



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:** July 2017

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.

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 cost-saving 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 Features**
- ENERGY STAR refrigerators, dishwashers, microwaves and lighting fixtures in each unit
 - Efficient landscape irrigation
 - Flow reducers in kitchen and bathroom faucets
 - Water efficient low-flow toilets
 - 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



**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.