



CALIFORNIA RURAL LEGAL ASSISTANCE, INC.

FIGHTING FOR JUSTICE, CHANGING LIVES

July 17, 2023

Via Electronic Mail to: Andrew.Janz@fresno.gov

Mr. Andrew Janz
City Attorney
City of Fresno
2600 Fresno Street
Room 2031
Fresno, CA 93721

Re: Tenant Impact Report- La Hacienda Mobile Estates (“La Hacienda”)
104 E. Sierra Ave., Fresno, CA 93710

Dear Mr. Janz:

On July 5, 2023, the owners of La Hacienda served the residents with a Tenant Impact Report (“TIR”) in advance of the announced closure of the park. On behalf of Hacienda Homeowners for Justice (“HHFJ”) and Trails End United for Change (“TEUC”), whose members are residents of La Hacienda, we hereby request a public hearing to review and comment on the TIR pursuant to Government Code Section 65863.7(d).

On its face, the TIR is inadequate. It fails to “include a replacement and relocation plan that adequately mitigates the impact upon the ability of the displaced residents of the mobilehome park to be converted or closed to find adequate housing in a mobilehome park.” *Id.* at (a)(1). HHFJ and TEUC intend to present expert testimony at the requested hearing to challenge the adequacy of the TIR. Residents also want the opportunity to examine witnesses, including the owner and city officials who will be reviewing the report and making conclusions about whether the park closure “will result in or materially contribute to a shortage of housing opportunities and choices for low- and moderate-income households within the local jurisdiction.” *Id.* at (e)(1)(B).

Based upon readily available data in the draft multi-jurisdictional housing element that is currently being circulated, closing La Hacienda will exacerbate an already critical shortage of affordable housing in the City of Fresno, particularly for extremely-low and low-income residents, including members of HHFJ and TEUC. The TIR neither identifies any affordable housing alternatives nor analyzes the impact of park closure on the ability of residents to find alternative housing in another mobilehome park, as is required by law.

The TIR is inadequate. The City cannot and should not approve the closure of La Hacienda based upon the TIR. We request a hearing to challenge the adequacy and findings in the TIR, to be held at least 60 days from the date of this request, so that the City has time to complete its review pursuant to Government Code Section 65863.7(e).

Mr. Andrew Janz

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Sincerely,



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