 2004

Dartmouth College. *Measures of Segregation and Isolation*. 2005

How can you use this information?

- Examples of AFFH write ups:
  - Carlsbad
  - Culver City
  - Long Beach (Appendix B)
  - Los Angeles County (Appendix E)
  - Rancho Cucamonga (Appendix D)
  - Sacramento (Appendix A)
  - San Diego
  - San Juan Capistrano
  - Victorville (Appendix B)
  - West Sacramento
  - Yorba Linda (Appendix B)
- <u>Next Steps</u>
  - Create place-based strategies in your programs – name specific neighborhoods or geographies
  - Connect policies and programs to racial desegregation and racialized housing disparity (e.g., practice targeted advertising)

Need more help?

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