

Chico for Affordable Housing

"Housing that People and the Planet Can Afford"

Chico for Affordable Housing opposes the proposed “Valley’s Edge” development in southeast Chico. This new development of more than 1446 acres is situated between Honey Run Road and Stilson Canyon. *Photo: The land today.*

The new luxury housing development of Valley’s Edge somehow simultaneously undermines Chico’s core values, while exacerbating its challenges.

The construction of Valleys Edge will:

- Exacerbate Chico’s growing unaffordability by offering primarily luxury housing
- Greatly increase Chico’s risk of fire by constructing homes in a fire prone area
- Increase greenhouse gas emissions by increasing vehicle miles traveled
- Pose an increased risk to endangered species, both plants and animals

Affordability

Most of the houses built in this development will be expensive mansions, not for Chico community members, but rather for people retiring from the Bay Area.

Housing is a huge concern in the Chico community. It’s getting expensive to live here: the average house in Chico in 2022 is just under \$500,000. We need housing that locals can afford, not exclusive homes catered toward Bay Area transplants. Of the 2,777 units proposed to be built in the development, 83% will be huge, sprawling, unaffordable homes.

Wildfire risk

This proposed development is within the Camp Fire footprint and the ecosystem is prone to 5–15-year fire intervals to stay healthy.

Without increasing Fire Department infrastructure, will the City of Chico be able to defend 2,777 more homes threatened by ever-intensifying wildfires?

Transportation

The proposed housing and commercial development will be on 1,450 acres of land, and consist of 1,400 dwellings, less than 1 house per acre, much too low of density for

public transit. The lack of public resources such as a bus system force residents to rely on single passenger vehicles. These extra emissions are detrimental to Chico, clearly violating the City's Climate Action Plan

Endangered ecosystems

The Valley's Edge development is proposed to be established on land with endangered ecosystems like grasslands and vernal pools. There are several species that are known only to inhabit these areas, like in vernal pools which are seasonal. Not only grasslands and vernal pools, but also the valley oaks which are well known in the areas surrounding Chico.

As for the ecological impact, this will threaten Valley Oaks, Native and migratory birds, Migratory deer, Western Pond Turtles, among many other species. A notable mention is our very own Butte County Meadowfoam which are found in vernal pools that are being threatened by projects like Valley's Edge".

What YOU can do about it

Write your Chico city council member and tell them that the Valley's Edge development will further increase the steep price of homes in Chico and will stretch the City's public safety and infrastructure so thin that it will put peoples' lives in danger.