

CHIP

Community Housing
Improvement Program

Residents of Murphy Commons work with CHIP staff and volunteers from GRUB, Butte Environmental Center, and Chico State to prepare a new community garden.

Community Garden at Murphy Commons *CHIP and Residents Partner with GRUB to Create Vegetable Garden*

By Washington Quezada, Resident Services

For several years, residents and staff of the Murphy Commons affordable apartment complex have discussed the idea of a community garden. Finally in 2010, CHIP contacted GRUB (Growing Resourcefully Uniting Bellies), and with their help, this dream started to become a concrete project. Stephanie Williams and Max Kee from GRUB visited Murphy Commons, and with staff and residents, started to lay out plans for a garden in the area around Little Chico Creek. However, after contacting the City of Chico we discovered that it was not possible to create a development in that area. Instead, the City offered us the possibility to create the garden in the lot between the Murphy Commons property line and Humboldt Road, north of the apartments.

With the help of Linda Herman, the City's General Services Administrative Manager, we developed a proposal for a Grant of License for an area of land 70 by 70 feet. In March the City Council approved our Grant of License and it was signed by the City Manager on March 28. However, due to the heavy rains during that time, the most important part of this project—the actual work breaking ground—had to be postponed. But we finally held our first organizational meeting Wednesday, April 6 and our first working day was Saturday, April 16.



(from left) Marisela Rosas, and Aime and Elle Mae Feeley patiently sift the very rocky soil in preparation for the new garden. Photos by Washington Quezada.

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Spring 2011 Newsletter



Visit CHIP's newly redesigned and expanded website at: www.chiphousing.org



Letter from the Executive Director

Dave Ferrier

CHIP

CHIP Spring 2011

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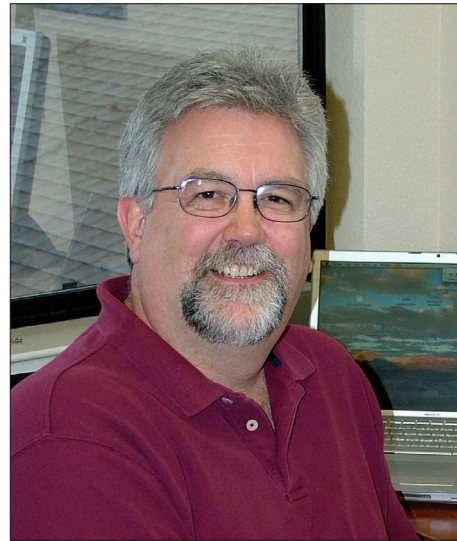
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Improvement Program
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Spring is a time to look forward but a couple of recent losses cause me to also look back.

At the end of March, we lost one current CHIP Board member and one former Board member.

Walter Dodd, retired publisher of the *Corning Daily Observer* and a Tehama County representative to CHIP for 20 years passed away due to failing health and an injury. We

are grateful to Walter for his contributions to CHIP and to the housing co-op CHIP developed, which he also served.

Jim Marshall moved away from Chico a few years ago after serving as a CHIP Board member and part-time employee for more than 20 years; Jim worked in CHIP's Multi-Family Housing and Resident Services programs and was also a very strong advocate for CHIP's Self-Help homeownership program. He was a vital cog in the development of what CHIP is today and we will miss him.

Looking forward, we have two new Board members to introduce: Joe Feist, attorney, and Ed Mayer, Butte County Housing Authority Executive Director. Both joined the CHIP Board in January.

I had hoped to provide a more in-depth profile of our new Board members this month but we just ran out of room. We have tried to balance the quality of this newsletter with cost and have, at least for the time being, settled on this four-page format, while maintaining the color photographs that we feel help tell the stories that you would like to see.

I'd like some feedback on this. Some folks have asked why we're sending out print copies only, since the internet allows for a less expensive distribution system. However, not all of our readers prefer to see the newsletter this way, we currently only have emails for about half of our readership, and I feel that the impact of the paper version of this newsletter is much higher. If you would prefer opt-out of the paper copy, please send me your email and I'll see that it's sent that way. Thanks for your help and understanding.

Have a great Spring and I look forward to my next column this Summer.

Dave Ferrier
dferrier@chiphousing.org

New Rental Housing Development on the Horizon: Maple Park, Phase 1

By Kris Zappettini, Multi-Family & Resident Services Manager

CHIP and the Consolidated Area Housing Authority of Sutter County (CAHASC) have partnered to reinvigorate a public housing development in Live Oak known as Maple Park. The development includes 30 affordable rental units, most of which are duplexes. Constructed in 1953, the units unfortunately are in substandard condition and rehabilitation is unfeasible, and the land on which they sit is underutilized.

Therefore, residents are relocating and the existing units will be demolished and replaced with new townhouses and duplexes, which will create 56 affordable family housing units. Other improvements include a new community building with a multi-purpose room, E-Center day care facility, and the on-site manager's office. Site amenities will consist of a half basketball court, community garden, playground, and green open space. Bedroom types will include 2, 3 and 4 bedroom units each with its own laundry facility and patio or balcony.

CHIP is pleased to be able to include sustainable features in this development as well, such as a highly efficient envelope design, low VOC paints and coatings, efficient lighting, on-site stormwater detention, native and water efficient landscaping, Energy Star appliances, and efficient mechanical equipment. This project is being designed using the minimum standards of the GreenPoint Rated Multifamily Guidelines and energy efficiency ratings 25% above current Title 24 standards.

CHIP and CAHASC have been working collaboratively with development team members and partners including the City of Live Oak, Sunseri Construction, Mogavero Notestine Associates, California Housing Partnership Corporation, NorthStar Engineering, the law firm Goldfarb & Lipman and the Law Offices of Gubb and Barshay. CHIP would like to thank those who have committed funding so far: the Department of Housing and Community Development's HOME and Community Development Block Grant, Federal Home Loan Bank's Affordable Housing Program, HUD's Section 8 Vouchers, fee waivers, and Wells Fargo Bank. The project is awaiting the award of the last piece of financing from the California Tax Credit Allocation Committee; preliminary scoring is very favorable and we hope to begin construction in late 2011.

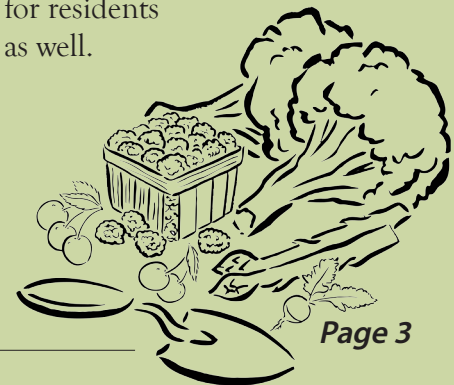
This development is conveniently located within walking distance of the Live Oak downtown core and situated near schools, grocery stores, public library, medical clinic, public parks, and the transit system. Residents of Maple Park have stated that they wish to return to the development when it is completed and they are looking forward to the unit upgrades and site improvements. We are pleased that the transformation of this development will assist the City of Live Oak with increasing its inventory of affordable rental housing for its community members.

Community Garden at Murphy Commons

Continued from page one.

Besides all the hard work and help from Stephanie and Max, GRUB has also offered tips for the organization and residents, and they'll be part of the work force that will build the fence and bring water to the site. GRUB also generously offered to donate plants from their greenhouse. But their help doesn't end once the garden is planted; a volunteer from GRUB will visit Murphy Commons once a month to give the residents tips and advice to keep the garden in good health.

Also involved in the development of these first steps was Mark Stemen, a Board Member of Butte Environmental Council, who offered advice and is working to find compost donations. Stemen, along with volunteers from Chico State, were part of the work group that erected the fence. Thank you to everyone who has helped make this green dream a reality. The project improves quality of life for residents of Murphy Commons and will provide fresh, local, organic vegetables for residents as well.





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Self-Help Housing Program Going Strong with Developments in Chico and Orland

Photo and article by
Jill Quezada, Self-Help
Program Manager

Martha's Vineyard, Chico

We are back in Chico! And pleased to be working to identify 13 low-income homebuyers for our new self-help subdivision Martha's Vineyard, located on Ceanothus and Lido Island Court. Buyers will choose from three or four bedroom house plans, each with two bathrooms and a two-car garage. Homes are energy efficient, and conveniently located near schools and shopping.

We are so grateful for our partnership with the City of Chico! They are providing deep mortgage subsidies for each of our eligible borrowers. Additional mortgage subsidies are being provided by the State of California, Housing and Community Development CalHome Program. Monthly housing payments, including taxes and insurance, average about \$900 a month – less than the average rent for a three-bedroom home in Chico. Homebuyers, with the help of their friends and families, will contribute a minimum of 500 hours towards the construction of their homes, as well as a \$1,000 down payment. By collaboratively participating in the construction of the homes, our homebuyers build friendships and lasting communities, and learn valuable skills that enable them to make repairs and improvements on their homes for years to come.

Download an application, review our house plans, and learn more about the Martha's Vineyard Subdivision by visiting us at www.chiphousing.org.

Villa La Michele, Orland

Construction on the 25 homes in the Villa La Michele Subdivision in Orland is well underway. Our first group moved into their new homes in February, and we expect project completion by this fall. A recent mortgage subsidy award from the State of California, Housing and Community Development HOME Program will allow us to construct a second phase of 25 affordable homes. We anticipate accepting applications for the second phase of the Villa La Michele Subdivision in late 2011 – call today to be placed on our interest list. Does your credit need work before you can apply? Contact our credit counseling center, Community Housing and Credit Counseling Center (CHCCC), at (530) 891-4124.



Elizabeth Garibay

"CHIP gave us the opportunity to buy a home when we didn't have a down payment to put on a house. We have also been given the opportunity to create friendships with our future neighbors." -Elizabeth Garibay