

Affordable Units Located in San Juan Capistrano

Seasons Senior Apartments

150-unit facility for seniors
Off Rancho Viejo Road
949-487-0210

Villa Paloma Senior Apartments

84-unit facility for seniors
Off Paseo Espada
949-443-9237

Casa de Amma

10-Units within Assisted Living Facility
Off Calle Arroyo
949-496-9001

Little Hollywood

24-Unit neighborhood
Located in the Historic Los Rios District
949-443-6313

Rental Subsidy

10 units in various locations city-wide
949-443-6313

Habitat For Humanity

27 Ownership Units
Off Calle Rolando
714- 434-6200

Mobile Home Park Rent Control

Mobile home parks within the City are subject to the provisions of the City's Mobile Home Rent Control. Rent control mandates that mobile home park rent increases, imposed by the park property owners, cannot exceed the average Consumer Price Index (CPI) percentage for the preceding year.

For additional information, reference Section 2-2.901 of the City's Municipal Code.

For More Information

Please visit our website at www.sanjuancapistrano.org for additional information and resources.

Applications and outside agency information can be downloaded at your convenience.

If you do not have internet access, feel free to stop by City Hall's Housing Office between 7:30 a.m. & 4:30 p.m.

City of San Juan Capistrano & Housing Authority

City of San Juan Capistrano
Housing Office
32400 Paseo Adelanto
San Juan Capistrano, CA 92675

Contact: Laura Stokes
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City of San Juan Capistrano & Housing Authority

Affordable Housing Brochure

City of San Juan Capistrano & Housing Authority
Housing Programs & Units



City of San Juan Capistrano
Housing Office
32400 Paseo Adelanto
San Juan Capistrano, CA 92675

Lower Income Household Assistance

What makes a household lower income?

California State Health and Safety Code clarifies that a lower income households income must not exceed 80 percent of the regions median income limits.

The below table displays the income limits for an Orange County household with lower income. The income amounts will vary depending on household size.

HOUSEHOLD SIZE	2012 MAXIMUM ANNUAL INCOME
1	\$53,950
2	\$61,650
3	\$69,350
4	\$77,050
5	\$83,250
6	\$89,400

The primary requirement for most affordable housing programs is for a household to meet the maximum income requirements.

If you have specific questions on meeting income requirements, please contact San Juan Capistrano's Housing Department.

City of San Juan Capistrano and Housing Authority Programs

San Juan Capistrano has implemented several affordable housing programs available to very-low and low-income households, in order to create equal opportunity for all income groups to live and enjoy the quality of life envisioned in the City's General Plan.

Owner Occupied Rehabilitation Loan Program

The City's program offers zero percent interest deferred payment loans of up to \$20,000 for mobile homes & up to \$30,000 for single-family homes to eligible low-income homeowners to make needed health and safety repairs. Applications for this program are available online or at the Development Services Department at City Hall.

Little Hollywood and Rental Subsidy Programs

The Authority offers rental assistance to participating eligible low-income households for a period of three years.

Households may remain in the program for two additional years significant progress has been made toward becoming self-sufficient, but additional time is needed to be successful without the Programs.

The Little Hollywood Program consists of 24 units owned by the Authority.

The Rental Subsidy Program consist of nine units owned by individual landlords within San Juan Capistrano.

Rent varies depending on Household size, number of bedrooms, and household income.