

Making Housing and Community Happen (MHCH) Orientation

**Module 6: Affordable Housing Development
101**



In Module Six you

will See different affordable housing types and learn the populations they serve

- How does affordable housing happen?
- To whom and how do we advocate to get it passed

Permanent Supportive

Housing (which ends homelessness)

Marv's Place

Houses 19
formerly
homelessness
families.



CENTENNIAL PLACE
Houses 144 single formerly
homeless individuals



Special Needs Housing

The background features abstract, overlapping geometric shapes in various shades of green, ranging from light lime to dark forest green. These shapes are primarily located on the right side of the page, creating a modern, layered effect. The text 'Special Needs Housing' is centered horizontally and rendered in a clean, sans-serif font.

The Mark is managed by Caring Housing Ministries, which provides affordable housing services in Southern California. This beautiful site on Ashtabula St. houses individuals dealing with severe mental health issues.



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Senior Affordable Housing

HERITAGE SQUARE (NORTH) 70 units for Seniors



CONCORD SENIOR



in 2018 the affordability was preserved by the Retirement Housing Foundation- faith based nonprofit. The 55 year covenant had matured and is now renewed.

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Affordable for sale housing

FAIR OAKS COURT

The Fair Oaks Court was developed on a 1.76-acre site that had integrated both rehabilitated historic homes and new construction. The development consists of 44 total units from one-bedroom to four-bedroom units. The developer was Heritage Housing Partners.



SUMMIT GROVE CONDOS (also Heritage Housing Partners)



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Affordable Family Housing

Hart Village Canoga Park, CA 47 Family Homes



ORANGE GROVE GARDENS

Orange Grove Gardens , a 38-unit development on East Orange Grove Boulevard, with a focus on sustainability, livability, and green living. The site holds such features as public courtyards, an expansive tree canopy, and private green spaces for tenants. These amenities help achieve the objective of the project while highlighting the garden heritage of Pasadena. The developer was Abode Communities.



La Veranda

77 Units of Affordable Housing in Boyle Heights, CA



THE GROVES

Developed by Community Housing Works. They have refurbished this complex into a beautiful family housing with excellent property management. Their afterschool programs provide scholarships to go to college with a long-term view to break the cycle of poverty.



River Walk at Reseda

77 units of Affordable Family Housing



Faith-Based Housing Family Housing

AGAPE COURT
445 N. Garfield
Avenue

This faith-based affordable housing complex of 46 units was built with HUD dollars and with a lovely pool and community room to foster a sense of connection. Agape means “love” in Greek. At least three churches have found their start in this community room.





When Pastor Jean Burch was being called to be the pastor of Community Bible Church, she found the church charter which stated that one of the church's purposes was to provide affordable housing for the community. Their church building sat in the middle of 314 dilapidated low-income housing units. She got to work, found a tax-credit partner and was able to refurbish every unit without displacing residents. The church is now the owner of this complex. The church also owns Community Arms—200 units.

Inclusionary Housing

There is no funding source for Inclusionary housing. It is incentivized, yet developers can apply for density bonuses which make up for the cost of supplying lower income units.

Inclusionary Housing Pasadena

Basic Requirements

- ▶ The development is 10 units or more
- ▶ 20% of all new housing must be affordable

Or a developer can:

- ▶ Build on or off site
- ▶ Pay In Lieu Fee
- ▶ Provide a Land Donation

**Inclusionary housing has
supplied over 1,000
affordable units for the City
of Pasadena**



WESTGATE

Provided 20% affordable (as did Holly Steet.) Westgate has 96 units of very low income units, next to Gold line and jobs. Smart Growth at its finest.



“Scattered site” affordable housing using Section 8, Housing Choice Voucher Program- this is the biggest affordable housing program in the US, but diminishing in Pasadena because voucher holders cannot find landlords willing to take their voucher-especially people of color.

1974 Section 8 vouchers introduced

How Section 8 works

Monthly income of someone on SSDI:	\$623
30% of adjusted gross income to pay for housing:	\$187
Rent for a 1 Bedroom apartment:	\$500
Section 8 voucher pays the difference:	\$313

Each jurisdiction--cities, counties, states--are allocated a number of vouchers based on homeless counts, and the percentage lower income people in the population. These vouchers are provided by a city or county with a housing authority for those who qualify. Presently the waiting list in Pasadena for those hoping to receive a voucher is about 25,000. Once receiving the voucher too often they need to be returned because few landlords are willing to rent to those with vouchers.

Presently there are about 1,400 voucher holders in Pasadena.

“Naturally Occurring” Affordable Housing (NOAH)

NOAH is “...**housing** that is **affordable** without being supported by public subsidies such as **low-income housing** tax credits.”



The background features abstract, overlapping geometric shapes in various shades of green, ranging from light lime to dark forest green. The shapes are primarily triangles and polygons, creating a dynamic, layered effect. The central text is set against a white background that is partially framed by these green shapes.

Permanent Affordable Housing Built on Church Property

53 units of Senior Affordable Housing in Marin County on former site of Christ Lutheran Church



173 units of
Affordable
Housing built
on former site
of Arlington
Presbyterian
church in
Virginia



50 Affordable Housing units built on land leased from Episcopal church in Riverside



47 Affordable Housing units for multi-generational use (seniors and families) in a ground-lease with Garden Grove UMC



FAMILY BUILDING

Transitional Housing on Church-Owned Land

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Tiny Home village on Presbyterian parking lot in Hayward, CA



Housing and
supportive
services for
women and
children in
San
Bernardino,
CA, on the
site of an old
catholic
convent



Manufactured Housing

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Star Apartments

102 Micro Units



Affordable Housing throughout the U.S.



182 Units in Harris County, Texas



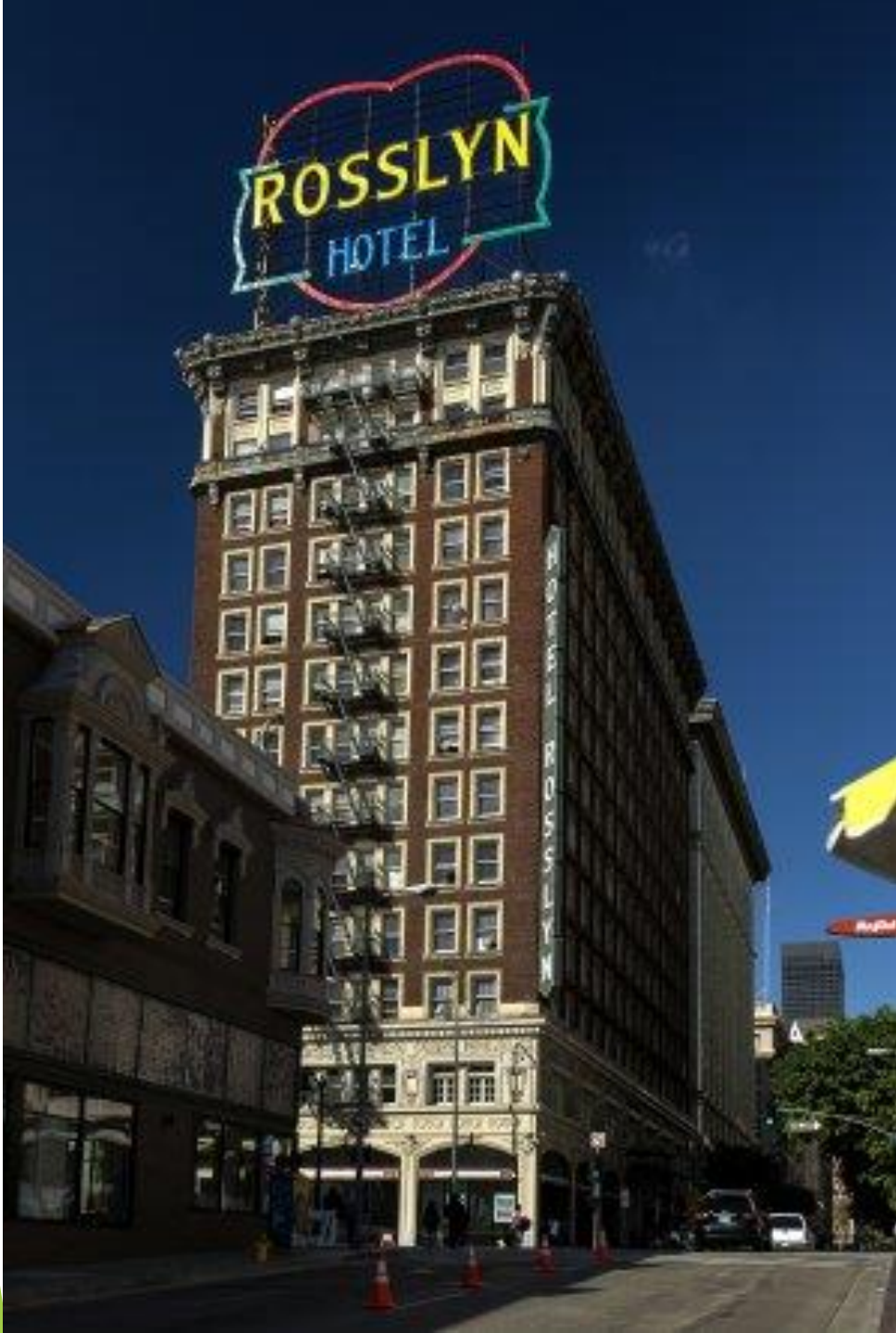
Affordable Housing on School District Land

The right side of the slide features a decorative graphic composed of several overlapping, semi-transparent green shapes. These shapes are primarily triangles and quadrilaterals, creating a layered, abstract effect. The colors range from a light, pale green to a darker, forest green. The shapes are positioned on the right side of the slide, partially overlapping the white background.

Soon to be 77 units of Affordable Housing in Northern California for teachers and other school district employees



Motel Conversions



**264 units of
Affordable Housing
in Downtown
Los Angeles**

105 micro units of Affordable Housing in Sacramento, CA



How does affordable housing happen?

The background of the slide is white with abstract, overlapping green geometric shapes on the right side. These shapes include various shades of green, from light to dark, forming a complex, layered pattern that tapers towards the right edge. The overall aesthetic is clean and modern.

To whom and how do we advocate to
get it passed?

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