

## Wesley Village | Fact Sheet

**Concept:** Provide high-quality affordable housing to 47 families and seniors who earn between 50% and 59% of the area median income (AMI) in a community with excellent job and educational opportunities.

 Rent:
 \$818 to \$1,338 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: 10861 Acacia Parkway, Garden Grove, CA 92840 Completion:

**Description:** Wesley Village is an innovative, adaptive reuse of church property that is now a unique multi-use urban campus of quality affordable housing with educational, social and health services. Developed in partnership with Jamboree and the Garden Grove United Methodist Church, Jamboree entered into a 60-year ground lease with the church, providing ongoing financial support for the church's charitable activities. The 2.2 acres of excess parking space and vacant land was used to develop a 47-unit affordable housing community for 31 working family and 16 senior households to create a true multigenerational community asset.

The redesigned church campus includes the addition of two three-story residential buildings and approximately 10,000 square feet of active open space provided on the podium deck courtyard atop the family building. Outdoors, residents enjoy a barbecue/dining area, tot lot, outdoor fitness area, and well-landscaped community spaces for outdoor recreation. A third building accommodates an Orange County Head Start Learning Center. The community recreation center includes management offices, a health clinic, computer center, library, and multipurpose rooms accessible to local community service providers. Laundry facilities are located in each residential building, and a combination of covered and uncovered parking spaces are available for residents and guests.

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This innovative partnership provides quality affordable housing for families and seniors and serves to expand critically needed community services coordinated through a multigenerational facility developed by Jamboree. Jamboree's Community Impact Group is coordinating the community services incorporated into the church campus which includes a Head Start program, adult day care, behavioral health services and after-school activities as well as a range of other beneficial services.

In Jamboree's ongoing commitment to sustainability, the development is designed to achieve a LEED (Leadership in Energy & Environmental Design) for Homes certified Gold rating. This lowers energy consumption, provides a costsaving benefit to and promotes the health of residents. 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 • ENERGY STAR refrigerators, dishwashers, microwaves and lighting fixtures in each unit

## Features

- Flow reducers in kitchen and bathroom faucets
- Water efficient low-flow toilets

• Efficient landscape irrigation

- Central boiler system
- 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
- Amenities Recreation center with activity rooms
  - Barbecue and outdoor fitness areas
  - Tot lot
  - Onsite property management
  - Onsite resident services



Proximity:	<ul> <li>.2 miles from bus service</li> <li>.75 miles from grocery store and .5 miles from pharmacy</li> <li>Adjacent to Festival Amphitheatre and downtown Garden Grove</li> <li>.5 miles from Euclid Park and Community Center Park</li> </ul>			
Resident Services:	Jamboree's Community Impact Group complements Jamboree's belief in creating strong healthy communities that provide opportunities and resources for residents as well as those living in the surrounding neighborhood to enrich the quality of family life. Activities such as homework assistance and tutoring for young people, plus health and wellness programs for families and seniors are provided. Resident services are specifically tailored to meet the unique needs of the Wesley Village community. An onsite program coordinator assists residents in accessing local community services and coordinates programs provided by the following community partners: • Alzheimer's Orange County • Boys & Girls Clubs of Garden Grove • Lestonnac Free Clinic • Orange County Head Start, Inc. • Project Hope Alliance			
Jamboree's Role:	<ul> <li>Negotiated ground lease with the United Methodist Church of Garden Grove</li> <li>Maintain relationships with church, City of Garden Grove, , community service providers and local stakeholders</li> <li>Coordinated all architectural and engineering plans</li> <li>Secured all project financing</li> <li>Managed construction project and marketing and lease-up process</li> <li>Oversee third-party property management</li> <li>Provide resident services</li> <li>Operate and own property long-term</li> </ul>			
Construction:	<ul> <li>Architect: Newman Garrison + Partners</li> <li>General Contractor: Quality Development and Construction, Inc.</li> <li>Property Management: FPI Management, Inc.</li> </ul>			
Other Stakeholders:	<ul> <li>Boston Financial Investment Management – \$7.449 million tax credit equity</li> <li>California Community Reinvestment Corporation – \$4.8 million in permanent financing</li> <li>City of Garden Grove - \$2 million in HOME Funds through U.S. Department of Housing and Urban Development (HUD) and \$1.6 Redevelopment Property Tax Trust Fund</li> <li>Federal Home Loan Bank – \$460,000 in Affordable Housing Program (AHP) permanent financing</li> <li>Garden Grove United Methodist Church – ground lessor</li> <li>U.S. Bank – \$11.1 million in construction financing</li> </ul>			
Income Formula:		6 area median income 6 area median income	1 manager's un	t (unrestricted)
Density:	21.36	dwelling units per acre	Total Acreage:	2.2 acres
Sq. Ft./Unit:	One-bedroom = 813 sq. ft.   Two-bedroom = 932 sq. ft.   Three-bedroom = 1,126 sq. ft.		1,126 sq. ft.	
Costs:	\$500,000 <u>\$18,410,000</u> \$18,910,000	Land Cost Development Costs Total Development C	osts	
	<ul><li>\$212/sq. ft. Total Development Costs (based on total square footage excluding land value)</li><li>\$402,340 Overall Per Unit Cost</li></ul>			



About Jamboree: Founded in 1990, Irvine, CA-headquartered Jamboree Housing Corporation is an award-winning, nonprofit community development organization that develops, acquires, renovates and manages permanently affordable rental and ownership housing throughout California for working families, seniors and people with special needs. 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 \$280 million in affordable housing projects in its development pipeline and a \$1.1 billion asset portfolio that includes the development of and/or ownership interest in more than 8,200 homes in more than 88 California communities. Currently, resident services programs that foster learning, health and wellness and community building are offered at 35 Jamboree communities with designated staff at each location. For more information, go to www.jamboreehousing.com.