



**Jamboree Housing Corporation**  
**The Arbor at Woodbury**  
**Fact Sheet**

**Concept:** Provide 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.

**Rent:** \$523 to \$1,450 per month based on family size and income level\*  
[\*subject to change based on annually published HUD rents for Orange County]

**Occupancy:** November 2009

**Location:** 300 Regal Avenue, Irvine, CA – near intersection of Sand Canyon and Trabuco, east of 405 freeway

**Description:** The Arbor at Woodbury features 18 one-bedroom, 43 two-bedroom and 29 three-bedroom garden-style apartments. 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 adequate 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. Using the same high quality finishes and materials as surrounding market-rate properties, the Mediterranean-style design integrates seamlessly into the aesthetic fabric of the neighborhood.

The Arbor at Woodbury is an integral part of the Woodbury Master Plan in eastern Irvine, a square-mile development that, when complete, will include residential units that consist of single-family detached homes, town homes, condominiums, and rental apartments. Woodbury is designed as unique districts of residential homes, with 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.

**Green Features**

- Natural linoleum in all kitchens and bathrooms
- Range hoods that vent to outside
- Flow reducers in kitchen and bathroom faucets
- Dual-flush toilets
- Fluorescent light fixtures
- No-VOC interior paint
- CRI Green Label low-VOC carpeting, underlayment and low-VOC adhesives
- Bathroom fans that vent to the outside and are equipped with timers
- Use of recycled materials, including 30% recycled material for landscape amendments
- Indoor air quality management plan during construction

**Amenities:**

- Community center with computer lab, tutoring/arts & crafts room and kitchen
- Salt-water pool and tot lot
- Central outdoor courtyards with bicycle racks
- Barbecues
- Central laundry facility
- Complimentary van service from onsite community center to Irvine Transportation Center
- Free onsite resident services provided by Housing with HEART
- Onsite community manager

# Jamboree Housing's The Arbor at Woodbury

## Fact Sheet

**Proximity:**

- Less than 1/2 mile from neighborhood shopping center with grocery and drug stores and local medical facilities
- 4.5 miles from Irvine Transportation Center, serviced by Amtrak, Metrolink and five Orange County Transit Authority bus lines with access to City's Zero Emission Vehicle Program and Rideshare Services

**Education:** The Irvine Unified School District (IUSD) consistently ranks among the finest educational systems in the nation. Irvine students consistently lead Orange County in SAT test scores, and more than 90 percent of its high school graduates attend college. Woodbury Elementary School is ½ mile from the property, Sierra Vista Middle School 2.7 miles and Irvine High School 3 miles. Irvine Valley College and UC Irvine are within 2.5 and 4.5 miles of the site respectively.

**Resident Services:** 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 for all residents. An onsite program coordinator assists residents in accessing local community services.

**Jamboree's Role:**

- Secured ground lease with The Irvine Company
- Maintaining relationships with community, local stakeholders and City of Irvine
- Coordinating all architectural and engineering plans
- Secured all project financing
- Managing construction project and marketing and lease-up process
- Overseeing third-party property management provided by The John Stewart Company
- Providing resident services through Housing with HEART
- Operating property long-term

**Other Stakeholders:**

- The Irvine Company – \$5 million in gap financing and long-term ground lessor
- City of Irvine – \$300,000 Community Development Block Grant loan and \$275,000 HOME loan
- Union Bank – tax credit equity \$15.67 million
- U.S. Bank – \$14.75 million construction loan and \$3.00 million permanent financing

**Construction:**

- Architect: KTG Group, Inc.
- General Contractor: Wermers Multi-Family Corporation
- Property Management: The John Stewart Company
- Landscape Architect: HRP Studio

**Income Formula:**

27 units at 30% area median income  
45 units at 50% area median income  
18 units at 60% area median income

**Density:** 22 dwelling units per acre **Total Acreage:** 4.10

**Sq. Ft./Unit:** One-bedroom = 762 sq. ft. | Two-bedroom = 951 sq. ft. | Three-bedroom = 1,162 sq ft.

**Costs:**

\$11,414,490	Soft Development Costs
<u>\$13,225,000</u>	Hard Construction
\$24,639,490	Total Development Costs
\$138/sq. ft.	Total Development Costs (based on 178,422 total square footage)
\$273,772	Overall Per Unit Cost

**About Jamboree:** Founded in 1990, 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 for working families and seniors throughout California. Housing with HEART (Helping Educate, Activate and Respond Together) is a 501 (c)(3) organization and a division of Jamboree Housing Corporation. A year-long commemoration of Jamboree's 20<sup>th</sup> elevates the ripple effect of providing high quality affordable housing that generates more jobs, creates supportive housing for seniors and those with special needs, promotes healthy living and builds stronger communities. A leading nonprofit developer, Jamboree's portfolio includes the development of and/or ownership interest in more than 6,500 affordable homes in more than 55 California communities. Currently, Housing with HEART programs and services are offered at 31 Jamboree communities with designated staff at each location. More information is available at [www.jamboreehousing.com](http://www.jamboreehousing.com).

**MEDIA CONTACTS**

Eren Diaz | 949.387.7939 | [eren@thinkinbig.com](mailto:eren@thinkinbig.com)  
Lorraine O'Keefe | 949.219.0770 | [lorraine@thinkinbig.com](mailto:lorraine@thinkinbig.com)  
Day of Grand Opening | 949.290.1337 [Eren Diaz]  
ThinkinBIG Communications for Jamboree Housing

**MEDIA ALERT**

**Jamboree Begins 20<sup>th</sup> Anniversary: More Full Spectrum Housing for America's Safest City**  
*Workforce housing developer integral to Master-planned community in Irvine, California*

**WHO:** Jamboree Housing Corporation, a leading nonprofit housing developer in CA

**WHAT:** **Grand Opening Celebration**  
*Interviews and Photo Opportunities*

Participants

- **Local dignitaries:** Mayor Sukhee Kang and Councilmembers, City of Irvine
- **Jamboree Housing Corporation:** Laura Archuleta, President; Michael Massie, Housing Development Manager; Victoria Ramirez, Senior Project Manager
- **Partnership Representatives:** The Irvine Company; City of Irvine, Union Bank, U.S. Bank; KTG Group, Inc., Wermers Multi-Family Corporation

**WHEN:** **Thursday, February 11, 2009**  
2:00 to 4:00 p.m. (light refreshments served immediately following)

**WHERE:** **The Arbor at Woodbury**  
300 Regal Avenue, Irvine, CA 92620  
(Located off Trabuco Road between Jeffrey Road and Sand Canyon Avenue)

**WHY:** **Despite the economic downturn in real estate, the increased demand for more workforce housing and the fierce competition for shrinking public funds, Jamboree continues to build and grow.**

Incorporating high-quality workforce housing into its major employment centers makes sense for the City and families and is key to success for Irvine's overall housing plan. It enables families to live in their work communities, creates a better jobs-and-housing balance and serves as a positive force on the family: shorter commutes, better schools, many opportunities often only afforded to those in higher income brackets, and more family and community time. The City of Irvine's Housing Element indicates the City is a jobs-rich community overall, with an estimated 2.9 jobs per housing unit. Thousands of residents from other communities commute there for work, impacting traffic congestion, air quality problems and other issues. The Arbor at Woodbury helps the City in achieving its goal of 10% of its housing to be designated for workforce families.

Public-private collaboration with partners like Jamboree is why **Irvine boasts the greatest ratio of workforce housing units in Orange County**. In the long-term, increasing the choices, programs and services available to low-income families has, and will continue to have, a positive impact on the economic integration of the neighborhood. Plus, decent workforce housing is inextricably linked with classroom success, and improved housing has shown to be one of the most cost-effective, positive impacts on education.

The Arbor at Woodbury is an integral part of the Woodbury Master Plan in eastern Irvine, a square-mile development that, when complete, will include residential units that consist of single-family detached homes, town homes, condominiums, and rental apartments. Woodbury is designed as unique districts of residential homes, with 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.

Community amenities such as shopping, medical services, churches and schools are within walking or nearby distance. In its ongoing commitment to respect environmental resources and to pursue sustainability, Jamboree provides complimentary van service to residents during commuter hours from The Arbor at Woodbury to the Irvine Transportation Center.

– more –

## MEDIA ALERT

Jamboree's The Arbor at Woodbury Grand Opening on February 11, 2010

Page 2

### HOW:

Jamboree broke ground on The Arbor at Woodbury on February 11, 2009. **Designed by KTG Y Group, Inc.**, the property provides 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 \$1,140/month in rent for their three-bedroom home. This development exemplifies Jamboree's commitment to family-oriented design and high-quality, innovative finishes and materials. The onsite resident services demonstrate Jamboree's dedication to strengthening communities by enriching 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. Using the same high quality finishes and materials as surrounding market-rate properties, the Mediterranean-style design integrates seamlessly into the aesthetic fabric of the neighborhood.

In its commitment to build communities that provide opportunities and resources for residents, Jamboree's Housing with HEART (Helping Educate, Activate and Respond Together) offers free onsite resident services and programs tailored to meet the needs of residents and their families. These programs include activities such as homework assistance and tutoring for young people, community building activities and assistance in accessing local community services.

The Arbor at Woodbury Fact Sheet is **available upon request**.

### About Jamboree:

Founded in 1990, 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 for working families and seniors throughout California. Housing with HEART (Helping Educate, Activate and Respond Together) is a 501 (c)(3) organization and a division of Jamboree Housing Corporation. A year-long commemoration of Jamboree's 20<sup>th</sup> anniversary elevates the ripple effect of providing high quality affordable housing that generates more jobs, creates supportive housing for seniors and those with special needs, promotes healthy living and builds stronger communities. A leading nonprofit developer, Jamboree's portfolio includes the development of and/or ownership interest in more than 6,500 affordable homes in more than 56 California communities. Currently, Housing with HEART programs and services are offered at 31 Jamboree communities with designated staff at each location. More information is available at [www.jamboreehousing.com](http://www.jamboreehousing.com).



## PHOTO RELEASE

### Jamboree Launches 20<sup>th</sup> Year with 90 New Homes for Working Families in America's Safest City

*Workforce housing development integral to job-rich Master-planned community in Irvine, CA*



Photo by Juan Tallo

**Jamboree Housing Corporation, with residents and community partners from KTG Y Group, Inc., Union Bank and U.S. Bank, presents \$575,000 to City of Irvine officials to pay back all of the City's loans to the city at the grand opening of The Arbor at Woodbury.**

**Irvine, CA (February 16, 2010)** – Exactly one year to the day after Jamboree Housing Corporation broke ground on an empty dirt lot, more than 90 supporters – including local officials and community leaders – celebrated the grand opening of The Arbor at Woodbury. The property was completed ahead of schedule and under budget despite the economic downturn in real estate, and is now home to 90 families.

– more –

## **Jamboree's The Arbor at Woodbury Grand Opening February 16, 2010 | Page 2**

"This property is well-designed, well-built, and sustainably-built," said Michael Massie, Housing Development Manager for Jamboree. "It's all about team and partnership, which are Jamboree's specialty." Those partnerships included collaboration with the City of Irvine and The Irvine Company throughout the design process, ensuring a seamless integration and concurrent occupancy with surrounding homes in the area.

The Arbor at Woodbury offers high quality workforce housing to families who earn between 30% and 60% of the area median income. 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. Its central location allows access to local parks, nature trails, and shopping and other amenities within walking distance. Jamboree is also providing complimentary shuttle service to residents during commuter hours from the property to the Irvine Transportation Center.

"Union Bank is proud to be an investor in The Arbor at Woodbury, which is providing high-quality, workforce housing and integrated services for working families in the heart of Irvine, a community that offers excellent job and educational opportunities." said Johanna Gullick, Vice President at Union Bank. "This sustainable development is creating a stable living environment for families. Union Bank is proud to work with a strong partner like Jamboree whose continued efforts build communities and change the lives of their residents."

This development exemplifies Jamboree's commitment to family-oriented design and high-quality finishes and materials. Homes include central heating and air, Internet and cable access, granite counter tops, and green features such as low-flow showers, dual-flush toilets, and energy-efficient lighting and appliances, including **ENERGY STAR** refrigerators and dishwashers. In addition, Jamboree's resident services group, Housing with HEART, will effectively utilize the property's community center, computer-learning center and tutoring room to provide customized resources to enrich the quality of residents' lives.

"Building a workforce development like this has an incredible ripple effect on the broader community," explained Jamboree president Laura Archuleta. "When people can live near their work, they have a better quality of life, they're more involved in their children's schools and in their places of worship." This is Jamboree's sixth community in Irvine, bringing the total number of affordable homes in Irvine to 800.

"Jamboree has been a tremendous partner with the city of Irvine for years," said Mayor Sukhee Kang. "Workforce housing makes it possible for people to live here, send their children to

## **Jamboree's The Arbor at Woodbury Grand Opening February 16, 2010 | Page 3**

Irvine's great schools, shop here, and work here. Jamboree is helping us reach our goal of providing 10,000 affordable homes by 2025."

One resident, a single mom who previously lived in a mold-infested apartment without health insurance, says being able to live in The Arbor at Woodbury has changed her life. Her daughter's health issues have improved, and living just five minutes from her job, she is now able to go home for lunch. "My daughter loves having her own room, and we take walks on the nature trails. We're in a great place, and I've gotten my confidence back as a mother and a provider."

Additionally, the construction of workforce housing is proving to be instrumental in generating jobs. Jamboree will break ground on six new communities in Orange County, building 532 new homes and generating \$48M in construction, which translates to 400 jobs in the first year alone.

The Arbor at Woodbury's early completion resulted in significant financial savings. These almost unprecedented savings were demonstrated by a refund check in the amount of \$575,000 presented by Jamboree president Laura Archuleta to the city of Irvine. "It's very rare to complete a project this early," Archuleta explained. "This is only the second time in my career that I've had the privilege of returning funds to our partners so quickly."

### **About Jamboree Housing Corporation**

Founded in 1990, 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 for lower-income families and seniors throughout California. Housing with HEART (Helping Educate, Activate and Respond Together) is a 501 (c)(3) organization and a division of Jamboree Housing Corporation. A year-long commemoration of Jamboree's 20th anniversary elevates the ripple effect of providing high quality workforce housing that generates more jobs, creates supportive housing for seniors and those with special needs, promotes healthy living and builds stronger communities. A leading nonprofit developer, Jamboree's portfolio includes the development of and/or ownership interest in more than 6,500 affordable homes in more than 56 California communities. Currently, Housing with HEART programs and services are offered at 31 Jamboree communities with designated staff at each location. For more information, go to [www.jamboreehousing.com](http://www.jamboreehousing.com).

###





# Jamboree's Bonterra Apartment Homes

## Fact Sheet

**Proximity:**

- Across the street from Wildcatter Park, a 14-acre public park under construction that will include sports fields
- 1.4 miles from grocery store, 2.5 miles from post office and within 2 miles of Placentia-Linda Hospital
- Less than one mile from Carbon Canyon Regional Park

**Education:** **Bonterra** is served by the Brea Olinda Unified School District. Students will attend Country Hills Elementary School (1.37 miles), Brea Junior High (2.9 miles) and Brea High School (1.49 miles). California State University Fullerton and Fullerton Community College are within six miles of the property.

**Resident Services:** 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 Bonterra residents. These programs include activities such as homework assistance and tutoring for young people plus community-building activities for all residents. An onsite program coordinator assists residents in accessing local community services.

**Jamboree's Role:**

- Purchased land from Shea Homes and Standard Pacific Homes
- Maintaining relationships with community, local stakeholders and City of Brea
- Coordinating all architectural and engineering plans
- Secured all project financing
- Managing construction project and marketing and lease-up process
- Overseeing third-party property management provided by The John Stewart Company
- Providing resident services through Housing with HEART
- Operating property long-term

**Other Stakeholders:**

- Bank of America – tax-exempt bonds for \$14 million construction loan, \$4 million permanent loan
- City of Brea – \$1.2 million construction and permanent financing
- Merritt Community Capital Corporation – \$7.7 million tax credit equity
- County of Orange – \$4 million permanent loan, including \$2 million HOME funds
- California Department of Housing & Community Development (HCD) Multifamily Housing Program (MHP) – \$7.7 million
- American Recovery & Reinvestment Act (ARRA) – \$7.8 million bridge loan (guarantees HCD's loan)

**Construction:**

- Architect: KTG Group, Inc.
- General Contractor: Advent Companies
- Property Management: The John Stewart Company

**Income Formula:**

10 units at 30% area median income	24 units at 50% area median income
31 units at 35% area median income	28 units at 60% area median income

**Density:** 20 dwelling units per acre      **Total Acreage:** 4.93

**Sq. Ft./Unit:** One-bedroom = 690 sq. ft. | Two-bedroom = 880 sq. ft. | Three-bedroom = 1,098 sq. ft.

**Costs:**

\$8,656,752	Soft Development Costs
<u>\$16,768,105</u>	Hard Construction
\$25,424,857	Total Development Costs
\$439.50/sq. ft.	Total Development Costs (based on total square footage)
\$270,796	Overall Per Unit Cost

**About Jamboree:** Celebrating 20 years, 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. Housing with HEART is a 501(c)(3) organization and Jamboree's resident services group. A year-long commemoration of Jamboree's 20<sup>th</sup> elevates the ripple effect of providing high quality affordable housing that generates more jobs, creates supportive housing for seniors and those with special needs, promotes healthy living and builds stronger communities.

A leading nonprofit developer, Jamboree currently has about \$250 million in affordable housing projects in its development pipeline. Its \$1 billion asset portfolio includes the development of and/or ownership interest in more than 6,500 homes in more than 64 California communities. Currently, Housing with HEART programs and services that foster learning, health and community building are offered at 38 Jamboree communities with designated staff at each location. For more information, go to [www.jamboreehousing.com](http://www.jamboreehousing.com).



#### MEDIA CONTACTS

Christine Rombouts | 949.631.1557 | [crombouts@ca.rr.com](mailto:crombouts@ca.rr.com)  
Eren Diaz | 949.387.7939 | [eren@thinkinbig.com](mailto:eren@thinkinbig.com)

### **JAMBOREE HOUSING CORPORATION TO BREAK GROUND ON NEW WORKFORCE HOUSING NEIGHBORHOOD IN CITY OF BREA, CA**

*Green, Quality Design Underscores City's Commitment to Community Values*

**Brea, CA (November 19, 2010)** – Jamboree Housing Corporation announced today that it is breaking ground on the development of Bonterra Apartment Homes, a new neighborhood in Brea, CA, that will provide workforce housing for families who earn between 30% and 60% of the Area Median Income (AMI). **The official Ground Breaking is Wednesday, December 1 from 11:00 a.m. to 12:30 p.m.** Program participants include Mayor Ron Garcia and City Councilmembers, Jamboree executives and partnership representatives. Interview and photo opportunities are available.

Bonterra will consist of 94 garden-style apartment homes within the new Blackstone master-planned community, currently under development by Shea Homes and Standard Pacific Homes. The new property encompasses seven three-story buildings arranged around central courtyards and are linked by tree-lined pedestrian friendly landscaped walks. It will provide 21 one-bedroom, 34 two-bedroom, and 39 three-bedroom apartments. The Spanish influenced architecture features tuck-under garages for each apartment along with additional surface parking areas for residents and guests. Completion is scheduled for Fall 2011.

"The City of Brea is excited to partner with Jamboree to bring an attractive and well-planned housing development to an important master development site," said Eric Nicoll, Brea's Community Development Director. "We are very careful in choosing partners that reflect a high level of sensitivity to community values and Jamboree supports these values. Bonterra will provide new apartment housing for Brea's workforce, estimated at 7,500 workers within 1.5 miles of the site. The master developers, Shea Homes and Standard Pacific Homes, have shown leadership by seamlessly integrating the Jamboree workforce housing development with other housing choices in the community and we look forward to seeing these new neighborhoods developing soon."

One of California's largest active affordable housing developers, Jamboree has worked closely with Brea Redevelopment Agency, Orange County Housing and Community Services, California's Department of Housing and Community Development, the California Tax Credit Allocation Committee (TCAC), Bank of America, and Merritt Capital to bring this new neighborhood from planning to reality, according to Laura Archuleta, Jamboree's president. As a critical component of the Blackstone master plan, Jamboree's workforce housing component is being built as a requirement of Tonner Hills' Affordable Housing Implementation Agreement with the City of Brea.

"This new neighborhood is an important addition to Brea's workforce housing program and it also provides the affordable housing necessary for the master developer to meet its affordable housing obligation to the city and county as part of the Tonner Hills Development Agreement," Archuleta said. "Securing all necessary approvals and preparing the site for development has been a long and challenging process that is now complete. This is what public/private partnerships are all about and we are pleased to provide affordable workforce housing for the City of Brea and the Blackstone master-planned community."

– more –

Formerly owned by Nuevo Energy, this 800-acre master plan area is located along the 57 Freeway that runs through the property. The Blackstone community master plan will include seven new neighborhoods, a new city sports park, and extensive preserved open space.

The newest workforce housing community to be built in Orange County, Bonterra is designed to include a 3,500 square-foot community recreation center for use by Jamboree residents as well as landscaped community spaces for outdoor recreation. The building amenities include property management offices and classroom space designed for resident services to be provided by Housing with HEART, Jamboree's nonprofit resident services group. Additional amenities include community meeting rooms, a computer lab, a swimming pool with patio area, a tot lot, barbecue/picnic areas, and a central laundry facility. Each apartment home will feature **ENERGY STAR** appliances.

The property is designed to achieve a LEED (Leadership in Energy & Environmental Design) certified Silver rating. 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.

Michael Massie, Jamboree's housing development manager, pointed out that the Blackstone community is ideally situated for residents living in the new Bonterra community as it is located near major retail, entertainment and employment centers. Residents will also have exceptional views of surrounding cityscape and open space including the future Wildcatter Park located across the street from the neighborhood. A central landscaped paseo connects the neighborhood's residential buildings and community center to the main thoroughfare, Santa Fe Road.

Financing for development of the new Jamboree community consists of funds from tax exempt bonds, California Tax Credit Allocation Committee (TCAC) four percent federal tax credits syndicated by Merritt Community Capital Corporation, a \$14 million construction loan and a \$4 million permanent loan from Bank of America, construction and permanent financing from the City of Brea totaling \$1.2 million, and a County of Orange permanent loan of \$4 million including \$2 million in HOME funds that was funded at start of construction. Financing also consists of Multifamily Housing Program (MHP) funds of \$7.7 million from California's Department of Housing & Community Development (HCD), and American Recovery & Reinvestment Act (ARRA) funds of \$7.8 million as a bridge loan to guarantee HCD's permanent loan commitment.

KTGY Group, Inc. of Irvine, CA is the architect of Jamboree's new neighborhood and Advent Companies of Mission Viejo, CA is the general contractor.

#### **About Jamboree**

Celebrating 20 years, 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. Housing with HEART is a 501(c)(3) organization and Jamboree's resident services group. A year-long commemoration of Jamboree's 20<sup>th</sup> elevates the ripple effect of providing high quality affordable housing that generates more jobs, creates supportive housing for seniors and those with special needs, promotes healthy living and builds stronger communities.

A leading nonprofit developer, Jamboree currently has about \$250 million in affordable housing projects in its development pipeline. Its \$1 billion asset portfolio includes the development of and/or ownership interest in more than 6,000 homes in more than 56 California communities. Currently, Housing with HEART programs and services that foster learning, health and community building are offered at 38 Jamboree communities with designated staff at each location. For more information, go to [www.jamboreehousing.com](http://www.jamboreehousing.com).



#### MEDIA CONTACTS

Christine Rombouts | 949.631.1557 | [crombouts@ca.rr.com](mailto:crombouts@ca.rr.com)  
Eren Diaz | 949.387.7939 | [eren@thinkinbig.com](mailto:eren@thinkinbig.com)

## **JAMBOREE HOUSING CORPORATION BREAKS GROUND ON COURIER PLACE APARTMENT HOMES IN CLAREMONT, CA**

*Developer's First Claremont Development: Affordable, Intergenerational, LEED Certified and Transit-Oriented*

**CLAREMONT, CA (November 9, 2010)** – Jamboree Housing Corporation, one of California's largest active affordable housing developers, has broken ground in Claremont, CA, for Courier Place Apartment Homes, an affordably priced, transit-oriented development (TOD) that will also be a LEED (Leadership in Energy & Environmental Design) certified community.

Laura Archuleta, Jamboree President, says Courier Place represents a development milestone for the company. "This is a very special community for Jamboree and I believe Courier Place will help pioneer a new generation of housing that will be sustainable, affordable and intergenerational," she said. "Without the partnership with the City of Claremont and the participation of the funding sources that share our vision of Courier Place, we would not be breaking ground for this innovative community. We salute the City of Claremont and all of our partners for helping to transform Courier Place from concept to reality."

Claremont Mayor Linda Elderkin said Courier Place is a welcomed addition to the city's housing mix and will provide a much needed affordable housing component to Claremont's Village Expansion. This former industrial tract adjacent to the downtown area has been transformed into a new shopping and entertainment district. "Claremont is very committed to increasing the availability of affordable housing for our residents and to enhancing the sustainability of our city, and Courier Place contributes to both," she said. "This new transit-oriented community will be an important asset for our city and its residents."

Courier Place is being developed on a 3.4-acre infill site that is the former location of the Claremont Courier newspaper. A sustainable apartment community, Courier Place is also Jamboree's first affordable housing development in the City of Claremont. The three-story, garden-style community will offer apartments for both working families and seniors.

Elderkin said she is especially pleased that the workforce housing apartments will be offered on a priority basis to people who work in Claremont but live elsewhere, thus shortening the length of their commutes and helping the environment by reducing vehicular emissions. Mixing workforce with senior housing is also a big plus for the city because it promotes Claremont's emphasis on providing quality, affordable housing for people of all ages and income levels. "Our goal is to provide a diversity of housing for everyone who wants to work and live in our city and Courier Place's intergenerational concept certainly helps us meet that goal," she said.

Claremont City Manager Jeff Parker points out that the City Council's 5-0 approval of Courier Place underscores the value of a strong public/private partnership in the development of affordable

– more –

housing, especially in an infill site surrounded by existing neighborhoods. “Jamboree is an outstanding partner and is going the extra mile in reaching out to our residents, listening intently to what the residents and city staff have to say,” Parker explained. “The company is very responsive and came to the city with the right project in the right place, and with a commitment to get the job done. We are very pleased with what is being built.”

Located at 111 South College Boulevard, Courier Place is a transit-oriented development that is immediately south of the Claremont Transportation Center and less than one-quarter mile from downtown Claremont and the Claremont Colleges. It is also within walking distance of a park, retail, school and community services. Along with the sustainable advantages of its pedestrian-friendly location, Courier Place will offer a high level of energy efficiency and a healthy living environment as a result of its LEED design and construction. This includes **ENERGY STAR** appliances in each home.

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. Courier Place also responds to California’s greenhouse gas law SB-375 that requires new residential development to be located near public transportation to reduce vehicle miles traveled (VMT) and carbon emissions, a primary ingredient in global warming.

As an intergenerational community, Courier Place will be home to both seniors and working families who earn between 30% to 60% of the Area Median Income (AMI). The seniors building will feature 38 one-bedroom apartments, an elevator, and recreation space. The family apartments will be encompassed in two buildings and consist of 36 two- and three-bedroom apartments, each with two bathrooms.

“Intergenerational living is based on the idea that the blending of families and seniors builds a community and offers a lifestyle that enhances health and happiness,” says Michael Massie, Jamboree’s Housing Development Manager. “Although intergenerational housing is not a new idea, it is only recently that we have started to see these projects become more popular in California and only a few have been affordable. We are pleased to be the developer that introduces this concept to the City of Claremont and its residents.”

Designed by William Hezmalhalch Architects, Inc., of Santa Ana, CA, Courier Place will also provide residents with convenient laundry facilities and a 3,000 square-foot recreation center with property management offices, a multipurpose room, kitchen, restrooms, and computer lab. Outdoor amenities include a swimming pool, patio dining area with barbecues, and a tot lot.

In its commitment to build healthy communities that provide opportunities and resources for residents to enhance their quality of life, Jamboree’s resident services group, Housing with HEART, will provide free onsite resident services and programs tailored to meet the unique needs of Courier Place’s

families and seniors. These programs will be designed to foster learning, health, and community building to enrich daily living.

Financial partners investing in the development of Courier Place include the City of Claremont, Claremont Redevelopment Agency, the Housing Authority of the County of Los Angeles, the City of Industry, U.S. Bank, and WNC & Associates.

#### **About Claremont, CA**

Located 30 miles east of downtown Los Angeles, Claremont is best known for its tree-lined streets, historic buildings, and acclaimed college campuses. Claremont is a vital, balanced community that provides a wide range of programs and services for all age groups, preserves a full range of housing opportunities, and supports a variety of commercial and industrial centers that provide diverse employment for its residents. Committed to sustainability, the city values protecting the environment while encouraging appropriate development, and respects traditional community values while embracing new ideas. For more information, go to <http://www.ci.claremont.ca.us>.

#### **About Jamboree Housing Corporation**

Celebrating its 20<sup>th</sup> anniversary, 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. Housing with HEART is a 501(c)(3) organization and Jamboree's resident services group. A year-long commemoration of Jamboree's 20<sup>th</sup> elevates the ripple effect of providing high quality affordable housing that generates more jobs, creates supportive housing for seniors and those with special needs, promotes healthy living and builds stronger communities.

A leading nonprofit developer, Jamboree currently has about \$250 million in affordable housing projects in its development pipeline. Its \$1 billion asset portfolio includes the development of and/or ownership interest in more than 6,000 homes in more than 56 California communities. Housing with HEART, a 501(c)(3) organization, is Jamboree's resident services group. Currently, Housing with HEART provides programs and services that foster learning, health and community building at 38 Jamboree communities with designated staff at each location. For more information, go to [www.jamboreehousing.com](http://www.jamboreehousing.com).

###



## FOR IMMEDIATE RELEASE

### JAMBOREE SINGLED OUT BY THE U.S. ENVIRONMENTAL PROTECTION AGENCY FOR 2010 ENERGY STAR AWARD

*The Only Affordable Housing Developer in California to be Recognized*

**Irvine, CA (April 12, 2010)** – Jamboree Housing Corporation of Irvine, CA, has been presented the U.S. Environmental Protection Agency's (EPA) 2010 **ENERGY STAR** Regional Award for Excellence for the company's commitment to energy efficiency in its affordable housing projects. Each year, the EPA and the U.S. Department of Energy present the award to honor organizations that have made outstanding contributions to protecting the environment through energy efficiency programs and products. Jamboree is the only California affordable housing developer to receive this year's award and it's the third consecutive year that Jamboree has received the prestigious energy award.

"Your organization has earned this regional award based on its invaluable commitment and dedication to the **ENERGY STAR** program and to providing energy-efficient affordable housing to an underserved population of the American public," wrote David Lee, chief of the **ENERGY STAR** Residential Branch, in his announcement letter to Jamboree.

"Your organization's effort utilizing **ENERGY STAR** measures to improve energy efficiency in affordable housing is providing significant energy savings for residents, and reduced emissions of green house gases that are related to energy consumption."

Jamboree's newest affordable housing community, Arbor at Woodbury in Irvine, CA, features **ENERGY STAR** appliances in the property's 90 apartments and in the community room. "The Arbor at Woodbury underscores our commitment to energy efficiency and sustainability," said Laura Archuleta, Jamboree president. "To be truly affordable, a home or apartment must be as energy efficient as possible to cut utility costs and we are proud that the EPA has recognized our efforts to be an energy conscious builder and corporate citizen."

Archuleta also pointed out that the sustainable design of The Arbor at Woodbury enhances healthy living of residents by improving interior air quality and it reduces consumption of natural resources with the use of such components as energy-efficient lighting, low-flow showers and dual-flush toilets.

Another sustainable workforce housing community recently completed by Jamboree is Granite Court, which is located in the Irvine Business Complex. Encompassing 70 apartment homes priced for working families, Granite Court features a photovoltaic system that powers common areas, the use of earth-friendly and renewable materials throughout the property, as well as low-flow faucets in the kitchen and bathrooms, dual-flush toilets, and **ENERGY STAR** appliances in every home. It also has sustainable interior fixtures and furnishings designed for healthier indoor air quality.

– more –

## **JAMBOREE SINGLED OUT BY THE U.S. ENVIRONMENTAL PROTECTION AGENCY FOR 2010 ENERGY STAR AWARD**

April 12, 2010 - Page 2

“We believe these two communities represent the future of affordable housing design and development,” Archuleta stated. “When it comes to sustainability and wise use of our valuable resources, we want to be leaders.”

**ENERGY STAR** is an international standard for energy-efficient consumer products. It was first created as a U.S. government program in 1992, but Australia, Canada, Japan, New Zealand, Taiwan and the European Union have also adopted the program. Devices carrying the **ENERGY STAR** logo, such as computer products and peripherals, kitchen appliances, buildings and other products, generally use 20% to 30% less energy than required by federal standards. More than 75% of American households recognize the **ENERGY STAR** label. In 2009 alone, **ENERGY STAR** helped Americans save nearly \$17 billion on their utility bills and since 2000, about 3 billion **ENERGY STAR**-labeled products have been sold worldwide.

Celebrating its 20<sup>th</sup> anniversary, Irvine, CA-headquartered Jamboree Housing Corporation is a broad-based, nonprofit housing development company that develops, acquires, renovates and manages permanently affordable rental and ownership housing for lower-income families and seniors throughout California. A year-long commemoration of Jamboree’s 20<sup>th</sup> elevates the ripple effect of providing high quality affordable housing that generates more jobs, creates supportive housing for seniors and those with special needs, promotes healthy living and builds stronger communities. A leading nonprofit developer, Jamboree’s portfolio includes the development of and/or ownership interest in more than 6,500 affordable homes and apartments in more than 56 California communities.

Housing with HEART (Helping Educate, Activate and Respond Together) is a 501 (c)(3) organization and Jamboree’s resident services group. Currently, Housing with HEART programs and services are offered at 32 Jamboree communities with designated staff at each location.

For more information, go to [www.jamboreehousing.com](http://www.jamboreehousing.com).

###

### **MEDIA CONTACTS**

Christine Rombouts | 949.631.1557 | [crombouts@ca.rr.com](mailto:crombouts@ca.rr.com)  
Carlsson Public Relations

Eren Diaz | 949.387.7939 | [eren@thinkinbig.com](mailto:eren@thinkinbig.com)  
ThinkinBIG Communications





## Jamboree Housing Corporation Greenleaf Family Apartments Fact Sheet

**Concept:** Provide 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 \$1,208/month in rent for their three-bedroom home.

**Rent:** \$523 to \$1,449 per month based on family size and income level\*  
[\*subject to change based on annually published HUD rents for Orange County]

**Occupancy:** October 2010

**Location:** **2048 W. Greenleaf Avenue, Anaheim** – near intersection of W. Greenleaf and W. Glenoaks Avenues

**Description:** Located freeway close at the corner of Greenleaf and Glenoaks Avenues on a remnant parcel from the Orange County Transit Authority (OCTA), **Greenleaf Family Apartments** provides much needed affordable housing, along with valuable resident services, to families who earn between \$19,550 and \$64,740. Greenleaf is Jamboree's first design/build project, working with Advent Companies, and 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 floor plans consist of six one-bedrooms, eight two-bedrooms, and six three-bedrooms ranging in size 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.

**Green Features**

- Use of low-VOC interior paint
- **ENERGY STAR** appliances: microwave, refrigerator and dishwasher
- Fluorescent light fixtures
- CRI Green Label low-VOC carpeting, underlayment and low-VOC adhesives
- Solar panels and tube skylights

**Amenities:**

- Community center with computer lab, tutoring and resident community rooms
- Tot lot
- Barbecue/picnic area
- Central outdoor courtyard
- Bike racks
- Refrigerator, microwave, garbage disposals, dishwasher and stoves
- Central laundry facility
- Free onsite resident services provided by Housing with HEART
- Onsite community manager

**Proximity:**

- Within 1/3 mile of a bus stop with service at least every 30 minutes during commuter hours
- Less than 1/4 mile from grocery store and John Marshall Park
- Within 1 mile of Gateway Regional Medical Center

**Education:** **Greenleaf** is served by the Anaheim Union High School District and Anaheim City School District. Students will attend John Marshall Elementary School (1/4 mile), Brookhurst Junior High School (2 miles) or Savanna High School (3 miles). The School of Continuing Education is within one mile of the property. There are four community colleges, three four-year universities and one technical school within eight miles of the property.

# Jamboree's Greenleaf Family Apartments

## Fact Sheet | Page 2

**Resident Services:** 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 Greenleaf's residents. These programs include activities such as homework assistance and tutoring for young people plus community-building activities for all residents. An onsite program coordinator assists residents in accessing local community services.

**Jamboree's Role:**

- Secured ground lease with the City of Anaheim
- Maintaining relationships with community, local stakeholders and City of Anaheim
- Coordinating all architectural and engineering plans
- Secured all project financing
- Managing construction project and marketing and lease-up process
- Overseeing third-party property management provided by The John Stewart Company
- Providing resident services through Housing with HEART
- Operating property long-term

**Other Stakeholders:**

- U.S. Bank – \$600,000 Permanent Loan
- City of Anaheim – \$480,000 Gap Loan, Ground Lease

**Construction:**

- Architect: Advent Design Group
- General Contractor: Advent Companies
- Property Management: The John Stewart Company

**Income Formula:**

6 units at 30% area median income  
10 units at 50% area median income  
3 units at 60% area median income

**Density:** 15.15 dwelling units per acre **Total Acreage:** 1.32

**Sq. Ft./Unit:** One-bedroom = 743 sq. ft. | Two-bedroom = 850 sq. ft. | Three-bedroom = 1,304 sq ft.

**Costs:**

\$3,196,700	Hard Construction
\$185/sq. ft.	Total Development Costs (based on 17,290 total square footage)
\$159,835/unit	Overall Per Unit Cost

**About Jamboree:** Celebrating 20 years, 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. Housing with HEART is a 501(c)(3) organization and Jamboree's resident services group. A year-long commemoration of Jamboree's 20<sup>th</sup> elevates the ripple effect of providing high quality affordable housing that generates more jobs, creates supportive housing for seniors and those with special needs, promotes healthy living and builds stronger communities.

A leading nonprofit developer, Jamboree currently has about \$250 million in affordable housing projects in its development pipeline. Its \$1 billion asset portfolio includes the development of and/or ownership interest in more than 6,000 homes in more than 56 California communities. Currently, Housing with HEART programs and services that foster learning, health and community building are offered at 38 Jamboree communities with designated staff at each location. For more information, go to [www.jamboreehousing.com](http://www.jamboreehousing.com).

**MEDIA CONTACTS**Eren Diaz | 949.387.7939 | [eren@thinkinbig.com](mailto:eren@thinkinbig.com)Christine Rombouts | 949.631.1557 | [crombouts@ca.rr.com](mailto:crombouts@ca.rr.com)

Day of Grand Opening | 949.510.1770 [Lorraine O'Keefe]

**JAMBOREE HOUSING CORPORATION TO OPEN GREENLEAF IN ANAHEIM, ITS  
NEWEST AFFORDABLE HOUSING COMMUNITY FOR WORKING FAMILIES**

**Anaheim, CA (November 1, 2010)** – Jamboree Housing Corporation, a leading developer of affordable housing in California, announced today **the grand opening of Greenleaf Family Apartments in Anaheim, CA on Tuesday, November 9, 2010 from 11:00 a.m. to 12:30 p.m.**

Program participants include Mayor Curt Pringle and City Councilmembers, Jamboree executives, partnership representatives and the Anaheim After-School Players, a group of students from Jamboree's other Anaheim properties, who will give a special welcome to their newest neighbors. Interview and photo opportunities are available.

Designed for families who earn between 30% to 60% of area median income (AMI), Greenleaf was completed 60 days ahead of schedule and is 100% leased with rents ranging from approximately \$500 to \$1,400 for the one-, two- and three-bedroom apartments.

Located at 2048 W. Greenleaf Avenue, near Interstate 5 (I-5), Greenleaf is the third affordable housing community on which the City of Anaheim and Anaheim Redevelopment Agency have partnered with Jamboree. The development site, originally a freeway remnant parcel owned by Orange County Transit Authority (OCTA), has been redeveloped into a new affordable housing community. The other two properties, Monarch Pointe and Diamond Apartment Homes, were also developed from remnant parcels along the Interstate 5 freeway expansion project.

"Greenleaf is a great example of an infill project that complements the surrounding neighborhoods," says Lisa Stipkovich, executive director of the Anaheim Redevelopment Agency. "Jamboree did a great job."

At the intersection of Greenleaf and Glenoaks Avenues, Greenleaf consists of 20 garden-style apartments within two residential buildings and a separate 1,786 square-foot recreation center that includes resident meeting space, a computer lab, tutoring center, and a property management office. The unit mix consists of six one-bedroom, eight two-bedroom, and six three-bedroom apartments ranging in size from approximately 743 to 1,304 square feet.

"The development of Greenleaf is a great example of a successful public/private partnership between the Anaheim Redevelopment Agency, the City of Anaheim and Jamboree," said Laura Archuleta, president of Jamboree, one of California's largest active affordable housing developers. "Not only does this new community provide quality affordable housing for working families, but it is

– more –

built on an urban infill site that would otherwise sit empty. I can't think of a better use for this land."

A key source of funding for Greenleaf is Enterprise Community Partners, Inc., and its affiliated companies, Enterprise Community Investment and Enterprise Community Loan Fund. Enterprise served as the tax credit equity investor in Greenleaf and has also been an investor in three other Jamboree communities – Monarch Pointe in Anaheim, CA, Camden Place in La Palma, CA and Laurel Crest in Lancaster, CA.

In addition to the \$4.4 million Low-Income Housing Tax-Credit (LIHTC) equity investment from Enterprise, other permanent funding sources include a \$600,000 permanent loan from US Bank, a land lease from Anaheim Redevelopment Agency valued at \$2.2 million, and \$680,000 in combined loans and fee waivers provided by the City of Anaheim and the Anaheim Redevelopment Agency.

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, laundry room, barbecue/picnic areas, and convenient surface parking for residents and guests.

Resident services will be provided to Greenleaf residents by Jamboree's resident services group, Housing with HEART. Offered at more than 38 of Jamboree's properties, Housing with HEART's onsite resident services coordinator will provide resident services tailored to the specific needs of Greenleaf residents that foster learning, health, and community building to enrich their quality of life. In fact, plans are already under way to provide programs and services that are coordinated with Jamboree's other two Anaheim properties. For example, families at Greenleaf will be able to take advantage of the pool at Monarch Pointe and activities that involve residents from all three properties are slated for the holiday season. This approach is integral to Jamboree's philosophy to build stronger communities.

Advent Design Group provided Greenleaf's architectural design and Advent Companies served as the General Contractor, both of Mission Viejo, CA.

#### **About Jamboree**

Celebrating 20 years, 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. Housing with HEART is a 501(c)(3) organization and Jamboree's resident services group. A year-long commemoration of Jamboree's 20<sup>th</sup> elevates the ripple effect of providing high quality affordable housing that generates more jobs, creates supportive housing for seniors and those with special needs, promotes healthy living and builds stronger communities.

A leading nonprofit developer, Jamboree currently has about \$250 million in affordable housing projects in its development pipeline. Its \$1 billion asset portfolio includes the development of and/or ownership interest in more than 6,000 homes in more than 56 California communities. Currently, Housing with HEART programs and services that foster learning, health and community building are offered at 38 Jamboree communities with designated staff at each location.

For more information, go to [www.jamboreehousing.com](http://www.jamboreehousing.com).

###