

# Northstar Courts Residents: Who Will Be My Neighbors?

Northstar Courts will be a 72-unit affordable housing project located at 664 & 682 North Star Dr. in Hanford, CA. Leaseholders at Northstar Courts will come from a variety of backgrounds throughout the County; thirty-three units are set aside for current or retired farmworkers, sixteen of the larger units are designated for working families, one unit is for a live-in manager, and the remaining twenty-two units will be targeted towards vulnerable populations seeking high-quality housing in a service-enriched environment.

**What is affordable housing?** The Department of Housing and Urban Development defines affordable housing as “housing on which the occupant is paying no more than 30 percent of gross income for housing costs, including utilities.” Thus, affordable housing developments restrict both the maximum rent that can be charged to tenants as well as put a limit on the maximum income that a household can make at the development. At Northstar Courts, the maximum rents and income limits are as follows:

# Bedrooms	Maximum Rent	# Household Members	Income Limit
1	\$787.00	1	\$29,400.00
2	\$945.00	2	\$33,600.00
3	\$1,090.00	3	\$37,800.00
		4	\$41,940.00

**Who are vulnerable populations?** Northstar Courts will be a safe home to vulnerable Hanford residents, including economically insecure families and farmworkers, veterans, those suffering from physical or mental disabilities, and neighbors who simply have a hard time finding an affordable, safe, high-quality place to call home in Hanford. Our funding sources dictate that the project houses farmworkers, large families, and people experiencing homelessness. Each funding source explicitly lays out who is eligible to live at Northstar Courts:

*Joe Serna, Jr. Farmworker Housing Grant (FWHG) § 7202. Who is considered a farmworker?*

- An individual employed in the cultivation and tillage of the soil; the production, cultivation, growing and harvesting of any agricultural or horticultural commodities; the raising of livestock, bees, furbearing animals, or poultry; dairying, forestry, and lumbering operations; and any work on a farm as incident to or in conjunction with such farming operations, including the delivery and preparation of commodities for market or storage.
- An individual who derives or prior to retirement or disability derived a substantial portion of his/her income from agricultural employment.

*No Place Like Home 24 CFR Section 578.3. Who is considered homeless?*

- An individual or family who lacks a fixed, regular, and adequate nighttime residence
- An individual or family who will imminently lose their primary nighttime residence
- Unaccompanied youth under 25 years of age, or families with children and youth who do not otherwise qualify as homeless
- Any individual who is:
  - fleeing, or attempting to flee, domestic violence
  - Has no other residence
  - Lacks the resources or support networks to obtain permanent housing.

*California Debt Limit Allocation Committee 10325(g)(1)(A) through (I). What is family housing?*

- At least twenty-five percent (25%) of the Low-Income Units in the project shall be three-bedroom or larger units.

