

OF BUILDING FOR GOOD

San Ysidro PSH | Fact Sheet

Concept: Provide high-quality, permanent supportive housing for 65 formerly homeless individuals and their families who earn

no more than \$34,600 (30% of the area median income (AMI)) in a community with excellent supportive services

and opportunities.

Rent: All units have Section 8 Project-based Vouchers (PBV) with values of \$1,232/month for a one-bedroom,

\$1,495/month for a two-bedroom, and \$2,180/month for a three-bedroom. Residents will pay a portion of the rent

based on income, with average resident rent portion expected to be approximately \$283.00/month*.

[*Rents are subject to change based on annually published HUD rents for San Diego County]

Location: 429 & 437 W. San Ysidro Boulevard, San Diego, CA 92173

Completion: Slated for July 2022

Description: San Ysidro PSH is a new construction permanent supportive housing community for formerly homeless individuals and their families, and those living with a mental illness. The region's newest supportive housing community combines

three local funding sources to create a unique blend of housing opportunities for local residents. As part of the San Diego Housing Commission's HOUSING FIRST-SAN DIEGO – a regional action plan which includes a diverse funding and housing strategy – **San Ysidro PSH** will transform a 1.75-acre lot with two 1930s single-family homes into a three- and four-story residential building, with fully-furnished apartment homes and beautifully designed indoor and

outdoor community space.

San Ysidro PSH builds upon Jamboree's expertise in supportive housing development, a unique process which includes stakeholder and community input. Jamboree is working closely with the San Ysidro Community Planning Group (SYCPG) to ensure that the development fits into the wider community vision for the diverse, working-class neighborhood. Jamboree will oversee the delivery of supportive services provided by Step Up on Second, a long-time service partner that specializes in supportive housing services, including for people living with a mental illness.

San Ysidro PSH will feature a warm, contemporary design with stucco walls, accented by bold color blocking in earthy, cool tones. The elevator-equipped residential space opens onto an outdoor courtyard, with nearly 2,500 square feet of open space and a 1,500-square-foot community center with a conference room, resident lounge, and counseling offices that will house onsite supportive services. The site for **San Ysidro PSH**, chosen in part because of its proximity to existing services, is within a mile of a medical clinic, library, and public transportation. On-grade parking will be available for onsite staff, service providers and quests.

In Jamboree's ongoing commitment to sustainability, the development is designed to achieve a LEED (Leadership in Energy & Environmental Design) for Homes certified Silver 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:

- \bullet ENERGY STAR refrigerators, dishwashers, microwaves and lighting fixtures in each unit
- Flow reducers in kitchen and bathroom faucets, water-efficient and low-flow toilets
- Photovoltaics to power common areas and central boiler system for solar hot water
- Efficient landscape irrigation
- 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

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Amenities

- Community center
- Barbecue/dining area
- Computer room
- Tot lot
- Bicycle storage

- Onsite property management
- Onsite resident services
- Onsite counselors and counseling offices
- Laundry facilities

Proximity:

- .01 mile from grocery stores
- .04 mile from San Diego Metropolitan Transit System (SDMTS) bus service line 906
- .50 mile or less to San Ysidro Community Park, San Ysidro Health Center, and San Ysidro Public Library
- Less than one mile from Casa Familiar, a community nonprofit offering education, art, and cultural programming

Supportive 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. Residents will benefit from activities such as homework assistance and tutoring for young people, plus health and wellness programs for families. Programming and services will be specifically tailored to meet the unique needs of the San Ysidro community. An onsite program coordinator will assist residents in accessing local community services.

Integral to the success of San Ysidro PSH will be the inclusion of fully funded, ongoing supportive services delivered with a "whatever it takes" approach – that enable these formerly homeless residents to live in Permanent Supportive Housing with a stable environment. These services include medication-management assistance, mentalhealth counseling, and life skills training.

Jamboree's Role:

- Coordinate all architectural and engineering plans and entitlements
- Secure all project financing
- Manage construction project, marketing and lease-up
- Asset management and oversee third-party property management
- Provide comprehensive coordination of all onsite agencies and service providers
- Operate and own property long-term

- **Construction:** Architect: Danielian Associates
 - General Contractor: Jamboree's Quality Development and Construction, Inc.
 - Property Management: The John Stewart Company

Other Stakeholders:

- County of San Diego: \$5.5 million in No Place Like Home funding (NPLH) for 25 units and \$895,715 from Innovative Housing Trust Fund
- Red Stone Equity Partners: \$15.4 million in tax credit equity
- Banner Bank: \$19 million in construction financing, \$7.1 million in permanent financing
- San Diego Housing Commission: \$4.2 million loan, including HOME Investments Partnerships Grant (HOME) funds through the U.S. Department of Housing and Urban Development (HUD)

Income Formula: 64 units at 30% area median income

1 manager's unit

Density:

39.4 dwelling units per acre

Total Acreage: 1.75 acres

Sq. Ft./Unit:

One-bedroom = 640 sq. ft. | Two-bedroom = 860 sq. ft | Three-bedroom = 1,125 sq. ft

Costs:

\$ 2,600,000 Land Cost

\$12,572,092 Soft Development Costs \$18,599,082 Hard Development Costs **Total Development Costs** \$33,771,174

\$479/sq. ft. Total Development Costs (based on total square footage excluding land value)

Overall Per Unit Cost \$519,556

About Jamboree:

Founded in 1990 and celebrating 30 years of Building for Good, 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 \$1.1 billion 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 more than 9,300+ homes in more than 96 California communities. Currently, Jamboree 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, Instagram, and Twitter at @JamboreeHousing.