



# Jamboree

## Jamboree Housing Corporation

### Birch Hills Apartment Homes | Fact Sheet

**Concept:** Provide high-quality workforce housing to 115 families who earn between 30% and 50% of the area median income (AMI) in a community with excellent job and educational opportunities. For example, a family of four earning \$27,450 (30% AMI) will pay about \$641/month in rent for their three-bedroom apartment home.

**Rent:** \$477 to \$1,055 per month based on family size and income level\*  
[\*Rents are net of utility allowances and subject to change based on annually published HUD rents for Orange County]

**Location:** 255 Kraemer Circle, Brea, CA 92821

**Completion:** September 2013

**Description:** **Birch Hills Apartment Homes**, adjacent to the Birch Hills Golf Course – an 18-hole executive course – will be 115 garden-style apartment homes within the new La Floresta master-planned community developed by Birch / Kraemer, LLC, an affiliate of Chevron Land and Development. The new property will encompass eight three-story buildings, and one recreation building, arranged around central courtyards and linked by tree-lined, pedestrian-friendly landscaped walks. The Spanish-influenced architecture will include 22 one-bedroom, 47 two-bedroom, and 46 three-bedroom apartments and will feature tuck-under garages for each apartment along with additional surface parking areas for residents and guests.

The 4,340 square-foot community recreation center will include management and resident services offices, conference room, media room, community kitchen, computer lab and tutoring space. Outdoor amenities will include a pool, spa, barbecue areas, tot lots, and community garden as well as landscaped community spaces for outdoor recreation. The La Floresta community will include several green belts and trails for residents to use.

In Jamboree's ongoing commitment to sustainability, Birch Hills is designed to achieve a LEED (Leadership in Energy & Environmental Design) for Homes certified Platinum rating, the highest LEED 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

- A connected array of photovoltaic (solar) panels to power common areas and heat water in common areas (pool and laundry)
- ENERGY STAR refrigerators, dishwashers, microwaves and lighting fixtures in each unit
- Flow reducers in kitchen and bathroom faucets
- Water efficient low-flow toilets
- Tankless water heaters
- Use of low-VOC interior paint and paperless drywall in bathrooms
- CRI Green Label low-VOC carpeting, underlayment and low-VOC adhesives
- Indoor air quality management plan and verification testing during construction
- Efficient landscape irrigation and drought-tolerant / native plant materials

#### Amenities

- Recreation center with kitchen and conference, computer, media and activity rooms
- Pool, spa and barbecue areas
- Tot lots
- Community garden
- Onsite property management
- Onsite resident services

#### Proximity:

- Near regular bus service at Birch and Kraemer (Route 59, stop #933)
- .5 miles from two grocery stores and a pharmacy
- 1 mile from the Brea Mall, a regional retail center with shopping, entertainment, restaurants and job opportunities
- 1.5 miles from Brea Public Library, Carbon Canyon Regional, Tri-City, Gilman, and Tufree Hill Parks

#### Education:

**Birch Hills** is served by the Brea Olinda Unified School District. Students will attend Country Hills Elementary School (.5 miles), Colonel J.K. Tufree Middle School (1 mile) and Brea Canyon and Brea Olinda High Schools (1.5 miles). California State University Fullerton and Fullerton Community College are within six miles of the property.

## Jamboree's Birch Hills Apartment Homes

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**Resident Services:** Jamboree's Resident Services Group, Housing with Heart, complements Jamboree's belief in creating communities that provide opportunities and resources for residents to enrich the quality of family life. Resident services will be specifically tailored to meet the unique needs of Birch Hills residents. These programs will include activities such as homework assistance and tutoring for young people, plus health and wellness programs and community-building activities for all residents. An onsite program coordinator assists residents in accessing local community services.

**Jamboree's Role:**

- Purchased land from Birch / Kraemer, LLC
- Maintaining relationships with community, local stakeholders and City of Brea
- Coordinating all architectural and engineering plans
- Secured all project financing
- Managing construction 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 and owning property long-term

**Other Stakeholders:**

- County of Orange – \$2 million HOME Funds through U.S. Department of Housing and Urban Development
- City of Brea – \$4.75 million redevelopment funds plus donation of land through inclusionary ordinance
- Union Bank – \$17.94 million construction financing
- Union Bank – \$7.9 million permanent financing
- Union Bank – \$11.15 million tax credit equity

**Construction:**

- Architect: KTG Y Group, Inc.
- General Contractor: Portrait Homes
- Property Management: The John Stewart Company

**Income Formula:** 12 units at 30% area median income                      73 units at 50% area median income  
29 units at 45% area median income                                      1 manager's unit (unrestricted)

**Rental Rates:** One-bedroom      \$477 to \$776  
Two-bedroom      \$572 to \$930  
Three-bedroom      \$641 to \$1,055  
*[Rents cited are 30% to 50% of area median income (AMI), net of utility allowances, and based on family income and household size. Utility allowances and rents are re-set every year based on information provided by HUD and the local municipality.]*

**Density:** 19.83 dwelling units per acre

**Total Acreage:** 5.8

**Sq. Ft./Unit:** One-bedroom = 671-737 sq. ft. | Two-bedroom = 803-999 sq. ft. | Three-bedroom = 1,038-1044 sq. ft.

**Costs:** \$11,708,996      Soft Development Costs  
\$14,523,727      Hard Construction  
\$26,232,723      Total Development Costs  
  
\$155/sq. ft.      Total Development Costs (based on total conditioned square footage)  
\$228,111      Overall Per Unit Cost

**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 7,000 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](http://www.jamboreehousing.com).