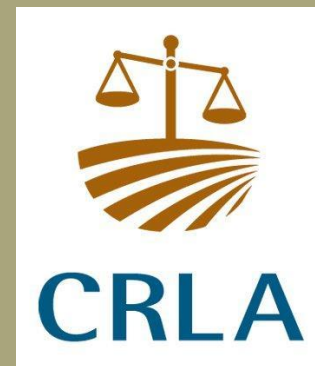


# Equitable Community Development in the SJV: View from the Ground

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What's new?

Not much.

- Very little measurable progress in affordable housing development
- Old obstacles remain

# Land Use Obstacles

- Insufficient high-density zoning for housing
- Reliance on undevelopable parcels (.3 acre)
- Lack of by-right; discretionary review
- Environmental justice issues
- Lack of protective, measurable policies in HE
- Development/streamlining planning priorities

## Community Engagement

- Lack of meaningful community engagement in planning processes
- Processes need to be more responsive, transparent

## Infrastructure

- Insufficient infrastructure to support new development
  - Sidewalks, street lights, transit, sewer
- Water availability
- Sustainable Groundwater Management Act

## Protecting Existing Housing Stock

- Mobile Home Parks
- Owner-occupied aging residential
- Code enforcement & slumlords
- Rental registration and inspection programs

## NIMBY

- Opposition to any type of multi-family housing regardless of affordability

“The neighbors made many of the arguments heard when new development is proposed: increased traffic and parking, the effect on schools and home prices, the potential of “undesirables” moving in.

Poeschel was in damage control mode from the start. He quashed a rumor right away that the apartments would be Section 8. He said they would sell at market rate, and be gated with an average rent of \$2,000.”

# Challenges

## Challenges:

- Land use planning deferral to local agencies → general plans, housing elements
- CEQA process can be weaponized
- Environmental justice analysis not included in planning process → changing
- Lack of rural and low-income set asides for funding
- Meaningful community involvement not a condition of funding– TCC, anti-displacement task force



## Available tools

- Stakeholder participation in land use planning processes to facilitate healthy vibrant communities
  - General plans → SB 1000
  - Housing elements
  - Transportation planning
  - Zoning
- Communication across silos to improve policies and implementation
  - Developers, CBOs, policymakers, residents
- Improved understanding and use of streamlining laws, density bonuses
  - Ex: SB 35
- Use and testing of HCD enforcement powers: AB 72 “action or failure to act” in accordance w/ HE → revoke HE

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