



FactSheet

Senior Safety Net Program

- **What:** City housing assistance program for Anaheim seniors
- **Why:** to help seniors facing hardships meet housing costs
- **How:**
 - **Counseling, case management:** ongoing, one-on-one counseling with assessment, personal plan development, referral to nonprofit and government services
 - **Emergency assistance:** limited financial help with missed monthly rent payments, security deposits, first and last month's rent, other expenses case by case
 - **Rental assistance:** for up to six months with extensions, not to exceed 12 months
- **Funding:** \$645,000 in federal and state money
 - **\$350,000:** federal Home Investment Partnerships Program funding for rent assistance
 - **\$250,000:** former Anaheim redevelopment agency funding that can be used for emergency housing assistance
 - **\$45,000:** federal Community Development Block Program funding for case management, counseling
- **Administration:**
 - **Counseling, case management:** Anaheim Community Services
 - **Emergency assistance:** Anaheim Community Services
 - **Rental assistance:** Anaheim Housing Authority, referred by Anaheim Community services
- **Start date:** March 2020



Location

Downtown Anaheim
Community Center

Where

250 E. Center St.

Phone

(714) 765-4500

Hours

Mondays

9 a.m. – 2 p.m.

Call-in or walk-in consultations

Tuesdays

Client appointments

Wednesdays

9 a.m. – 2 p.m.

Appointments, call ahead

Thursdays

Client appointments

Fridays

9 a.m. – 2 p.m.

Appointments, call ahead



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Counseling, Case Management

- **Services:**
 - Interview, personal assessment
 - Plan development
 - Information on and referral to services from government agencies and nonprofits
 - Referral to rental assistance service as needed
- **Open to:** Anaheim seniors 55 or older

Emergency Assistance

- **Assistance:** up to \$4,000 per household
 - **Moving costs:** up to \$1,000 for a move to stable housing or to secure housing after being displaced
 - **Rent catch-up:** up to \$3,000 or two months' rent for someone who has fallen behind in rent
 - **First and last:** assistance up to \$3,000 for first and last month's rent
 - **Security deposit:** up to \$3,000 or two months' rent
 - **Other expenses:** considered case by case for expenses that impact someone's ability to pay for housing
- **Requirements:**
 - Open to Anaheim seniors 55 or older
 - Must be current Anaheim resident for at least the past six months with supporting documentation dated within the past 30 days
 - Open to households with less than \$5,000 in accessible assets and a net worth of less than \$100,000
 - Supporting documentation of income and assets dated within the past 30 days
- **Priority:**
 - Seniors at very low income level (\$24,950 to \$47,000)
 - Seniors at low income level (\$41,500 to \$78,350)

Income Levels

Based on April 2019 median income of \$97,900 for Orange County from Housing and Urban Development Department

Very Low

Single household	\$24,950
Household of two	\$28,500
Household of three	\$32,050
Four or more	\$35,600-\$47,000

Low

Single household	\$41,550
Household of two	\$47,500
Household of three	\$53,450
Four or more	\$59,350-\$78,350

Rents

Anaheim Housing Authority fair market rent payment standards for rental assistance

One-bedroom	\$1,526
Two-bedroom	\$1,885
Three-bedroom	\$3,052



FactSheet

Rental Assistance

- **Assistance:**
 - Up to six months of rent assistance with potential extensions not to exceed 12 months
- **Priority:**
 - Seniors at or below 30 percent of the \$97,900 Orange County average median income and paying more than 50 percent of their monthly income on rent, on a first-come, first-serve basis
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 - Seniors at or below 50 percent of the average median income and paying more than 50 percent of their monthly income on rent, on a first-come, first-serve basis
 - Seniors at or below 50 percent of the average median income and paying more than 30 percent of monthly income for rent, on a first-come, first-serve basis
- **Requirements:**
 - Anaheim seniors 62 or older
 - Must be current Anaheim resident for at least the past six months with supporting documentation dated within past 30 days
 - Resident pays 50 percent of adjusted monthly household income (*see below*) for monthly rent
 - Anaheim Housing Authority pays difference between resident's payment and fair market rent payment standards (*see rents, page 2*)
 - Resident pays any additional rent that exceeds fair market rent payment standards (*see rents, page 2*)

Process

Submission

Senior submits rental-assistance application to Anaheim Housing Authority

Review

Anaheim Housing Authority reviews application and lease agreement, signed by prospective tenant and landlord

Verification

Annual gross income is verified, adjusted monthly income is calculated to determine tenant's monthly payment

Approval

Application approval

Inspection

Inspection of housing to be rented

Agreement

Completion of Rental Assistance Contract between city, tenant

Monthly payments

City makes monthly payments to landlord or property manager



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- **Adjusted monthly income:** one-twelfth of gross annual income, reduced by \$400 per each additional senior household member
- **Considerations:**
 - All gross income including wages, salary, overtime, commissions, fee payments, tips and bonuses
 - Net income from a business or professional services
 - Interest income from real estate and personal property
 - Income from unemployment, worker's compensation, severance pay, Social Security Assistance, Social Security Disability Supplemental Income Assistance
 - Alimony, child support or other regular contributions
- **Eligible housing:**
 - Meets federal Housing Quality Standards
 - Not currently receiving federal, state or local rent subsidies
 - One to three people for a one-bedroom
 - Three to five people for a two-bedroom
 - Five to seven people for a three-bedroom

Program Timeline

February 2019

Anaheim City Council hears from seniors facing rent increases at Rancho La Paz mobile home park with 240 homes in Anaheim and 150 in Fullerton

March 2019

Anaheim Mayor Harry Sidhu, Council Members Stephen Faessel and Trevor O'Neil meet with residents and park owner John Saunders, mediate delayed, more gradual rent increases

Spring, summer 2019

Anaheim City Council continues to hear from Rancho La Paz residents

Sept. 10, 2019

Council Member Jordan Brandman requests review and consideration of a senior mobile home rent-assistance program, similar to one adopted by Fullerton in August 2019

Sept. 24, 2019

Council Member Trevor O'Neil requests consideration of a broader Senior Safety Program providing assistance to seniors across the city who are dealing with unaffordable rents, job loss, health issues and other hardships

Oct. 22, 2019

Anaheim City Council considers senior mobile home assistance program and Senior Safety Net Program, approves Senior Safety Net Program

Feb. 11, 2020

Anaheim City Council considers guidelines for Senior Safety Net Program