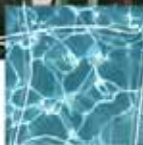


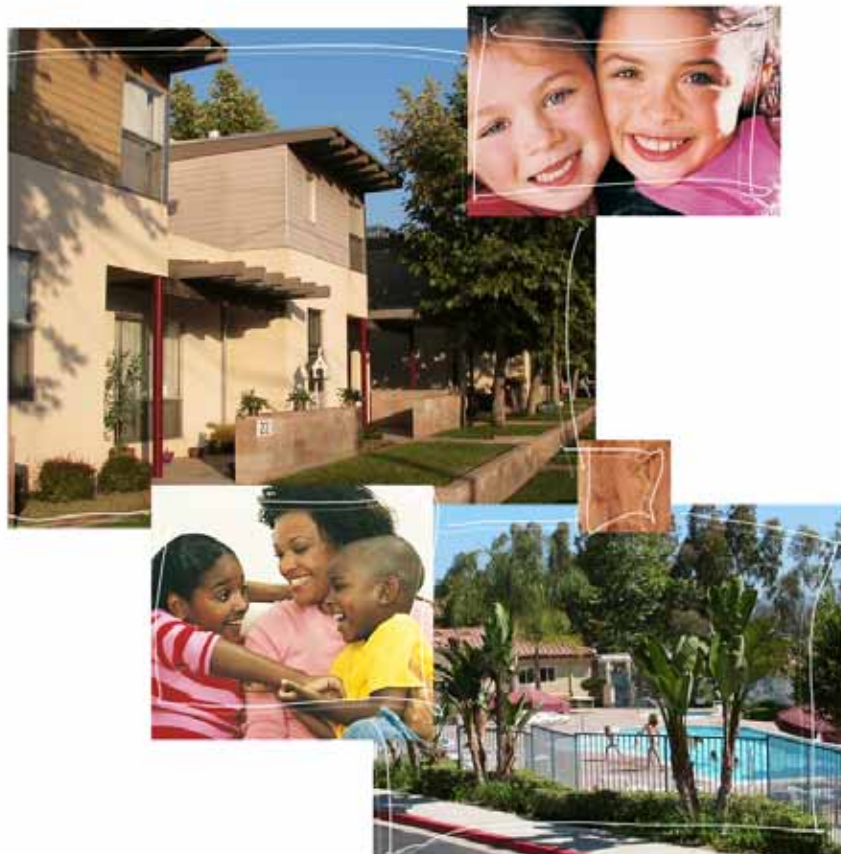
AFFORDABLE HOUSING?
IT'S NOT WHAT YOU'D EXPECT.



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Everyone needs housing. Yet for some, meeting this “basic need” is nearly impossible. This is especially true in San Diego County, where rents and the costs of home ownership have skyrocketed, creating a housing emergency. For many, it presents a significant hardship to simply live and work within the same city.

In light of this, the City of Escondido continues its efforts to provide the local workforce with access to quality housing through rental and home ownership opportunities for lower-income families. Working with local developers and various financial institutions, the City employs many different programs to provide housing and revitalize surrounding neighborhoods. The goal is to ensure that Escondido remains a great place to live and work for all residents.



THE TERRACES

Located at 1301 Morning View Drive, the 190-unit development consists of one, two, three and four bedroom apartments. Opened in 1996, sixty percent of the units here are reserved for families earning less than 60% of the area median income. The remaining forty percent is available to families whose annual income is less than 50% of the area median income. The complex features children's play-areas, recreation areas with barbeques and three separate laundry facilities. There is also a large pool and spa connected to a community center featuring a computer lab for resident use.

"The Terraces has given me the opportunity to be able to afford to go to school and complete my education. The reduced rent allows me to give my children the life they deserve. I have been at the Terraces for almost four years now, and I have grown as a person, mother, student, sister and daughter."

– SAMANTHA



ORANGE PLACE COOPERATIVE

Located at 1500 South Orange Place, the 32-unit development consists of one, two, three and four bedroom townhomes. Opened in 1997, a Limited-Equity Cooperative was formed to operate the project and provide ownership opportunities to families earning less than 50% of the area median income. The complex features secured and covered parking, playground, courtyards and a 1500 sq. ft. community building. Units have laundry hookups and private "plantable" areas for each family.

"We live in a one-bedroom apartment at Orange Place Cooperative, in a peaceful neighborhood. We are now able to pay for food and driving expenses and are able to live independently. Living at Orange Place Co-op also gives us the opportunity to be involved in my community as a promotor with the clinic and in my neighborhood group."

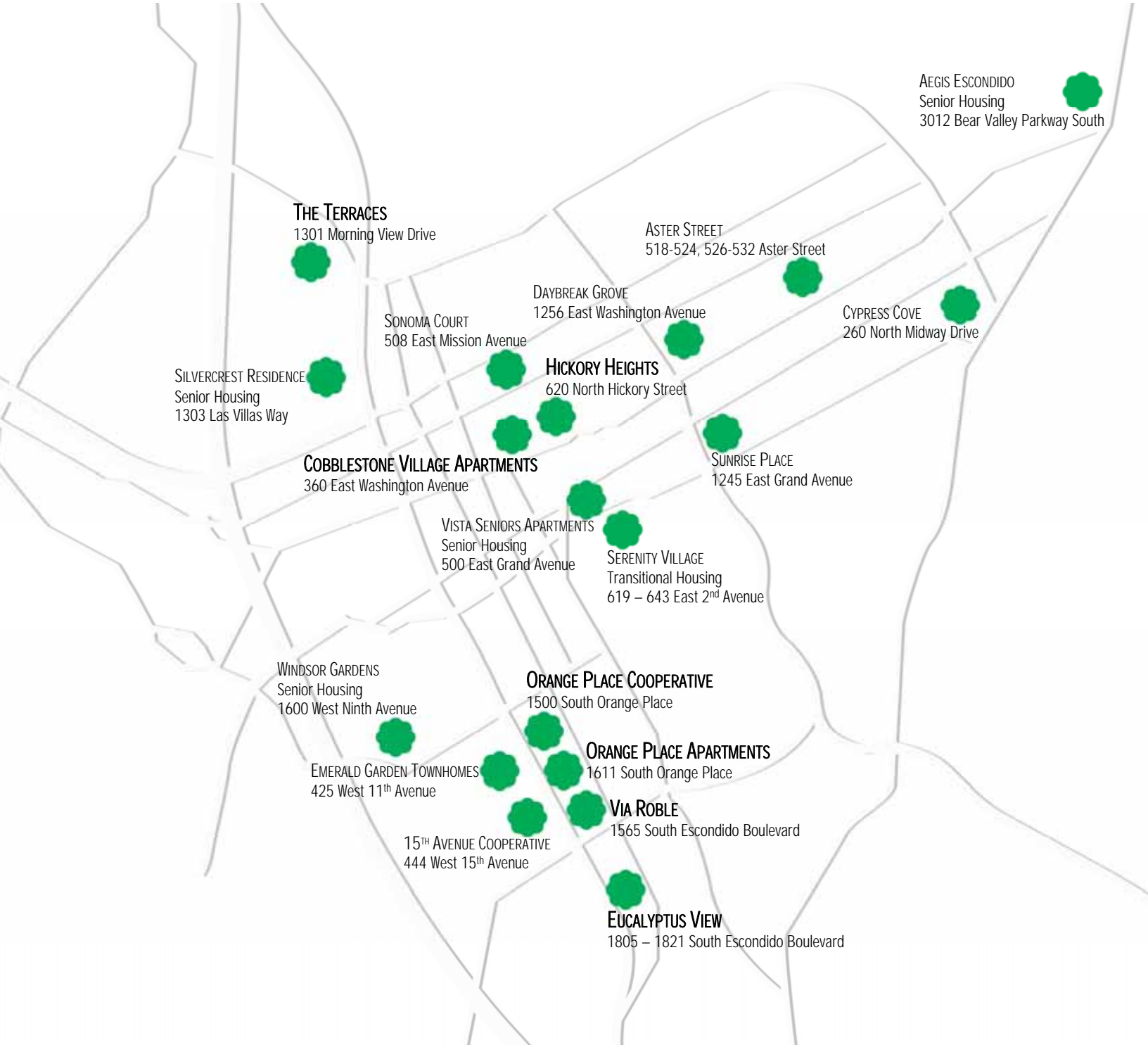
– LUCRECIA & PEDRO (RETIRED COUPLE)

ORANGE PLACE APARTMENTS

Located at 1611 South Orange Place, the 15-unit development consists of two bedroom apartments. Opened in the spring of 2004, units are available to households earning 60% or less of the area median income. The rehabilitated complex was taken down to the building frame and completely renovated. The extensive remodel also includes a new laundry facility and a community area.



AFFORDABLE HOUSING? IT'S NOT WHERE YOU'D EXPECT.





COBBLESTONE VILLAGE APARTMENTS

Located at 360 East Washington Avenue, the 44-unit development consists of three bedroom apartments. Opened in 2002, units are available to households at or below 20% of the state median income and up to 60% of the area median income. This completely rehabilitated gated complex features a community courtyard with a playground, community room and computer lab for resident use.



HICKORY HEIGHTS

Located at 620 North Hickory Street, the 12-unit condominium development consists of three and four bedroom townhomes. Opening in 2004, ownership of units is reserved for households earning at or below 50% of the area median income. This is a San Diego Habitat for Humanity project, which requires each household to meet income requirements and contribute volunteer hours toward the project.



EUCALYPTUS VIEW

Located at 1805 – 1821 South Escondido Boulevard, the 24-unit development consists of one, two and three bedroom apartments. Opened in 2001, as a Limited Equity Cooperative, Eucalyptus View provides home ownership for families earning less than 50% of the area median income. The complex features individual porches for each unit and a large interior greenbelt area that provides ample room for kids to play and for community activities. There is a laundry facility, as well as a computer center. A day care center is also located on the property offering childcare programs for low-income area residents.

“Since becoming a resident of Eucalyptus View Cooperative three years ago, I now work for the County of San Diego in Children’s Services. I am President of the Eucalyptus View Resident Board of Directors. I also am a Board Member for Community Housing Works and I have taken leadership training courses and the Financial Fitness class there. I hope that within a few years I will become a first time homebuyer.”

– ELBA



VIA ROBLE

Located at 1565 South Escondido Boulevard, the mixed-use project consists of 72 rentals, ten row homes and nine shopkeeper units. Combining both rental and resident-owned properties with a wide range of affordability options from 50% to 100% of area median income, Via Roble promises to be a truly unique development. Most of the apartments have balconies and porches set in a craftsman style. The row homes share a 1,800 sq. ft. community center complete with laundry facilities, a leasing office, computer center and community room.

WHO DO I CONTACT FOR MORE INFORMATION?

▶ **HOUSING DIVISION**

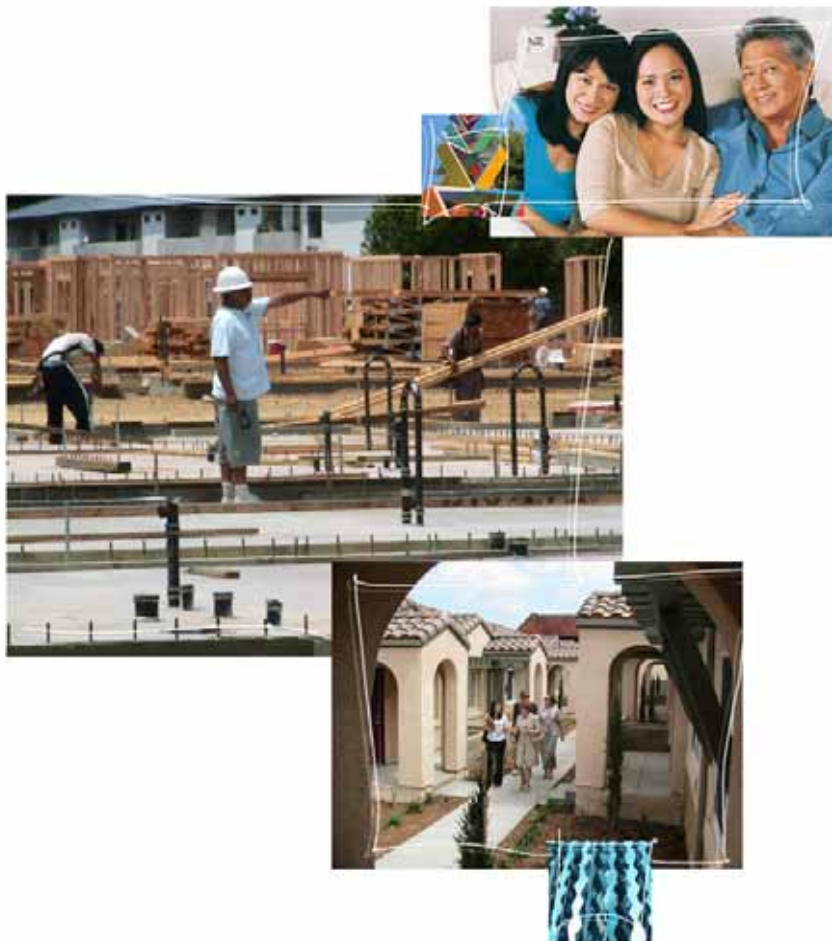
General Information
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▶ **RONI KEISER**

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Director of Community Services
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email: jvanleeuwen@escondido.org





WHAT ARE THE PROGRAMS?

- ▶ **OWNER-OCCUPIED HOUSING REHABILITATION:** provides low or no-interest loans, allowing owners of single-family homes or mobilehomes to make needed repairs and improvements.
- ▶ **FIRST-TIME HOMEBUYER PROGRAMS:** Mortgage Credit Certificate Program, Homebuyer Entry Loan Program, and the Homeownership Made Easy Program all assist first-time homebuyers in making homeownership a reality.
- ▶ **HOUSING DEVELOPMENT FUND:** provides loans to increase the supply of multi-family rental and home ownership units.
- ▶ **MOBILEHOME PARK CONVERSION ASSISTANCE:** helps residents of mobilehome parks maintain stability by purchasing properties.
- ▶ **MOBILEHOME PARK RENTAL ASSISTANCE PROGRAM:** provides rental assistance to seniors and persons with disabilities who live in mobilehome parks
- ▶ **APARTMENT RENTAL ASSISTANCE PROGRAM:** a rental subsidy program for seniors and persons with disabilities who rent apartments in senior complexes.
- ▶ **TRANSITIONAL HOUSING:** provides a bridge between homelessness and a stable home by giving residents temporary housing for a certain period, either with or without rent.

WHAT IS AFFORDABLE HOUSING?

- ▶ It's housing for real people, like those already living and working in your neighborhood.
- ▶ It's neighborly. People with stable rents and home ownership stick around, and they're more likely to become involved in their community.
- ▶ It's uplifting... designed to complement the character of existing neighborhoods, improving the look and value of the community.
- ▶ It's housing focused on improving workforce living conditions.
- ▶ It's less congested with traffic. Statistically, residents in affordable housing own fewer cars.
- ▶ It's new housing or rehabilitated properties that aid economic development and revitalize neighborhoods.





Many city-assisted projects already exist in Escondido, and in response to current need, more are on the way.

Misconceptions about affordable housing still exist, but the truth is people pass by them daily, unaware. They are well-designed and well-managed developments, filled with your coworkers and neighbors. It's no wonder they seem to blend right in.