

20th Anniversary Partnership Packet



Jamboree

high-quality housing • job generation • supportive services • strong, healthy communities



A Special Message From Our President



Twenty years ago, Jamboree began with a single dream: to expand housing opportunities for low-income families and seniors. From four small condos in one city, today Jamboree's vision to strengthen California communities expands across the state to more than 6,500 homes for nearly 16,000 residents in 56 communities.

Additionally, Housing with HEART, our onsite resident services group, has brought to life customized programs and services to nearly 5,000 residents at 33 of our communities. I'm grateful for our many partners – from municipal staff, to lenders, vendors, investors and colleagues – who are an integral part of these remarkable achievements.

We plan for the future with innovation, agility and resourcefulness, and move forward with a clear purpose. We're committed to providing affordable housing that **promotes healthy living, generates more jobs, builds stronger communities, and creates supportive housing for seniors and those with special needs.** We call these valuable outcomes the **Ripple Effect**. As we'll explain further, studies show that a stable, affordable home produces ripples of physical health, improved education, reduced crime and traffic, and increased employment opportunity. Seniors and those with special needs are supported so they live with dignity, active and involved in their communities.

In today's economic climate, affordable housing is needed more than ever, and we have an extraordinary opportunity to expand its impact. This past summer we opened our 50th community, Granite Court, an innovative property that demonstrates our commitment to the future by combining affordability with the latest in green design and features. Located in the heart of the Irvine Business Complex, the interest list topped 4,000 names. We consistently see this increasing demand in cities across the state.

As we celebrate our 20th anniversary, there is still incredible opportunity ahead. Your ongoing partnership is vital as we go forward and continue to generate ripples of meaningful impact in a growing number of communities throughout California for many years to come.

Laura Archuleta





20th Anniversary Events

As we enter our twentieth year of building healthy, affordable communities, we look forward to a full calendar of activities that celebrate the continued expansion of our diverse developments and resident services.

■ Opening of Arbor at Woodbury

This community will provide quality, affordable housing to 90 families in Irvine, nationally recognized as America's safest city for four consecutive years now. The property is an integral part of Irvine's Woodbury Master Plan, a square-mile development comprised of unique residential districts, 16 neighborhood squares, and a 30-acre central recreational area called "The Commons."

■ Ground breaking for Tonner Hills

This development will provide quality affordable housing for 94 families in Brea, a community with strong job and educational opportunities. In Jamboree's ongoing commitment to more building, Tonner Hills will be our first LEED-certified property.

■ Ground breaking for Greenleaf

Remnants of an Interstate 5 freeway expansion which was once a vacant parcel will soon be Greenleaf Apartment Homes. This affordable housing community for 20 Anaheim families is integral to the City's commitment to proactively expand the development of affordable housing, including the creative re-use of several remnant parcels. Greenleaf is one of three such properties awarded to Jamboree to develop.

■ 20th Anniversary Gala

During this entertaining evening we will celebrate the achievements of 20 years in enriching the lives of our residents through the homes we build and the services we provide. We'll take a look at some of the innovative plans and ideas that lie ahead and celebrate with you, our valued partners.

■ JAM!boree Day

With tournaments, field games, sports and dance clinics, and resident awards, JAM!boree Day provides a day of fun and fitness for hundreds of residents from communities throughout Southern California.

■ Grand Re-openings of Emerald Cove and Grove Park

Emerald Cove is Jamboree's first large-scale property in Huntington Beach. The extensive renovation of these 164 apartments for seniors also includes an upgraded community center that will be home to a variety of Housing with HEART's onsite programs and services for seniors. In Garden Grove, Jamboree's renovation of Grove Park will ensure that 104 families have a safe, decent place to live for many years to come by preserving the long-term affordability of the property.



JAM!boree Day

JAM!boree Day brings together residents from Jamboree communities throughout Southern California for a day of fun in the park that focuses on developing healthy habits and championing fitness. Eager to help turn around the national trend towards childhood obesity, activities teach participants a new skill and encourage them to commit to increasing daily physical activity by 30 minutes.

The response of our partners as well as our residents is overwhelming. Now in its third year, JAM!boree Day has simply exploded from a handful of residents in 2008 to more than 400 children, youth and parents from 15 Jamboree communities in 2009.

Last year, JAM!boree Day featured celebrity host Lucious Harris, a 13-year NBA veteran who played for the Dallas Mavericks, Philadelphia 76ers, and New Jersey Nets. Harris led basketball clinics and spoke to the residents about his professional career and the importance of keeping physically active.

Workshops and clinics include such things as Hip Hop dance, and sports like soccer and basketball as well as an obstacle course and field games. In addition, an inter-community soccer and basketball tournaments provide friendly competition, and a Shoot-a-thon Fundraiser helps communities improve services and programming. Residents from each community are also recognized with awards for exemplifying integrity, discipline, tenacity and good citizenship.

The Governor's Council on Physical Fitness & Sports selected Jamboree as a **2009 Spotlight Award nominee**. This award honors individuals, organizations and events that positively impact the physical activity and fitness levels of California's children and youth.

We anticipate that JAM!boree Day 2010 will be bigger and better than ever, especially with the further commitment of generous sponsors.



The Ripple Effect

One definition of the ripple effect is “a gradually spreading effect or influence.” For 20 years, Jamboree and its partners have worked tirelessly to provide quality housing that is affordable, and we celebrate the spreading effect of our efforts so far. Looking forward, we believe that the expanding influence of affordable housing will generate ripples of significance in the following ways.

Promotes healthy living

- Affordable housing strategies can reduce stress, and generate **health benefits** through increased access to amenities – swimming pools for play and exercise, parks and greenbelts for walking and other outdoor activities. **Live/work environments** shorten commutes, reducing stress on families. *[Center For Housing Policy: The Positive Impacts of Affordable Housing on Health: A Research Summary, 2007]*
- Affordable housing reduces a family’s single largest expenditure, freeing up limited resources for other necessities – especially food to support the health of growing children. *["RX for Hunger: Affordable Housing," ChildrensHealthWatch.org, 2009]*
- **Green features/sustainability:** Energy-efficient appliances reduce utility costs for residents, as well as improve air quality, reducing pathogens that contribute to illness. *[Center For Housing Policy: The Positive Impacts of Affordable Housing on Health: A Research Summary, 2007]*
- **Resident services:** Through our resident services program, Housing with HEART, we provide regular health/fitness activities, assistance with medical documents, access to local food banks, and participation in health and dental programs.

Generates more jobs

- Building and refurbishing affordable housing **generates local economic impacts** such as income and jobs for local residents and additional revenue for local governments. *[Housing Policy Department, National Association of Home Builders, 2007/2008]*
- Affordable communities can improve employers’ ability to **recruit and retain staff** who live near their work. This keeps families living and working in California. *[Housing California]*
- Low-cost housing helps to **lessen the brain drain** of recent college graduates leaving California. *[Housing California]*



The Ripple Effect (continued)

Builds stronger communities

- **Education:** Inclusionary housing ordinances make it possible for children to attend schools in better neighborhoods. A stable home can allow for consistent attendance and continual learning. *[Los Angeles Unified School District Student Fact Sheet, 2009]*
- **City improvements:** Live/work strategies can reduce commutes, relieving traffic congestion and pollution. A full spectrum of housing means cities can make housing available to all residents. People who shop where they live and work provide a stronger tax base for cities, creating more revenue to support the community infrastructure. *[California Business, Transportation & Housing 2008-2010 Economic Development Work Plan]*
- **Resident services:** We provide after-school programs that offer tutoring and homework assistance and internet access, as well as help with resumes and job application. This keeps students engaged and interested in learning.

Creates supportive housing for seniors and those with special needs

- Affordable housing **provides seniors with opportunities** for socializing, access to medical care and services, and activities that contribute to better overall physical and mental health. *["General Benefits," HousingCalifornia.org]*
- **Special needs:** Affordable housing can mitigate costs of care for special needs and the disabled by providing permanent housing that affords stability, integration of family, and access to necessary medical/mental health services, allowing them to be an active part of their community. A significant number of Jamboree homes are adaptable to those with disabilities so that they can live independently. *[Telecare Corporation, Orange County Healthcare Agency's Full-Service Partner, 2009]*

Jamboree's one-quarter billion dollars under development at six new communities equates to:

- **First-year impact:**
 - \$36 million in local income
 - \$3.9 million in taxes/revenue for local gov't
 - 753 local jobs
- **Ongoing, annual impact:**
 - \$10.9 million in local income
 - \$1.85 million in taxes/revenue for local gov't
 - 190 local jobs

Jamboree's three properties acquired for extensive remodeling equate to:

- \$7.95 million in taxes/revenue for local gov't
- 195 local jobs

[Based on Model from Housing Policy Department, National Association of Home Builders, 2007/2008]



For Our Partners

Partnerships are a hallmark of Jamboree's success.

Following a year of economic uncertainty, particularly in the real estate industry, Jamboree continues to develop resources and innovative partnerships to tackle industry challenges. Our community development strategies have achieved remarkable success, and we plan for the future with innovation, agility and resourcefulness.

In this our 20th year, partners will have the opportunity to lead the affordable housing industry with energy, ingenuity and optimism. We hope you will partner with us to build strong, affordable communities with life-changing services for our residents.

Dollars with Impact

Housing with HEART is focused on expanding the influence and benefits of its services with the celebration of Jamboree's 20th anniversary. Your contribution will enhance the existing framework of programs we provide at our properties throughout the state in cities such as Corona, Sacramento, Irvine, Long Beach and Lancaster.

Along with sustaining our current programs, we also want to develop resident programs that include art and music classes, health and fitness activities and smaller student-to-staff ratios aimed at increasing community development outcomes. Please join us in supporting these, and future Housing with HEART programs, in 2010 and beyond. Here's a sample of how Housing with HEART can use your donations:

- **\$100,000:** provide scholarships and a one-year after-school program for students
- **\$50,000:** give one of our communities a new learning center
- **\$25,000:** support a senior or multifamily community with one staff member for a year or furnish a new community activity center
- **\$10,000:** host a sports clinic and lunch at JAM!boree Day for hundreds of young people, furnish a computer learning center with new computers or provide field trips for children at 10 different communities
- **\$5,000:** implement one after-school program for young people

In addition, more opportunities designed for specific communities are available. For example, you could sponsor some of our girls to participate in a Girl Scout troop; send children to summer camp, or make a neighborhood Clean-up Day a reality. For further sponsorship information, please contact Christine Villegas, Community Development Manager, at cvillegas@jamboreehousing.com, 949.263.8676 ext. 144.



About Jamboree

Jamboree Housing Corporation's commitment is to more than just quality, affordable housing in California. With each new development our goal is also to enrich the quality of life for residents and increase opportunity through our resident services programs. We accomplish this across an incredibly diverse spectrum in California: from new construction to renovations, inner-cities to beach cities, family homes to comfortable senior living, from Sacramento to San Diego.

As we look forward, our goals are to provide affordable housing that **promotes healthy living, generates more jobs, builds stronger communities, and creates supportive housing for seniors and those with special needs.** These are the **Ripple Effect** of secure housing, which can dramatically benefit our communities and residents. To support this ambitious vision, our achievements include:

- A portfolio topping more than \$1 billion in market value
- Substantial long-term commitments in state and local financing that include the most funds for any nonprofit developer in Orange County
- Development of more than 6,500 homes since our inception
- 57,000 hours of services delivered to residents in the last two years alone
- Creative and flexible strategies in an uncertain economy
- Taking the lead in the affordable housing industry to design energy-efficient, transit-oriented, green housing with multiple **ENERGY STAR Awards for Excellence in Affordable Housing**
- Awards for excellence, innovation, energy efficiency, Project of the Year, Developer of the Year, and fastest-growing nonprofit in Orange County
- Housing with HEART, a unique resident services program, provides a full complement of life-and education-enriching programs and services related to parenting, employment, education, health, and more, offered at little or no cost to residents



About Jamboree (continued)

Our 20th Anniversary provides a unique opportunity to look towards the future with a clear vision and ambitious mission. Jamboree nears the half-way point in its pursuit of 13,000 homes for Californians by 2016. With 1,400 units and more than \$250 million already in the development pipeline over the next five years, we see more opportunity for bold innovation, implemented by our dedicated staff and partners.

This year Jamboree breaks ground on **seven** new projects. Designed to seamlessly integrate into the surrounding community, Tonner Hills in Brea is being built even before surrounding market-rate properties. After owning and maintaining Emerald Cove for decades, the City of Huntington Beach is partnering with Jamboree to upgrade and maintain this property, which is so important to the City's many senior adult residents.

Jamboree continues to secure funding in the 9% tax credit market, most recently for two properties in Orange County – the State's most highly competitive region for Low-Income Housing Tax Credits. In addition, Jamboree has already received funding for three projects through the American Recovery and Reinvestment Act of 2009.

Another property currently in the development pipeline is Hotel Berry in Sacramento, which is located just blocks from the State Capitol. Jamboree is helping the City revitalize this landmark, mixed-use building in order to continue the City's commitment to renewing high quality workforce housing. Upon completion next year, we will transform this property into 104 units of high quality, mixed-use workforce housing. Hotel Berry is the first Northern California project to be developed solely by Jamboree without a joint venture partner.

Jamboree builds incredibly diverse types of developments in a wide variety of cities. We take a customized approach to create properties designed to align seamlessly with the local community, and incorporate resident services tailored to each community we serve. Our properties and services reflect the full spectrum of California diversity.





About Housing with HEART

Affordable housing is a critical and growing need in California. Housing is about more than just a roof overhead. Housing with HEART provides an innovative, comprehensive approach to developing resident services programs uniquely tailored to each of its communities. By creating environments that foster education, involvement and self-sufficiency, Housing with HEART transforms developments into neighborhoods in the communities Jamboree serves.

Currently, Housing with HEART serves nearly 5,000 of Jamboree's low-income working families at 33 of our communities in California. We take a particularly strong focus on the many children we serve under the age of 18.

Housing with HEART is intentional and instrumental in supporting **The Ripple Effect**. As Jamboree moves forward in its mission to provide more affordable housing for families, our goal is also to continue to expand resident services that enhance the lives of residents in four key areas.

Our team encourages **healthy living** through fitness programs, budgeting, nutrition and after-school activities. Community agencies partner with us to provide various types of health programs, access to food banks and emergency assistance. We assist with **jobs** through life skill classes in computers, English, and resume writing.

Communities are strengthened through education with tutoring that improves grades, Internet access for learning, neighborhood involvement in safety and crime prevention, and even homebuyer assistance. In 2009, we provided academic instruction to more than 1,300 young people and more than 3,000 of our residents participated in community-building events and activities throughout the year.



Seniors can enjoy activities that allow them to age in place with dignity, and residents with **special needs** are provided the customized services that keep them connected to family and engaged in the community.



Jamboree Communities





Platinum Partnership

Platinum

\$100,000

Corporate Identity	Company name listing on Jamboree corporate letterhead and media materials for three years
Website	Company logo, 300-word company profile and link to company website on Jamboree website for three years
E-News	Company logo and link to company website in Jamboree quarterly e-news for three years (e-news distribution of 1,200) Company sponsorship of "Resident Spotlight" column in Jamboree quarterly e-news for one year (e-news distribution of 1,200)
JAM!boree Day	Premium placement of company logo on all media materials and collateral for one year Activity clinic sponsorship of choice (selected on first come first serve basis) Company logo on staff and resident participant t-shirts Company logo on custom company item as mutually agreed upon Recognition as Platinum Sponsor in any e-news highlighting event for one year (e-news distribution of 1,200)
Events	Verbal recognition at Jamboree event(s) TBD by Jamboree for three years A 3- to 5-minute presentation at event(s) TBD by Jamboree Company name/logo on banner to be displayed at all Jamboree ground breakings, grand openings, and JAM!boree Days for three years Company name on one-year scholarship or program awarded by company representative at Jamboree event(s) TBD by Jamboree (includes media materials)
20th Gala	24 preferred seats Quadruple the company exposure on all print and electronic collateral (invitations, tickets, etc.) Company name on one-year scholarship or program awarded by company representative at event (includes media materials) Custom company banner with quadruple the exposure Company representative acknowledged on stage Custom company item as mutually agreed upon Full-page program ad Quadruple the company exposure on Gala web page on Jamboree's website

* Contact Christine Villegas about partnership opportunities for investment over \$100,000. Benefits are mutually agreed upon. Support of and involvement in Jamboree and Housing with HEART may help meet Community Reinvestment requirements for institutions. If sponsor is unable to attend 20th Anniversary Gala, any or all company tickets may be donated to resident participant(s) in Housing with HEART programs.



Gold Partnership

Gold

\$50,000

Corporate Identity	Company name listing on Jamboree corporate letterhead and media materials for two years
Website	Company logo, 200-word company profile and link to company website on Jamboree website for two years
E-News	Company logo and link to company website in Jamboree quarterly e-news for two years (e-news distribution of 1,200)
Events	Verbal recognition at Jamboree event(s) TBD by Jamboree for two years Company name/logo on banner to be displayed at all Jamboree ground breakings, grand openings, and JAM!boree Days for two years
20th Gala	16 preferred seats Triple the company exposure on all print and electronic collateral (save-the-date, invitations, tickets, etc.) Custom company banner with triple the exposure Company representative acknowledged on stage Custom company item as mutually agreed upon 1/2-page program ad Triple the company exposure on Gala web page on Jamboree's website

Support of and involvement in Jamboree and Housing with HEART may help meet Community Reinvestment requirements for institutions. If sponsor is unable to attend 20th Anniversary Gala, any or all company tickets may be donated to resident participant(s) in Housing with HEART programs.





Silver Partnership

Silver

\$25,000

Website	Company logo and link to company website on Jamboree website for one year
E-News	Company logo and link to company website in Jamboree quarterly e-news for one year (e-news distribution of 1,200)
Events	Verbal recognition at Jamboree event(s) TBD by Jamboree for one year Company name/logo on banner to be displayed at all Jamboree ground breakings, grand openings, and JAM!boree Days for one year
20th Gala	8 preferred seats Double the company exposure on all print and electronic collateral (save-the-date, invitations, tickets, etc.) Custom company banner with double the exposure Company representative acknowledged on stage 1/4-page program ad Double the company exposure on Gala web page on Jamboree's website

Support of and involvement in Jamboree and Housing with HEART may help meet Community Reinvestment requirements for institutions. If sponsor is unable to attend 20th Anniversary Gala, any or all company tickets may be donated to resident participant(s) in Housing with HEART programs.



Jamboree 20th Anniversary Sponsor Contract

Name: _____

Title: _____

Company: _____

Full address (street, city, zip): _____

Main Contact (if different from name above): _____

Phone: _____ Fax: _____

Email: _____

Sponsor Level (Please check one)

Silver – \$25,000

Gold – \$50,000

Platinum – \$100,000

Benefits Mutually Agreed Upon

Payment

Check (Payable to Jamboree Housing Corporation)

Visa

MasterCard

Amex

Credit card number: _____ Expiration: _____

3- or 4-digit security code (on back of card): _____

Exact name on card: _____

Signature: _____

By entering your name electronically, you authorize payment on your credit card.

(over)



Jamboree 20th Anniversary Sponsor Contract (continued)

Important Deadlines

Sponsors must provide an electronic copy of their appropriate company logo in an original eps format or a 300 dpi tif to Theresa Finamore, tfinamore@jamboreehousing.com, 949.263.8676 ext. 148. Program ads must be submitted camera-ready, unless otherwise arranged with ad production staff. All company logos and language for ad copy must be received no later than **Friday, April 30, 2010**.

All sponsorship forms must be submitted electronically by **Friday, April 30, 2010**. If paying by check, please make payable to Jamboree Housing Corporation and mail to:

Jamboree Housing Corporation
Attn: Christine Villegas
17701 Cowan Avenue, Suite 200
Irvine, CA 92614

Please contact Christine Villegas at cvillegas@jamboreehousing.com, 949.263.8676 ext. 144 with any questions.

Authorized Signature: _____ Date: _____

By entering your name electronically, you authorize payment on your credit card.

Name and Title: _____

Company: _____

Email: _____

We sincerely thank all our partners who have contributed to the success of Jamboree over the years. Your generosity and partnership creates ripples of influence that will continue to have a profound impact in our communities for years to come.



Jamboree Housing Corporation invites you to celebrate
the Grand Opening of

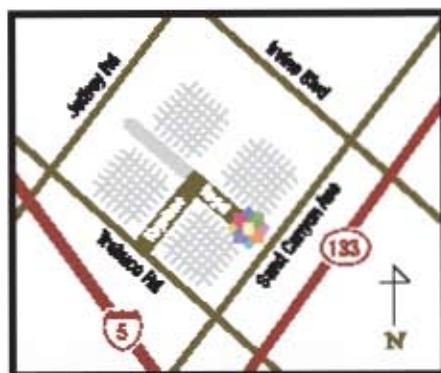
THE ARBOR AT WOODBURY

300 Regal Avenue, Irvine, CA 92620

Thursday, February 11, 2010
2:00 – 4:00 pm

Refreshments will be served

R.S.V.P. by February 4
at jamboreehousing.com/rsvp (password: **Jamboree**)
or email Theresa at tfinamore@jamboreehousing.com



FINANCIAL PARTNERS

The Irvine Company
City of Irvine
Union Bank of California
U.S. Bank

DEVELOPER

Jamboree Housing Corporation

RESIDENT SERVICES

Housing with HEART

ARCHITECT

KTGY Group, Inc.

GENERAL CONTRACTOR

Warners Multi-Family Corporation

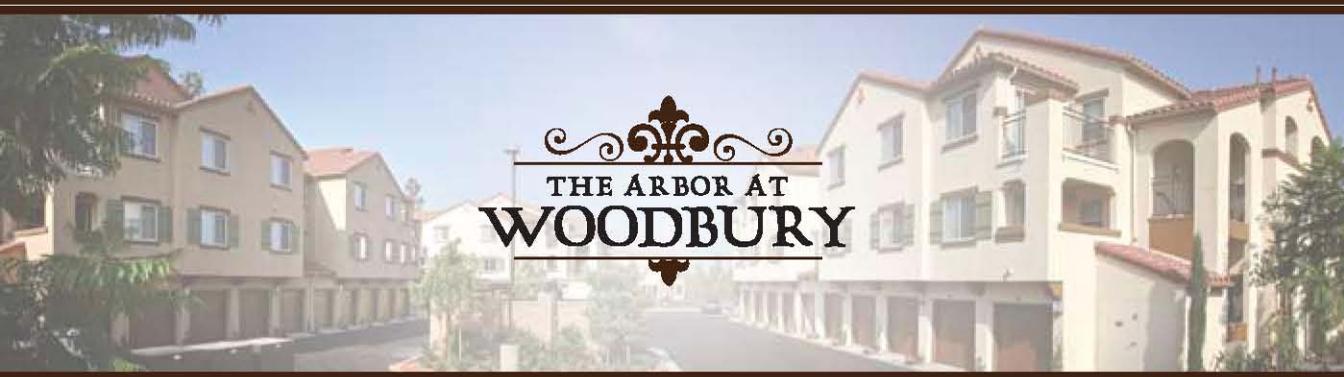
PROPERTY MANAGEMENT

The John Stewart Company

LANDSCAPE ARCHITECT

HRP Studio





THE ARBOR AT WOODBURY

THE ARBOR AT WOODBURY offers 90 families who earn between 30% and 60% of the area median income a place to call home in a community with excellent job and educational opportunities. For example, a family of four earning \$46,500 (50% of area median income) will pay about \$1,130/month in rent for their three-bedroom home. This development exemplifies Jamboree's commitment to family-oriented design and high-quality finishes and materials. The onsite resident services demonstrate Jamboree's dedication to strengthening communities by improving the quality of family life.

Each of the property's six buildings is designed around a central courtyard to encourage interaction among residents. All homes include central heating and air, internet and cable access, fluorescent lighting throughout, low-flow showers, dual-flush toilets, outdoor balconies or decks, and a one-car garage. In addition, homes are equipped with energy-efficient appliances, including **ENERGY STAR** refrigerators and dishwashers.

Families living here have access to the property's Community Center that features a computer-learning center. Community amenities include a laundry center with 20 **ENERGY STAR** washers and dryers, a tot lot and pool. The Mediterranean-style design integrates seamlessly into the aesthetic fabric of the neighborhood. Neighborhood amenities such as shopping, medical services, churches and schools are within walking distance. Jamboree provides complimentary shuttle service to residents during commuter hours from the property to the Irvine Transportation Center.

The Arbor at Woodbury is an integral part of the Woodbury Master Plan, a 630-acre development that, when complete, will include several thousand residences arranged into unique districts. It features 16 neighborhood squares, gardens, and a park situated around a 30-acre central gathering place called "The Commons," which offers athletic fields, a playground, recreation center, and swimming pools for neighborhood use.

In its commitment to build communities that provide opportunities and resources for residents that enrich their quality of life, Jamboree's resident services group, Housing with HEART, offers free onsite programs tailored to meet the unique needs of The Arbor's residents. These programs include activities such as homework assistance and tutoring for young people, community-building activities and assistance in accessing local community services.

949.263.8676 • JAMBOREEHOUSING.COM

♻️ Printed with 100% recycled paper and soy-based ink.



THE ARBOR AT WOODBURY offers high quality workforce housing to 90 families who earn between 30% and 60% of the area median income in a community with excellent job and educational opportunities. For example, a family of four earning \$46,500 (50% of area median income) will pay about \$1,140/month in rent for their three-bedroom home. This development exemplifies Jamboree's commitment to family-oriented design and high-quality finishes and materials. The onsite resident services demonstrate Jamboree's dedication to strengthening communities by improving the quality of family life.

Each of the property's six buildings is designed around a central courtyard to encourage interaction among residents. All homes include central heating and air, Internet and cable access, granite counter tops, master bedroom walk-in closets, fluorescent lighting throughout, low-flow showers, dual-flush toilets and outdoor balconies or decks. One-car garages for each family and additional on grade parking provide plenty of parking for residents. In addition, homes are equipped with energy-efficient lighting and appliances, including **ENERGY STAR** refrigerators and dishwashers.

Families living here have access to the property's Community Center that includes management offices, a kitchen, computer-learning center, and tutoring room. Community amenities include a laundry center with **ENERGY STAR** washers and dryers, a tot lot and pool. Neighborhood amenities such as shopping, medical services, churches and schools are within walking or nearby distances. Jamboree will provide complimentary shuttle service to residents during commuter hours from the property to the Irvine Transportation Center.

Jamboree's resident services group, Housing with HEART, complements Jamboree's belief in creating communities that provide opportunities and resources for residents to enrich the quality of family life. Resident services are specifically tailored to meet the unique needs of The Arbor's residents. These programs include activities such as homework assistance and tutoring for young people plus community-building activities and assistance in accessing local community services.

DEVELOPER Jamboree Housing Corporation

RESIDENT SERVICES Housing with HEART

ARCHITECT KTG Group, Inc.

GENERAL CONTRACTOR Wermers Multi-Family Corporation

PROPERTY MANAGEMENT The John Stewart Company

LANDSCAPE ARCHITECT HRP Studio





THE ARBOR AT
WOODBURY



THE ARBOR AT WOODBURY
Grand Opening Ceremony
February 11, 2010

WELCOME

Michael Massie, Housing Development Manager
Jamboree Housing Corporation

SPECIAL GUESTS

Laura Archuleta, President
Jamboree Housing Corporation

Mayor Sukhee Kang
City of Irvine

Scott Darrell, Resident Services Director
Housing with HEART

Residents
The Arbor at Woodbury

PARTNER RECOGNITION

The Irvine Company
City of Irvine
Union Bank
U.S. Bank

CLOSING REMARKS

RIBBON CUTTING

REFRESHMENTS



BONTERRA

APARTMENT HOMES

Bonterra Apartment Homes, Jamboree's newest workforce housing community, is being developed within the Blackstone Master Planned Community, located in the City of Brea. This new apartment community will feature 94 units of 1, 2, and 3 bedroom apartments for families with incomes of approximately 30-60% of the Orange County Area Median Income. The 3 story garden-style buildings with Spanish-inspired architecture will include private garages, pedestrian oriented courtyards, and landscaped walks throughout the neighborhood. A recreation center, pool, barbecue areas, a computer center, tutoring room, tot lot, and two laundry room facilities are included in the site amenities. In Jamboree's effort to incorporate green design features, **Bonterra** has been designed to achieve a LEED for Homes Silver rating.

In its commitment to build communities that provide opportunities and resources for residents to improve their quality of life, Jamboree's Housing with HEART will offer free onsite resident services and programs tailored to meet the unique needs of **Bonterra** families. These programs will focus on health and fitness, educational enrichment for youth, and community building activities.



17701 Cowan Avenue, Suite 200
Irvine, CA 92614
jamboreehousing.com • 949.263.8676



Jamboree Housing Corporation
Invites You to the Ground Breaking of

BONTERRA

APARTMENT HOMES

Wednesday, December 1, 2010

11:00am – 12:30pm

Lunch will be served.

RSVP by November 22, 2010

to Andrea Hickman 949.214.2318
or ahickman@jamboreehousing.com

**This is a construction site and we
recommend you wear appropriate footwear
and follow all onsite traffic control.**



401 Discovery Lane, Brea, CA 92821

PARTNERS

Shea Homes and Standard Pacific Homes
Merritt Community Capital Corporation
Bank of America
City of Brea/Brea Redevelopment Agency
County of Orange
California Department of Housing and
Community Development
California Tax Credit Allocation Committee/
American Recovery and Reinvestment Act
Enterprise Community Loan Fund

ARCHITECT

KTGY Architects

DEVELOPER

Jamboree Housing Corporation

PROPERTY MANAGEMENT

The John Stewart Company

GENERAL CONTRACTOR

Advent Companies





BONTERRA
APARTMENT HOMES

Ground Breaking Ceremony

December 1, 2010

SPEAKERS

Laura Archuleta, President

Jamboree Housing Corporation

Mayor Ron Garcia

City of Brea

Jim Righeimer

County of Orange

Eric Nicoll

City of Brea

Maria Joyce Maynard

Bank of America

Jacqueline Waggoner

Enterprise Community Loan Fund

John Danvers

Shea Homes

BREA CITY COUNCIL RECOGNITION

Mayor **Ron Garcia**

Mayor Pro Tem **Roy Moore**

Councilmember **John Beauman**

Councilmember **Don Schweitzer**

Councilmember **Marty Simonoff**

PARTNER RECOGNITION

Shea Homes

Standard Pacific Homes

Merritt Community Capital Corp.

Bank of America

City of Brea/Brea Redevelopment Agency

County of Orange

California Department of Housing & Community Development

California Tax Credit Allocation Committee/
American Recovery & Reinvestment Act

Enterprise Community Loan Fund

CONSULTANT RECOGNITION

Architect

KTGY Group Inc.

Property Management

The John Stewart Company

General Contractor

Advent Companies

Resident Services

Housing with HEART

CLOSING REMARKS

GROUND BREAKING & PHOTOS

REFRESHMENTS



BONTERRA
APARTMENT HOMES

Ground Breaking Ceremony

December 1, 2010

SPEAKERS

Laura Archuleta, President

Jamboree Housing Corporation

Mayor Ron Garcia

City of Brea

Jim Righeimer

County of Orange

Eric Nicoll

City of Brea

Maria Joyce Maynard

Bank of America

Jacqueline Waggoner

Enterprise Community Loan Fund

John Danvers

Shea Homes

BREA CITY COUNCIL RECOGNITION

Mayor **Ron Garcia**

Mayor Pro Tem **Roy Moore**

Councilmember **John Beauman**

Councilmember **Don Schweitzer**

Councilmember **Marty Simonoff**

PARTNER RECOGNITION

Shea Homes

Standard Pacific Homes

Merritt Community Capital Corp.

Bank of America

City of Brea/Brea Redevelopment Agency

County of Orange

California Department of Housing & Community Development

California Tax Credit Allocation Committee/
American Recovery & Reinvestment Act

Enterprise Community Loan Fund

CONSULTANT RECOGNITION

Architect

KTGY Group Inc.

Property Management

The John Stewart Company

General Contractor

Advent Companies

Resident Services

Housing with HEART

CLOSING REMARKS

GROUND BREAKING & PHOTOS

REFRESHMENTS





COURIER PLACE

Courier Place Apartment Homes, the former site of the Claremont Courier newspaper is being developed into Jamboree's first multi-generational affordable apartment community for both families and seniors. Situated on College Avenue, **Courier Place** is near the Claremont Transportation Center and less than one quarter mile from downtown Claremont and the Claremont Colleges. This three story garden style community will be home to seniors and families earning between 30% and 60% of the Area Median Income. The senior building will have an elevator, senior recreation space and 38 one bedroom apartments. The family apartments, spread across two structures, will consist of 36 two and three bedroom apartments each with two bathrooms. **Courier Place** will offer residents convenient laundry facilities, a clubhouse with offices, a multipurpose room, kitchen, restrooms, and computer room. Outdoors, residents will enjoy a swimming pool, patio dining area with barbecues and a tot-lot.

In its commitment to build communities that provide opportunities and resources for residents to improve their quality of life, Jamboree's Housing with HEART will offer free onsite resident services and programs tailored to meet the unique needs of **Courier Place's** families and seniors. These programs will focus on health and fitness, educational enrichment for youth, community-building activities and assistance with daily living.



17701 Cowan Avenue, Suite 200 • Irvine, CA 92614
 jamboreehousing.com • 949.263.8676



**Jamboree Housing Corporation
Invites You to the Ground Breaking of**



**Tuesday, December 7, 2010
2:00pm – 3:30pm**

Refreshments will be served

RSVP by November 30, 2010

to Andrea Hickman 949.214.2318
or ahickman@jamboreehousing.com



111 South College Avenue
Claremont, CA 91711

FINANCIAL PARTNERS

City of Claremont
Claremont Redevelopment Agency
US Bank
WNC
Community Development Commission
of the County of Los Angeles

ARCHITECT

William Hezmalhalch Architects, Inc.

DEVELOPER

Jamboree Housing Corporation

PROPERTY MANAGEMENT

The John Stewart Company





EMERALD COVE

APARTMENTS

18191 Parktree Circle in Huntington Beach, California



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Jamboree Housing Corporation announces its latest acquisition, **Emerald Cove Apartments**. Built in 1985 by the Redevelopment Agency of the City of Huntington Beach, Emerald Cove Apartments provides affordable housing to seniors aged 62 or better, who earn no more than 60% of the Orange County area median income. This garden-style community consists of nine two-story residential buildings with 164 studios and one-bedroom apartments, each with private outdoor spaces.

Jamboree will perform a complete renovation of the property including repair and replacement of roofing, paving, fencing, new windows, stucco, and wood siding. Unit renovations will include updates to electrical wiring, replacement of water heaters, complete renovation of all kitchens and bathrooms, **ENERGY STAR** appliances for greater energy efficiency, and installation of heating and air conditioning units.

The acquisition and rehabilitation of Emerald Cove will be financed with Low Income Housing Tax Credits, Tax-Exempt Bonds issued by the County of Orange, and a loan from the Redevelopment Agency of the City of Huntington Beach.

Housing with HEART, an affiliate of Jamboree, will offer comprehensive services to the residents including health & fitness programs, community outreach and assistance with daily living.

Partners

County of Orange	Redevelopment Agency of the City of Huntington Beach
US Bank	WNC & Associates, Inc.
ICON Builders	The John Stewart Company

EMERALD COVE

APARTMENTS

18191 Parktree Circle in Huntington Beach, California



GREENLEAF

FAMILY APARTMENTS



Designed for families earning between \$19,550 and \$64,740 (30-60% Area Median Income), **GREENLEAF** is Jamboree's first design build project, working with Advent Companies, and is the third affordable housing community developed in partnership with the City of Anaheim and the Anaheim Redevelopment Agency.

GREENLEAF consists of 20 garden style apartments within two residential buildings and a separate 1,786 square-foot recreation center. The floorplans consist of six one-bedroom, eight two-bedroom, and six three-bedroom apartments ranging from approximately 743 to 1,304 square feet.

In keeping with Jamboree's commitment to sustainability, the new community features solar panels and solar tube skylights to reduce electric usage in common areas such as the community room, CRI green label carpeting, low VOC adhesives, and **ENERGY STAR** appliances. Other community features include a tot lot, barbecue/picnic area, resident community room, laundry room, computer lab, tutoring room, and property management offices.

Resident services will be provided to **GREENLEAF** residents through Jamboree's Housing with HEART, a 501(c)(3) organization that manages the company's resident services group. The goal of Housing with HEART is to create home environments for the community's residents that foster learning, health, and resident involvement and empowerment to improve their lives and livelihoods.



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**Jamboree Housing Corporation, the City of Anaheim
and the Anaheim Redevelopment Agency**

Invite You to Celebrate the Grand Opening of



**GREENLEAF
FAMILY APARTMENTS**

2048 W. Greenleaf Avenue, Anaheim, CA 92801

Tuesday, November 9, 2010

11:00am – 12:00pm

Refreshments will be served

R.S.V.P. by November 2, 2010

to Theresa Finamore at 949.214.2348

or tfinamore@jamboreehousing.com



FINANCIAL PARTNERS

US Bank
Anaheim Redevelopment Agency
Enterprise Community Partners, Inc.

DEVELOPER

Jamboree Housing Corporation

RESIDENT SERVICES

Housing with HEART

ARCHITECT

Advent Design Group

GENERAL CONTRACTOR

Advent Companies

PROPERTY MANAGEMENT

The John Stewart Company

LANDSCAPE ARCHITECT

KLA Landscape Architecture





GREENLEAF

FAMILY APARTMENTS

Grand Opening Ceremony

November 9, 2010

SPECIAL GUESTS

Laura Archuleta, President
Jamboree Housing Corporation

Mayor Curt Pringle
City of Anaheim

Greenleaf Resident
Greenleaf Family Apartments

Raul Fernandez and Jamboree's
"Anaheim After School Players"

LENDER/INVESTOR RECOGNITION

US Bank

Anaheim Redevelopment Agency

Enterprise Community Partners, Inc.

CONSULTANT RECOGNITION

General Contractor

Advent Companies

Architect

Advent Design Group

Landscape Design

KLA Landscape Architecture

Property Management

The John Stewart Company

Resident Services

Housing with HEART

ANAHEIM CITY COUNCIL RECOGNITION

Mayor Pro Tem **Harry S. Sidhu**

Council Member **Bob Hernandez**

Council Member **Lorri Galloway**

Council Member **Lucille Kring**

CLOSING REMARKS

RIBBON CUTTING

LUNCH & TOURS



GREENLEAF

FAMILY APARTMENTS

GREENLEAF is Jamboree's third affordable housing community developed in partnership with the City of Anaheim and the Anaheim Redevelopment Agency and is designed for families earning between \$19,550 and \$64,740 (30-60% Area Median Income).

GREENLEAF consists of 20 garden style apartments within two residential buildings and a separate 1,786 square-foot recreation center. There are six one-bedroom, eight two-bedroom, and six three-bedroom apartments ranging in size from approximately 743 to 1,304 square feet and rents that are approximately \$520-\$1,450 a month.

In keeping with Jamboree's commitment to sustainability, the new community features solar panels and solar tube skylights to reduce electric usage in common areas such as the community room, CRI green label carpeting, low VOC adhesives, and **ENERGY STAR** appliances. Other community amenities include a tot lot, barbecue/picnic area, resident community room, laundry room, computer lab, tutoring room, and property management offices.

Resident services will be provided to **GREENLEAF** residents through Jamboree's Housing with HEART, a 501(c)(3) organization that manages the company's resident services group. The goal of Housing with HEART is to create home environments for the community's residents that foster learning, health, and resident involvement and empowerment to improve their lives and livelihoods.



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GREENLEAF

FAMILY APARTMENTS





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For more than a decade **Jamboree Housing Corporation** has partnered with Enterprise Community Partners, Inc. (Enterprise), and its affiliated companies Enterprise Community Investment and Enterprise Community Loan Fund, to develop affordable housing communities. Enterprise has served as the tax credit equity investor for Monarch Pointe, Camden Place, Laurel Crest, and our newest development, **GREENLEAF FAMILY APARTMENTS**, which will open in Anaheim later this year.

Located freeway close at the corner of Crescent and Glenoaks Avenue on a remnant OCTA parcel, **GREENLEAF FAMILY APARTMENTS** will provide much needed affordable housing, along with valuable resident services to families who earn between \$19,550 and \$64,740.

The two-story garden style buildings will have 20 one, two and three bedroom apartments ranging in size from 743 to 1,304 square feet. The community features **Energy Star** appliances and solar panels to reduce electrical usage. Community amenities include a tot lot, laundry facilities and a recreation center with meeting rooms and a computer center.

