



### **Diamond Apartment Homes**

[Diamond Apartment Homes](#) is the very first housing development in the State of California to utilize Mental Health Service Act funds. This award-winning, green multifamily development is designed to provide housing and mental health supportive services for previously homeless individuals and their families. This innovative community is a collaboration between Jamboree, the City of Anaheim and the County of Orange.

[Diamond Apartment Homes](#) is located at 1310 W. Diamond Street in Anaheim. The site is one of three remnant parcels from the expansion of the Interstate 5 that Jamboree developed with the City of Anaheim. Previously cast off, these sites have been recycled and transformed into affordable housing communities.

Unlike most rental housing designed to serve the chronically homeless living with mental illness, [Diamond Apartment Homes](#) provides housing for these individuals and their families, allowing them to remain together in a stable and supportive environment.

Jamboree delivers compassionate support to people experiencing homeless, serious mental illness or other disabilities to help them recover, stabilize, and integrate into the community. For those transitioning from the streets or shelters into permanent housing, Jamboree's primary goal is to ensure that we remove any barriers to supportive services in order to ensure that residents begin the path to recovery and retain their housing.

[Diamond Apartment Homes'](#) urban compact design, its proximity to public transit, and innovative approach to housing for those with a mental health diagnosis and their families has been recognized with awards, including the 2008 Project of the Year by the Orange County Community Housing Corporation and a 2009 Outstanding Affordable Project Gold Nugget Award finalist by the Pacific Coast Builders Conference.

Rents at [Diamond Apartment Homes](#) range from approximately \$587-\$704 per month based on family size and income level\*. The one- and two-bedroom units are designed for households who earn 30% of the area median income (\$21,950-\$33,850).

*\*Subject to change based on annually published HUD rents for Orange County*

### **PROPERTY DESCRIPTION**

[Diamond Apartment Homes](#), completed in December 2008, is a 0.86-acre site offering 15 one-bedroom and 10 two-bedroom units housed in a three-story building with elevator service and onsite parking. All fully furnished units include ENERGY STAR appliances, window and floor coverings, ample storage closets and private outdoor space. It incorporates the same high-quality finishes and materials as market-rate communities.

The 25 families living here have access to a 2,500 square foot resident services center with case management offices, a teaching kitchen, small library, multi-purpose room, computer lab and Jamboree's onsite resident services. The outdoor recreation area has a tot-lot and BBQ/picnic area. A central laundry facility is available to residents. Surrounded by lush landscape, [Diamond Apartment Homes](#) is a vibrant community with shopping, medical services, employment opportunities and schools nearby.

### **COMMUNITY SERVICES**

- ¼ mile from Orange County Transportation Authority bus lines
- 1 mile from Anaheim Memorial Hospital and Medical Center
- ½ mile from Anaheim Plaza, a regional shopping center
- 2 miles from Downtown Anaheim with City of Anaheim Civic Center and Courthouse
- 3 miles from Anaheim Convention Center and Disneyland



## OTHER STAKEHOLDERS

- **Anaheim Housing Authority**
- **Anaheim Redevelopment Agency**
- **California Department of Housing & Community Development Multifamily Housing Program**  
*Program: Governor's Homeless Initiative - \$3.36 million permanent financing*
- **California Housing Finance Agency** - \$5.4 million construction & \$770,000 permanent financing
- **Orange County Housing & Community Services** - \$1.03 million permanent financing
- **Tax Credit Syndication by WNC & Associates, Inc.** - \$3.9 million
- **Orange County Health Care Agency** (Mental Health Supportive Services funding)
- **Federal Home Loan Bank of San Francisco, Affordable Housing Program** - \$120,000 permanent financing

## COSTS

### **Total development costs per square foot**

\$3,900,000	Soft Development Costs
\$5,730,000	Hard Construction Costs
\$9,630,000	Total Development Costs

\$298.00 Development costs per square foot  
(32,350 total square feet)

\$385,200 Development costs per unit

## AFFORDABILITY

25 units at or below 30% area median income

## SQUARE FOOTAGE/UNIT

One-bedroom – 15 units are 700 sq. ft.

Two-bedroom – 10 units are 875 sq. ft.

## CONSTRUCTION

**Architect:** KTG Group, Inc.

**Civil Engineer:** Merit Civil Engineering, Inc.

**General Contractor:** Wermers Multi Family

**Property Management:** The John Stewart Company



## RESIDENT SERVICES PROGRAM

Integral to the success of **Diamond Apartment Homes** is the inclusion of fully funded, ongoing supportive services – delivered with a “whatever it takes” approach – that enable residents to live in permanent housing with a stable environment. Telecare Corporation, the OC Health Care Agency’s mental health services partner, provides residents with 24/7 availability for support of daily living activities and links them to other supportive and independent living services.

In its commitment to strengthen communities by improving the quality of family life, Jamboree’s Community Impact Group offers free, non-clinical, resident services and programs tailored to meet the needs of residents and their families. These programs link residents to Jamboree’s network of community services in the greater Anaheim area and include activities such as homework assistance and tutoring for children, consumer credit counseling, financial literacy, and pre-employment counseling for adults.

## GREEN FEATURES

**Diamond Apartment Homes** exceeds the Title 24 energy efficiency standards by 16.5%. This lowers resident energy consumption, provides a cost-saving benefit to residents, improves the financial feasibility of the development and promotes the health of residents.

Design features included are:

- Landscape usage of low-water, drought-tolerant native plants
- Low-mercury fluorescent lamps
- High-efficiency boiler
- Air conditioning with non-HCFC refrigerants
- ENERGY STAR appliances and low flow fixtures

Consistent with Jamboree’s ongoing commitment to sustainable development, **Diamond Apartment Homes** is a GreenPoint Rated community.

## CONTACT INFORMATION

Roger Kinoshita - Business Development Director

**Jamboree Housing Corporation**

17701 Cowan Avenue #200, Irvine, CA 92614

949.263.8676 Tel ❖ 949.263.0647 Fax

[jamboreehousing.com](http://jamboreehousing.com)>Resident Services>Permanent Supportive Housing

Email: [rkinoshita@jamboreehousing.com](mailto:rkinoshita@jamboreehousing.com)

