

# EL VERANO APARTMENTS

**TOTAL APARTMENT HOMES: 54**

45 - 1 bedroom / 1 bathroom, 9 - 2 bedroom/2 bathroom



## **AFFORDABILITY**

**30% to 60% AMI**

## **RESIDENT POPULATION**

**Low Income Seniors, Homeless Seniors**

**EL VERANO APARTMENTS** replaces a former blighted motel property with a new, Spanish-style affordable housing community for low-income and formerly homeless seniors. This \$28 million, 1.1 acre project features 45 one-bedroom/one-bathroom apartments and 9 two-bedroom/two-bathroom apartments. El Verano continues IHO's partnership with the Anaheim Housing Authority and the City of Anaheim who has leased the land to the organization for 65 years. This property provides a vital community benefit and offers targeted services and programs responsive to the needs of older adults, especially those experiencing homelessness and housing insecurity.

As in all IHO developments, El Verano combines high-quality design (interior and exterior), native landscaping, sustainable elements, multiple amenities, and common and exterior spaces that encourage social engagement and resident wellness. Resident amenities include a community room, computer room, and a dedicated health office. Working closely with City and community partners, IHO will again incorporate artwork that will revitalize the human spirit and the greater community.

An array of supportive services provided on site will meet the needs of the residents including case management, health and wellness, skill building programming, and linkage to other resources in the community.

Located adjacent to our award-winning large family community, Rockwood Apartments, the two provide a welcome opportunity for IHO to provide multi-generational programs leveraging a youthful outlook and life experience toward building a truly vibrant, engaged and inclusive community.

## **PROJECT TYPE**

New construction, Low-Rise, Urban Infill

## **RESIDENT SERVICES**

EngAGE, SeniorServ

## **FUNDING SOURCES**

City of Anaheim

BFIM 9% Tax Credit Investor

HUD Project Based Vouchers

CIT Permanent and Construction Loan

## **DEVELOPER**

Innovative Housing Opportunities, Inc.

Kingdom Development, Inc.

## **PROPERTY MANAGEMENT**

FPI Management, Inc.

## **DESIGN & CONSTRUCTION**

RRM Design Group - Architecture

Design Syndicate - Interiors

Portrait Homes, Inc. - Construction

Partner Energy, Cal Solar - Green Energy