



**30 YEARS**  
OF BUILDING  
FOR GOOD

## 2691 W. La Palma Conversion | Fact Sheet

**Concept:** Provide high-quality affordable housing studios for veterans, individuals living with mental illness, and those formerly homeless who earn 30% of the area median income (AMI) in a community with excellent job and educational opportunities.

**Rent:** \$283 per month\*  
*[\*Rents are subject to change based on annually published HUD rents for Orange County]*

**Location:** 2691 W. La Palma Avenue, Anaheim, CA 92801  
Between Magnolia and Dale Avenues in West Anaheim

**Completion:** Slated for May 2021

**Description:** Jamboree's newest development is a motel conversion that will transform a 43-year-old Econo Lodge motel into supportive housing that provides much needed support for the City of Anaheim's effort to address homelessness with permanent solutions.

The **2691 W. La Palma Conversion** is the adaptive reuse of an existing motel into 69 studio apartments for veterans, individuals living with mental illness, and those formerly or at risk of homeless. Forty-nine of the studios will utilize vouchers from the Anaheim Housing Authority and provide a preference to city residents for leasing purposes. The 20 remaining studios will be set aside for veterans.

The **2691 W. La Palma Conversion** faced many hurdles throughout the pre-development phase, including the need to develop a new entitlement process for the development. The original site was zoned General Commercial (C-G), which does not allow for the conversion of a motel use into permanent housing. Over the last year, the City of Anaheim Planning Department, Community & Economic Development staff, and City Council worked with Jamboree to move forward a Zoning Code Amendment that would allow for the **2691 W. La Palma Conversion** via a Conditional Use Permit process. This entitlement process has now been adopted into a citywide Motel Conversion Ordinance.

The architectural style of the **2691 W. La Palma Conversion** is influenced by the Spanish style found throughout the City of Anaheim. Special consideration is being given to match the neighboring architecture. Exterior enhancements include updated landscaping and residential-quality façade elements that will transform the commercial motel into an attractive residential apartment building. The existing motel rooms include full private bathrooms in each unit and will be renovated to include a kitchenette with a food preparation area, two-burner stove, refrigerator, sink, and microwave. All units will be fully furnished. The new community will provide a total of 22 gated, on-grade parking spots with direct access to the residential units. During the first year of rehabilitation, the **2691 W. La Palma Conversion** will generate \$8 million in local income, \$1.5 million in taxes and other revenue, and 112 jobs.

Currently, the property includes a management/office space that will be renovated for use by resident services, case management, and property management staff to provide supportive services for residents and surrounding neighborhood. This new community space will include common area amenities. Additionally, the existing pool will be filled in to add a new 1,400-square-foot recreation/community room at the center of the property. The renovation also includes outdoor recreation/leisure spaces and a community garden.

In Jamboree's ongoing commitment to sustainability, the development is designed to achieve at a minimum a 10% energy efficiency improvement over existing conditions. This lowers energy consumption, provides a cost-saving benefit to and promotes the health of residents.

- Green Features:**
- ENERGY STAR refrigerators, microwaves, and light fixtures in each unit
  - Flow reducers in kitchen and bathroom faucets and water-efficient, low-flow toilets
  - Central boiler system
  - Use of low-VOC interior paint, CRI Green Label low-VOC carpeting, underlayment and low-VOC adhesives
  - Indoor air quality management plan and verification testing during construction

<b>Amenities:</b>	<ul style="list-style-type: none"> <li>• Community center with activity rooms, counseling offices, computer lab, TV lounge, kitchen</li> <li>• Outdoor picnic and barbecues, community garden, public art</li> <li>• Onsite property management</li> <li>• Onsite resident and supportive services</li> </ul>	
<b>Proximity:</b>	<ul style="list-style-type: none"> <li>• Less than .50 mile from grocery stores, pharmacy, shopping, and Peter Marshall Park</li> <li>• Less than .50 mile from Orange County Transit Authority (OCTA) bus service lines 38 and Metro Line 460</li> </ul>	
<b>Resident Services:</b>	<p>Jamboree creates strong, healthy communities that provide opportunities and resources for residents to enrich the quality of family life. Residents will receive intensive case management and life skills training such as cooking, healthy eating, and money management, and substance abuse counseling and treatment. Integral to the success of the development will be the inclusion of fully funded, ongoing supportive services – delivered with a <i>whatever it takes</i> approach. These services will aim at recovery and wellness to assist in stabilizing residents. An onsite program coordinator will assist residents in accessing local community services, including healthcare providers. A case management team will link residents to expanded community services that foster engagement and re-integration with vocational, educational, and volunteer opportunities. Increasing income is a key factor in increasing stability.</p>	
<b>Jamboree's Role:</b>	<ul style="list-style-type: none"> <li>• Coordinate all architectural and engineering plans</li> <li>• Secure all project financing</li> <li>• Manage construction rehab, marketing, and lease-up process</li> <li>• Oversee third-party property management</li> <li>• Provide resident services and maintain collaborative partnerships with City of Anaheim, community service providers, and local stakeholders</li> <li>• Operate and own property long-term</li> </ul>	
<b>Construction:</b>	<ul style="list-style-type: none"> <li>• <b>Architect:</b> Y&amp;M Architects</li> <li>• <b>Civil:</b> Fuscoe Engineering</li> <li>• <b>General Contractor:</b> Quality Development and Construction, Inc.</li> <li>• <b>Landscape Architect:</b> Mark Beall &amp; Associates</li> <li>• <b>Property Management:</b> The John Stewart Company</li> </ul>	
<b>Other Stakeholders:</b>	<ul style="list-style-type: none"> <li>• <b>U.S. Bank:</b> \$6.9 million in tax credit equity and \$12.2 million in construction financing</li> <li>• <b>California Community Reinvestment Corporation (CCRC):</b> \$5.8 million in permanent financing</li> <li>• <b>City of Anaheim:</b> \$1.2 million Low Moderate Income Housing Asset Fund loan, 49 project-based vouchers</li> <li>• <b>County of Orange:</b> \$9 million Mental Health Services Act (MHSA) loan and 20 Veterans Affairs Supportive Housing (VASH) vouchers</li> <li>• <b>Orange County Housing Trust:</b> \$2 million loan</li> </ul>	
<b>Income Formula:</b>	69 units at 30% area median income	1 unrestricted manager's unit
<b>Density:</b>	70 dwelling units per acre	<b>Total Acreage:</b> 1.04 acres
<b>Sq. Ft./Unit:</b>	Studio = 302 sq. ft.   One-bedroom = 417 sq. ft.	
<b>Costs:</b>	\$ 7,977,334	Soft Development Costs
	\$ 8,137,957	Hard Development Costs
	\$16,115,291	Total Development Costs without Land Costs
	\$712/sq. ft.	Total Development Costs (based on total square footage excluding land costs)
	\$230,504	Overall Per Unit Cost
<b>About Jamboree:</b>	<p>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.</p>	
	<p>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 268 units that provide permanent homes with services to the chronically homeless who have a mental health condition. For more information, visit <a href="http://jamboreehousing.com">jamboreehousing.com</a>&gt;WHAT&gt;Resident Services&gt;Permanent Supportive Housing and follow Jamboree on LinkedIn, Facebook, Instagram, and Twitter at @JamboreeHousing.</p>	