



Jamboree

BIA/OC Urban Infill



Jamboree is a Non-Profit Corporation Founded in 1990

Mission

Jamboree delivers high quality affordable housing and services that transform lives and strengthen **communities**

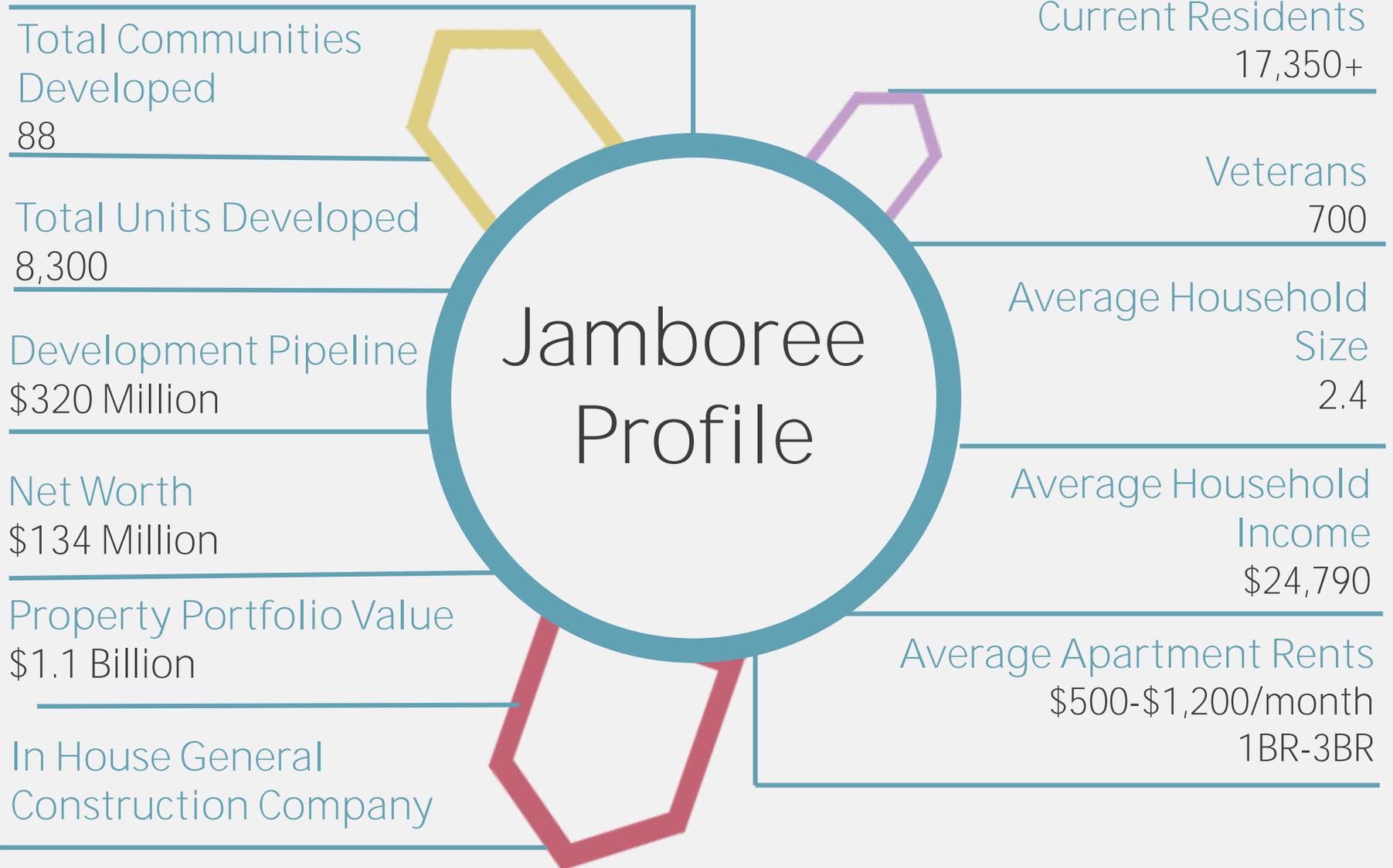
Vision

Every person will live in a strong, healthy, sustainable community

Values

- ★ Quality
- ★ Communication
- ★ Integrity
- ★ Creativity
- ★ More than Shelter

26 years of affordable housing





Granite Court
Irvine, CA
2009



71 one, two and three BR units
4 stories over podium and
subterranean parking-1.23 acre site

Clark Commons
Buena Park, CA
2016



70 one, two and three BR units
3 and 4 stories over at grade podium
parking and retail space-1.94 acre site



Granite Court



Clark Commons



Granite Court

The first residential property in the Irvine Business complex. Jamboree purchased the property and relocated all existing businesses. The compact-design housing adjacent to retail and office space provides much-needed workforce housing.

Clark Commons

A 70 unit affordable housing **apartment community that's** part of a 12-acre development created with City Ventures and the City of Buena Park. The development includes a neighborhood park and 150 for sale market-rate townhomes by City Ventures.



Granite Court

Clark Commons

SOURCES

• City of Irvine	\$ 7,700,000
• HCD	\$ 6,308,800
• County of Orange	\$ 2,515,000
• Union Bank	\$ 2,980,000
• MMA Financial-Equity	\$11,925,000
• Operations	\$ 201,200
• Jamboree	\$ 908,000
	<u>\$32,538,000</u>

USES

• Land	\$ 3,545,000
• Construction	\$20,525,000
• Soft Costs	\$ 8,468,000
Total Development Cost	<u>\$32,538,000</u>

SOURCES

• City of Buena Park	\$ 7,700,000
• Bank of America-Loan	\$ 2,900,000
• Bank of America-Equity	\$18,400,000
• Other	\$ 300,000
	<u>\$29,300,000</u>

USES

• Land	\$ 4,900,000
• Construction	\$16,000,000
• Soft Costs	\$ 8,400,000
Total Development Cost	<u>\$29,300,000</u>

Granite Court

COMMUNITY FEATURES

- Near mass transit
- Photovoltaic system powers common areas
- Clubhouse
- Fitness center
- Covered parking
- Elevator
- Extra storage
- Playground/tot lot
- Laundry facility
- Onsite resident services

UNIT FEATURES

- **Central heating/ac**
- **Balcony/patio**
- **All ENERGY STAR kitchen appliances**
- **Smoke-CO detector**
- **Fire suppression sprinklers**
- **Cable-ready**
- **Carpet & Vinyl Flooring**
- **Window coverings**
- **Oversized closets**

Clark Commons

COMMUNITY FEATURES

- LEED Gold certified
- Near mass transit
- Clubhouse
- Fitness center
- Covered Parking
- Elevator
- Playground/tot lot
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UNIT FEATURES

- **Central heating/ac**
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LESSONS LEARNED

GRANITE COURT

HOME RUNS

Absorbed AH requirements for 3 developers

Flexible interpretation of park space

Forward design planning for pedestrian environment

Good partnership w/local community

STRIKE OUTS

Local parking requirements

Design review & CCRs

Casement windows

CLARK COMMONS

HOME RUNS

Removed blight

Good mix of housing & retail

Quick development time frame <1 year

Good partnership w/local community

STRIKE OUTS

Slow ID of retail client increased costs

Parking

Wet/dry utility coordination

Rushed design=later change orders



Q&A

Thank You

www.jamboreehousing.com