Where Home Can Be:
High Amenity Parcels in the San Joaquin Valley
California Coalition for Rural Housing

The California Coalition for Rural Housing (CCRH) is a statewide nonprofit organization that works to ensure affordable housing opportunities for low income households in California. Formed in 1976 following a farmworker housing conference, CCRH is one of the oldest state low-income housing coalitions in the country. Through advocacy, community organizing, technical assistance, research and education, our goal is to make the case for rural housing improvement and strengthen the capacity of the nonprofit and public sectors to provide affordable housing and related facilities.
University of California, Davis Center for Regional Change

Launched in 2007, the CRC is a catalyst for innovative, collaborative, and action-oriented research. It brings together faculty and students from different disciplines, and builds bridges between university, policy, advocacy, business, philanthropy and other sectors. The CRC’s goal is to support the building of healthy, equitable, prosperous, and sustainable regions in California and beyond.
San Joaquin Valley Health Fund

The San Joaquin Valley Health Fund strengthens the capacity of communities and organizations in the San Joaquin Valley to improve health and well-being by advancing programs and policy changes that promote community health and health equity for all.
Healthy Housing: Affordability

The more community members spend on housing, the less they have available for other necessities that impact health

- Healthcare
- Medicine
- Healthy Food
Built Environment and Access to Resources

Housing that is close to resources and part of an overall sustainable community not only has direct health impacts, but also addresses *social determinants* of health.

**Safe places to exercise:** Parks, greenspace, adequate lighting, bike lanes, walking paths, complete sidewalks

**Access to public transportation:** driving less, exercising more, polluting less

**Near Resources:** schools, jobs, healthy food options, libraries, medical centers
Show me the money!

Resources a.k.a. amenities = public transportation, full-scale grocery stores, health centers, and public schools

Housing near resources

→ improved community health outcomes

→ more competitive for limited development funding resources

Federal and State programs that make affordable housing development possible increasingly require projects to demonstrate that they are in resource-rich the community.
## “High Amenity”
### Low Income Housing Tax Credit Program

<table>
<thead>
<tr>
<th>Amenity</th>
<th>Proximity Requirement Urban</th>
<th>Proximity Requirement Rural</th>
</tr>
</thead>
<tbody>
<tr>
<td>Transit Station, Rail Station, Commuter Rail Station, Bus Stop, or Public Bus Stop</td>
<td>.25 Mile</td>
<td>.5 Mile</td>
</tr>
<tr>
<td>Full Scale Grocery Store/Supermarket</td>
<td>.25 Mile</td>
<td>.5 Mile</td>
</tr>
<tr>
<td>Public Elementary School</td>
<td>.25 Mile</td>
<td>.75 Mile</td>
</tr>
<tr>
<td>Public Middle School</td>
<td>.5 Mile</td>
<td>1 Mile</td>
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<tr>
<td>Public High School</td>
<td>1 Mile</td>
<td>1.5 Mile</td>
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</tbody>
</table>
The Process

- Potentially ideal affordable housing sites = near key amenities + zoned appropriately for affordable housing development

- Frequently, sites identified for affordable housing development were too far removed from key amenities to prove very competitive, whereas sites near key amenities were not zoned for multi-family housing or were targeted for exclusively market-rate housing
These maps can be used by...

- Residents and advocates
- Developers of affordable housing
- Jurisdictional staff and elected officials
https://tinyurl.com/SJVmaps
High Amenity Parcels in the San Joaquin Valley

A project of the California Coalition for Rural Housing

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Conclusions

*Some jurisdictions have not compiled zoning data that is easily shared*

**Recommendation:** Efforts can be made to centralize information and promote sharing across jurisdictions.

*Developers, planners, and advocates alike are eager for access to this information, but often lack the capacity to manage this data on their own.*

**Recommendation:** The mapping process and resulting data should be made available for use in planning, development, and advocacy.

*High amenity sites are rare and disproportionately zoned for single-family housing*

**Recommendation:** San Joaquin Valley jurisdictions must examine zoning practices in order to prioritize the feasibility and equitability of affordable housing development.

*Every person deserves a safe, stable, accessible, and affordable home*