

# Affordable Housing in Anaheim

San Antonio de Padua del Cañon  
Saint Boniface  
Saint Anthony Claret  
Orange County Community Congregation Organization

## Agenda

- 11:15 Welcome / Bienvenida
- 11:30 Song of Celebration / Canción de Celebración
- 11:35 Research Report / Reporte de Investigación
- 11:45 Testimonies / Testimonios
- 12:00 Opening Remarks / *Comentarios de Apertura*  
*Council members will have 2 minutes each to share their remarks with the group.*  
*Consejales tendrán 2 minutos para comentarios abiertos*
- 12:10 Clarifying Questions / *Preguntas de Clarificación*
- 12:20 Summary & Next Steps / Resumen y Proximos Pasos
- 12:25 Closing Prayer / Oración de Clausura

## The Case for Affordable Housing

- Average rent for a 2-bedroom apartment is \$1,546 monthly
  - \$29.73/hour, or \$61,838 per year for rent
  - A person earning minimum wage (\$8.50) must work over 148 hours a week to afford rent
  - 3 people working full time at minimum wage won't earn enough to afford rent and other necessities.

## What Impact Does that Have?

- 24% of households are shared by more than one family
  - Congested streets
  - Overcrowded schools
  - Increased crime, vandalism and gang activity
  - Other public health issues

Individuals Living Alone, 11,733
Single Parents, 12,703
<b>Multi-Families/Shared Household, 23,466</b>
Single Family Units, 49,066

## What is Affordable Housing?

- Affordable housing is defined as the total cost of housing and utilities not to exceed 30% of a family's combined income.

For example:

- Rent and utilities should not be more than \$900 if a family's combined income is \$3,000 per month.

## Affordable Housing is Good for Anaheim

- Stable families
  - Families will settle and grow in the community
  - Housing opportunities accessible to individuals of different income levels will ensure a balanced demographic profile – professionals, young families, new grads, etc.
- Healthy community
  - Families don't have to choose between rent and necessities such as food and health care

## Affordable Housing is Good for Anaheim

- Economic Prosperity
  - Families in Affordable Housing Developments return money to the city by patronizing local businesses
- Community Investment
  - Ensures a vibrant city with a strong workforce / consumer pool
  - Enhances beauty and improves quality of neighborhoods
  - Helps improve property value of surrounding area

## Who Does Affordable Housing Help?

- Senior citizens, especially those living alone
- Persons with special needs
- Persons with disabilities
- Single Parents
- Hardworking families
- Young couples
- Recent college graduates starting their careers

## Who else?

- Employers
  - Increased productivity
- Schools
  - Less absenteeism
  - Improved student/teacher ratio
- Businesses
  - More patronage

## Who needs it in Anaheim?

- There are three levels of low-income classifications based on the Median Income
- Median income in Anaheim is **\$57,488**
- Median income among Anaheim households in rental units is **\$38,094**

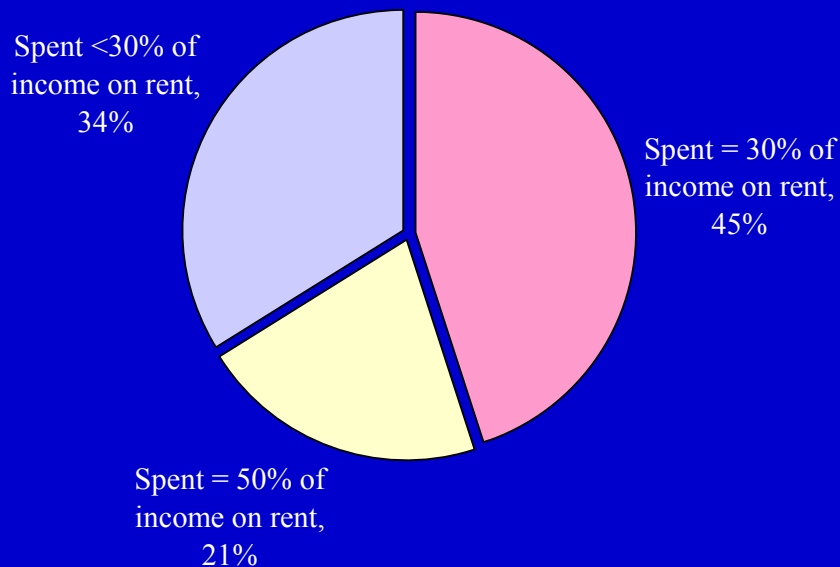
WAGES IN ORANGE COUNTY	
<b>Extremely Low</b> —30% of the median income	
Restaurant Server: \$14,400	
Housekeeper: \$15,360	
Sales Associate: \$16,320	
Cook: \$17,280	
<b>Very Low</b> —50% of the median income	
Gardener: \$21,437	
Child Care Provider: \$22,865	
Bank Teller: \$23,197	
Receptionist: \$23,436	
<b>Low</b> —80% of the median income	
Truck Driver: \$36,691	
Auto Mechanic: \$37,239	
Social Worker: \$43,841	
School Teacher: \$52,256	

## Household Income in Anaheim

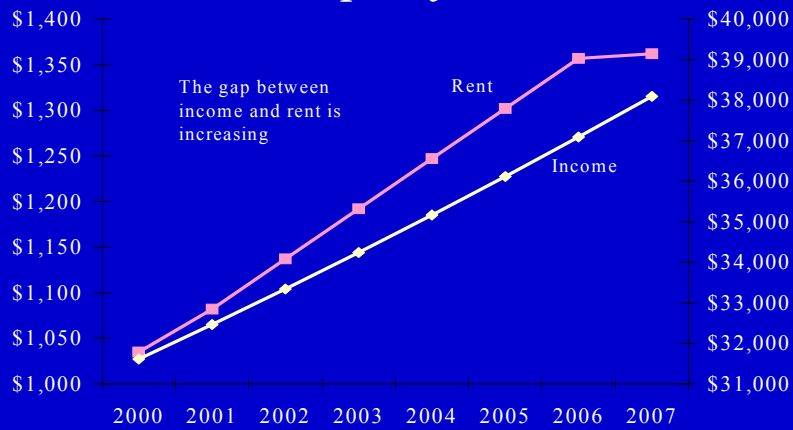
Income Category	Income Range	Count	Percent
Extremely Low	< \$20K	15,372	16%
Very Low	\$20K - \$34K	18,755	19%
Low	\$35K - \$44K	12,009	12%
Below Median	\$45K - \$49K	4,945	5%
Median	\$50K - \$59K	9,098	9%
Above Median	\$60K - \$99K	22,670	23%
High	≥ \$100K	14,053	15%

- 16% in the extremely low income level
- 19 % in very low income level
- 13% in the low income level
- Over 46,000 or 47% of households in Anaheim are low income

## Families Renting in Anaheim



## Income – Rent Disparity



- Cost of rent has increased at a faster rate than income
- In 2000, rent accounted for 39% of median income
- In 2007, rent accounted for over 42% of median income

Does Affordable  
Housing work?

Yes! It works and it's effective!

- It ensures Anaheim's vibrancy
- It secures Anaheim's future by keeping young families in the city
- It fosters a sense of accountability among residents towards their community

Yes! It works and it's effective!

- It keeps Anaheim safe
- It protects property value
- It allows families to spend more of their income on Anaheim businesses

Yes! It works and it's effective!

- It improves living conditions
- It provides a safe and nurturing environment for children
- It allows families to spend time with each other

Yes! It works and it's effective!

- It reduces congestion in the streets
- It mitigates crime, gang activity and vandalism
- Everyone deserves a decent place to live
- It is the right thing for Anaheim

## Crime Reduction Observations

Reported Calls for Services and Arrests January 2008 – June 2009		Calls for Service (from Police)	Crime Reports	Arrests	Citations
Overcrowded Apartments	2083 S. Mountain View	32	6	1	0
	196 West Guinida	57	8	4	5
Affordable Housing	385 S. Vine Street	12	0	0	0
	1860 W. Crescent	1	2	0	0

- In some cases, police activity was 450% greater in the overcrowded apartments
- There were no criminal arrests in the affordable housing development
- The arrests in the overcrowded apartments ranged from battery, to rape, to criminal threats

## What Has Anaheim Done?

- Affordable Housing Strategic Plan (AHSP)
  - Approved by City Council in 2005
  - 1,328 new affordable family rental housing units
    - 33% affordable to Low Income Families
    - 33% affordable to Very low income families
  - Gave community development staff the priority to develop affordable housing
  - Successfully placed low and very low income families in affordable homes
  - 4-year term will expire in August 2009

## What Do We Need to Do?

- Engage the city council members
  - Tell them that you support affordable housing development in Anaheim
  - Let them know the good things the AHSP has done
    - Families out of Motels
    - Safe environment for children
  - Tell them the city needs the AHSP now more than ever
  - Ask them to vote for the AHSP

## The Montecito in Irvine An Affordable Housing Development





## Linbrook Court in Anaheim



