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Produced by California State University Chico Social Work Interns

Issue 2

What's Happening

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Current Events in Low Income Housing

Good news for all those looking for affordable housing! The Butte County Section 8 waiting list is going to be open starting February 1st until February 26th. Apply at your local Housing Authority and make sure to visit the Housing Authority of Butte County website for more information about Section 8 and the Lottery Applications. (<http://www.butte-housing.com/>) Also Farm Labor Housing property is available in Gridley. Call 530-846-3640 for more information.

On a State level, SB-454 has survived the Senate Transportation and Housing Committee and is moving on to the Senate Appropriations Committee. For those not in the know, SB-454 would indefinitely extend the current State Housing Preservation Law which keeps certain homes more affordable and available to those who wish to purchase them under market value.

On a national level, home prices continue to decrease. This is good news for buyers, but for sellers and home owners this is going to be a rough year. But its 'buyer beware' if you plan to get a mortgage or buy a house with an existing mortgage, as the Feds are leaving the mortgage game after the first quarter and interest rates are expected to increase after that.

CHIP (Community Housing Improvement Program) is currently accepting applications for five of their new subdivisions. You can go to their website (<http://www.chiphousing.org/>) for more information and to download their pre-application. You can also get help with filling out the application at Independent Living Services of Northern California, phone 530-893-8527, address 1161 East Ave, Chico.

WHAT IS PUBLIC HOUSING?

Public housing was established to provide decent and safe rental housing for eligible families, the elderly, and persons with disabilities. Public housing comes in all sizes and types, from scattered single family houses to apartments for elderly families. There are approximately 1.3 million households living in public housing units, managed by some 3,300 HAs. The U.S. Department of Housing and Urban Development (HUD) administers Federal aid to local housing agencies (HAs) that manage the housing for residents at rents they can afford. HUD furnishes technical and professional assistance in planning, developing and managing these developments.

Helpful Agencies

Are you homeless or soon to be homeless with a family to take care of? The Esplanade House can offer you transitional housing assistance. Address 181 E. Shasta Avenue Chico, CA 95973 Phone:(530) 891-2977Fax: (530) 879-3426

Looking for help with weatherizing your home? Save U Energy assists those that qualify as low income housing with assistance. Address: 2640 South 5th Avenue, Ste #5 Oroville, CA 95965 Phone: (530) 538-7534 Fax: (530) 538-7214

Homeless in Oroville? The Greater Oroville Homeless Coalition can provide you assistance with housing issues and other emergencies. Phone: (530)-534-6017

The Community Action Agency of Butte County can help with a variety of housing issues. If you need assistance with improving you low income home or you diet, they are the agency to contact. Address: 2255 Del Oro Avenue; Oroville, CA 9596 Phone: Oroville - (530) 538-7559 Toll Free from Chico - (530) 891-2807Fax :Human Relations - (530) 533-7470 Fiscal - (530) 538-6463

The Torres Shelter in Chico can help you if you are temporarily homeless. Address: 101 Silver Dollar Way, Chico, CA 95928 Phone: (530) 891-9048

An Opinion Piece: Need For Low Income Housing

It is important for people everywhere to realize that low income housing is a necessity in their world. Not only is it important for those living on a median income budget, but also for those that are first time homebuyers, the homeless, and new or current legal immigrants. With the hard economic times effecting more and more people this is a reality that cannot be ignored. Unfortunately, with the rising costs of rents and consumables (and pretty much everything else) being able to afford housing is getting harder. What can be done to solve this potential crisis? A lot of people have different opinions. I would like to offer my suggestion. I think that whenever a set of tract homes are built, are portion of them should be set aside as low income. Now I know that this might make developers and property owners angry because they believe that low income housing means less money and undesirable tenants. While it is true that low income housing (low income right in the name) is cheaper to rent and own, this can be augmented by several factors. Cheaper rent=more tenants who can afford to rent. This keeps the time between renters shorter. Selling or renting a house with section 8 provides the seller/renter with the option of government funding or tax credits. This can help to make renting or selling low income property profitable. As for undesirable tenants, it can be stated that no matter where you live their could exist a neighbor that is undesirable. Just because someone is considered low income does not mean they are "bad people", just poor. Being poor does not make you a "bad" or unstable person, unlike what some people would have others believe. In a perfect world, every human would be able to afford housing. The current reality is that those living at or below the poverty line have trouble finding housing. This is not a problem that can be fixed overnight, but the sooner the communities of this country start making a strong and concentrated effort to provide affordable housing for everyone the sooner the homeless will be off the streets, single mothers can breathe easier, and families going through tough times can have shelter.

Taken from: http://buttecounty.net/~media/County%20Files/AdminOffice/Public%20Internet/Housing_Brochure1.ashx

Butte County Low-Income Homeowner Housing Rehab Assistance

Butte County Eligible Housing Rehab:

- Health & Safety
- Energy conservation
- Extension of useful life
- Converting to building codes

- **NO out-of-pocket expenses.**
- **NO application fee.**
- **All loan fees are paid from the loan.**

Types of Financing & Terms:

Butte County maximum assistance is \$40,000 with

- deferred payment loans to homeowners with incomes below 50% of the county median income,
- 3% 15-year amortized loans to homeowners with incomes below 80% of the county median income, and
- Emergency grants up to \$2,000.

Butte County housing rehab loans are also available to owners of low-income rental units.

Ask for details.

**Find out if your Butte County household qualifies.
Please call toll free 1-888-671-0220**

WHO IS ELIGIBLE?

Public housing is limited to income qualified families and individuals. An HA determines your eligibility based on: 1) annual gross income; 2) whether you qualify as elderly, a person with a disability, or as a family; and 3) U.S. citizenship or eligible immigration status. If you are eligible, the HA will check your references to make sure you and your family will be good tenants. HAs will deny admission to any applicant whose habits and practices may be expected to have a detrimental effect on other tenants or on the project's environment.

HAs use income limits developed by HUD. HUD sets the **lower income** limits at 80% and **very low income** limits at 50% of the median income for the county or metropolitan area in which you choose to live. Income limits vary from area to area so you may be eligible at one HA but not at another. The HA serving your community can provide you with the income levels for your area and family size, or you can also find the [income limits](#) here on the internet.

Low Income Housing List Taken From Independent Living Services of Northern California

<u>Low Income Renters List</u>	<u>Address</u>	<u>Phone #</u>	<u>Section 8</u>
Acacia Apartments	808 W. 2nd Ave Chico	895-8281	No
1200 Park Senior Apts.	1200 Park Ave Chico	894-2165	Yes
Alamont Apartments	811 W. East Ave Chico	342-9387	Yes
Amanda Place Apts.	2060 Amanda Wy. Chico	343-2060	No
Autumn Creek Apts.	120 Menlo Way Chico	894-1398	Yes
Bidwell Oaks Senior Housing	700 Salem St. Chico	345-6989	Yes
Burnap Garden Apts.	1051 E. Lassen Ave Chico	345-3259	Yes
Cameo Village	13 Cameo Drive Chico	343-8183	No
Campbell Commons	600 Flume St. Chico	899-7569	Yes
Cedar Grove Apts.	1865 E. 8th St. Chico	891-4615	No
Cedar Village Apts.	820 W. 4th Ave Chico	342-1839	Yes
Ceres Plaza Apts.	1459 E. Lassen Chico	893-3018	Yes
Chico Commons	2071 Amanda Wy. Chico	345-9019	Yes
Chico Gardens	849 Pomona Ave Chico	345-8360	Yes
Cinnamon Village Apts.	1650 Forest Ave Chico	891-6251	No
Cordillera Apts.	41 Cameo Dr. Chico	894-2220	Yes
Country Villa & Wind Song Apartments	116 Innsbrook St Chico	893-1926	No
The Courtyards on Rio Lindo	294 Rio Lindo Ave Chico	342-9058	Yes
East Lindo Senior Apts.	1369 E. Lindo Ave Chico	892-9066	Yes
East of Eaton Apts.	1577 E. Lassen Ave Chico	899-1031	No
Espana Gardens	354 Rio Lindo Ave Chico	895-1211	Yes
Glenn Brook Apts.	1550 Springfield Dr Chico	895-8130	Yes
Jarvis Gardens Senior Housing	2001 Notre Dame Blvd Chico	345-1384	No
Lincoln Apartments	474 E. 12th St. Chico	343-6428	Yes
La Vista Verde	1666 Vista Verde Chico	894-5603	No
Longfellow Apts.	1350 Manzanita St.	892-2234	Yes
Lucian Manor Christian Retirement Center	120 Parmac Road Chico	895-3120	No
Murphy Commons	1290 Notre Dame Blvd. Chico	343-2286	No
Oak Meadow Apts.	1450 Springfield Dr. Chico	898-1450	Yes
Pine Tree Apartments	47 E. Cobblestone Dr. Chico	893-8616	Yes
Peterson Family Trust	581 East Fifth Ave Chico	872-2500	No
Rhodes Terrace Apts.	Rhodes Terrance at 20th St. Chico	895-4474	Yes

“There is nothing wrong with change if it is in the right direction”
Winston Churchill

<u>Low Income Renters List</u>	<u>Address</u>	<u>Phone #</u>	<u>Section 8</u>
Sandalwood Apts.	1055 E. Lassen Ave Chico	342-9663	Yes
7th Street Manor	1013 W. 7th St. Chico	345-6870	Yes
Turning Point Commons	25 Via La Paz Chico	894-0390	Yes
Villa Del Mar Apts.	1385 East Lindo St. Chico	343-9287	No
Villa Serena Apts.	2313 Floral Ave Chico	891-1142	Yes
Walker Commons	678 Buttonwillow St. Chico	895-4474	No
Walnut Creek Apts.	940 Walnut St. Chico	345-9580	Yes
Walnut Grove	1118 Nord Ave Chico	343-7637	Yes
Westwood Tree Apts.	1425 Nord Ave Chico	891-4410	Yes
Lot 32 Oroville Dam	Parcels I,II, III, Oroville	538-2403	No
Boulder Creek Apts.	674 Mitchell Ave Oroville	533-5900	Yes
Evanswood Estates	24 Evanswood Circle Oroville	533-5580	Yes
The Highlands	22 Table Mountain Blvd Oroville	534-9204	Yes
Oro Villa Apts.	2735 Mitchell Ave Oroville	533-9204	Yes
Oroville Inn Apts.	2066 Bird St. Oroville	532-1553	Yes
Oroville Manor Apts.	2750 Lincoln Ave Oroville	534-5537	No
Park Place Apts.	2105 Park Ave Oroville	533-7977	No
Sabre Apts.	2735 Oroville Dm. Blvd Oroville	533-9204	Yes
Winston Gardens Apts.	700 Mitchell Ave Oroville	895-4304	Yes
Elliot Court Apts.	1000 Elliot Rd. Paradise	876-1236	No
Elliot Gardens	Elliot and Copeland Paradise	872-4304	No
Paradise Gardens II&III	1040 & 1060 Bushman Rd Paradise	877-7230	No
Ridgepine	1250 Elliot Rd. Paradise	877-7230	No
Shadowbrook Apts.	1090 Shadowbrook Way Paradise	872-4304	No
Shadowbrook Villa	1077 Shadowbrook Way Paradise	872-8012	Yes
Shelter Cove Apts.	6108 Clark Rd. Paradise	872-3343	Yes
Vista Village Apts.	42 Vista Village Paradise	872-3477	Yes
Gridley Springs Apts.	210 Ford Ave Gridley	846-6201	No
Haskell St Apts.	150 Haskell St. Gridley	846-6934	Yes
Hazel Hotel	880 Hazel St. Gridley	916-846-7800	No
The Oaks	1500 Highway 99 Gridley	846-6385	Yes
Gridley Springs II	210 Ford Ave Gridley	916-891-1441	No



Tenants scored two victories this week on the Senate Floor. On Monday, the Senate approved SB 290 (Leno), WCLP's bill to make permanent a 60-day notice for a no-fault eviction. Unlike years past, there was no floor debate, no floor fight, no histrionics. Senator Leno masterfully lined up soft votes, and noted in his floor presentation that the California Apartment Association (CAA) is neutral on the bill, and no longer views the 60-day notice as a burden to landlords. The bill now goes to the Assembly. SB 120 (Lowenthal), another WCLP-sponsored bill, passed the Senate floor yesterday. It would clarify that banks are responsible for refunding renters' security deposits after a foreclosure, and would increase protections in utility shut-offs and reconnections.

**Housing Developments With Low Income Rental Subsidy
For Section 8 & Housing Information Housing Authority of Butte County 895-4474**

<u>Single or Family Occupancy</u>		
<u>Listings</u>	<u>Address</u>	<u>Phone #</u>
Chico Gardens	851 Pomona Ave Chico	343-8360
Trans Pacific Gardens II	729 Nord Ave Chico	895-3403
Cinnamon Village	1650 Forest Ave Chico	891-6251
Cedar Village	820 W. 4th Ave Chico	342-1839
Turning Point Commons	25 Via La Paz Chico	894-0930
East of Eaton	1577 E. Lassen Ave Chico	899-1031 or 916-891-6931
Murphy Commons	1290 Notre Dame Blvd. Chico	891-6931
Bidwell Oaks	700 Salem St. Chico	345-6989
Avenida Apartments	2505 Esplanade Chico	343-4421
<u>Elderly and/or Disabled Occupancy</u>		
<u>Listings</u>	<u>Address</u>	<u>Phone #</u>
Walker Commons	580 Vallombrosa Ave Chico	895-4474
The Courtyards at Rio Linda Apts.	294 Rio Linda Ave. Chico	342-9058
Lucian Manor	120 Parmac Rd. Chico	895-3120
East Lindo Senior Apts.	1369 E. Lindo Ave. Chico	892-0966
Villa Rita Senior Apts.	650 Manzanita Ave Chico	895-1048
Jarvis Gardens	2001 Notre Dame Blvd Chico	345-1384
1200 Park Ave Apts.	1200 Park Ave Chico	894-2165
Hartford Place	2058 Hartford Drive Chico	345-2029
Longfellow Apts.	1350 Manzanita Ave Chico	892-2234
<u>Single Occupancy Based on Income Eligibility</u>		
Campbell Commons	600 Flume St Chico	899-7569
<u>Rental Rehab</u>		
	2505 Esplanade Chico	895-4862

The Housing Authority of the County of Butte

Programs	Location	Number of Units	Waiting List
Public Housing	Butte County	345	Chico 2,3,4 bdrm Gridley/Biggs 1,2,3,4,5 bdrm Oroville 1 & 3 bdrm
Section 8	Butte County	1908	Open Feb 1st
Farm Labor	Gridley	130	Open
Walker Commons	Chico	56	Open
Locust Street	Chico	10	N/A
Park Place	Oroville	39	Open

**Helping Those in
Need of Low Income
Housing in Butte
County**

To contact us, please call
592-6783
Or to email us
Try
tangle@mail.csuchico.edu

Low income housing is an important part of providing safe shelter for millions of Americans. It can mean the difference in a person's life. Many of the people struggling in poverty depend on low income housing. We must unite together under the common goal of providing reasonable access to affordable housing to ensure the health and security of every person in the United States of America.

We're on the Web!

• <http://www.withmy2hands.org/bclihnews/>

Websites for More Information About Low Income Housing

Butte County Housing Authority:

www.butte-housing.com

Low Cost, No Cost People Services:

www.helpcentral.org

Low Income Housing News

<http://www.housingadvocates.org/>

