



# Jamboree

## Santa Ana Veterans Village | Fact Sheet

- Concept:** Provide high quality, permanent supportive housing to 75 homeless veterans who earn 30% of the area median income (AMI) in a community with excellent supportive services and opportunities.
- Rent:** All units have Veterans Affairs Supportive Housing (VASH) vouchers with values of \$1,580 for a one-bedroom and \$1,994 for a two-bedroom. Residents will pay a portion of the rent based on income, with the average resident portion of rent expected to be approximately \$267.00\*.  
*[\*Rents are subject to change based on annually published HUD rents for Orange County]*
- Location:** 3312 West 1<sup>st</sup> Street, Santa Ana, CA 92703 (between Harbor Boulevard and Fairview Street)
- Completion:** Q1 2020
- Description:** **Santa Ana Veterans Village** is a new construction permanent supportive housing community for homeless veterans and their families. As Jamboree's first dedicated property for veterans, when complete, it will be Orange County's largest housing development exclusively for veterans. Part of the City of Santa Ana's Harbor Mixed Use Transit Corridor Plan – which calls for retail stores, restaurants, office buildings and more housing options in a more walkable, safe and attractive environment – the 1.54-acre vacant, blighted site (a previous parking lot) will be repurposed into a veterans community that will integrate into a thriving neighborhood that includes a Buddhist temple, an apartment community, and a gated single-family development.

In collaboration with the City of Santa Ana, the Veterans Administration (VA) and other leading veterans service organizations, Jamboree's design concept for this innovative development is "to be a sanctuary of stability and a hub of hope" for some of Orange County's most vulnerable veterans. This concept will be brought to life with a U-shaped, three-story, elevated residential building of 75 one- and two-bedroom apartments that opens onto a spacious courtyard, nearly 10,000 square feet of active open space – including a community garden and reflection walk – and a 4,500-square-foot community center that will be home to a veterans services collaborative.

With the creation of the Santa Ana Veterans Village Collaborative, Jamboree's innovative approach to community impact brings together – *in one place* – some of Orange County's leading veterans service agencies to support residents as well as veterans throughout the community:

- **VA Long Beach Healthcare System** will provide both mental health counseling and wellness services.
- **Goodwill of Orange County's Tierney Center for Veterans Services** will operate employment services on site.
- **Veterans Legal Institute** will provide pro bono legal assistance to homeless and low-income current and former service members.
- **Strength in Support** will provide supportive services to military personnel, veterans, and their families, including individual and family therapy, mentorship, and workshops at the site.
- **Step Up**, an experienced supportive service provider for veterans, will be the contracted service provider.

The property will feature a contemporary interpretation of Spanish revival architecture with characteristic stucco walls, colorful tile accents, arches and ornamental ironwork. All fully furnished units will feature one or two bedrooms and a full bathroom, clothing closet, storage space, living room, and fully equipped kitchen with all appliances. Each unit will have private open space by way of a balcony. The units will comply with the Americans with Disabilities Act (ADA) and adhere to the provisions of California Building Code (CBC) regarding accessibility. A minimum of 10% of the units will be fully accessible and a minimum of 4% of the units will offer communications features for residents with vision, hearing, and/or speech disabilities; these units will be distributed throughout the development.

Outdoor amenities in the nearly 10,000-square-foot of active open space also include a lounge and barbecue/dining areas, dog run, and basketball half-court. Indoor amenities include a TV room and lounge area, pet spa, laundry room, fitness center and yoga room, counseling offices, multipurpose rooms and a kitchen. Forty-two stalls of on-grade parking will conveniently accommodate onsite staff and service providers as well as guests.

In Jamboree's ongoing commitment to sustainability, the development is designed to achieve a LEED (Leadership in Energy & Environmental Design) for Homes certified Silver 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 with solar hot water
- Installation of photovoltaic 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**

- Community center with activity rooms
- Barbecue/dining area
- Outdoor sports court
- Community garden
- Indoor fitness center/yoga room
- Onsite property management
- Onsite resident services
- Onsite counselors
- Dog run and pet spa
- Laundry facilities

**Proximity:**

- Less than three blocks from Orange County Transit Authority (OCTA) bus service line 64
- One-half mile or less to Cesar Chavez Campesino Park and retail shopping (Walmart, Northgate Market, CVS Pharmacy)
- Less than one mile from Newhope Library and Miyoco Medical Center

**Supportive 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 veterans living in the surrounding area. Jamboree has assembled a cross-sector collaborative of veteran-focused service providers to meet the needs of homeless veterans. The VA Long Beach Healthcare System will be the principal service provider. Residents will have the unique opportunity to receive onsite services and programming that are designed to be responsive to the specific needs of each individual resident. Orange County's Coordinated Entry System will be used to identify chronically homeless veterans who are currently located in the service area, who are not currently housed, and who are or not currently involved with case management services with the VA.

At **the Santa Ana Veterans Village**, residents will be offered counseling and medical services that address mental health and substance abuse issues as well as therapeutic services. Additionally, veterans will receive counseling and courses on daily living skills that include budgeting, cooking, grocery shopping, paying rent on time, and how to be a good neighbor/tenant. The VA has committed to providing case managers to perform these services. In addition, Jamboree's onsite Resident Service Coordinators will be a consistent presence that augments the VA case managers.

**Jamboree's Role:**

- Coordinate all architectural and engineering plans and entitlements
- Secure all project financing
- Manage construction project, marketing and lease-up
- Asset management and oversee third-party property management
- Provide comprehensive coordination of all onsite agencies and service providers
- Operate and own property long-term

**Construction:**

- **Architect:** Architecture Design Collaborative
- **General Contractor:** Jamboree's Quality Design and Construction, Inc.
- **Property Management:** The John Stewart Company

**Other Stakeholders:**

- Union Bank: \$12.9 million tax credit equity, \$23 million construction loan, \$9.89 million permanent loan
- City of Santa Ana: \$352,963 HOME funds through U.S. Department of Housing and Urban Development (HUD) and 75 VASH vouchers through U.S. Department of Veterans Affairs
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- U.S. Department of Veterans Affairs: 75 VASH vouchers
- Orange County Housing & Community Services / California Housing Finance Agency (Cal HFA): \$2.912 million
- Federal Home Loan Bank of San Francisco: \$750,000 Affordable Housing Program (AHP) funds
- Orange County Community Foundation (OCCF): \$1.5 million
- The Home Depot Foundation: \$.5 million

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**Income Formula:** 75 units at 30% area median income 1 manager's unit

**Density:** 49.4 dwelling units per acre **Total Acreage:** 1.54 acres

**Sq. Ft./Unit:** One-bedroom = 496 sq. ft. | Two-bedroom = 709 sq. ft

**Costs:** \$ 4,400,000 Land Cost  
\$25,272,857 Development Costs  
\$29,672,857 Total Development Costs

\$372/sq. ft. Total Development Costs (based on total square footage excluding land value)  
\$336,971 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. A leading community development organization, Jamboree is committed to sustaining excellence with high quality affordable housing that benefits the environment, the economy and local communities. It currently has \$300 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 8,500 homes in more than 91 California communities.

Currently, Jamboree's Community Impact Group offers resident services that foster learning, health and wellness, and community building at 34 Jamboree communities with designated staff at each location. As Orange County's largest developer of Permanent Support Housing, Jamboree has developed more than 100 units that provide permanent homes with services to the chronically homeless who have a mental health condition. For more information, visit [jamboreehousing.com](http://jamboreehousing.com) and follow Jamboree on LinkedIn, Facebook and Instagram at @JamboreeHousing.