

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

Proximity:

- Less than .50 mile from Ponderosa Park, Ponderosa Library, and Ponderosa Elementary School
- Less than one mile from UCI Health Orange Main Street, a local pharmacy, grocery stores, and shopping
- Less than .50 mile from Orange County Transit Authority (OCTA) bus service lines 57 and 83

Resident Services:

Jamboree creates strong, healthy communities that provide opportunities and resources for residents, as well as those living in the surrounding neighborhood, to enrich the quality of family life. The programs at **Manchester-Orangewood** will link residents to Jamboree's network of community services in the greater Anaheim area and include onsite activities such as homework assistance and tutoring for young people plus consumer credit counseling, financial literacy and pre-employment counseling for adults. Resident services will be specifically tailored to meet the unique needs of residents and the local community. An onsite program coordinator will assist residents in accessing local community services and coordinate programs provided by Child Guidance Center at its onsite satellite family mental health services center and by Orange County Head Start for its onsite early education center.

Integral to the success of **Manchester-Orangewood** will be the inclusion of fully funded, ongoing supportive services – delivered with a "whatever it takes" approach – that enable 20 formerly homeless residents to live in Permanent Supportive Housing with a stable environment.

Jamboree's Role:

- Coordinate all architectural and engineering plans
- Secure all project financing
- Manage construction project, marketing, and lease-up process
- Oversee third-party property management
- Provide resident services and maintain collaborative partnerships with City of Anaheim, community service providers and local stakeholders
- Operate and own property long-term

Construction:

- Architect: Architecture Design Collaborative
- Civil: Fuscoe Engineering
- General Contractor: Quality Development and Construction, Inc.
- Landscape Architect: Site Design Studio
- Property Management: The John Stewart Company

Other Stakeholders

- **Union Bank:** \$25.3 million in tax credit equity, \$32.2 million in construction financing, \$14.3 million in permanent financing
- City of Anaheim: \$4 million (HOME, transportation waiver, rebates, energy credits), 55-year ground lease and \$10.2 million land note
- Orange County Housing Trust: \$1.5 million loan

Income 26 units at 30% area median income **Formula:** 35 units at 60% area median income

40 units at 50% area median income

1 unrestricted manager's unit

Density: 35.6 dwelling units per acre

Total Acreage: 2.86 acres

Sq. Ft./Unit: One-bedroom = 700 sq. ft. |

 $\label{eq:composition} One-bedroom = 700 \; \text{sq. ft.} \; | \; \text{Two-bedroom} = 825 \; \text{sq. ft.} \; | \; \text{Three-bedroom} = 1,050 \; \text{sq. ft.}$

Costs:

\$ 15,025,009 Soft Development Costs \$ 30,137,412 Hard Development Costs

\$ 45,162,421 Total Development Costs*without Land Note

\$440/sq. ft. Total Development Costs (based on total square footage excluding land note)

\$442,769 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 \$627 million in affordable housing projects in its development pipeline and a \$3.2 billion asset portfolio that includes the development of and/or ownership interest in 9,000+ homes in more than 93 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. For more information, visit jamboreehousing.com and follow Jamboree on LinkedIn, Facebook and Instagram at @JamboreeHousing.