

Terwilliger Center for Workforce Housing

The Boulevard in Anaheim – Anaheim, CA



The Boulevard in Anaheim consists of 36 attached townhomes and 20 detached single family homes, constructed on a former truck transfer facility in downtown Anaheim. Constructed by John Laing Homes, the site and the homes were carefully designed to be compatible with the Colony Historic District of the area; the homes front on the street, with alley-loaded garages and front porches facing the community. The site is located in close proximity to the major employers of the area, and is directly on a main bus line.

The project is located in an overlay zone, created by the City of Anaheim with the goal of creating an affordable, sustainable, and walkable community downtown. By working closely with the City of Anaheim Redevelopment Agency, which assisted with land acquisition and site clean-up, the developer was able to sell units at prices affordable to workforce households.

To ensure affordability, 28 of the 36 workforce units are required to remain affordable to the targeted income levels for 45 years. All residents were required to complete a 2-day homeownership workshop held by the City, and to secure 30-year fixed rate mortgages.

Developer

John Laing Homes
CityView

Total Number of Units: 56

Eligible Workforce Units: 36
Market-rate Units: 20

Project Affordability

Restricted to households earning
between 80% to 120% of AMI.
Sales Price: \$275,000 - \$341,000

Area Median Income

\$84,100

Median Home Sales Price

\$510,000

Development Costs

\$ 19,240,000
\$ 343,000 per unit

Partners

City of Anaheim Redevelopment
Agency

Innovation

Reuse of Brownfield site
Use of overlay zoning in industrial
area

Development Timeline

Date acquired: July 2003
Date Started: March 2004
Date Opened: September 2004
Date Completed: July 2005

Sustainability

All units meet Energy Star

