



COMMUNITY HOUSING IMPROVEMENT PROGRAM

2019 ANNUAL REPORT

Build Hope

Seana O'Shaughnessy

President/CEO



The Camp Fire disaster landed on our doorstep and defined our 2019 year. It brought many uncertainties with it, and as I stepped into the role as CEO in February 2019, one thing was certain: there would be many more unknowns ahead for our community as we planned our response.

As hard as it was at times, CHIP's North Star never vanished from sight. We knew we could support our community by building desperately needed housing. We also knew we could not do it alone.

The Camp Fire exposed the fractures in our housing systems and the interdependence of the cities and towns in our region. We learned how fragile stability can be and how quickly it can be lost. But we also learned the power of community. We have a new understanding of what an authentic community can bring to uncertain times.

Throughout the year, I witnessed the strength of our organization and the genuine nature of our community work. I felt infused with hope, knowing that we can and will make our world better. We have an incredible team, amazing board members, loyal supporters, and brilliant partners. This solid foundation will see us through every novel challenge we face—including the challenge of COVID-19—as we continue to provide safe, quality shelter for all.

Thank you for your part in making our work possible. We appreciate each and every one of you.

A handwritten signature in blue ink, reading "S O'Shaughnessy". The signature is fluid and cursive, with a long horizontal stroke at the end.

2019 FINANCIAL STATEMENT

	2018 (Audited)	2019 (Unaudited)
Total Assets – CHIP	\$17,724,724	\$17,573,599
Total Assets – Affiliates	\$70,217,363	\$69,157,307
Total Assets – Combined	\$87,942,087	\$86,730,906
Development Projects in Process	\$6,282,842	\$5,556,014

An Overview of our Affordable Housing Efforts



Our Service Area: Butte, Shasta, Tehama, Colusa, Glenn, Sutter, and Yuba.

Single-Family Homes

The Mutual Self-Help department, which is responsible for guiding homeowners through the construction of their own affordable homes, oversaw 80 homes that were under active construction in Corning and Orland, and 35 new loans closed. Initial plans shaped up for new single-family homes in Anderson, Biggs, and Williams.

Multi-Family Rental Housing

The Rental Housing department, which is responsible for building new multi-family affordable rental housing, made tremendous strides in 2019. Completion of debris clean-up, submission of rebuild plans, and securing some essential funding moved the rebuilding of the Paradise Community Village closer to the construction phase. In Chico, Creekside Place (also in the planning stages) received full entitlements, environmental clearance, City of Chico approval for financing and lease agreement, and unanimous design approval from the Historic Preservation and Architectural Review Board.

NAPSHOTS

FROM THE FIELD

Summer Learning: Health & Nutrition

Twelve of our rental properties participated in the 2nd annual Summer Enrichment Program (pictured right). The 7-week program gives kids a safe, fun, learning environment. Staff from the UC Cooperative Extension led kids in a variety of activities that helped them learn cooking skills and healthy nutrition. Our Resident Services staff, which is responsible for leading programs that empower our residents to live healthier and happier lives, coordinates many different programs throughout the year.



Butte County Behavioral Health Hosts Monthly Life Skills Workshop

At Campbell Commons, residents are receiving helpful instruction. Life Skills workshops equip residents with practical knowledge and skillsets that improve their wellbeing, safety, and independence.

“Leaders for Life” After-School Program Invests in Future Leaders

At East of Eaton, preparing kids to transform their academic achievements, self-confidence, and life trajectories is the focus of the “Leaders for Life” program.



A New ADA Compliant Home

Cristina Lamarque and her son (pictured left), Miguel, moved into their new ADA compliant home. Like many people who join CHIP's Mutual Self-Help program, Cristina had no previous construction experience. That didn't stop Cristina from reaching her dream. Together with 7 other households, they finished constructing their home a little more than a year ago.



Brick-by-Brick Improvements

The Property Management team, responsible for caring for our rental properties and managing the day-to-day operations, made many lasting improvements in 2019. Hazel Hotel (pictured left) in Gridley had a brick mason reinforce the brickwork of this historic landmark. Hazel Hotel, which was initially built in 1888 and completely rehabilitated in 2000, is a

mixed-use building featuring retail spaces at the street level and 13-units of affordable housing for seniors 55 years of age or older. Meanwhile, in partnership with property owner, the ARC of Butte County, residents at Longfellow Apartments in Chico saw their balconies wholly replaced. Improvements like these are essential to the residents and communities we serve.

Strengthening our Foundation

The Property Management team's valiant effort in improving their numbers in 2019 added up to a notable achievement. They increased occupancy across their portfolio, creating a better financial footing for the organization. Meanwhile, five Property Management staff members attended a 3-day training hosted by the National Center for Housing Management and became Certified Occupancy Specialists for HUD properties.

Camp Fire Victims Housed

Several of our rental properties were able to take in a few households after being driven from Paradise. We are still amazed by the outpouring of support from the community and beyond. It's a privilege for us to play a role in rebuilding the ridge.

The House Rocked

CHIP's "Rock the House" gala raised money and awareness for affordable housing in the North State. We were so fortunate to spend time with our partners, supporters, board members, staff, and an extended circle of friends and family.





Honoring our 2019 Donors

We are so grateful for the outpouring of support in 2019. The list below includes donations made between January 1 and December 31, 2019. If for some reason you don't see your name, please contact us to have it fixed in the digital version.

DEVELOPERS \$50,000+

American Red Cross
California Community
Foundation
NeighborWorks America
North Valley Community
Foundation/Butte Strong
Fund
Tri Counties Bank
Trump, Alioto, Trump &
Prescott Attorneys LLP
US Bank Foundation

PLANNERS \$25,000-\$49,999

Bank of America Foundation
Golden Valley Bank
Community Foundation
Wells Fargo Foundation

ARCHITECTS \$10,000

-\$24,999
Local Initiatives Support
Corporation (LISC)
Sunseri Construction
United Way of Northern
California
US Bank

CONTRACTORS \$5,000

-\$9,999
Mutual Securities
Payless Building Supply
Pacific Gas & Electric
Rural Community Assistance
Corporation (RCAC)

BUILDERS \$1,000-\$4,999

Allstate Insurance (Sonia Aery)

Anonymous, In Memory of
Linda Huffman
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Schulte
Gallgher & Company
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FRAMERS \$500-\$999

Desiree Almendral
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Edward Mayer
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North Valley Raingutter
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People's Choice Brokers
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Jaime Perry
Debbie Powers
Jill Quezada
Erika Ramirez
Suellen Rowilson
Kenneth Skillman
Rachel Smith
Lupe Vasquez

NEIGHBORS \$1-\$499

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Caldwell's Custom Countertops

Jim and Nelda Jessee
Nan Jones
Trevor Joyner
Steven Karnowski
Bruce Karolyi

Clarice Veloso-Lugo
Candy Wasson
Yvette & Brad Zuniga

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Community Housing Improvement Program
1001 Willow Street
Chico, CA 95928

RETURN SERVICE REQUESTED

PH: 530.891.6931 TOLL FREE: 888.912.4663 chiphousing.org

Health, Hope, and Home

A little help can go a long way. In 2019, CHIP faced many challenges as we recovered from the Camp Fire. We learned to lean on our community, partners, supporters, family, and friends. Today, we are reminded again that safe, sustainable, and affordable housing is a precious asset and vital to the health of our community.

