



April 19, 2019

Sacramento Regional Transit District  
Camille Tyler  
Procurement Analyst II  
CTyler@sacrt.com

**RE: Request for Information – Florin Light Rail Station**

Dear Ms. Tyler:

Jamboree Housing Corporation (“Jamboree”) is pleased to submit this proposal in response to your Request for Information.

Jamboree is an award-winning, mission-driven non-profit community development organization with properties throughout California, including Sacramento. Jamboree has engaged in dozens of successful cross-sector partnerships to develop more than 9,000 units of affordable housing. We are seeking a dedicated partner like Sacramento Regional Transit District (RT) to help us fulfill our mission through the creation of critically needed affordable housing in California.

As one of the top 10 non-profit affordable housing developers in the nation, Jamboree develops, acquires, renovates, and manages affordable rental housing, including a range of supportive housing options for families, seniors, veterans, and previously homeless. Established in 1990, Jamboree currently has \$627 million in permanent supportive housing and, affordable projects under development and an estimated \$3.2 billion asset portfolio in more than 93 California communities, including Sacramento County. Jamboree is Orange County’s largest developer of Permanent Supportive Housing for formerly homeless individuals living with mental illness

More than 18,800 Californians from San Diego to the Sacramento Area currently call Jamboree home and among them are 700 veterans, 2,500 seniors, and 475 persons with a history of mental health disabilities and experience with homelessness. We have developed properties with blended populations of families, seniors, and/or supportive housing.

Jamboree is proud to have supported the effort that led to the passage of Propositions 1 and 2. Jamboree contributed \$100,000 to the campaign, and Laura Archuleta, Jamboree’s president, served on the finance committee that raised millions of dollars to support the proposition campaigns. Jamboree’s marketing and communication team was part of the Prop 1 and 2 Coalition speaking at numerous community meetings, providing resident success stories that were used statewide by the campaign, securing endorsements, engaging our residents in voter registration drives and furnishing information on the propositions to the community at large.

In 2018, Jamboree was selected by Sacramento County and Sacramento Housing and Redevelopment Agency (SHRA) to be a co-applicant for No Place Like Home (NPLH) funding to Housing and Community Development (HCD) for a development in the city of Citrus Heights. We are also in the process of applying for NPLH funds in San Diego, Los Angeles and Orange County.

**Social and Supportive Services**

Robust services are not an afterthought for Jamboree, it is an imperative and priority. In 2015, Jamboree renewed its commitment to on-site social and supportive services for all age groups (youth and adults) by re-branding its services group from Resident Services to Community Impact. As the name implies we are focused on providing services that have a positive impact on the community, both to the residents we provide housing for and the surrounding neighborhood and community. Over 50% (39 of 76) of Jamboree staff is dedicated to Community Impact Team (CIT). The CIT work is supported by a legion of volunteers. In 2018, over 160 volunteers provided over 6,200 hours of services for Jamboree residents.

Our goal is to improve Sacramento’s community health and well-being – making it stronger. We define community health by metrics that include:

- Physical Health
- Social Skills and Bonds
- Mental Health
- Access to Parks and Recreation
- Educational Outcomes
- Safety and Security

Our goal for every development is a comprehensive and customized service plan and community center with both dedicated areas and flexible multipurpose areas. The services will be provided at no cost to the participants.

We will construct a high-quality housing development with common areas that may include group, family and/or individual activity areas for children, teens and adults.

Amenities include:

- Community Center
- Court Yard Pool
- BBQ and Dining Area
- Covered Patio
- Walking Paths
- Tot Lot
- Community Garden
- Self-Reflection and Quiet Space
- Grass and Hard Surface Play & Game Areas
- Fitness Room

Concepts and ideas will be based on resident population, architectural design, collaboration with city staff, neighborhood groups, city council and other key stakeholders.

We are excited to have the opportunity to partner with the RT and we look forward to utilizing the experience gained based on our past developments, in bringing an urban village development to fruition.

Sincerely,



Roger Kinoshita  
Director, Business Development



# Jamboree

April 19, 2019

## **Sacramento Regional Transit District Request For Information Joint Development at Florin Light Rail Station**

### **1. Development Vision**

Jamboree envisions an urban village that could include multifamily housing, commercial, educational, and recreational elements as well as civic areas, parks and open spaces that increases the ridership for Sacramento Regional Transit District (RT) at the Florin Light Rail Station (Florin Station) and meets the highest needs of the City and County of Sacramento. As a high-density transit-oriented development, a minimum would be 50 units per acre. Other housing elements could have lower densities (minimum of 15 units per acre) depending on the housing type desired.

Jamboree will work collaboratively with all the stakeholders to determine design, the resident population and/or mix and other uses.

In Jamboree's 29-year history of development, we have built, financed, provided services for and operated family, senior, and permanent supportive housing (housing for the formerly homeless). We have also mixed resident populations coexisting successfully at our properties –

- Family and Supportive Housing
- Intergenerational (senior and family)
- Seniors and Supportive Housing
- Family, Seniors, Supportive Housing
- And other blended populations

### **2. Ownership Interest**

All ownership options listed (long-term ground lease, short-mid-term ground lease, fee acquisition and joint ownership) are viable choices for Jamboree to develop Florin Station. We have developed and financed communities utilizing all the ownership types noted in the RFI and above. We are open to the structure that best meets the needs and goals of RT.

### **3. Site Size**

Jamboree is interested in a portion or the entire site. We are flexible in the size, location and configuration of the development site. We have built communities on sites ranging from prominent, high visibility, in-fill street intersections to oddly configured, remnant freeway expansion land in secondary locations.

If the development of the entire site is desired, we would work closely with RT, the City, the County and area residents to develop an award-winning urban village plan that would significantly contribute to growth of the area.

#### **4. Non-Disturbance of Florin Station's Daily Operations**

Jamboree will work closely with RT to create a development that does not disturb the daily activities of Florin Station. One of our goals is to increase the ridership at Florin Station, not decrease it anytime during its construction or when completed.

During construction and into perpetuity we would limit our uses to the selected development areas. Should issues arise around a shared use of drive aisle, access points, etc., we would work collaboratively with RT to determine the best solution.

#### **5. Community Engagement**

Hope Cooperative aka TLCS and Jamboree take community engagement very seriously. We would reach out to all local stakeholders such as neighborhood associations, local businesses and schools to be placed on their respective calendars to present our development concept. Based on the feedback we receive, we will take steps to incorporate that feedback wherever practical in the design and concept.

During the development process for our most recent project in Citrus Heights, we held multiple open houses at one of our current properties so that community members could view first hand our commitment to excellence. The neighborhood association members had specific requests that we were able to incorporate into the planning process. We would plan to offer a similar opportunity to the Florin Road Community.

In the case of this project, we would be very interested to solicit community thoughts on the best way to connect with local schools to ensure that the design includes a safety plan and path of travel for students walking to and from local schools.

This area lends itself well to Opportunity Zone development whereby market rate housing and retail could benefit from tax incentives. We would plan to hold meetings to engage investors to build around our transit- oriented affordable development to create a cohesive community that activates both the site and the surrounding neighborhood. To that end we will engage with the Florin Road Partnership as soon as we are selected to proceed with the project.

We will specifically connect with neighborhood associations in Councilmember Jay Shenirer's District 5 and Councilmember Larry Carr's District 8 to engage them in the development process and create excitement about the proposed urban village at the Florin Road Station.

#### **6. Promoting Transit Use**

Jamboree communities are designed to provide access to an array of retail amenities, schools, and other services within walking distance, as research shows that living in well-designed, walkable, transit-oriented communities near public transportation can result in a range of significant health benefits. A focus on land use that combines housing with public transportation can reduce residents' commute time and overall reliance on personal vehicles, mitigating generation of vehicle-related carbon dioxide, a leading ingredient in greenhouse gas. It also reduces transportation expenses, making limited income more available for healthcare, education and food. Transit access is also key in connecting low-income seniors who no longer drive with

public transportation to reach necessary medical services, and qualified workers with available jobs in the community where they live. Jamboree works closely with local transit organizations to have representatives speak at resident events, provide information for resident welcome kits and secure discounted passes for residents.

## **7. Obstacles For Development**

The Florin Development, like all of our developments, will have challenges, but with a strong committed private/public partnership among Jamboree, Hope Cooperative, RT, City, County and other agencies we can resolve issues and find solutions.

## **8. Jamboree Summary**

Established in 1990, Irvine, CA-headquartered Jamboree Housing Corporation is an award-winning, broad-based nonprofit community development company with properties throughout California. Jamboree develops, acquires, renovates and manages permanently affordable rental and ownership housing for working families, seniors, veterans and people with special needs. Jamboree currently has \$627 million in affordable housing projects in its development pipeline and a \$3.2 billion asset portfolio that includes the development of and/or ownership interest in more than 9,000 homes in more than 93 California communities.

Jamboree delivers high quality affordable housing and services that transform lives and strengthen communities. With housing as the platform, we believe in the power of community to bring hope home to those starting out or starting over – working families, seniors, veterans, formerly homeless, and those with special needs. We build award-winning housing with LEED-certified quality they can afford, and provide supportive programs and services that instill both personal accomplishment and community pride.

Our asset portfolio combined with strategic funding sources provides solid financing, while public/private partnerships with master developers, design and construction professionals, and a multidisciplinary staff are key to successful property development. Innovative alliances with school districts, government entities, healthcare organizations, community groups, philanthropy, and other nonprofits integrate successful neighborhoods throughout California.

Some 18,800+ residents call a Jamboree property home, including active seniors aging in place, veterans, and those living with a mental illness who are no longer homeless. Live/work strategies make shorter commutes and more time for family, exercise, or socializing, and after-school programs promote higher literacy and graduation rates -- with proven results. Smart growth designs near major retail, parks, community services, schools, and robust employment centers contribute to the economic vitality of 93 communities from Sacramento to San Diego. Our long-term commitment to property ownership and asset management of 55 years reduces blight, crime and poverty

Jamboree is committed to building innovative, sustainable, "green" communities that are healthy for residents and communities. We continue to develop multiple properties designed to achieve Leadership in Energy & Environmental Design (LEED) for Homes certification. In building healthy communities, Jamboree focuses on several key "green" elements in our pursuit of healthier living environments for residents and communities.

- LEED for Homes design, construction, building strategies and practices that are best-in-class
- Drought tolerant landscaping that incorporates highly efficient irrigation systems
- Appliances, plumbing, solar power that reduce energy consumption and improve efficiency standards
- **Transit-oriented design** near public transportation, retail and job centers, biking and walking trails

- Amenities that include fitness centers, pools, spa, barbeque areas, community gardens
- Programs and services that promote healthy living

Examples of Jamboree’s newly constructed or rehabilitated transit-oriented design properties we’ve recently developed include:



**West Gateway Place-West Sacramento, CA**  
Urban, sustainable living connected to jobs and services by walking, biking, and forthcoming streetcar



**The Studios at Hotel Berry-Sacramento, CA**  
Light rail adjacent to community



**The Exchange at Gateway-El Monte, CA** Adjacent to one of the west’s largest transit centers



**Laurel Crest-Lancaster, CA**  
½ block to multiple mass-transit options, including Metrolink light rail station



**Highgrove Apartments-Riverside, CA**  
Several bus lines at community entry



**Courier Place-Claremont, CA**  
Within blocks of more than 350 bus or Metro commuter services

**9. Timeline**



**10. Development Team Lead**

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**West Gateway Place**

Completed in 2016, **West Gateway Place** is located in West Sacramento’s Bridge District. The first phase of the Bridge District is under construction and is located on 188 acres of open land in the urban core. When complete, it will be a green-certified, walkable, waterfront neighborhood with more jobs than residents, as well as a thriving area for both the arts and retail. **West Gateway Place** is near multiple public transit options and is walking distance to local schools, shops and dining.

**West Gateway Place** is a mixed-use, transit-oriented workforce housing property that received \$2.6 million in cap-and-trade funds allocated by the Affordable Housing and Sustainable Communities Program, which is implemented by the Department of Housing and Community Development (HCD) in coordination with the Strategic Growth Council and California Air Resources Board. The funding is part of \$6.7 million awarded to the City of West Sacramento and West Sacramento Housing Development Corporation, Jamboree’s joint venture partner on the property in Yolo County.

**West Gateway Place** is the first affordable housing development in California financed by cap-and-trade funds, from the Greenhouse Gas Reduction Fund – \$121.9 million, to break ground and be completed. The Affordable Housing and Sustainable Communities Program in its first round, only awarded 28 housing and transit-friendly infrastructure projects throughout the state

Rents at **West Gateway Place** are \$417-\$1,156 per month based on household size and income level. The one, two and three-bedroom units are designed for households earning 30% to 60% of the Area Median Income. For example, a family of four earning \$22,230 (30% AMI) will pay about \$578/month in rent for their three-bedroom home.

## PROPERTY DESCRIPTION

**West Gateway Place**, located at 820 Delta Lane and 825 Tower Bridge Gateway, West Sacramento, CA 95691, is a family-oriented, affordable housing development in West Sacramento’s Bridge District. The two buildings have 77 one-, two- and three-bedroom apartments and approximately 4,000 square feet of retail space, and a 3,500-square-foot community center. The first building on the 1.17-acre site is a four-story structure with retail and community space at the ground floor and at-grade parking. The second building is four stories with at-grade parking.

In Jamboree’s ongoing commitment to sustainability, **West Gateway Place** is designed to achieve a LEED (Leadership in Energy & Environmental Design) for Homes certified Silver rating. Each home is equipped with ENERGY STAR kitchen appliances, water-saving plumbing fixtures and exceeds Title 24 energy efficiency standards. This lowers energy consumption, provides a cost-saving benefit to and promotes the health of residents.

## GREEN FEATURES

- ENERGY STAR refrigerators, dishwashers, microwaves and lighting fixtures in each unit
- Flow reducers in kitchen and bathroom faucets
- Water efficient low-flow toilets
- Use of low-VOC interior paint and paperless drywall in bathrooms
- CRI Green Label low-VOC carpeting, underlayment and low-VOC adhesives
- Indoor air quality management plan and verification testing during construction
- Efficient landscape irrigation and drought-tolerant / native plant materials

## AMENITIES

- Community center with kitchen and conference room, computer area, media and multipurpose rooms, laundry facilities and retail space
- Tot lot, dining and barbecue areas
- Free onsite services for residents
- Onsite property management

## PROXIMITY

- ¼ mile from West Sacramento Community Center and Yolo Bus Transit stop
- ½ mile from grocery store, pharmacy and Arthur F. Turner Public Library
- 1 mile from Communicare Health Center

**West Gateway Place** is served by the Washington Unified School District. Students will attend Westmore Oaks Elementary (1.5 miles) and River City High School (3 miles). SCC West Sacramento Center, part of Sacramento City College, is within one-half mile of the property.



### JHC ROLE

- Secured site
- Coordinated all architectural and engineering plans
- Secured all project financing
- Managed construction project and marketing and lease-up process
- Oversee third-party property management provided by The John Stewart Company
- Provides resident services through Jamboree's Community Impact Group
- Operate and own property long-term

### OTHER STAKEHOLDERS

- Department of Housing & Community Development AHSC Program, - \$2.6 million in cap-and-trade funds
- Union Bank - \$1.6 million in permanent financing and \$15.7 million in 9% tax credit equity
- City of West Sacramento - \$8.7 million permanent financing

### CONSTRUCTION

- Architect: Mogavero Architects
- General Contractor: Advent Companies
- Property Management: The John Stewart Company

### COSTS

\$ 1,810,000	Land Costs
<u>\$28,006,826</u>	Development Costs
\$29,816,826	Total Development Costs
\$585/sq. ft.	Total Development Costs (based on total conditioned square footage)
\$387,231	Overall Per Unit Cost
65 dwelling units per acre	

### 1.17 Total Acreage

### INCOME FORMULA

- 8 units at 30% AMI
- 19 units at 45% AMI
- 31 units at 50% AMI
- 18 units at 60% AMI
- Manager's unit (unrestricted)

### SQUARE FOOTAGE/UNIT

- One-bedroom = 558 sq. ft.
- Two-bedroom = 851 sq. ft.
- Three-bedroom = 1,073 sq. ft.



### RESIDENT SERVICES

Jamboree's Community Impact Group complements Jamboree's belief in creating communities that provide opportunities and resources for residents and those living in the surrounding neighborhood to enrich the quality of family life. Resident services are specifically tailored to meet the unique needs of the **West Gateway Place** community. These free onsite programs focus on health and fitness, educational enrichment for young people, and community-building activities. Yolo County Children's Alliance our onsite partner also provides residents with community services.



### JAMBOREE HOUSING CORPORATION

Founded in 1990, Irvine, CA-headquartered Jamboree Housing Corporation is an award-winning, broad-based nonprofit housing development company that develops, acquires, renovates and manages permanently affordable rental and ownership housing throughout California for working families, seniors and people with special needs. A leading community development organization, Jamboree is committed to sustaining excellence with high quality affordable housing that benefits the environment, the economy and local communities. It currently has \$280 million in affordable housing projects in its development pipeline and a \$1.1 billion asset portfolio that includes the development of and/or ownership interest in more than 8,200 homes in more than 88 California communities. Currently, Jamboree's Community Impact Group offers resident services that foster learning, health and wellness, and community building at 35 Jamboree communities with designated staff at each location. For more information, visit [www.jamboreehousing.com](http://www.jamboreehousing.com).

### CONTACT INFORMATION

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#### **Jamboree Housing Corporation**

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## JAMBOREE HOUSING CORPORATION Sustainable Solutions



# Developer Profile: Jamboree Housing Corporation





# Jamboree Housing Corporation Blazes TOD Trail

**Affordable housing developer is a leader in transit-oriented development with four properties built and one under construction**

**By Genevieve Smith  
Photography by JuanTallo.com**

In an urban environment, transit-oriented development makes a real difference. Jamboree Housing Corporation knows . . . it has developed four TOD properties in urban areas and is in the process of developing a fifth, with others in various stages of pre-development. Jamboree's first TOD property, Laurel Crest in Lancaster, CA, north of Los Angeles was completed in 2007 and was a pioneer in transit-oriented development with several public transit services within walking distance including Metrolink light rail. Laurel Crest was followed in 2009 by Puerto del Sol in Long Beach, CA, also near a Metrolink station and the city's public transit system.

The benefits of TOD combined with affordable housing are important. According to a 2014 report by Enterprise Community Investment, Inc., "Impact of Affordable Housing on Families and Communities: A Review of the Evidence Base," the availability of affordable housing in transit-rich areas is crucial to maintaining housing access for lower income residents. "Many low-income families have been forced to live outside city centers to areas where housing is more affordable and access to public transportation is limited. These families often spend more on driving than healthcare, education or food," states the

◀ The Exchange was built as a public/private partnership between the City of El Monte, Jamboree and Grapevine Advisors, LLC, Gateway's master developer.

Enterprise study.

The benefits are also measurable. A case in point is Jamboree's West Gateway Place workforce housing now under construction in West Sacramento. West Gateway Place was the first TOD project funded by California's Affordable Housing and Sustainable Communities Program, to break ground and is slated for completion early 2017. According to the California Strategic Growth Council, TOD developments such as West Gateway Place will help fight climate change by reducing greenhouse gas emissions by an estimated 723,286 metric tons—the equivalent of taking 140,483 cars off the road for one year, saving 81 million gallons of gas. This is equal to all the residents of California cities Citrus Heights and Newport Beach not driving for a year.

## **The Exchange at Gateway**

While Jamboree is well underway with development of West Gateway Place, it recently completed construction on another TOD property, The Exchange at Gateway in El Monte, CA. Part of El Monte Gateway, a 14-acre mixed-used village 12 miles east of downtown Los Angeles, The Exchange was built as a public/private partnership between the City of El Monte, Jamboree and Grapevine Advisors, LLC, El Monte Gateway's master developer. The urban village is planned to include both market-rate and affordable housing as well as 25,000 square feet of retail shops and restaurants, creating new opportunities for businesses in El Monte and its historic downtown.

The 132-unit Exchange at Gateway workforce housing is Jamboree's first

development in partnership with the City of El Monte. The \$37.9 million multifamily property was developed on a 2.1-acre urban infill site – formerly El Monte’s public works yard. A significant component of The Exchange’s sustainability footprint is its adjacency to the El Monte Station, considered one of the largest transit centers in the western U.S. that serves more than 35,000 public transportation riders daily. The El Monte Station also accommodates bicycle use with 60 bike parking spots and a repair stand.

“The Exchange at Gateway not only offers quality affordable housing for working families, but it helps reduce

greenhouse gas emissions by providing public transportation services within walking distance of the property,” said Laura Archuleta, Jamboree president. “This is the third transit-oriented development that Jamboree has built in Los Angeles County, which is a significant milestone for our company as we pursue our mission to work hand-in-hand with local jurisdictions to create strong, healthy, sustainable communities.”

For a healthier environment for residents, the property is 100 percent smoke-free. In keeping with Jamboree’s commitment to sustainability, The Exchange is designed to achieve a LEED

for Homes Platinum rating and exceeds California’s Title 24 energy efficiency standards by at least 33 percent. The sustainable design includes solar power that offsets 8 percent of the building energy consumption and drought tolerant, native plants coupled with a highly efficient irrigation system to reduce exterior water usage by 61 percent.

#### **Courier Place Apartment Homes**

A pioneer in its own right, Courier Place Apartment Homes in Claremont, CA, is another of Jamboree’s transit-oriented developments that is multigenerational. It was also the first multigenerational development to be

◀ Courier Place Apartment Homes is rated LEED for Homes Platinum and exceeds California’s Title 24 CalGreen energy efficiency requirements by more than 35 percent with solar panels providing 17 percent of the property’s power for common areas.

▼ Courier Place is Jamboree’s first transit-oriented development to be financed by the County of Los Angeles Community Development Commission’s Economic/Redevelopment Division.





▲ Transit-oriented developments such as The Exchange establish an effective and beneficial template for urban developments that help reduce greenhouse gases.

**“Creating healthier communities is one of our company’s key initiatives so it’s an honor for us to be involved in the development of this pioneering workforce housing property.”**  
– Laura Archuleta, President, Jamboree

financed by the County of Los Angeles Community Development Commission’s Economic/Redevelopment Division.

Located adjacent to the Claremont Transportation Center that is served by the Metrolink commuter train, convenient access to public transit is only part of Courier Place’s sustainability footprint.

A highly rated walkable property, Courier Place is within a half mile of 350 public bus stops and less than a quarter mile from downtown Claremont Village and the Claremont Colleges campus.

Courier Place’s sustainable development is rated LEED for Homes Platinum and exceeds California’s Title 24 CalGreen energy efficiency requirements by more than 35 percent. Solar panels provide 17 percent of the property’s power for common areas and water-efficient, drought tolerant

landscaping served by a highly efficient drip irrigation system that uses 50 percent less water than traditional landscape. Additionally, an onsite storm water retention system captures and recycles storm water runoff.

#### **West Gateway Place**

Developed by Jamboree in partnership with the West Sacramento Housing Development Corporation, Phase I of West Gateway Place is a mixed-use development consisting of two urban designed buildings that encompass 77 apartments and approximately 4,000 square feet of retail space, 12,000 square feet of common area, and podium parking. West Gateway Place is planned as the first phase of a community for working families in West Sacramento’s Bridge District.

West Gateway Place made news on August 14, 2015, when the

transit-oriented development was the first Affordable Housing and Sustainable Communities (AHSC) funded residential project in California to break ground. The AHSC funds are generated from cap and trade auction proceeds. West Gateway Place was first because it was “shovel ready” upon receiving \$2.6 million in AHSC funds allocated by the California Strategic Growth Council to support the development of the workforce housing property.

Part of the California Climate Investments portfolio, the AHSC Program is implemented by the Department of Housing and Community Development in coordination with the Strategic Growth Council and California Air Resources Board. Now engaged in its 2016 selection process, this program awards competitive cap-and-trade grants and loans from the state’s greenhouse gas reduction fund



▲ Multigenerational living at Courier Place promotes a sense of togetherness among families and seniors by sharing many of the property's amenities such as the community center.

▣ Developed in partnership with the West Sacramento Housing Development Corporation, West Gateway Place was the first project financed by California Affordable Housing & Sustainable Community funding to break ground.

to projects that reduce vehicle miles traveled (VMT) via access to public transit and non-carbon transportation options such as walking and biking.

One of 28 projects selected from the 2015 program, West Gateway Place is a family-centered, walkable development being constructed on a 1.17-acre site that integrates a network of bicycle and pedestrian paths connected to the surrounding Bridge District community. The Bridge District is on track to create 4,000 residential units, five million square feet of commercial space and another 5,000 square feet of retail space. The city estimates that the district will be home for 9,380 residents and encompass 16,000 jobs in a walkable, green-certified, riverfront community.

“As the City of West Sacramento reclaims its industrial waterfront as one of the region’s best opportunities for urban, sustainable living connected to jobs and services by walking, biking, and

a forthcoming streetcar, we’re insistent that great places are mixed-income places,” said West Sacramento Mayor Christopher Cabaldon. “That’s why the West Gateway Place project makes high-quality, mixed-use affordable housing the centerpiece linking together three of the city’s urban revitalization districts.”

West Gateway Place’s urban styled exterior is a melding of stucco and metal panels, and will be oriented to create a central community courtyard with a barbecue area and tot lot. Designed for LEED for Homes Silver rating, the property is to be served by a local commuter rail system that will give residents the convenient option to use public transit. The property’s sustainable features will help reduce carbon pollution and avoid climate change impacts through the site’s transit-oriented location and energy-efficient design, creating a healthier living environment for all residents, according

to Archuleta.

“Creating healthier communities is one of our company’s key initiatives so it’s an honor for us to be involved in the development of this pioneering workforce housing property,” said Archuleta. “We also greatly appreciate the fact that West Gateway Place was selected for the AHSC Program funds, without which this transit-oriented development would not be a reality.”



**Genevieve Smith** is Editor for *Green Home Builder* magazine. She may be reached at [gen@penpubinc.com](mailto:gen@penpubinc.com).

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## Jamboree is committed to being a leader in helping California turn the tide on homelessness.

Since 2003, our strategy has been to ensure that people are housed first. Jamboree often uses a coordinated entry method to house those most vulnerable. Stable housing is the foundation on which stable lives are built.

*Under Construction  
2020 Completion*



**Santa Ana Veterans Village**  
Santa Ana, CA

**INTEGRATED**, veterans new construction permanent supportive housing community for homeless veterans and their families. All 75 units have Veterans Affairs Supportive Housing (VASH) vouchers, includes 20 MHSA units



**The Studios at Hotel Berry**  
Sacramento, CA

**INTEGRATED**, mixed-use renovation and modernization of 1920s vintage hotel into 105 single-resident occupancy studios (includes 10 MHSA, 25 veterans) with first-floor retail space, just blocks from State Capitol



**Jackson Aisle**  
Midway City, CA

**DEDICATED** development of 29 studios as County's first 100% permanent supportive housing property



**Rockwood**  
Anaheim, CA

**INTEGRATED** community of 70 apartment homes (includes 6 large families, 15 MHSA, 48 homeless families) built by Jamboree's in-house licensed GC



**Diamond**  
Anaheim, CA

**DEDICATED** development of 25 apartment homes as State's first 100% MHSA property



**Doria**  
Irvine, CA

**INTEGRATED**, two-phase development of 134 apartment homes (includes 20 MHSA) built as partnership with Irvine Community Land Trust, in upscale master-planned community



**PROPERTIES:** [jamboreehousing.com](http://jamboreehousing.com)>WHAT>Housing Development > **Supportive**  
**SERVICES:** [jamboreehousing.com](http://jamboreehousing.com)>WHAT>Resident Services > **Permanent Supportive Housing**



## Permanent Supportive Housing

### Permanent supportive housing is quality housing with quality services.

It is a national best practice. It demonstrates that permanent housing and access to supportive services allows chronically homeless people to rebuild their lives. It also reduces overall costs of healthcare and other vital services, providing significant savings to communities.

Residents typically pay no more than 30% of their income towards rent. The supportive services are voluntary and focus on keeping the residents housed, resulting in **high residency retention rates** and reduced psychiatric hospitalizations, incarcerations, and medical hospitalizations.



#### 475+ residents

- Chronically homeless
- Homeless veterans
- Homeless families
- Individuals living with mental health diagnosis



#### Onsite supportive services

- 24/7 access to clinical services from full-service providers
- Life skills and vocational training
- Community-building activities
- Community alliances, liaisons, referrals



#### Award-winning housing

- 2 **DEDICATED** multifamily properties
- 3 **INTEGRATED** multifamily properties
- 250+ studios and apartment homes



#### Knowledge & expertise

- Diverse financing and multiple funding sources
- LEED for Homes certified design and construction
- Collaborative network of partnerships

## Jamboree at a Glance

### Mission

Deliver high quality affordable housing and services that transform lives and strengthen communities

### Expertise

Quality affordable housing for working families, seniors and those with special needs

### Communities

93 from Sacramento to San Diego

### Residents

- 18,800+
- 800+ vets
- 2,100+ seniors
- 6,500+ families

### Average household income

\$26,569

### Asset portfolio

\$3.2 billion

### Development Pipeline

\$627 million

### Commitment

Long-term ownership and management of 55 years

### Waitlist

Up to 3 years



To explore solutions that help end homelessness:

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