

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

Amenity	Proximity Requirement Urban	Proximity Requirement Rural
Transit Station, Rail Station, Commuter Rail Station, Bus Stop, or Public Bus Stop	.25 Mile	.5 Mile
Full Scale Grocery Store/Supermarket	.25 Mile	.5 Mile
Public Elementary School	.25 Mile	.75 Mile
Public Middle School	.5 Mile	1 Mile
Public High School	1 Mile	1.5 Mile



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



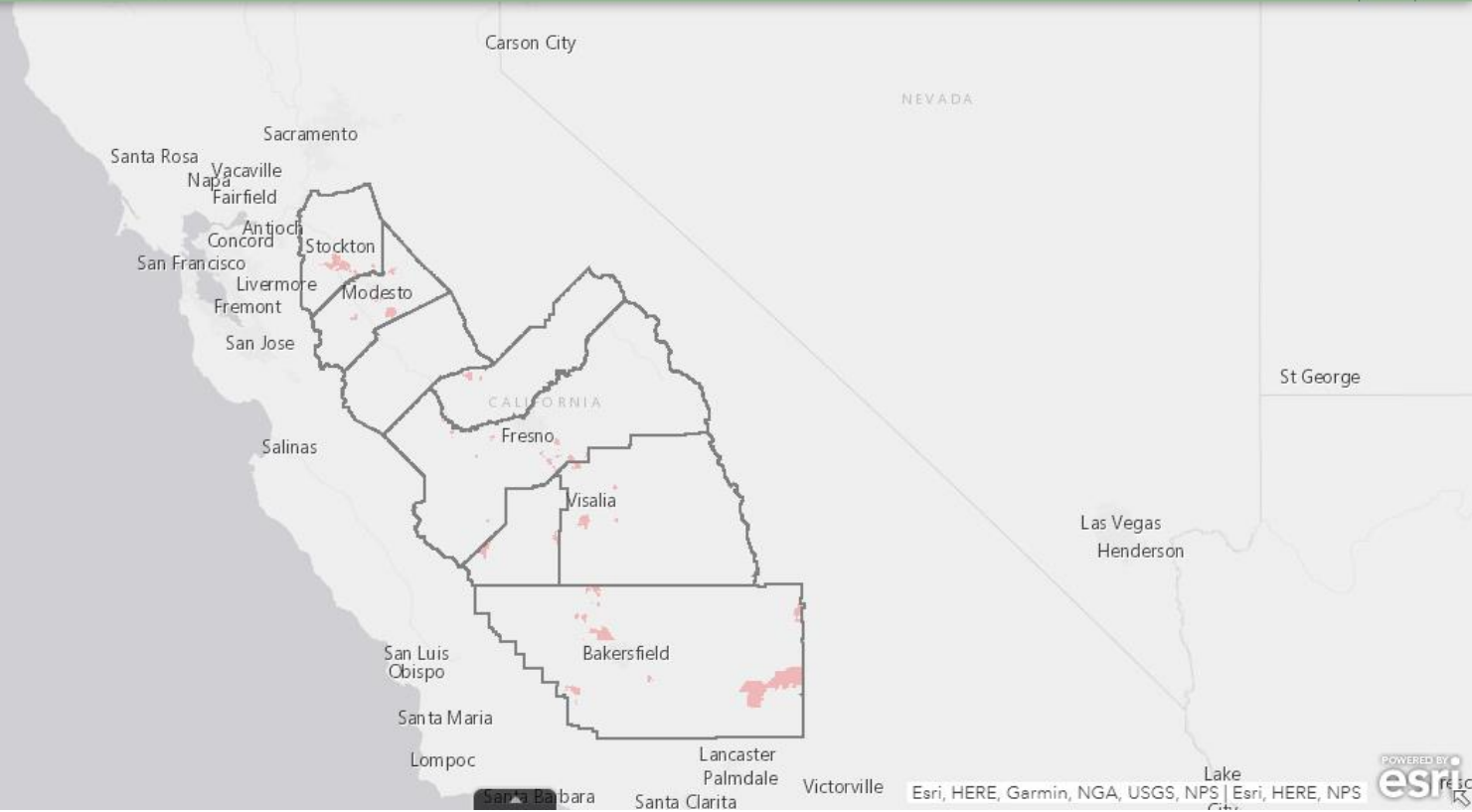
<https://tinyurl.com/SJVmaps>

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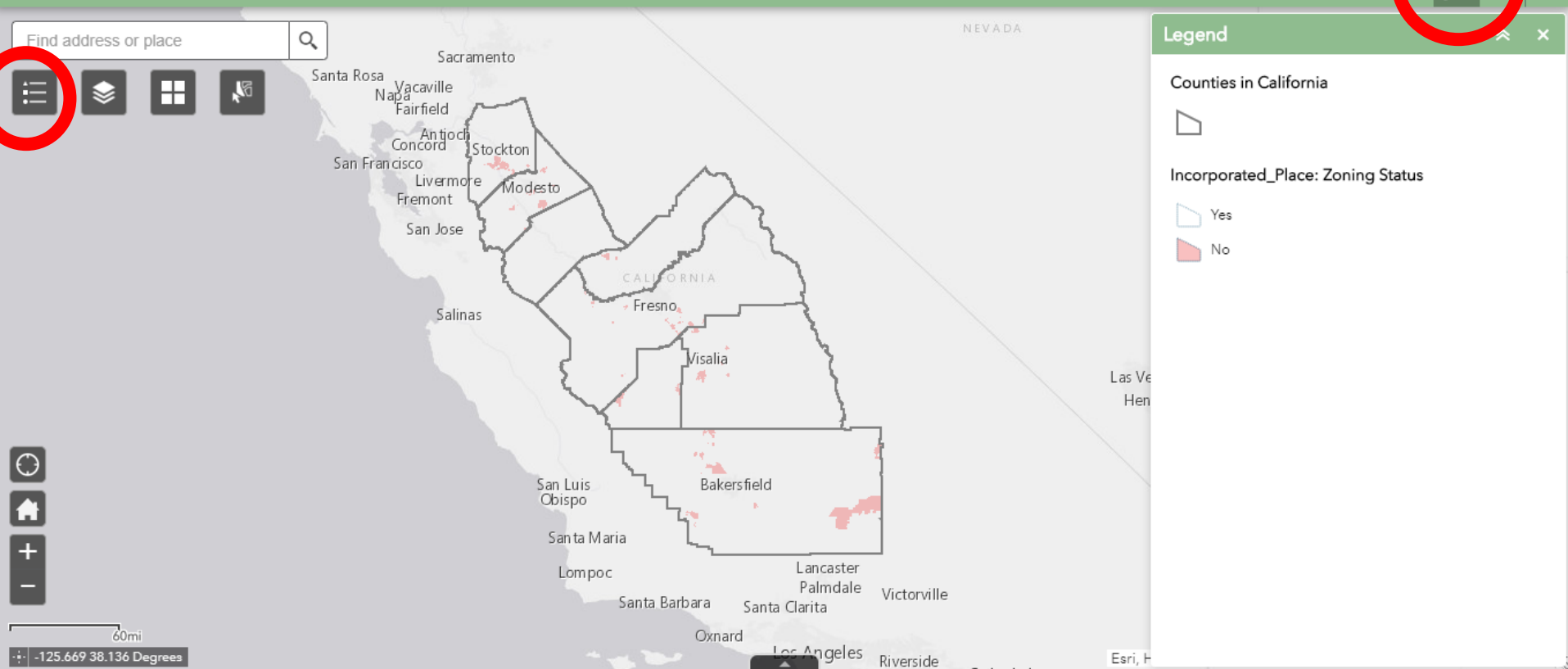
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Find address or place



Turn on and off layers



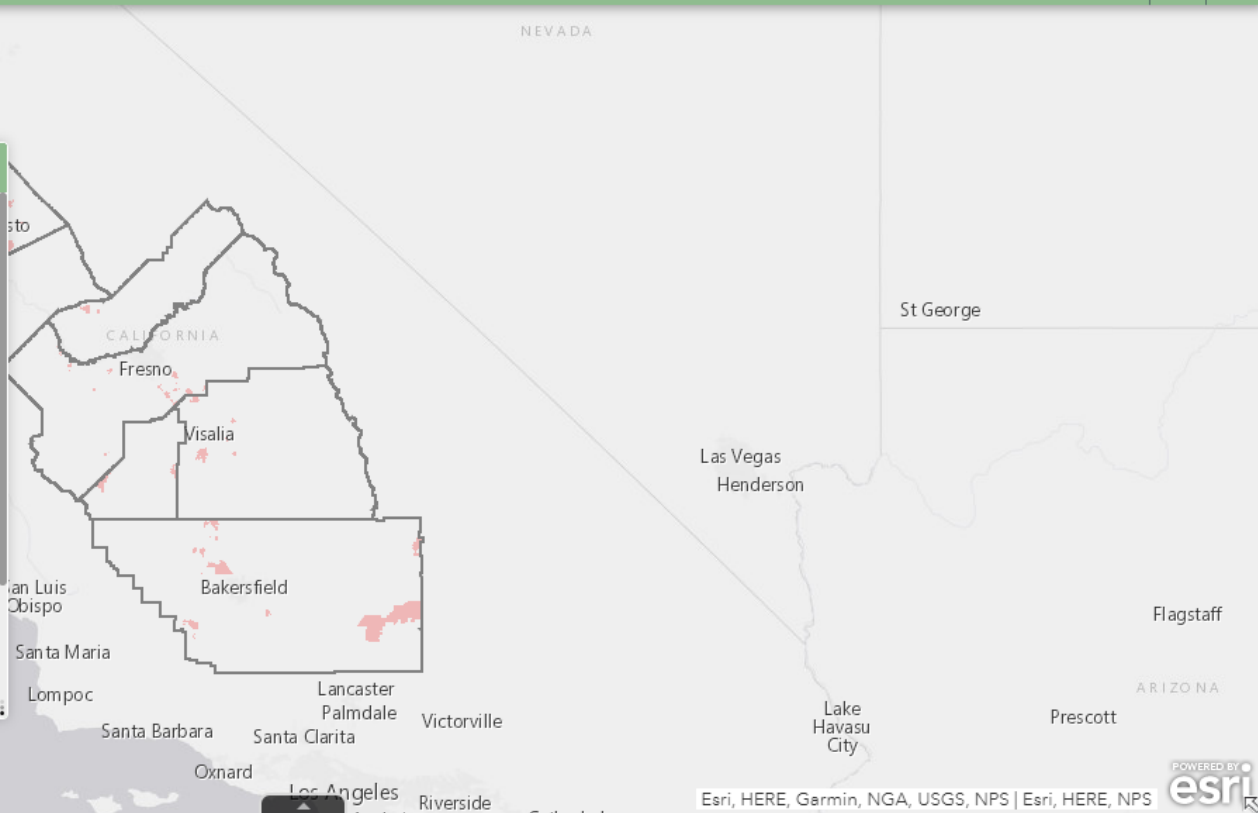
Layers

- ☒ Counties in California ...
- ☒ Incorporated_Place: Zoning Status ...
- ☐ California Public Schools (NCES 2018) ...
- ☐ Large grocery stores (PolicyMap 2018) ...
- ☐ Transit stops (CNT 2018) ...
- ☐ All Parcels (SJV 2019) ...
- ☐ Residential Parcel Zoning Density (SJV 2019) ...
- ☒ All High Amenity Parcels (SJV 2019) ...



60mi

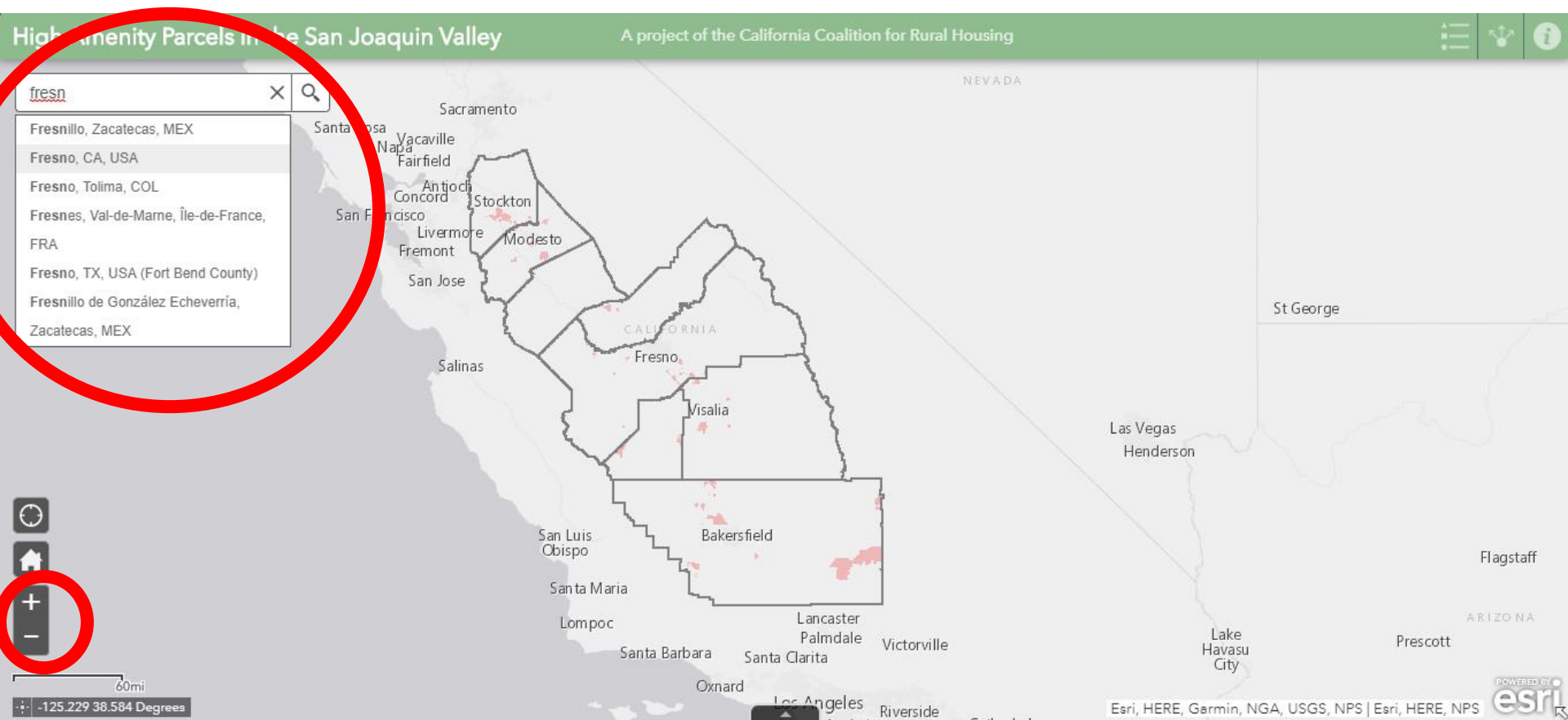
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Esri, HERE, Garmin, NGA, USGS, NPS | Esri, HERE, NPS



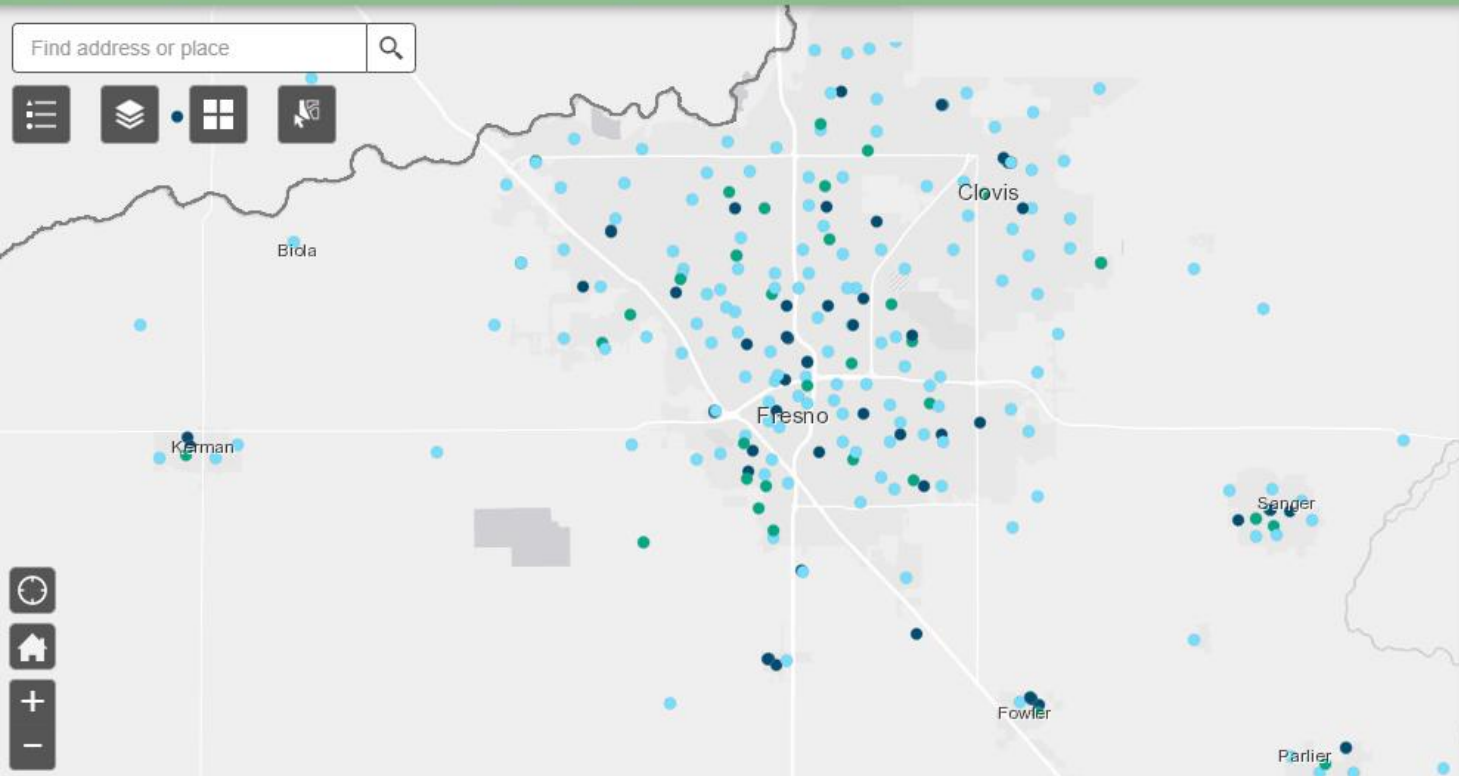
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Legend

Counties in California



California Public Schools (NCES 2018)

- Elementary
- Middle
- Elementary-High
- High

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Find address or place



Biola

Kerman

Fresno

Clovis

Sanger

Fowler


Parlier


Legend


Counties in California



High Amenity Parcels: Near public school

 Residential

 Non-Residential

 Zoning unknown

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Birda

Kerman

Fresno

Clovis

Sanger

Fowler

Parlier

Legend

Counties in California



Residential Parcel Zoning Density (SJV 2019)

Low density

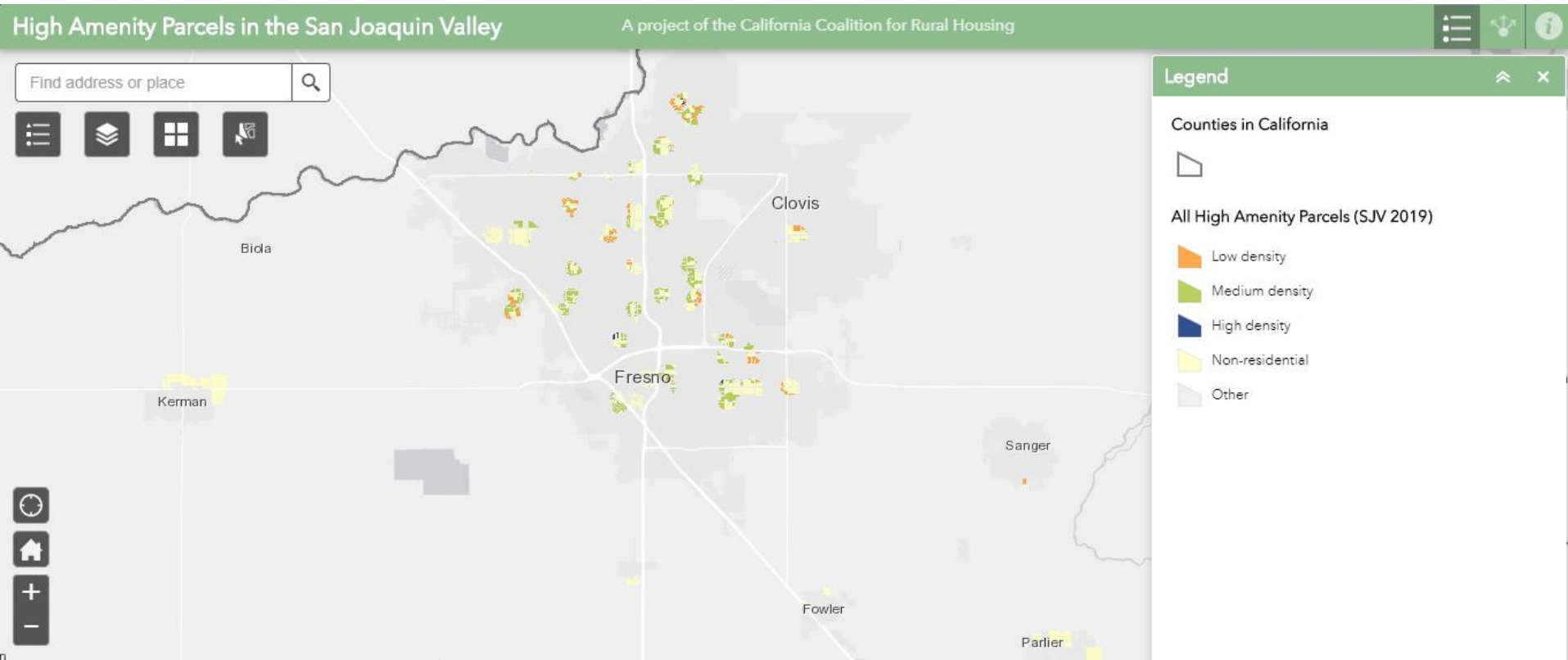
Medium density

High density

Other/Unknown



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(1 of 3)

Residential parcel information

County	Fresno
Incorporated Status	Yes
Census Designated Stats	No
Original Zoning Code (null if not known)	RM-2
Zoned for Residential	Yes
Residential Zoning Density	High
Urban/Rural Status	urban
Parcel near school	Yes
Parcel near large grocery store	Yes
Parcel near transit stop	Yes
Parcel near school, grocery store, and transit stop	Yes

[Zoom to](#)



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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

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