



Jamboree

Jamboree Housing Corporation

Park Landing | Fact Sheet

Concept: Provide high-quality affordable housing to 70 families who earn between 30% and 60% of the area median income (AMI) in a community with excellent job and educational opportunities. For example, a family of four earning \$28,900 (30% AMI) will pay about \$675/month in rent for their three-bedroom home. Developed on a two-acre urban site, Park Landing's innovative design incorporates a unique green roof over the parking area that mitigates heat island effect, provides open space, reduces storm water runoff, and improves the property's sustainability.

Rent: \$503 to \$1,204 per month based on family size and income level*
*[*rents are net of utility allowance, subject to change based on both HUD rates for Orange County and local municipal utility allowances published annually]*

Occupancy: September 2013 **Location:** 8850 La Palma Avenue, Buena Park, CA 90620

Description: Jamboree's first development in partnership with the City of Buena Park, **Park Landing** is a four-story apartment community that incorporates contemporary urban design. The property consists of six one-bedroom, 41 two-bedroom, and 23 three-bedroom floor plans. **Park Landing** is based on the unique New Block™ (patent pending) concept, a proprietary architectural design for two- to four-acre urban infill sites created by Newman Garrison + Partners (NG+P) architects, that features an expansive green roof above the parking area. Utilizing the LiveRoof® planting system, this unique green roof amenity provides more than 20,000 square feet of outdoor recreational space. A mixture of native drought-tolerant plants, succulents, and tall grasses accentuate active and passive outdoor spaces. The park-like setting also includes Jamboree's (and one of Orange County's) first Imagination Playground® as well as barbecue areas, bocce ball court, and a walking trail. This is the first green roof incorporated as part of a residential property in Orange County or the Inland Empire.

Smart and sustainable throughout, Park Landing's amenities include a community center designed for resident services provided by Jamboree's Resident Services Group with a computer-learning lab, multipurpose space, youth activity center, exercise room, and laundry facilities. Each energy-efficient apartment home is equipped with ENERGY STAR appliances, tankless water heaters, low-flow restrictors and other green features designed to reduce utility costs for residents.

In Jamboree's ongoing commitment to sustainability, the property is designed to achieve a LEED (Leadership in Energy & Environmental Design) for Homes Gold rating. The LEED Green Building Rating System is the nationally accepted benchmark for the design, construction, and operation of high-performance green buildings. LEED promotes a whole-building approach to sustainability by recognizing performance in five key areas of human and environmental health: sustainable site development, water savings, energy efficiency, materials selection and indoor environmental quality.

Green Features

- Architecture and construction designed to achieve LEED for Homes Gold rating at low-rise category
- LiveRoof® green deck over surface parking that captures, reduces and filters storm water runoff, mitigates a heat island effect, and provides green open space in a constrained urban setting.
- Property exceeds CalGreen Title 24 energy-efficiency standards by more than 21%
- "Compartmentalization" design, construction and testing of units that ensures very low air leakage to maximize energy efficiency
- Transit-oriented development on two major bus lines that provide 185 rides to major work centers in Orange County and downtown Los Angeles (responds to California's greenhouse gas reduction law SB-375 requiring new residential development to be located near public transportation)
- Imagination Playground® play system made of highly durable, biodegradable components that can be recycled
- ENERGY STAR refrigerators, dishwashers and lighting in each unit
- Use of low-VOC interior paint
- Flow reducers in kitchen and bathroom faucets plus ultra low-flow toilets and tankless water heaters
- CRI Green Label low-VOC carpeting, underlayment and low-VOC adhesives
- Indoor air quality management plan during construction
- Efficient landscape irrigation and drought-tolerant plant materials (25% more efficient than traditional landscape)
- Recycling of 80% waste from job site construction and demolition
- **Green Features Fact Sheet** with more details on New Block™ (patent pending) concept, LiveRoof® system and Imagination Playground® available upon request

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Amenities:	<ul style="list-style-type: none">• New Block™ (patent pending) green deck that provides more than 20,000 square feet of outdoor space with patio area, play area for Imagination Playground, barbecue/picnic areas and bocce ball• Jamboree's (and one of Orange County's) first Imagination Playground®, a mobile-based creative play system that requires no fixed equipment and consists of lightweight, oversized building blocks and matching components that allow children to create elaborate structures and reconfigure their play environment• Community center with computer-learning lab, youth activity center, exercise room and laundry facility• Free onsite resident services to be provided by Housing with HEART• Onsite community manager													
Proximity:	<ul style="list-style-type: none">• 50 to 500 feet from two major bus lines• .025 miles from grocery and drug stores• 0.5 miles from Peter Marshall Park and Boisseranc Park• Less than 1.5 miles from Haskett Public Library and Knotts Berry Farm													
Education:	Park Landing is served by the Magnolia School District. Schools that students will attend include Dr. Peter Marshall Elementary (0.5 miles), Gauer Elementary (1 mile), Brookhurst Junior High (1.2 miles), Buena Park High (1.4 miles) and/or Savanna High (1.6 miles). Fullerton, Santa Ana and Coastline Community Colleges are within about 10 miles of the property.													
Resident Services:	Jamboree's Resident Services Group complements Jamboree's belief in creating communities that provide opportunities and resources for residents to enrich the quality of family life. Resident services are specifically tailored to meet the unique needs of Park Landing residents. These free onsite programs focus on health and fitness, educational enrichment for young people, and community-building activities. An onsite program coordinator assists residents in accessing local community services.													
Jamboree's Role:	<ul style="list-style-type: none">• Purchased land from former Buena Park Community Redevelopment Agency• Maintaining relationships with community, local stakeholders and City of Buena Park• Coordinated all architectural and engineering plans• Secured all project financing• Managed construction of project and marketing and lease-up process• Overseeing third-party property management provided by The John Stewart Company• Providing resident services through Housing with HEART• Operating property long-term													
Other Stakeholders:	<ul style="list-style-type: none">• City of Buena Park Housing Authority – \$6.55 million• WNC & Associates, Inc. – \$7.465 million in tax credit investment equity• California Department of Housing and Community Development Multifamily Housing Program (MHP) – \$4.8 million• U.S. Bank – \$3.25 million													
Construction:	<ul style="list-style-type: none">• Architect: Newman Garrison + Partners• Landscape Architect: The Collaborative West	<ul style="list-style-type: none">• General Contractor: SBI Builders, Inc.• Property Management: The John Stewart Company												
Income Formula:	25 units at 30% area median income 24 units at 60% area median income	21 units at 45% area median income												
Density:	34.7 dwelling units per acre	Total Acreage: 2.02												
Sq. Ft./Unit:	One-bedroom = 616-663 sq. ft. Two-bedroom = 888-918 sq. ft. Three-bedroom = 1,186-1,207sq. ft.													
Costs:	<table><tr><td>\$6,308,774</td><td>Soft Costs</td></tr><tr><td>12,124,445</td><td>Hard Construction Costs</td></tr><tr><td><u>\$3,600,000</u></td><td>Land Acquisition Costs</td></tr><tr><td>\$22,033,219</td><td>Total Development Costs (based on total square footage of 92,176)</td></tr><tr><td>\$239,034/sq. ft.</td><td>Total Development Costs (based on total square footage of 92,176)</td></tr><tr><td>\$314,760</td><td>Total Development Costs Per Unit</td></tr></table>		\$6,308,774	Soft Costs	12,124,445	Hard Construction Costs	<u>\$3,600,000</u>	Land Acquisition Costs	\$22,033,219	Total Development Costs (based on total square footage of 92,176)	\$239,034/sq. ft.	Total Development Costs (based on total square footage of 92,176)	\$314,760	Total Development Costs Per Unit
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About Jamboree:	Founded in 1990, Irvine, CA-headquartered Jamboree Housing Corporation is an award-winning, broad-based nonprofit housing development company that develops, acquires, renovates and manages permanently affordable rental and ownership housing throughout California for working families, seniors and people with special needs. HOMES, Inc. and Housing with HEART are 501(c)(3) organizations and comprise Jamboree's Resident Services Group. A leading nonprofit developer, Jamboree is committed to sustaining excellence with high quality affordable housing that is good for the environment, the economy and local communities. It currently has about \$88 million in affordable housing projects in its development pipeline and a \$1 billion asset portfolio that includes the development of and/or ownership interest in more than 6,900 homes in more than 70 California communities. Currently, Housing with HEART programs and services that foster learning, health and community building are offered at 35 Jamboree communities with designated staff at each location. For more information, go to www.jamboreehousing.com .													