



Compass Rose | Fact Sheet

Concept: Provide high-quality housing to 46 families who earn between 30% and 60% of the area median income (AMI) in a community with excellent job and educational opportunities.

Rent: \$520 to \$1,700 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: 312, 324, 400 W. Valencia Dr., 411 W. West Ave. and 524 S. Ford Ave., Fullerton, CA

Completion: April 2019

Description: **Compass Rose** is an affordable new construction development for families on a site located at the southeast corner of West Valencia Drive and South Highland Avenue in the City of Fullerton. The *scattered site* development consists of 10 individual parcels that were merged into five lots through the entitlement process. Over the last 10 years, the City of Fullerton and the former Fullerton Redevelopment Agency have invested more than \$22.7 million to buy properties in the centrally-located Richman Park neighborhood with the goal of eliminating blight and overcrowding as well as bringing much needed affordable housing to this north Orange County city. More than 30 properties were purchased and some have already been developed as affordable for-sale homes. **Compass Rose** provides the affordable rental component of this master plan.

Located near the heart of downtown Fullerton, the development offers 14 one-bedroom, 20 two-bedroom, and 12 three-bedroom apartment homes in five two-story garden style buildings on the 1.76-acre site. Special consideration was made to match the neighboring architecture with a craftsman-style design. The exterior of each building is a combination of stucco, metal panels and stone accents. The buildings are oriented throughout the site so that the community service center – with interior and exterior amenities – serves as the focal point of the development.

Compass Rose features an approximately 2,800-square-foot community building with flexible recreational space, onsite management offices, kitchen facilities and space where free, onsite resident services are provided to all residents and the surrounding Richman Park neighborhood. Recreational space includes picnic tables, barbecues, and a tot lot. Each building has its own laundry facility, most apartments have a garage, and there is on-grade parking for guests.

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, and lighting fixtures in each unit
- 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:

- Community center with activity rooms
- Barbecue, outdoor fitness areas, and tot lot
- Onsite property management
- Onsite resident services

