

17 Years of Affordable Housing

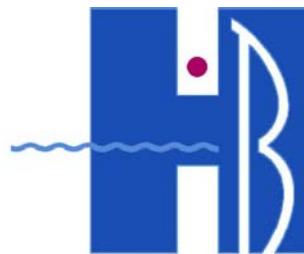
36 Projects

2,009 UNITS

3,216 Bedrooms

**Nearly \$21 Million In
Redevelopment Agency Financing**

**MORE THAN \$80 MILLION IN
BOND & TAX CREDIT FINANCING**



*The City of Huntington Beach
and the
Huntington Beach Redevelopment Agency
October 19, 2005*

1. 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 Seaclyff Shopping Center, located within easy walking distance. The City of Huntington Beach is proud to provide the beautiful affordable housing encompassed in this project.

2. The Studios at Center – Pending



Proposed Project Description

Location: 7541 Center Avenue
Housing Type: Rental Housing
Unit Mix: Studio: 251
Affordability Levels: Very Low-Income: 126
Low-Income: 125
Financing: Redev Agency: \$ 3,906,000
Tax Credits: \$15,000,000

The Redevelopment Agency has a Disposition and Development Agreement for the construction of single room occupancy apartments (commonly referred to as studio or SRO apartments) on a vacant site between Center Avenue and Gothard Street, adjacent to Golden West College. The development team has submitted project plans, which are currently under review by the City. Construction is anticipated to begin in 2005.

3. Habitat for Humanity – Yorktown 2 – Pending



Proposed Project Description

Location:	2502 Delaware Street
Housing Type:	Ownership Housing
Unit Mix:	2-Bedroom: 1
Affordability Level:	Very Low-Income: 1
Financing:	Redev Agency: \$194,400

Having recently completed three single-family homes on Yorktown Avenue on surplus City properties, Habitat for Humanity and the Redevelopment Agency have agreed to build a fourth home on the last remaining vacant parcel at the corner of Yorktown and Delaware. Construction of this Habitat for Humanity home is expected to begin in October of 2005.

4. Beachview Villas – Pending



Proposed Project Description

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

Beachview Villas is a 106-unit single room occupancy (commonly referred to as studio or SRO) apartment complex currently under construction on Ellis Avenue. 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.

5. The Tides



Year Completed:	2004
Location:	Goldenwest St & Summit Dr
Housing Type:	Ownership Housing
Unit Mix:	3-Bedroom: 67 4-Bedroom: 10
Affordability Level:	Moderate-Income: 12
Affordability Period:	Expires 2034
Financing:	No Agency Assistance

The Tides is a beautiful, gated community that includes affordable homes clustered among market rate homes. 12 affordable units were provided to satisfy the developer's obligations under the City's Inclusionary Housing Program, which requires affordability for moderate-income buyers. During the project's 30-year affordability period, each of these homes must remain owner occupied; and should a home be resold during this period, the buyer must be moderate-income and the sales price must be affordable. A list of homes currently for sale is available online at www.hbbiz.com.

6. 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:	Redev. Agency: \$3,325,000
Other Partners:	\$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.

7. 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.

8. 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.

9. 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.

10. 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.

11. Ash Street Condos



Year Completed:	2002
Location:	17201 Ash Street
Housing Type:	Ownership Housing
Unit Mix:	3-Bedroom: 6
Affordability Level:	Median-Income: 6
Affordability Period:	Expires 2062
Financing:	No Agency Assistance

Ash Street Condos was built as new affordable housing for median-income households by Westgate Homes. As part of the Inclusionary Housing Program, neither the City nor the Agency provided financial assistance for the development of the project. These homes, however, are required to be sold at affordable prices to income eligible buyers for the duration of the 60-year affordability period. A list of homes currently for sale is available from the Economic Development Department or online at www.hbbiz.com.

12. 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.

13. Habitat for Humanity – Yorktown



Year Completed:	2001
Location:	2422 England Street 2501 England Street 2419 Florida Street
Housing Type:	Ownership Housing
Unit Mix:	4-Bdrm: 2 2-Bdrm: 1
Affordability Level:	Very Low-Income: 3
Affordability Period:	Expires 2060
Financing:	Redev. Agency: \$319,000 Other Partners: \$252,600

The Huntington Beach Redevelopment Agency and Habitat for Humanity recently completed three single-family houses near the intersection of Yorktown and England. These new homes include one two-bedroom house and two four-bedroom houses that were sold to very low-income families screened according to their need, size, ability to pay for the house, and willingness to volunteer 600 hours of “sweat equity.” The Redevelopment Agency and Habitat for Humanity have together built a total of six new quality homes for very low-income families. Habitat for Humanity can be contacted at (714) 434-6200.

14. 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.

15. 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.

16. 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.

17. Cape Ann



Year Completed:	2000
Location:	Breezy Ln. & Sea Gate Dr
Housing Type:	Ownership Housing
Unit Mix:	3-Bedroom: 102 4-Bedroom: 44
Affordability Level:	Moderate-Income: 146
Affordability Period:	Expires 2030
Financing:	No Agency Assistance

As part of the City's Inclusionary Housing Program, Cape Ann was built by WL Homes to satisfy the affordable housing obligations of various development companies that had created market rate homes in Huntington Beach. A total of 146 beautifully crafted detached condominium units were quickly sold to moderate-income buyers at affordable prices. During the project's 30-year affordability period, each of these homes must remain owner occupied and, if sold, must be resold to a buyer of moderate-income at an affordable price. A list of homes currently for sale is available online at www.hbbiz.com.

18. The Promenade



Year Completed:	2000
Location:	Main St & Promenade Pkwy
Housing Type:	Ownership Housing
Unit Mix:	2-Bdrm: 14 3-Bdrm: 66
Affordability Level:	Moderate-Income: 80
Affordability Period:	Expires 2030
Financing:	No Agency Assistance

The Promenade project was built by the Olson Company under the City's Inclusionary Housing Program to satisfy the affordable housing obligations of various development companies that had created market rate homes in Huntington Beach. These condominium units are clustered around greenbelt parkways within a gated community. During the project's 30-year affordability period, each of these homes must remain owner occupied; and should a home be resold during this period, the buyer must be moderate-income and the sales price must be affordable. A list of homes currently for sale is available from the Economic Development Department or online at www.hbbiz.com.

19. 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.

20. Pacific Landing



Year Completed:	1998
Location:	Garfield Avenue & Main Street
Housing Type:	Ownership Housing
Unit Mix:	2-Bedroom: 3 3-Bedroom: 26
Affordability Level:	Moderate-Income: 5
Affordability Period:	Expires 2028
Financing:	No Agency Assistance

Pacific Landing is a charming, gated community that includes 5 affordable homes clustered among 24 market rate homes. During the project's 30-year affordability period, each of the affordable homes must remain owner occupied; and should a home be resold during this period, the buyer must be moderate-income and the sales price must be affordable. A list of homes currently for sale is available from the Economic Development Department or online at www.hbbiz.com.

21. Habitat for Humanity – Ronald Road



Year Completed:	1997
Location:	7862 Ronald Road
Housing Type:	Ownership Housing
Unit Mix:	3-Bdrm: 2 2-Bdrm: 1
Affordability Level:	Very Low-Income: 3
Affordability Period:	Expires 2027
Developer:	Habitat for Humanity
Financing:	Redev. Agency: \$163,000

Owners and volunteers contributed labor to build three Habitat for Humanity homes on City-owned surplus land located on Ronald Road near Beach Boulevard. The Redevelopment Agency purchased land from the City, which was then conveyed to Habitat for Humanity. The Agency additionally paid City development fees for the project. All three homes were sold at affordable prices to very low-income families that were selected according to their need, family size, ability to pay, and willingness to volunteer. Habitat for Humanity can be contacted at (714) 434-6200.

22. 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.

23. 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.

24. 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.

25. 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.

26. Pacific Park Villas



Year Completed:	1996
Location:	Joyful Lane & Happy Drive
Housing Type:	Ownership Housing
Unit Mix:	2-Bedroom: 38
Affordability Level:	Moderate-Income: 25
Affordability Period:	Expires 2026
Financing:	Redev. Agency: \$1,057,000

The Redevelopment Agency provided \$307,000 in land to the developer and \$750,000 in second trust deed financing for moderate-income buyers under a 1993 Disposition and Development Agreement. Pacific Park Villas was one of three housing developments under the DDA with Sassounian Capital Ventures that includes a total of 64 homes within the Redevelopment Agency's Talbert-Beach Project Sub-Area. During the project's 30-year affordability period, each of these homes must remain owner occupied; and should a home be resold during this period, the buyer must be moderate-income and the sales price must be affordable. A list of homes currently for sale is available from the Economic Development Department or online at www.hbbiz.com.

27. 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.

28. 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.

29. 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.

30. 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.

31. 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.

32. Greystone Keys



Year Completed:	1993
Location:	Promenade Pkwy/Sea Gate
Housing Type:	Ownership Housing
Unit Mix:	3-Bedroom: 150
Affordability Level:	Moderate-Income: 23
Affordability Period:	Expires 2023
Financing:	No Agency Assistance

Greystone Keys is a beautiful, gated community that includes affordable homes among market rate homes. The 23 affordable units were provided to satisfy the developer's obligations under the City's Inclusionary Housing Program, which requires affordability for moderate-income buyers. During the project's 30-year affordability period, each of these homes must remain owner occupied; and should a home be resold during this period, the buyer must be moderate-income and the sales price must be affordable. A list of homes currently for sale is available from the Economic Development Department or online at www.hbbiz.com.

33. 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, residents have most every convenience. For rental information, call (714) 848-3883.

34. Brisas Del Mar



Year Completed:	1993
Location:	409 Utica Avenue
Housing Type:	Ownership Housing
Unit Mix:	1-Bdrm: 8 2-Bdrm: 22 3-Bdrm: 14 Total: 44
Affordability Levels:	Low-Income: 14 Moderate-Income: 30
Affordability Period:	2023
Financing:	Redev. Agency: \$378,000

First time buyers are attracted to this condominium development for the opportunity of affordable homeownership. All of the units in this complex are restricted to either low-income or moderate-income residents. As these condos were initially sold, the Redevelopment Agency provided down payment assistance loans to low-income buyers to help bridge the affordability gap; and as these units are resold, subsequent qualified buyers can assume the Agency's loans. A list of homes currently for sale is available from the Economic Development Department or online at www.hbbiz.com.

35. Huntington Village Senior Apartments



Year Completed:	1988
Location:	16171 Springdale Street
Housing Type:	Senior Rental Housing
Unit Mix:	Studio: 4 1-Bdrm: 96 2-Bdrm: 14
Affordability Levels:	Very Low-Income: 23 Low-Income: 6 Moderate-Income: 11 Market: 74
Affordability Period:	Expires 2007
Financing:	Bond Financing: \$7,700,00

This project was designed and built specifically for seniors, with features such as extra wide, free flowing corridors, paging and alarm systems in each unit, and a 2,800 square foot recreation center for resident activities. Located very close to major corridors, public transportation lines, shopping, and services, Huntington Village provides residents with an affordable, independent living environment. For rental information, call (714) 251-0872.

36. Emerald Cove Senior Apartments



Year Completed:	1986
Location:	18191 Parktree Circle
Housing Type:	Senior Rental Housing
Unit Mix:	Studio: 32 1-Bedroom: 132
Affordability Levels:	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.