What: affordable apartments, communities, rent-assistance vouchers and home buying assistance programs in Anaheim

By the numbers:

$96M
Yearly rent assistance provided through the Anaheim Housing Authority as federal Section 8 rent-assistance vouchers

6,300
Households supported by rent-assistance vouchers

3,986
Affordable apartments across Anaheim

38
Communities entirely made up of affordable apartments

5
Communities with affordable apartments alongside market rate
Affordable Communities

- Anaheim Memorial Manor: senior, 75 apartments
- Anton Monaco: family, 229 apartments
- Arbor View: family, 45 apartments
- Arbors at Vintage Crossings: family, 37 apartments
- Bel’Age Manor Apartments: senior, 178 apartments
- Broadway Village: family, 45 apartments
- Buena Esperanza: special needs, 69 apartments
- Calendula Court: families, seven of 31 apartments
- Casa Alegre: special needs, 22 apartments
- Casa del Sol: special needs, four apartments
- Center of Hope: special needs, 72 apartments
- Cobblestone Apartments: family, 63 apartments
- Crossings at Cherry Orchard: family, 44 apartments
- Diamond Apartment Homes: special needs, 24 apartments
- Elm Street Commons: family, 51 apartments
- El Verano Apartments: senior, 54 apartments
- Finamore Place: family, 102 apartments
- Fountain Glen: senior, 130 of 259 apartments
- Greenleaf Apartments: family, 19 apartments
- Heritage Village: senior, 49 of 196 apartments
- Hermosa Village Apartments: family, 516 apartments
- Integrity Cottages: special needs, 48 apartments
- Linbrook Court: senior, 80 apartments
- Mariposa Village: special needs, eight apartments
- Miracle Terrace Senior Apartment Homes: senior, 178 apartments
- Monarch Pointe: family, 62 apartments
- Palm West Village: family, 58 apartments
- Park Vista: family, 392 apartments
- Paseo Village: family, 174 apartments
- Pebble Cove Apartments: family, 112 apartments
- Pradera Apartment Homes: family, 144 apartments
- Renaissance Apartments: family, 127 apartments
- Rockwood Apartments: family, 69 apartments
- Sage Park: senior, 25 of 100 apartments
- Sea Wind Apartments: family, 90 apartments
- Sterling Court: senior, 33 apartments
- Solara Court: senior, 132 apartments
- Tyrol Plaza Senior Apartments: senior, 59 apartments
- Villa Anaheim: senior, 47 out of 135 apartments
- Village Center: senior, 99 apartments
- Vintage Crossings: family, 91 apartments
- Vineyard Townhomes: family, 59 apartments
- Westchester: family, 64 apartments
**Affordable Apartments**

- **What:** 3,986 affordable apartments in 43 communities — most entirely affordable and some a mix of affordable and market rate — for families, seniors, those with special needs and those recovering from homelessness

- **By type:**
  - **Families:** 2,600 apartments for families in 24 communities
  - **Seniors:** 1,139 apartments for seniors in 14 communities
  - **Special needs:** 247 apartments in seven communities for those with developmental or other health issues

- **Rents:** affordable apartment residents pay rents equal to about 30 percent of their yearly household income, which can be from work, Social Security, disability or other public benefits

- **Income ranges:** based on the Orange County median income $127,800 for a family of four with ranges for a family of one up to eight members
  - **Acutely low income:** $11,850 to $22,300
  - **Extremely low income:** $21,900 to $50,560
  - **Very low income:** $36,500 to $68,800
  - **Low income:** $58,350 to $110,050
  - **Moderate income:** $94,500 to $178,200
**Center of Hope:** apartment community providing long-term, supportive housing for formerly homeless
- **Opened:** October 2023
- **Where:** 1401 S. Salvation Place
- **Apartments:** 70, plus two manager apartments
- **Residents:** up to 75
- **Developer:** The Salvation Army
- **City involvement:** $2 million city loan, 50 housing vouchers

**Finamore Place:** apartment community providing long-term, supportive housing for families, including formerly homeless families
- **Opened:** February 2023
- **Where:** 915 E. Orangewood Ave.
- **Apartments:** 101, plus one manager apartment
- ** Residents:** 270
- **Developer:** Irvine-based Jamboree Housing Corp.
- **City involvement:** land provided under 55-year lease, plus $4 million in funding, waivers and rebates, and 20 rent vouchers

**El Verano Apartments:** affordable apartments for formerly homeless or at-risk seniors 62 or older
- **Opened:** 2021
- **Where:** 1248 E. Lincoln Ave.
- **Apartments:** 54 apartments
- **Residents:** 70
- **Developers:** Santa Ana-based Innovative Housing Opportunities
- **City involvement:** $3.5 million purchase of former Sandman Motel site, $2.3 million city loan and other funding, 53 housing vouchers
**North Harbor Anaheim:** converted motel providing interim and long-term supportive housing for formerly homeless

- **Opened:** October 2022, phase 1, serving as immediate shelter for formerly homeless; phase 2 in 2025
- **Where:** 1251 N. Harbor Blvd.
- **Apartments:** 87 apartments phase 1; up to 100 in phase 2
- **Residents:** 96 phase 1; anticipated 110 in phase 2
- **Developer:** Long Beach-based Linc Housing Corp.
- **Service provider:** Midway City-based American Family Housing
- **City involvement:** $7.6 million in loans, $3.6 million in homeless funding, 89 housing vouchers; $26.5 million in California Project Homekey funds, $3.9 million in county of Orange funding.

**Buena Esperanza:** apartment community providing long-term, supportive housing for formerly homeless in former motel building

- **Opened:** August 2021
- **Where:** 2691 W. La Palma Ave.
- **Apartments:** 69 studios, one manager apartment
- **Residents:** 75
- **Developer:** Irvine-based Jamboree Housing Corp.
- **City involvement:** 2019 ordinance allowed for repurposing of motel as affordable housing, $1.2 million loan to developer, 49 rent vouchers
Affordable Communities: Upcoming

**Miraflores Apartments:** apartment community providing long-term, supportive housing for families and formerly homeless
  - **Expected opening:** early 2024
  - **Where:** Anaheim Boulevard and Midway Drive
  - **Apartments:** 86
  - **Developer:** Rancho Cucamonga-based National Core
  - **City involvement:** land provided under 60-year lease, plus a $3 million federal HOME grant and eight Section 8 vouchers

- **Tampico Apartments:** apartment community providing long-term, supportive housing for seniors and transitional-aged youth
  - **Expected opening:** late 2024
  - **Where:** State College Boulevard and Lincoln Avenue
  - **Apartments:** up to 32
  - **Status:** pre-construction process
  - **City involvement:** $5.5 million in state funds
• **What:** California Statewide Community Development Authority program to convert market-rate apartments to housing for those at or near the county’s median income

• **Status:** apartments converting to workforce housing as vacancies arise

• **Resident income requirement:** 60 percent to 120 percent of Orange County’s median income

• **1818 Platinum Triangle:** 265 apartments at 1818 S. State College Blvd.
  - Less than 80 percent median income: 53
  - 80 percent to 100 percent of median: 106
  - 100 percent to 120 percent of median: 106
  - **Approved:** 2021

• **Paramount Platinum Triangle:** 400 apartments at 1781 S. Campton Ave.
  - Less than 80 percent median income: 192
  - 80 percent to 100 percent of median: 80
  - 100 percent to 120 percent of median: 128
  - **Approved:** 2020

• **Parallel Apartment:** 386 apartments at 1105 E. Katella Ave.
  - Less than 80 percent median income: 185.28
  - 80 percent to 100 percent of median: 77.2
  - 100 percent to 120 percent of median: 123.52
  - **Approved:** 2020

• **Alexan CTR City:** 231 apartments at 255 N. Anaheim Blvd.
  - Less than 80 percent median income: 92.4
  - 80 percent to 100 percent of median: 46.2
  - 100 percent to 120 percent of median: 92.4
  - **Approved:** 2020
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:** for any rental housing that accepts vouchers
- **Site-based:** for housing at specific affordable communities
- **Emergency housing vouchers:** for any rental housing, for those homeless on the street or in shelters

- **Anaheim annual housing assistance:** $96 million annually
- **Households supported by vouchers:** 6,300
- **Flexible voucher waiting list:** 10,000

**Voucher waiting lists status:**
- **Flexible:** opened for new entries in spring 2023, now closed
- **Site-based:** still open to new entries
- **Emergency:** those in need matched through county system
Affordable Home Buying, Assistance

- **What:** Anaheim agreements and program to provide affordable homes for purchases or down payment assistance on market rate homes

- **Affordable homes for purchase:** 240 homes have been made available at affordable prices at three recent housing developments through agreements with the city of Anaheim
  - **Colony Park:** 204 affordable homes out of 670
  - **100 West:** 30 affordable homes out of 292
  - **Townes at Magnolia:** six affordable homes out of 59

- **Down payment assistance:** city program offering downpayment assistance to homebuyers with low to moderate incomes
  - **100 West:** 30 affordable homes out of 292