



Stuart Apartments

Garden Grove's First Permanent Supportive Housing Development



Stuart Apartments represented a unique opportunity to reposition an aging 10-unit apartment building into supportive housing for Garden Grove's most vulnerable residents such as those with physical and mental disabilities or experiencing homelessness. When approached by American Family Housing (AFH), the City stepped up with both capital funds and vouchers needed to refurbish the 1950's building with solid bones. Key updates include new open concept kitchens in the units, a landscaped courtyard with a seating area, and low water use native landscaping in front of the building.

Developed in a first-ever partnership of its kind with the City of Garden Grove, eight of the homes in this community are set aside for extremely low-income households and are supported by mainstream vouchers provided by the Garden Grove Housing Authority. Supportive services delivered by AFH's highly trained staff include:

- **Comprehensive case management**
- **Care coordination** (physical health, behavioral health, community-based)
- **Health promotion**
- **Individual and family support**
- **Community and social support services**

The mission of American Family Housing (AFH) is to provide a continuum of housing and an array of services to support homeless and low-income families and adults to secure a stable home, to be an active part of their community, and to achieve a self-sustaining way of life.

AFH brings an interdisciplinary expertise to its mission, generating cost-effective, practical solutions for vulnerable households who otherwise might not be able to secure or maintain a home.

- **REAL ESTATE DEVELOPMENT** oversees our construction and acquisition pipeline, with over 200 units coming.
- **PROGRAM SERVICES** support our tenants and clients with a focus on evidence-based practices.
- **PROPERTY MANAGEMENT** handles the operations and maintenance of more than 50 AFH rental properties, as well as properties owned by our partners.

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LOCATION	11742 Stuart Drive, Garden Grove, CA 92843
DEVELOPER	American Family Housing
ARCHITECT	Office42 Architecture
GENERAL CONTRACTOR	D'Vega Builders, Inc.
MURALIST	Mikala Taylor

City of Garden Grove Contribution - \$140,000 per unit
13,000 square foot, two-story apartment building
Eight permanent supportive housing units
One affordable unit (household earning less than 50% AMI)
One market rate unit



About the Mural: The mural illustrates an Asian girl and a Hispanic boy. The mural represents hope, child likeness and differences, and coming together of cultures.

The artwork took five hours to design and over 130 hours to paint, using 12 gallons of paint and 26 spray cans.

Monica Covarrubias, Senior Project Planner, City of Garden Grove

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American Family Housing

Founded in 1985, American Family Housing is an Orange County based 501(c)3 nonprofit organization that provides a continuum of housing and an array of services to support homeless and low income families and adults to secure a stable home, to be an active part of their community, and to achieve a fulfilling life. AFH currently operates 62 housing sites (52 owned), serving nearly 1,600 adults and children in affordable housing and permanent supportive housing.

For More Information Visit: www.afhusa.org/stuart-renovation

