



# FactSheet

## Anaheim Affordable Housing

- **What:** affordable apartments, affordable communities, rental-assistance vouchers and housing assistance programs in Anaheim
- **By the numbers:**
  - **\$82 million** in yearly rental assistance
  - **6,300** households supported by Section 8 rental-assistance vouchers
  - **3,850** affordable apartments across Anaheim
  - **12** affordable communities supported by Section 8 and other city funding, with more coming



## Section 8 Affordable Communities

- **What:** city-supported communities that use Section 8 funding, where 100 percent of homes are affordable
- **Number:** 12 with more on the way or in planning
- **Communities:**
  - **Bel'Age Manor Apartments:** senior, 178 apartments
  - **Casa Alegre:** special needs, 22 apartments
  - **Crossings at Cherry Orchard:** family, 44 apartments
  - **Diamond Apartment Homes:** special needs, 24 apartments
  - **Hermosa Village Apartments:** family, 516 apartments
  - **Integrity Cottages:** special needs: 48 apartments
  - **Mariposa Village:** special needs, eight apartments
  - **Miracle Terrace Senior Apartment Homes:** senior, 178 apartments
  - **Pradera Apartment Homes:** family, 144 apartments
  - **Rockwood Apartments:** family, 69 apartments
  - **Tyrol Plaza Senior Apartments:** senior, 59 apartments
  - **Vintage Apartments:** senior, 21 apartments



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## Affordable Apartments

- **What:** 3,747 affordable apartments in 55 communities across Anaheim for families, seniors and those with special needs
- **By type:**
  - **Families:** 2,512 apartments for families in 35 communities
  - **Seniors:** 1,129 apartments for seniors in 15 communities
  - **Special needs:** 106 apartments in five communities for the formerly homeless and those with developmental or other health issues
- **Rents:** 30 to 60 percent of Orange County's median household income of \$103,000 for a family of four
- **Income ranges:** based on \$103,000 Orange County median income for a family of four; ranges are from a family of one up to family of eight
  - **Extremely low income:** \$26,950 to \$50,800
  - **Very low income:** \$44,850 to \$84,550
  - **Low income:** \$71,750 to \$135,250
  - **Moderate income:** \$86,250 to \$163,150



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## Affordable Communities: Profiles

- **Hermosa Village:** four-phase renovation of existing apartment community to provide affordable housing and to revitalize struggling neighborhood

- **Opened:** 2002-2008
- **Where:** 1515 S. Calle Del Mar
- **Apartments:** 523
- **Developers:** Rancho Cucamonga-based National Community Renaissance, Related California, part of New York-based Related Cos.
- **City involvement:** land provided under 55-year lease, plus rent vouchers



- **Diamond Aisle Apartments:** apartment community providing long-term, supportive housing for low-income families, the formerly homeless and those dealing with mental health issues

- **Opened:** 2009
- **Where:** 1310 W. Diamond St.
- **Apartments:** 25
- **Developer:** Irvine-based Jamboree Housing Corp.
- **City involvement:** land for development provided under 65-year lease



- **Rockwood Apartments:** housing with supportive services for low-income families, formerly homeless families and formerly homeless dealing with mental illness

- **Opened:** 2016
- **Where:** 1270 E. Lincoln Ave.
- **Apartments:** 70
- **Developers:** Irvine-based Jamboree Housing Corp., Irvine-based Innovative Housing Opportunities Inc.
- **City involvement:** contributed \$2.5 million in direct funding, plus 48 rent vouchers for 15 years





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## Affordable Communities: Upcoming

- **Manchester/Orangewood Apartments:** apartment community providing long-term, supportive housing for families, including formerly homeless families

- **Expected opening:** 2021
- **Where:** Manchester and Orangewood avenues
- **Apartments:** 102
- **Residents:** 153
- **Developer:** Irvine-based Jamboree Housing Corp.
- **City involvement:** land provided under 55-year lease, plus \$3.1 million loan and 20 rent vouchers



- **El Verano Apartments:** affordable senior apartment community at the site of the former Sandman Motel

- **Expected opening:** late 2020
- **Where:** 1248 E. Lincoln Ave.
- **Apartments:** 54
- **Residents:** 81
- **Developer:** Irvine-based Innovative Housing Opportunities Inc.
- **City involvement:** acquired property and closed motel, rezoned site and leased to developer, plus \$2.3 million loan and 53 rent vouchers



- **Econo Lodge Apartment Community:** apartment community providing long-term, supportive housing for formerly homeless in former motel building

- **Expected opening:** 2020-2021
- **Where:** 2691 W. La Palma Ave.
- **Apartments:** 69 studios, one manager one-bedroom
- **Residents:** 70-80
- **Developer:** Irvine-based Jamboree Housing Corp.
- **City involvement:** 2019 ordinance allows for repurposing of motel as affordable housing, potential \$1.2 million loan to developer and 49 rent vouchers







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## Housing Vouchers

- **What:** federal rental assistance administered by the Anaheim Housing Authority
- **How:** tenants pay part of rent, Anaheim Housing Authority pays rest to landlord
- **Why:** to help low-income, senior or disabled people and families live in Anaheim, either at an affordable community or at any rental housing that accepts vouchers
- **Types of vouchers:**
  - **Flexible:** good for any rental housing that accepts vouchers
  - **Site-based:** good for housing at specific affordable communities
- **Anaheim annual housing assistance:** \$82 million annually
- **Households supported by vouchers:** 6,300
- **Voucher waiting list:** 6,000
- **Voucher waiting lists:**
  - **Flexible:** closed to new entries in 2014; reopened for 10,000 new entries in summer 2019
  - **Site-based:** still open to new entries

## Housing Assistance Programs

- **Chronically Homeless Individuals Pilot Program:** started in 2014 with Orange-based nonprofit Illumination Foundation, providing rent assistance and supportive services for those recovering from homelessness in Anaheim
- **Homeless Assistance Pilot Program:** started in 2015 in partnership with Illumination Foundation, helps homeless families in Anaheim schools connect with services and housing
- **Referrals:** serving homeless referred by Anaheim's outreach workers, Anaheim Police and others dealing with homelessness in the city