

NEWS HOUSING

## North Creek Crossings to add 160 units of affordable housing



A concrete foundation is seen during a groundbreaking ceremony Friday, June 17, 2022 for the construction of North Creek Crossings in Chico, California. (Michael Weber/Enterprise-Record)

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CHICO – Right down the street from Marsh Jr. High School, an infill housing development makes way to fill the area round Bruce Road.

A new affordable housing development called North Creek Crossings held a groundbreaking ceremony Friday — albeit construction began in 2021 — of a new “workforce rental housing community” in Chico with 160 units of housing up to three bedrooms.

Laurie Doyle is the executive vice president of the Affordable Housing Development Corporation and said the city’s team had been dedicated financially and on a personal level to collaborate past competitive financing and increasing construction costs.



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“It’s been a priority for this city to provide housing for their residents and the people that serve it: the restaurant workers, the cashiers, the administrative assistants, the artists — everyone who has occupations of that type are future residents of North Creek Crossings,” Demers said. “They really are the heartbeat of this community.”

The development, designed by Mogavero Architects, is split into two phases with 106 units expected by June 2023 and 54 additional units by December 2023.

Thirty-nine units will be one-bedroom, 77 units will be two-bedroom and 44 units will be three-bedroom.

The rent charge is based off income levels and can range as low as \$438 per month for a one-bedroom for a single person making as low as \$16,380 annually; and up to \$1,215 per month for a three-bedroom for a family of seven making as much as \$57,960 annually, Doyle wrote in an email. Applicants will be required to pass a comprehensive background and income verification.

Ed Mayer is the executive director of the Butte County Housing Authority and said development is guaranteed to be low-income housing for 55 years as required by the state's low-income housing tax credits.

"It's a three-story construction, elevator serviced with tucked under parking. This is a very unusually product for the Chico market, but it's very much within context of the times because of its context here in Meriam Park," Mayer said.

The development features solar power, a high efficiency irrigation system and will include a community building, barbecue and picnic areas, and green spaces with playground equipment, according to the fact sheet. Social services will be provided by a nonprofit called LifeSTEPS.

The development's total cost is \$78.5 million funded from city grants for infill development, disaster relief and affordable housing totaling more than \$3 million; a loan from Freddie Mac of more than \$9 million, and financing from Wells Fargo for more than \$63 million. The state low-income housing tax credits equity totals to \$65 million.

Chico Housing Manager Marie Demers said the city applied for a state infill infrastructure grant in 2020 which now funds affordable housing projects along Bruce Road including Creekside Place apartments for seniors expected December 2022; this project, the North Creek Crossings; and other projects within Meriam Park.

"We were able to secure that grant and part of that deal is: the state gives you the grant, you have to produce affordable housing," Demers said.

Demers said 158 of the units at North Creek Crossings will count toward low-income housing for the city's housing element goals. Two of the units — reserved for managers — will count toward moderate-income housing.

“It is going to serve a huge need in our community and for Butte County due to the loss of units in Paradise, but also a huge need of affordable housing before the Camp Fire,” Demers said.

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**Michael Weber**



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