



CRLA

**FRAMING THE ISSUES: HOUSING NEEDS IN THE
SAN JOAQUIN VALLEY
LAND USE → HEALTHY HOUSING**

2020 AFFORDABLE HOUSING SUMMIT

CALIFORNIA RURAL LEGAL ASSISTANCE, INC. (CRLA)

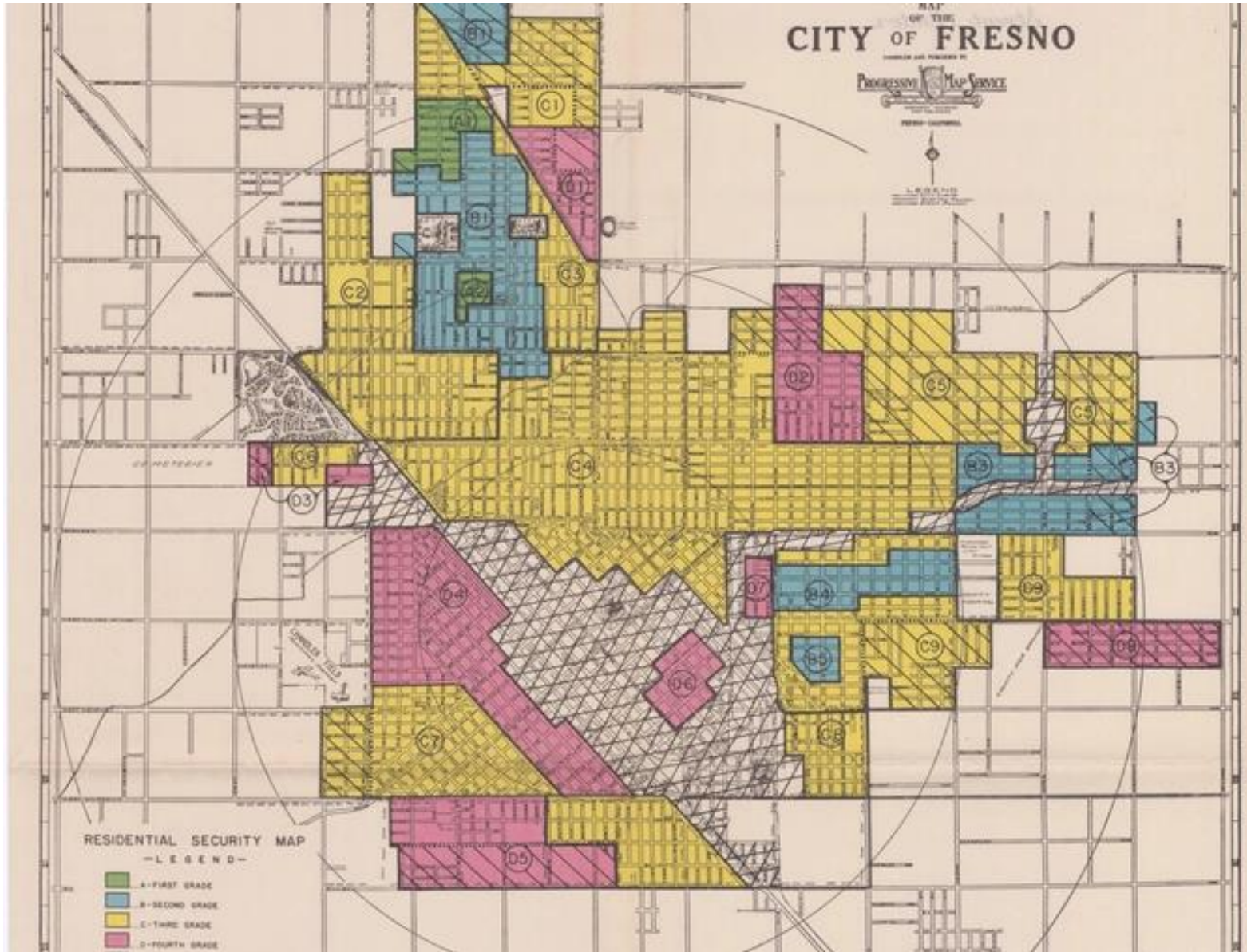


- Non-profit legal service provider
- Free legal services to qualifying individuals
- 18 offices throughout California
- More than 50 years serving rural low-income communities
- Specialties: traditional legal aid, environmental justice, rural LGBTQ advocacy, special education, more..

RURAL COMMUNITIES IN THE SAN JOAQUIN VALLEY

- High levels of minority populations
- High levels of Limited English Proficiency
- Disadvantaged
- Farmworkers
- Foreign Born
- Indigenous





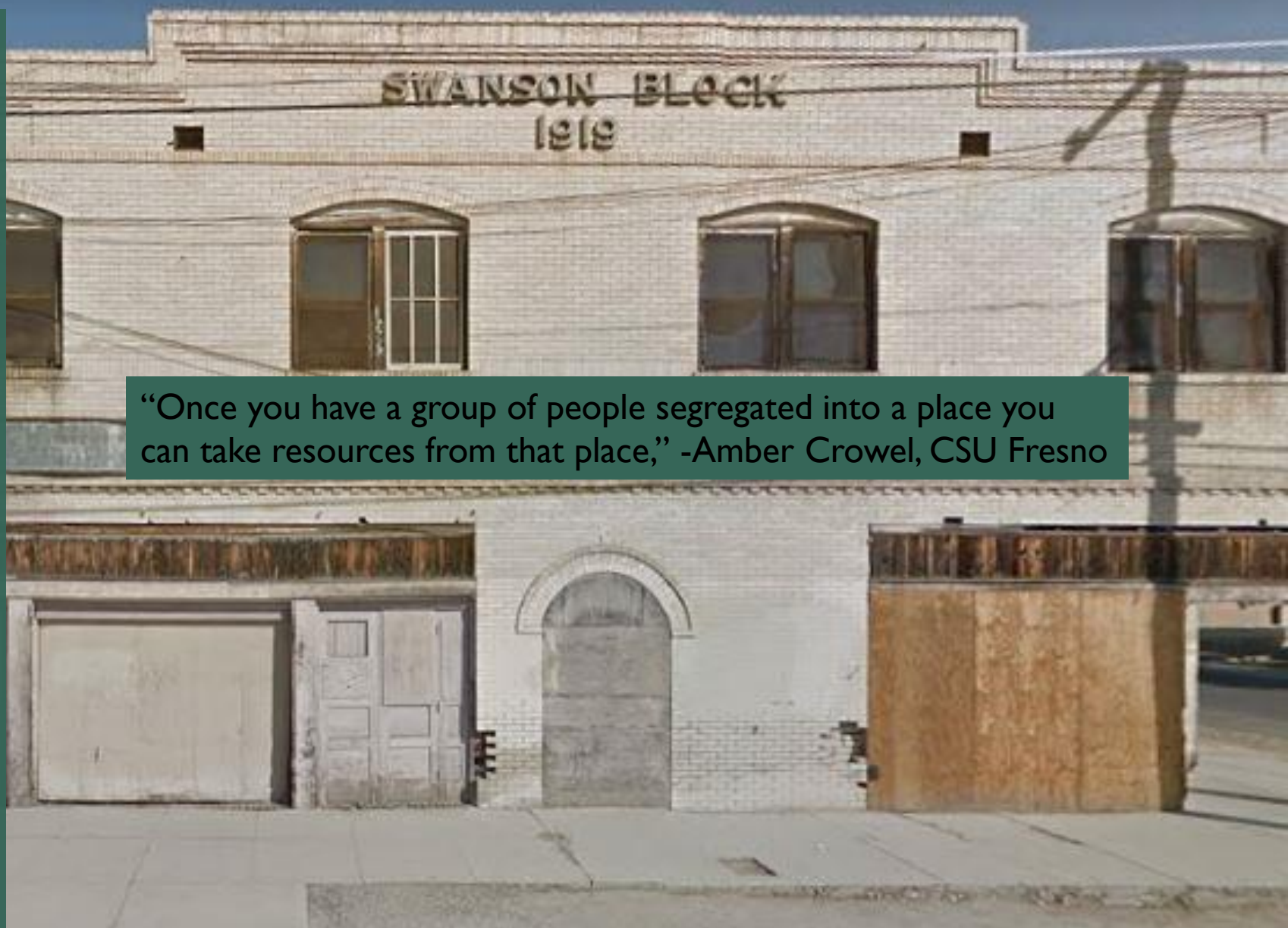
ISSUE I: SEGREGATION

- REDLINING HISTORY ONGOING TODAY
- RE/CAPS
- INDUSTRIAL DEVELOPMENT IN SOUTHWEST FRESNO
- 20 YEAR LIFE EXPECTANCY DIFFERENCE
- FRESNO'S MASON-DIXON LINE -SHAW AVE

ISSUE 2: INEQUITABLE INVESTMENT

- Intentional divestment in rural communities (Tulare GP)
- Deficiencies in water quality/access; lighting; sewer
- Development constrained by inadequate infrastructure
- Lack of services, amenities → lack of opportunity
- Cycles of poverty continue

“Once you have a group of people segregated into a place you can take resources from that place,” -Amber Crowel, CSU Fresno



IN LAND USE PLANNING, NOTHING IS ACCIDENTAL

1971 Tulare County General Plan

“Public commitments to communities with little or no authentic future should be carefully examined before final action is initiated. These non-viable communities would, as a consequence of withholding major public facilities such as sewer and water systems, enter a process of long term, natural decline as residents depart for improved opportunities in nearby communities” (re: 15 DUCs)

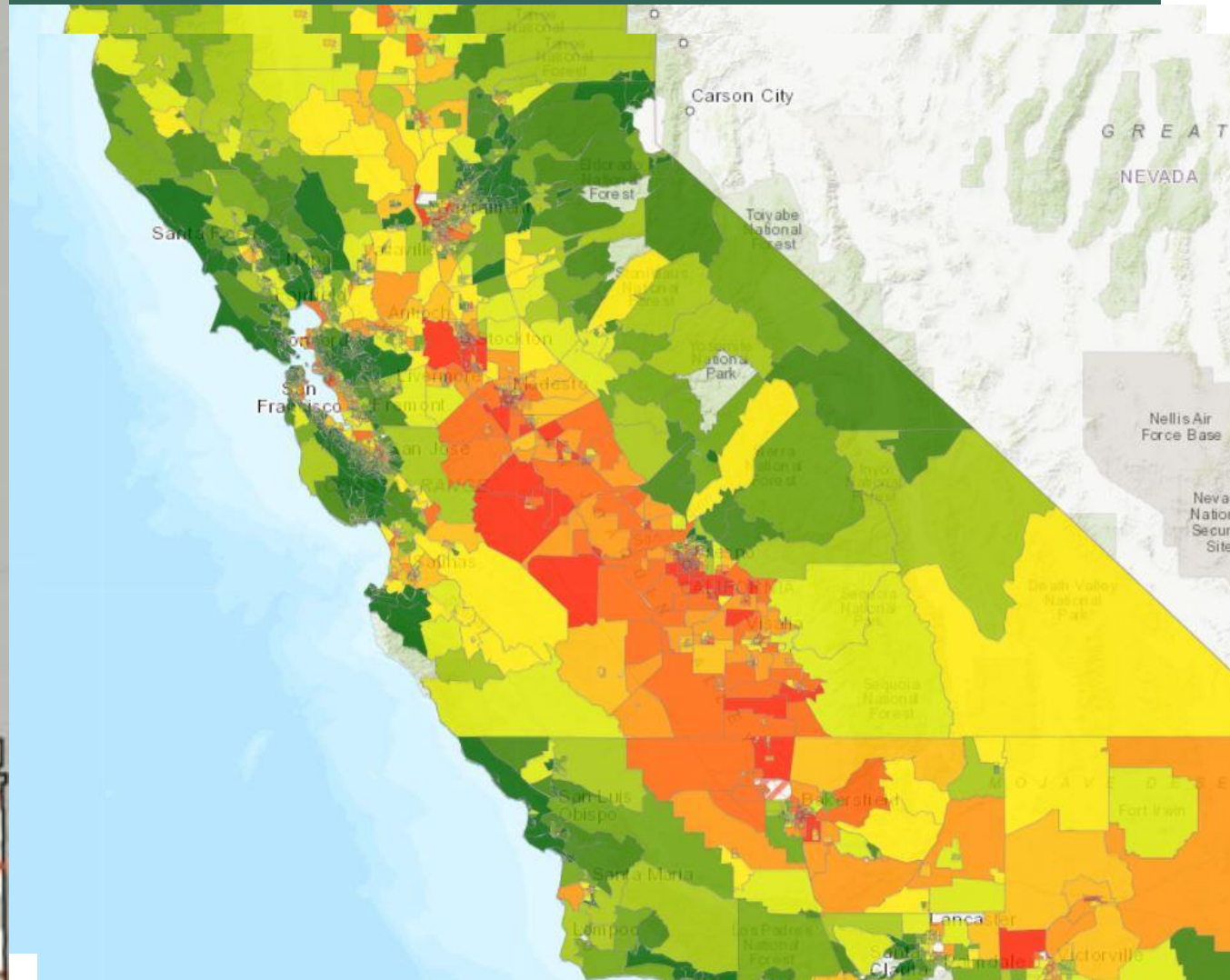
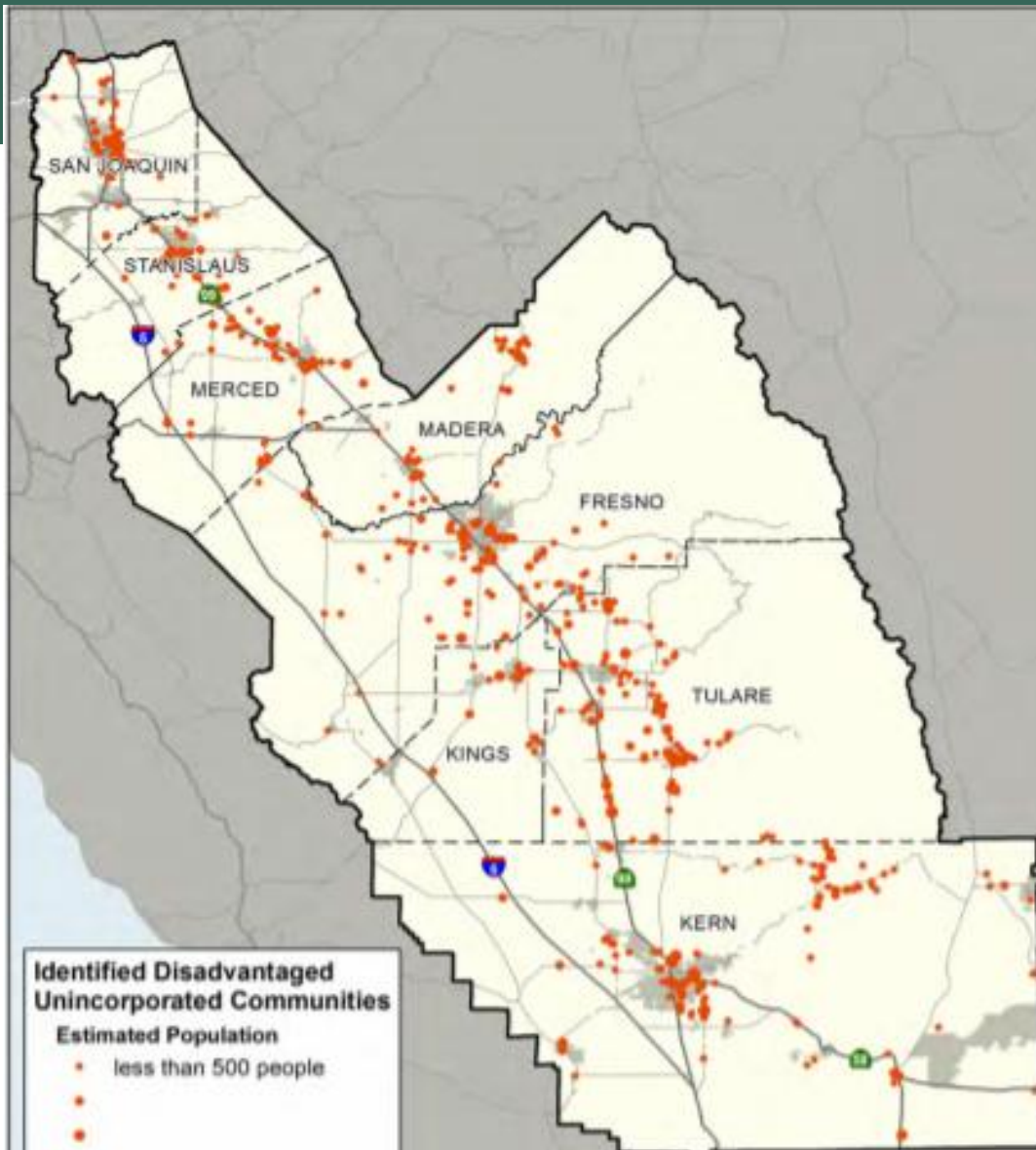
13 of the 15 DUCs still remain.

ISSUE 3: POLLUTION BURDENS

- Drinking Water Contamination
- Drinking Water Scarcity
- Freeway Adjacent; Industrial Adjacent
- Hazardous Waste Facilities
- Dairies & Agricultural Production



LAND USE ISSUES: POLLUTION BURDEN





ISSUE 4: NUISANCE

- Improper land use siting creates intolerable and unhealthy conditions in low-income communities
- Property value decrease
- Public health impacts



ISSUE 5: MOBILE HOME PARKS

- MHP as affordable housing
- MHP residents as especially vulnerable
- Own home, rent space
- Out of town LLs
- Neglect, habitability
- State inspections → punish residents
- Threats, displacement, evictions
- Language



ISSUE 6: NON-COMPLIANT LANDLORDS

- Lack of affordable housing→ opportunities for predatory LL behavior
 - Tenants without alternative options
 - Subsidized housing options limited
 - Retaliation for reporting→ silence/fear
- Failure to maintain rentals with little consequences
- Displacement risk



ISSUE 8: HOUSING CRISIS AND RISING HOMELESSNESS

- Why is it happening:
 - Housing Crisis: displacement, gentrification, lack of options
 - Land use policies impact affordable housing development and shelter development
 - Lack of investment in mental health, disability, and victim services
 - Shelters with too strict requirements
 - Criminalization laws push unhoused people into rural areas

www.nhchc.org



**Nearly half of rural renters pay
more than 50%
of their income for housing.**

#VisualizeHomelessness

Source: National Low Income Housing Coalition, USDA Rural Rental Housing Programs, 2018 Advocates' Guide

CONTACT INFORMATION

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