



30 YEARS
OF BUILDING
FOR GOOD

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

Rent: \$283 to \$1,851 per month based on household size and income level*
[*Rents are subject to change based on annually published HUD rents for Orange County]

Location: 915 E. Orangewood Avenue, Anaheim, CA 92802

Completion: Slated for September 2021

Description: **Manchester-Orangewood** is an affordable new construction housing development for both large families and formerly homeless families. Since 2008, Jamboree and the City of Anaheim have partnered on seven communities, creating more than 536 units of high-quality, affordable housing. Through a 55-year ground lease agreement with the Anaheim Housing Authority, Jamboree will transform its eighth Anaheim development from a 2.86-acre vacant site into a vibrant community asset for the entire Haster Orangewood neighborhood.

In collaboration with the City of Anaheim and other leading community service partners, Jamboree's design concept for this innovative development is to be a beacon of hope and support for residents and the surrounding community. This concept will be brought to life with a four-story apartment building of 102 one-, two-, and three-bedroom apartments that open onto a spacious courtyard with nearly 15,000-square-feet of active open space. A two-story, 15,000-square-foot community center – the largest of any Jamboree property to date – will be home to a collaboration of resident and community services for the entire neighborhood, including an onsite satellite family mental health services center and a separate 3,800-square-foot onsite early education center.

The architectural design of the property is influenced by the contemporary, modern style found throughout the City of Anaheim. Building exteriors will be a combination of stucco, Hardie Panel siding, and wood accents. Ample parking in a centralized three-story parking structure will provide direct access to apartments for the residents, with dedicated parking spaces and charging stations for residents with electric vehicles. Additionally, Jamboree's development of **Manchester-Orangewood** will reclaim a previously unused strip of adjacent land, transforming it into a neighborhood park with landscaped walkways and a water-wise community garden for fresh herbs, vegetables, and flowers.

In Jamboree's ongoing commitment to sustainability, the development is designed to achieve a LEED (Leadership in Energy & Environmental Design) for Homes certification. 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 light fixtures in each unit
- Electric vehicle charging stations
- Flow reducers in kitchen and bathroom faucets and 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, computer lab, kitchen
- Outdoor picnic and sports areas, rooftop deck, swimming pool, barbecues, tot lot, and community garden
- Onsite property management
- Onsite resident and supportive services, family behavioral services, and onsite early education center

