

Self-Help opening affordable rental complex in N. Visalia



By BoNhia Lee

Self-Help Enterprises is getting ready to officially open its first affordable rental community in north Visalia.

Highland Gardens, 2423 N. Highland St., has 36 two- and three-bedroom apartments with a half-court basketball court, playground, community center and community garden. Self-Help and the city will hold a ribbon-cutting ceremony and tour of the development at 9:30 a.m. Tuesday.

Self-Help, a community development organization that helps low-income families build and sustain healthy homes and communities, will coordinate health education events at the complex including Zumba, health prevention screenings and healthy cooking classes.

The community center will be used to conduct after-school programs, English-as-a-second-language classes, and financial literacy workshops. A computer lab is open to adults and children for schoolwork and educational activities.

The development was constructed with green building features such as Energy Star appliances, a solar power system, water-conservation components and solar carports. It was also designed with walking in mind. The

Monthly real estate numbers

Fresno County homes sold



Fresno County median price



EXISTING HOMES

County	Homes sold			Median price		
	Sep '15	Aug '16	Sep '16	Sep '15	Aug '16	Sep '16
Fresno	837	955	862	\$210,000	\$230,000	\$232,000
Kings	112	118	129	\$188,000	\$196,000	\$165,000
Madera	147	171	161	\$200,000	\$210,000	\$228,500
Tulare	358	448	410	\$178,500	\$191,750	\$187,000

NEW HOMES

County	Homes sold			Median price		
	Sep '15	Aug '16	Sep '16	Sep '15	Aug '16	Sep '16
Fresno	182	168	147	\$304,000	\$291,000	\$300,500
Kings	20	26	42	\$245,000	\$274,800	\$264,250
Madera	22	17	11	\$221,750	\$256,000	\$245,000
Tulare	98	80	83	\$248,000	\$269,250	\$265,100

Source: CoreLogic

The Fresno Bee

community is in walking distance of Fairview Elementary School, Fairview Village Park, Visalia Health Care Center, Food 4 Less and Vallarta Supermarkets.

The monthly rent ranges from \$366 to \$830 and is based on family size and income. To apply for an apartment, families can call 559-651-2579. Applications are available in person at Goshen Village I, 30940 Road 72 in Goshen.

ONLINE

Real Estate Log is a compilation of blogs from beat reporter BoNhia Lee. To comment or read more, go to www.fresnobee.com/real-estate-blog.

Highland Gardens is one of 28 affordable apartment rental communities operated by Self-Help in eight counties throughout the San Joaquin Valley.

In other Self-Help news, the agency has launched an improved homeowner-ship education program called "The Gateway: Your Pathway to Homeownership."

Counselors will help families understand the different types of mortgage rates, the importance of credit scores, down payments and how much home is affordable. Families will receive a tailored action plan to help them achieve their homeownership goals.

The program is open to families in Fresno, Kern, Kings, Madera, Mariposa, Merced, Stanislaus and Tulare counties.

For more information, email gateway@selfhelpenterprises.org or call 559-651-1000. There is a \$50 fee to reserve an appointment. The fee pays for a credit report and part of a required homeownership education class.

RENTERS PAY TOO MUCH

Fresno is No. 7 on a list of the 19 most cost-burdened cities nationwide for renters.

About 57.75 percent of Fresno renters spend more than 30 percent of their income on rent, according to ABODO.com, an online apartment website.

Two other California cities rank higher. The Riverside, San Bernardino and Ontario area is fourth with 58.7 percent of its renters struggling to pay rent. Los Angeles, Long Beach and Anaheim follow at 58.6 percent. Another six California cities round out the bottom 12.

At the top is Miami, Fort Lauderdale, and West Palm Beach in Florida with nearly 64 percent of its renters exceeding the 30 percent figure.

The Department of Housing and Urban Development considers families that pay more than 30 percent of their income on rent "cost burdened," which may lead to difficulties paying for other daily living necessities like food, clothing, transportation and medical care.

ABODO analyzed 100 metropolitan areas, using U.S. Census data, to see how renters in different cities with different incomes deal with housing costs. In almost every case, the majority of the cost-burdened renters made less than \$20,000.

In Fresno, 93.4 percent of the renters who make \$20,000 or less were cost burdened.



Self-Help Enterprises

A ribbon-cutting ceremony will be held Tuesday for the grand opening of Self-Help Enterprises' Highland Gardens apartments in north Visalia. It offers 36 two- and three-bedroom apartments, and a range of recreational facilities.