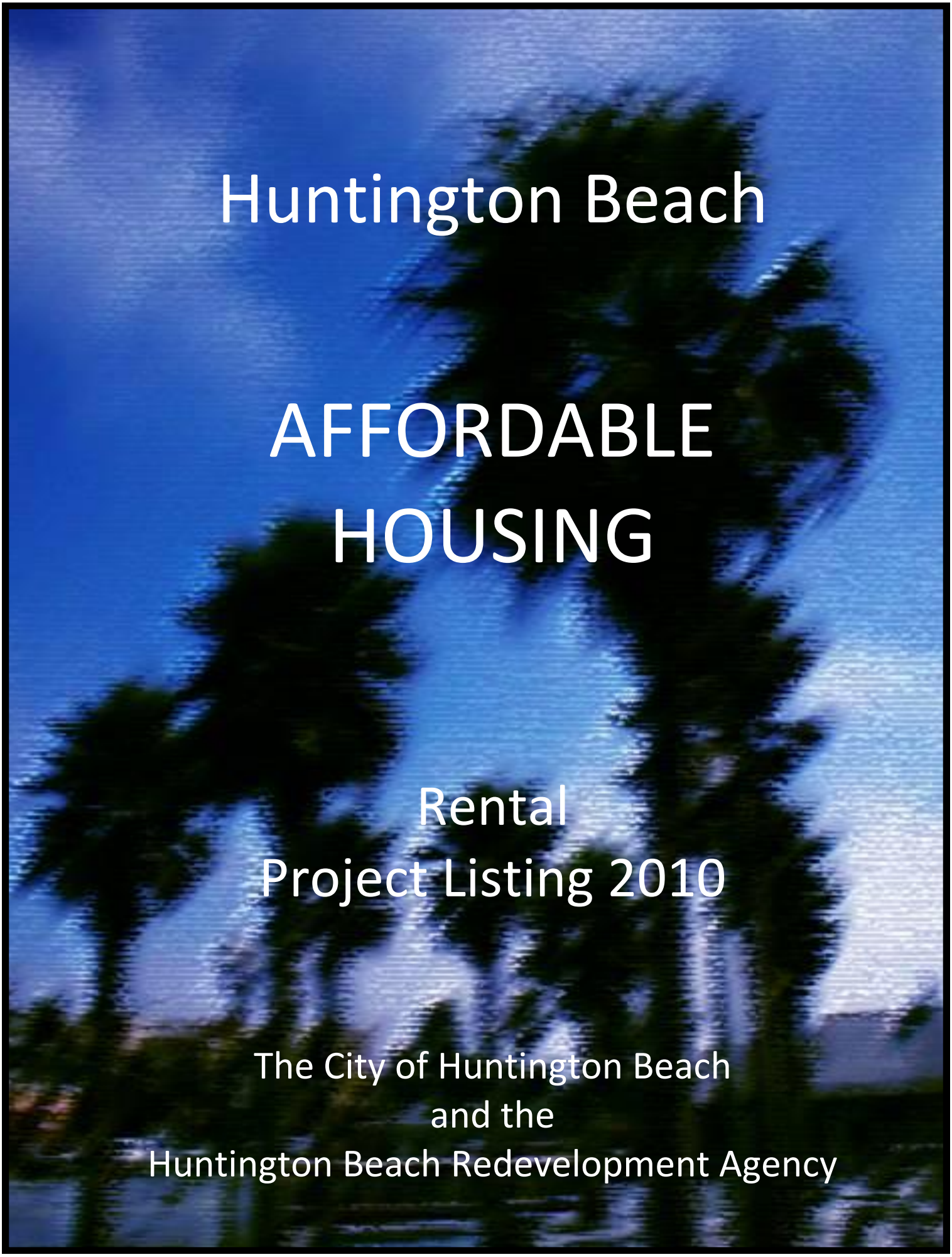

Huntington Beach

AFFORDABLE HOUSING

Rental Project Listing 2010

The City of Huntington Beach
and the
Huntington Beach Redevelopment Agency

The City of Huntington Beach

Huntington Beach Redevelopment Agency

Rental Listing 2010

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Jamboree I

Year Completed: 2006

Location: 17372 Koledo Lane

Unit Mix: Two Bedroom: 5

Affordability Levels: Low Income: 1

Very Low Income: 4

Affordability Period: Expires 2066

Financing: Redev. Agency: $485,000

HOME Funds: $800,000

The Redevelopment Agency, partnering with the Jamboree Housing Corporation acquired and rehabilitated a 5 unit complex in the Oak View Community. The project was funded by both HOME Investment Partnership Funds along with the City of Huntington Beach's Redevelopment Agency Housing Set aside funds. Currently the Jamboree Housing Corporation owns over 30 apartment complexes, serving approximately 4,700 lower-income families.

Jamboree II

Year Completed: 2007

Location: 17362 Koledo Lane

Unit Mix: Two Bedroom: 5

Affordability Levels: Low Income: 1

Very Low Income: 4

Affordability Period: Expires 2067

Financing: Agency: $780,000

Home Funds: $800,000

The Redevelopment Agency, partnering with the Jamboree Housing Corporation acquired and rehabilitated a second 5 unit complex in the Oak View Community. The project was funded by both HOME Investment Partnership Funds along with the City of Huntington Beach's Redevelopment Agency Housing Set aside funds.

Jamboree III

Year Completed: 2009

Location: 17362 Jacquelyn Lane

Housing Type: Multifamily Rental Housing

Unit Mix: 2-Bdrm: 4

Affordability Levels: Very Low-Income: 4

Affordability Period: Expires 2067

Financing: HUD HOME Funding: $641,000

Jamboree Housing Corporation, one of the largest non-profit affordable housing developers in Southern California, again teamed up with the City of Huntington Beach to acquire and rehabilitate the four apartment units at 17362 Jacquelyn Lane, in the Oakview neighborhood near the intersection of Beach Boulevard and Slater Avenue. All of the two-bedroom units will be rented to very low income families making less than 50% of the median income of Orange County, as determined by HUD and the State of California. For rental information please call the John Stewart Company at (714) 328-5396

Jamboree IV

Year Completed: 2010

Location: 17442 Koledo Ln

Unit Mix: Two Bedroom: 5

Affordability Levels: Very Low Income: 5

Affordability Period: Expires 2069

The Redevelopment Agency, partnering with the Jamboree Housing Corporation acquired and is rehabilitating a fourth rental project. This 5 bedroom rental project represents Jamboree's commitment to working with the City of Huntington Beach to provide quality affordable housing in the Oakview neighborhood.

Pacific Court Family Apartments

Year Completed: 2010

Location: 2200 Delaware Avenue

Housing Type: Multifamily Rental Housing

Unit Mix: 2-Bdrm: 48

Affordability Levels: Very Low-Income: 23

Low-Income: 24

Affordability Period: 60 Years

Financing: Redev. Set-Aside: $ 8,784,000

HUD HOME Funds: $ 500,000

Housing Revenue Bonds: $10,000,000

The City and Agency worked with Pacific Court Apartments, LP, to acquire the 48 unit project located at 2200 Delaware Avenue. All of the two-bedroom units have been fully rehabilitated to create quality affordable housing for low and very low-income families. Pacific Court is located directly across from the Girls and Boys Club and is close to shopping, entertainment and schools. For rental information please call (714) 960-6100 or (714) 289-7600.

Main Place Apartments

Year Completed:	2004
Location:	NW Corner Main/Gothard
Project Description:	Inclusionary Housing
Housing Type:	Rental Housing
Unit Mix:	2 bedroom: 26
Affordability Levels:	Low-Income: 26
	(8-60%, 9-70%, 9-80%)
Affordability Period:	Expires 2033
Developer:	Main Place Apts, LLC
Financing:	No Agency Assistance

The Main Place Apartments are a perfect fit for the pronounced corner of Main and Gothard. Residents get to enjoy eating, shopping and just plain fun at the Seacliff Shopping Center, located within easy

walking distance. The City of Huntington Beach is proud to provide the beautiful affordable housing encompassed in this project.

Beachview Villas

Location:	8102 Ellis Avenue
Housing Type:	SRO Rental Housing
Unit Mix:	Studio: 106
Affordability Levels:	35% AMI: 24 50% AMI: 23 65% AMI: 30 80% AMI: 29

Located within walking distance of transportation routes on Beach Boulevard, this deeply affordable housing development will provide a convenient living environment for individuals working in Huntington Beach. Rental inquiries may be directed to (714) 282-2520.

Hermosa Vista Apartments

Year Completed:	2004
Location:	15363 & 15425 Goldenwest St
Housing Type:	Rental Housing
Unit Mix:	Studio 8/1-Bdrm 26/2-Bdrm 54
Affordability Levels:	Very Low-Income: 26 Low-Income: 62
Affordability Period:	Expires 2063
Financing: Other Partners:	Redev. Agency: $3,325,000 $10,196,032

The Redevelopment Agency, in partnership with Village Investments and KDF Communities, acquired and rehabilitated the Hermosa Vista Apartments, an 88-unit, two-building complex adjacent to Goldenwest College. By leveraging affordable housing bond proceeds, tax credit proceeds, an Agency residual receipts loan, and developer equity, all 88 units will be affordable to very low and low-income households for 60 years. For rental information, call (714) 892-5217.

The Fountains Senior Apartments

Year Completed:	2003
Location:	7200 Fountain Glen Drive
Housing Type:	Senior Rental Housing
Unit Mix:	1-Bdrm: 204 2-Bdrm: 67
Affordability Levels:	Very Low-Income: 55 Low-Income: 25 Market: 191
Affordability Period:	Expires 2062
Financing:	Redev. Agency: $2,000,000 Other Partners: $29,000,000

Located on Main Street behind the Seacliff Shopping Center, the Fountains at Huntington Beach consist of 204 one-bedroom and 67 two-bedroom apartments with a total of 271 units. The luxurious senior apartments are spread among six buildings in the midst of a rose garden, barbeques, a heated pool and spa, horseshoe pits, a putting green, and a croquet field. For rental information, call (714) 960-1600.

Huntington Pointe Apartments

Year Completed:	2003
Location:	18992 Florida Street
Housing Type:	Rental Housing
Unit Mix:	Studio: 24 1-Bdrm: 64 2-Bdrm: 16
Affordability Levels:	Very Low-Income: 21 Low-Income: 83
Affordability Period:	Expires 2061
Financing:	Redev. Agency: $1,700,000 Other Partners: $11,306,000

The Redevelopment Agency, in partnership with Village Investments and KDF Communities, acquired and rehabilitated the Huntington Point Apartments (formerly Quo Vadis Apartments), a 104-unit, two-story complex located at Florida Street and Garfield Avenue. By leveraging affordable housing bond proceeds, tax credit proceeds, an Agency residual receipts loan and developer equity, all 104 units will be affordable to very low and low-income households for 60 years. For rental information, call (714) 596-7448.

Sher Lane Apartments

Year Completed:	2003
Location:	16112 Sher Lane
Housing Type:	Rental Housing
Unit Mix:	1-Bdrm: 33 2-Bdrm: 33
Affordability Levels:	Very Low-Income: 22 Low-Income: 11 Moderate-Income: 33
Affordability Period:	Expires 2028
Financing:	Redev. Agency: $1,200,734 Other Partners: $4,235,000

Bridges America Foundation made a dramatic impact on this North Huntington Beach neighborhood with the acquisition and rehabilitation of Sher Lane Apartments, a run-down 66-unit apartment project that was plagued by gangs, drugs, and other social ills. This completely renovated project now provides residents with beautifully landscaped gardens, BBQ areas, tot lots, and private patios. Sher Lane Apartments is conveniently located adjacent to Bella Terra (the former Huntington Beach mall) and the Edinger Corridor. For rental information, call (714) 842-1393.

Bowen Court Senior Apartments

Year Completed:	2002
Location:	Yorktown Ave. & Lake St.
Housing Type:	Senior Rental Housing
Unit Mix:	1-Bedroom: 20
Affordability Level:	Very Low-Income: 20
Affordability Period:	Expires 2062
Financing:	Redev. Agency: $900,000 Other Partners: $2,505,000

Located in the Redevelopment Agency's Yorktown-Lake Project Sub-Area, Bowen Court was built on an Agency owned lot at Yorktown Avenue and Lake Street. This project was designed by the architect of the Huntington Classics development (the neighborhood of single family homes to the south of the site) to be compatible with the surrounding neighborhood. The project was awarded the Gold Nugget Best Senior Project Award by PCBC and Builder Magazine in 2003. For rental information, call (714) 374-4045.

Shelter for the Homeless – Barton 2

Year Completed:	2002
Location:	7802 Barton Drive
Housing Type:	Rental Housing
Unit Mix:	2-Bedroom: 4
Affordability Level:	Very Low-Income: 4
Affordability Period:	Expires 2030
Financing:	Redev. Agency: $350,000
Other Partners:	$80,000

Shelter for the Homeless acquired and rehabilitated its second property on Barton Drive, located in the Oakview Neighborhood. With financial assistance loan from the Redevelopment Agency, Shelter for the Homeless completely restored this severely neglected and overcrowded apartment building. All four units now provide affordable permanent housing for formerly homeless families. For rental information, call (714) 897-3221.

Interval House

Year Completed:	2001
Location:	Undisclosed Address
Housing Type:	Rental Housing
Unit Mix:	3-Bedroom: 6
Affordability Level:	Very Low-Income: 6
Affordability Period:	Expires 2029
Financing:	Redev. Agency: $585,000 Other Partners: $321,000

A fully restored 6-unit apartment project in the heart of Huntington Beach now provides safe housing for women and children recovering from domestic violence. Near major transportation routes, shopping, and services, the 3-bedroom apartments all have enclosed patios and in-unit laundry facilities. Interval House Crisis Shelters provides their residents counseling, education programs, and assistance in becoming self-sufficient. Interval House Crisis Shelters can be contacted at (714) 891-8121.

Orange County Community Housing – Koledo 5

Year Completed:	2000
Location:	17412 Koledo Lane
Housing Type:	Rental Housing
Unit Mix:	2-Bedroom: 5
Affordability Level:	Very Low-Income: 5
Affordability Period:	Expires 2060
Financing:	Redev. Agency: $285,000 Other Partners: $165,000

Showing its commitment to revitalize the Oakview Neighborhood, Orange County Community Housing Corporation (OCCHC) purchased its 7th apartment building on Koledo Lane. Having suffered from years of mismanagement and neglect, this property was acquired and rehabilitated in part with an acquisition and rehabilitation loan from the Redevelopment Agency. In exchange, OCCHC significantly improved the living conditions, reduced overcrowding, and maintains affordability for its residents. For rental information, call (714) 558-8300.

Orange County Community Housing – Koledo 4

Year Completed:	2000
Location:	17421, 17411 Koledo Ln.
Housing Type:	Rental Housing
Unit Mix:	2-Bedroom: 10
Affordability Level:	Very Low-Income: 10
Affordability Period:	Expires 2060
Financing:	Redev. Agency: $570,000 Other Partners: $330,000

Located in the Oakview Neighborhood, these two apartment buildings were acquired and rehabilitated by Orange County Community Housing Corporation (OCCHC) with financial assistance from the Redevelopment Agency. OCCHC is the largest and oldest affordable housing organization in Orange County and has committed significant resources to the residents of Huntington Beach. Families living in OCCHC properties pay only 30% of their income towards rent, and they are offered special tenant programs, such as after school tutoring. For rental information, call (714) 558-8300.

Orange County Community Housing – Koledo 3

Year Completed:	2000
Location:	17432, 17401 Koledo Ln
Housing Type:	Rental Housing
Unit Mix:	2-Bedroom: 10
Affordability Level:	Very Low-Income: 10
Affordability Period:	Expires 2060
Financing:	Redev. Agency: $570,000 Other Partners: $330,000

Having made noticeable improvements to other properties in the Oakview Neighborhood, Orange County Community Housing Corporation (OCCHC) was approached by the owners of these two apartment buildings, also on Koledo Lane, with a sale offer. OCCHC readily accepted, and with financial assistance from the Redevelopment Agency, these 10 units were acquired, rehabilitated, and made affordable for very low-income families. For rental information, call (714) 558-8300.

Orange County Community Housing – Koledo 2

Year Completed:	1997
Location:	17351, 17291 Koledo Ln
Housing Type:	Rental Housing
Unit Mix:	2-Bedroom: 8
Affordability Level:	Very Low-Income: 8
Affordability Period:	Expires 2027
Financing:	Redev. Agency: $380,000

Orange County Community Housing Corporation (OCCHC) acquired and rehabilitated these two apartment buildings in the Oakview Neighborhood, bringing its total investment in Oakview to six properties. With long-term covenants between the Redevelopment Agency and OCCHC, these properties will provide very low-income families high quality affordable housing for many years. For rental information, call (714) 558-8300.

Bridges Apartments – Nichols

Year Completed:	1997
Location:	16851-16889 Nichols Street
Housing Type:	Rental Housing
Unit Mix:	2-Bedroom: 80
Affordability Levels:	Very Low-Income: 3 Low-Income: 77
Affordability Period:	Expires 2027
Financing:	Redev. Agency: $79,079

Village Investments purchased the Bridges Apartments in 2001 and assumed affordability obligations that imposed by the Redevelopment Agency, under a rehabilitation loan, and by the City, under the Inclusionary Housing Program. Once deteriorated and plagued by gangs, drugs, and other social ills, the completely renovated 80-unit project now provides residents with beautiful landscapes and modernized apartments, all at affordable rents. For rental information, call (714) 842-2411.

Orange County Community Housing – Queens

Year Completed:	1997
Location:	17422, 17432 Queens Ln
Housing Type:	Rental Housing
Unit Mix:	2-Bedroom: 8
Affordability Level:	Very Low-Income: 8
Affordability Period:	Expires 2027
Financing:	Redev. Agency: $490,000

Queens Lane in the Oakview Neighborhood saw two apartment buildings beautifully rehabilitated when Orange County Community Housing Corporation (OCCHC) undertook this project in partnership with the Redevelopment Agency. These apartments are among the most desirable for residents in the neighborhood, due to the deep affordability and services offered by OCCHC. For rental information, call (714) 558-8300.

Sea Aire Apartments

Year Completed:	1996
Location:	733 Utica Avenue
Housing Type:	Rental Housing
Unit Mix:	2-Bedroom: 36
Affordability Level:	Low-Income: 36
Affordability Period:	Expires 2026
Financing:	Redev. Agency: $546,000

Neighbors in this predominantly multifamily residential neighborhood were pleasantly surprised with this rehabilitation project sponsored by the Redevelopment Agency. In exchange for committing to long-term affordability, the owners of this complex received a residual receipts loan to pay for complete restoration. These formerly run down apartments are now beautiful and well maintained. Residents benefit from very close transportation, shopping and services. For rental information, call (714) 969-0877.

Orange County Community Housing – Koledo 1

Year Completed:	1996
Location:	17371 Koledo Lane 17361 Koledo Lane
Housing Type:	Rental Housing
Unit Mix:	2-Bedroom: 10
Affordability Level:	Very Low-Income: 10
Affordability Period:	Expires 2026
Financing:	Redev. Agency: $518,000

Orange County Community Housing Corporation (OCCHC) made its second investment in the Oakview Neighborhood by purchasing and rehabilitating these two apartment buildings. Having successfully completed its Project Self-Sufficiency housing project on 11th Street, OCCHC turned its attention to the severe overcrowding and unhealthy living conditions prevalent in Oakview. With financial assistance from the Redevelopment Agency, OCCHC purchased these adjacent buildings and turned them into a garden style complex enclosed by a security fence. Pedestrian traffic between the buildings was eliminated along with trash and loiterers to the delight of residents. For rental information, call (714) 558-8300.

Shelter for the Homeless – Barton 1

Year Completed:	1994
Location:	7812 Barton Drive
Housing Type:	Rental Housing
Unit Mix:	2-Bedroom: 4
Affordability Level:	Very Low-Income: 4
Affordability Period:	Expires 2024
Financing:	Redev. Agency: $320,000

This apartment building, located in the Oakview Neighborhood, was in drastic need of attention. In the heart of an overcrowded and neglected residential district that was designated by the City as a redevelopment area, this acquisition and rehabilitation project made a noticeable difference in the neighborhood. Shelter for the Homeless uses this facility to provide permanent housing for its clients that have successfully transitioned from homelessness. For rental information, call (714) 897-3221.

Project Self Sufficiency

Year Completed:	1994
Location:	313 - 11th Street
Housing Type:	Rental Housing
Unit Mix:	1-Bedroom: 5 2-Bedroom: 4
Affordability Level:	Very Low-Income: 9
Affordability Period:	Expires 2024
Financing:	Redev. Agency: $650,000

Very low-income, single parent families are offered affordable housing in the heart of downtown Huntington Beach just blocks from the beach. This property, which was deteriorated and infested with drugs and crime, was acquired and rehabilitated by Orange County Community Housing Corporation (OCCHC) with financial assistance from the Redevelopment Agency. Participants in the City's Project Self-Sufficiency program are given priority for available units for which they will pay just 30% of their income for rent. Residents benefit from living within a supportive community of friends while they receive coordinated City services for becoming economically independent. For rental information, call (714) 558-8300.

OCCHC – Keelson

Year Completed:	1994
Location:	17372 Keelson Lane
Housing Type:	Rental Housing
Unit Mix:	2-Bedroom: 4
Affordability Level:	Very Low-Income: 4
Affordability Period:	Expires 2024
Financing:	Redev. Agency: $225,000 Other Partners: $125,000

Keelson Lane in the Oakview Neighborhood saw this apartment building beautifully rehabilitated when Orange County Community Housing Corporation (OCCHC) undertook its first project in the Oakview neighborhood in partnership with the Redevelopment Agency. These family-size apartments are among the most desirable for residents in the neighborhood, due to the deep affordability and services offered by OCCHC. For rental information, call (714) 558-8300.

Shelter for the Homeless – Keelson

Year Completed:	1994
Location:	17382 Keelson Lane
Housing Type:	Rental Housing
Unit Mix:	2-Bedroom: 4
Affordability Level:	Very Low-Income: 4
Affordability Period:	Expires 2024
Financing:	Redev. Agency: $345,000

Shelter for the Homeless partnered with the Redevelopment Agency in 1994 to purchase and rehabilitate this property in the Oakview Neighborhood. These formerly run down apartments now provide permanent affordable housing for families that have successfully transitioned from homelessness. For rental information, call (714) 897-3221.

Five Points Senior Apartments

Year Completed:	1993
Location:	18651 Florida Avenue
Housing Type:	Senior Rental Housing
Unit Mix:	1-Bedroom: 157 2-Bedroom: 7
Affordability Level:	Very Low-Income: 32 Moderate-Income: 16 Market: 116
Affordability Period:	Expires 2026
Bond Financing:	$9,500,000

Replacing a planned convalescence facility that had been destroyed by fire, this senior rental project is conveniently located across the street from a major shopping center and on several bus lines. With a number of community events, services, and a nearby Senior Center, Five Points Senior Housing residents enjoy almost every convenience. For rental information, call (714) 848-3883.

7912 Newman Street

Year Completed:	2006
Location:	7912 Newman Street
Housing Type:	Inclusionary Rental Housing
Unit Mix:	2-Bdrm: 2
Affordability Levels:	Very Low-Income: 1 Low-Income: 1
Affordability Period:	Expires 2066
Financing:	Affordable Housing Ordinance

The two affordable housing units located at 7912 Newman Street must be kept affordable for 60 years, as stipulated in affordable housing covenants recorded against the property as a result of the City's Affordable Housing Ordinance. The Ordinance requires that a portion of all new housing developed in the City (whether rental or for-sale) be kept affordable to low and very low income families for a certain length of time. Located in an established neighborhood, close to medical facilities and shopping, the two units are managed by a local property management company. For rental information, call (714) 493-6169.

Emerald Cove Senior Apartments

Year Completed:	1986
Location:	18191 Parktree Circle
Housing Type:	Senior Rental Housing
Unit Mix:	Studio: 32 1-Bedroom: 132
	Very Low-Income: 164
Affordability Period:	In Perpetuity
Bond Financing:	$4,600,000

Emerald Cove was one of five housing projects that significantly improved the 25-acre Talbert-Beach Redevelopment Project Sub-Area. The project sits on a 4.2-acre site with low-profile buildings, extensive landscaping and pedestrian walks. As the only affordable housing development still owned by the City of Huntington Beach, rents are maintained at very affordable levels, which are subsidized annually by the Redevelopment Agency. For rental information, call (714) 842-0802.

Colette's Children's Home (2 locations)

Year Completed:	2004 and 2006
Location:	undisclosed
Housing Type:	Rental/Transitional Housing
Unit Mix:	2-Bdrm: 8
Affordability Levels:	Very Low-Income: 8
Affordability Period:	Expires 2064 and 2066
Financing:	Redev. Set-Aside: $400,000 and $545,000

The City of Huntington Beach assisted in the acquisition of property for two Colette's Children's Homes by utilizing redevelopment funds. The housing provided by Colette's Children's Home specifically benefits women with children and is enhanced by the provision of additional services and programs that help to stabilize the family unit. To preserve the safety of those served by Colette's, the location of these facilities is not publicly disclosed.

17372 / 17362 Koledo Lane

Year Completed:	2007 - 2008
Location:	17372 – 17362 Koledo Ln.
Housing Type:	Multifamily Rental Housing
Unit Mix:	2 Bedroom: 10
Affordability Levels:	Very Low-Income: 9
	Low Income: 1
Affordability Period:	60 years
Financing:	HUD HOME Funds $1,600,000
	Redev. Set-Aside $1,270,000

Jamboree Housing Corporation, one of the largest non-profit affordable housing developers in Southern California, teamed up with the City of Huntington Beach to acquire and rehabilitate 10 apartment units in the Oakview neighborhood near the intersection of Beach Boulevard and Slater Avenue. One of the two bedroom units will be kept affordable for a low-income family while the remaining nine units (all of which are two-bedroom units) will be kept affordable to very low income families making less than 50% of the median income of Orange County, as determined by HUD and the State of California. For rental information please call the John Stewart Company at (714) 328-5396.

1325, 1345 and 1350 Delaware Street

Year Completed:	2001
Location:	1325/1345/1350 Delaware Ave.
Housing Type:	Multifamily Rental Housing
Unit Mix:	2-Bedroom: 3
Affordability Levels:	Low-Income (60% AMI): 1
	Low-Income (70% AMI): 1
	Low-Income (80% AMI): 1
Affordability Period:	30 years
Financing:	Affordable Housing Ordinance

The three affordable housing units located within the 1325/1345/1350 Delaware Avenue apartment buildings (owner's choice as to which units will be rented as affordable) will be kept affordable for 30 years, as stipulated in the affordable housing covenants recorded against the property. These units were acquired as a result of the City's Affordable Housing Ordinance that requires a portion of all new housing developed in the City be kept affordable to low and very low income families for a certain length of time. For rental information please call (714) 969-9488.

16791 Roosevelt Lane

Year Completed:	2003
Location:	16791 Roosevelt Lane
Housing Type:	Multifamily Rental Housing
Unit Mix:	3-Bdrm: 1
Affordability Levels:	Low-Income: 1
Affordability Period:	30 Years
Financing:	Affordable Housing Ordinance

The City secured one three-bedroom affordable housing unit at 16791 Roosevelt Lane which will be kept affordable for a period of 30 years, as stipulated in the affordable housing covenants recorded against the property in 2003. This affordable unit was acquired as a result of the City's Affordable Housing Ordinance that requires a portion of all new housing developed in the City remain affordable to low and very low income families for a certain length of time. For rental information please call (909) 223-1342.