

	Vista Aliso - A Senior Residential Community	Alice Court Apartments	Hagan Place Apartments
Address	21544 Wesley Drive	450 Glenneyre Street	383 Third Street
Number of units	71	27	24
Unit sizes	Studios and 1BRs 326-484 sq ft .	Studios 400 sq ft	1 BRs 600-700 sq ft
Year opened	Converted from elementary school in 1988	2004 - new build	Converted from GTE offices in 1996
Features	Picnic area with ocean view Community Room, Library Close to PCH bus & trolley line Adjacent to city park (Lang Park)	Craftsman-style building Apts facing Glenneyre have private decks On-site management office 24/7 maintenance Courtyard sitting areas	Community room Library On-site resident manager
Laundry facilities	On site	On site	On site
Elevator	No but ADA units available	Yes	Yes
Parking	34 spaces including 3 accessible	23 covered spaces beneath building; only a fraction of tenants own cars	One space per unit
Occupancy limit	2 persons	2 persons	2 persons - HOH must qualify for HIV disability
Pet policy	Yes	Yes	Yes, up to 25 lbs.
Management	National Church Residences	VPM Management, Inc.	Solari Enterprises, Inc.
Housing Choice vouchers (Section 8) accepted?	No; Section 202 project-based housing. Applicants units a	Yes	No. Entire site is subsidized
Students accepted?	No. Applicants must be age 62+	Yes, but not entirely a full-time student household i	Yes, if disabled by HIV
Waitlist Contact Information	In mid-October 2025 call the office after 10 am weekdays Watch for announcements in local media	alicecourt@villageinvestments.net Inquire about waitlist via website, in person at office, or phone	hagan@solari-ent.com
Phone number	949-499-5581	949-308-8532	949-376-3033
Resident Qualifications and Maximum Rent	Average rents \$250-\$400 Social Security or SSI Tenant pays market rate if income increases Two ppl ok - older person must be 62+	Half of units 30% AMI* Half of units 40% AMI* Prior Landlord Reference/Verification Credit and criminal background checks	18 and older HUD Section 811 site (Supportive Housing for Persons with Disabilities program) Must have medical note of HIV disability \$55,000/year income max \$476 avg rent Credit and criminal background checks Must provide clean 5-year residence history Residents supported by Radiant Health and Shanti OC
Lease Term	One year, renewed annually.	One year	One year initially, then converts to month to month
For more information	0211@nationalchurchresidences.org nationalchurchresidences.org	alicecourt@villageinvestments.net www.alice-court.com	hagan@solari-ent.com No website
* AMI = Area Median Income, the midpoint of a region's income distribution, meaning half of the households earn more than the median and half earn less. Full AMI information here: https://www.hcd.ca.gov/grants-and-funding/income-limits			