

# Mariposa Gazette

---

## Creekside Terrace opens in Mariposa

August 25, 2022

By: Madison Kirkpatrick



***Tom Collishaw (right), president and CEO of Self-Help Enterprises (SHE), is presented with a certificate from Nancee Robles, executive director for the California Tax Credit Allocation Committee (CTCAC). Photo by Madison Kirkpatrick***

The housing shortage in Mariposa County received a little bit of relief last week when a new apartment complex was opened.

Self-Help Enterprises (SHE) held the grand opening of its newest affordable rental community, Creekside Terrace, on Thursday, Aug. 18.

The community is located at 5118 Fournier Road in Mariposa and is SHE's first new construction rental project in Mariposa County.

Its 42 units include one-, two- and three-bedroom selections.

Tom Collishaw, president and CEO of SHE, was the first speaker at the event. He said the apartments are "a prime example of what can be done when parties come together," and he said the apartments are part of SHE's overall goal.

He said county staff have and have been supported by financial assets like local housing funds and grants.

Rosemarie Smallcombe, District 1 Supervisor and chair of the Mariposa County Board of Supervisors, was honored to represent the board and speak for the county.

She said "this has been quite an effort," but it is an exciting event. It has been at least five years in the making, she said.

Housing is critical, Smallcombe said, and it is important to make progress toward providing affordable housing.

She thanked all who have made the opening possible and said she looks forward to expanding partnerships.

Jim Kruse of the Stanislaus County Housing Authority said it has “been a pleasure to work with Self-Help Enterprises on Creekside Terrace.” SCHA was a big factor in approving project-based Section 8 housing for the apartments.

Kruse said this will alleviate the county’s affordable housing needs.

Catherine Kungu, an employee of the California Department of Housing and Community Development (HCD), noted her department is proud to partner with SHE. She shared thanks for her colleagues at HCD.

Susan Berg from U.S. Bank acknowledged the apartments are in Southern Sierra Miwuk Nation territory.

Berg said U.S. Bank believes everyone deserves stability, and these apartments will be a great step toward achieving that. She is glad to be a partner.

Ana Gavin, asset manager of Enterprise Community Investments, shared excitement to celebrate the grand opening.

Nancee Robles, executive director for the California Tax and Credit Allocation Committee (CTCAC), said housing is a big issue in the community.

She thanked all who made it possible. “It’s an accomplishment to bring low-income housing,” she said.

Ben Goger, Mariposa County Housing Development Specialist and fun hat connoisseur, said people should “celebrate wins when they have them.” Like those before him, he thanked all who have been involved.

He said two-thirds of Mariposa County alone is cost-burdened.

Finally, Patricia Guzman, a new resident of the apartments, said “it’s been a long road,” but she cannot be more grateful to be here.

She is happy to give her children, a nine-year-old son and two-year-old daughter, somewhere to call home.

### **About the apartments**

Creekside Terrace will address the urgent need for permanent affordable housing for local Mariposa residents via monthly net rents ranging from \$109 to \$1,020. These are determined by unit size and residents’ income.

In addition, 11 units are reserved for people experiencing homelessness through the No Place Like Home Program. Partnerships with Mariposa County Health and Human Services Agency will facilitate the referral process.

Their Continuum of Care (CoC) Coordinated Entry System will enable Creekside Terrace to provide an immediate housing-first solution.

“Housing is a simple need but a complex undertaking. We are proud to bring this critical element to Mariposa that contributes to community well-being through housing stability,” remarked Goger.

“Mariposa County is extremely grateful for our partnership with Self-Help Enterprises and the support from the state to make it a reality.”



***Shown is the kitchen of a furnished three-bedroom apartment at Creekside Terrace. All 42 units, 11 of which are reserved for people experiencing homelessness, are accounted for and a waitlist will be opening shortly. Photo by Madison Kirkpatrick***

The site takes advantage of beautiful natural scenery, but also includes infrastructure upgrades surrounding the new community.

These include complete street improvements on Antone Road, upgrades to the water line in Fournier Road and new sidewalks that complement the Mariposa Creek Parkway Project.

Creekside Terrace’s centrally located community center will help create a vibrant and safe learning environment for residents.

It provides a computer lab and meeting space for residents to participate in various social activities and enrichment services. These include exercise classes, wellness programs and after-school programs for children.

All of Creekside Terrace’s common areas are powered via a Solar PV energy system that ensures renewable electricity is available for residents to use efficiently, such as in the on-site laundry room. Other amenities include a spacious outdoor area, picnic tables and BBQ grills.

With this new development, SHE looks forward to continuing to provide affordable housing to the residents of Mariposa and their families. These efforts are made possible via its successful partnerships.

“Enterprise is extremely proud to invest with Self-Help Enterprises and support their efforts to meet the housing needs of California’s rural communities,” said Philip Porter, vice president of Enterprise Community Partners.

Funding for Creekside Terrace was provided by U.S. Bank as the Construction Lender; Bellwether Enterprise Real Estate Capital, LLC as the Permanent Lender through a USDA 538 Guaranteed Loan; Mariposa County for Permanent Local Housing Allocation and Infill Infrastructure Grant funds; Mariposa County Health and Human Services Agency for Whole Person Care funds; Housing & Community Development (HCD) for No Place Like Home funds, Permanent Local Housing Allocation and Infill Infrastructure Grant funds and Enterprise Community Partners as the Tax Credit Investor.

### **About Self-Help Enterprises**

SHE is a nationally recognized community development organization whose mission is to work together with low-income families to build and sustain healthy homes and communities.

The pioneer and leading provider of mutual self-help housing in the United States, SHE’s efforts today encompass a range of efforts to build better homes and communities for farmworkers and other hard-working families.

Since 1965, SHE has helped more than 6,400 families to build their own homes, rehabilitated over 6,800 unsafe homes, developed over 2,000 units of affordable rental housing and has provided technical assistance for reliable access to safe drinking water and sanitary sewer infrastructures which has affected the lives of over 33,000 individuals in 160 small communities.

SHE’s commitment to providing resources and training for individuals builds the capacity of highly effective leaders in communities that also promote collaborative solutions for improving communities.

These combined efforts have touched the lives of over 65,000 families, providing security and stability for families and building more productive communities.