

AFFORDABLE HOMES ON LAND OWNED BY FAITH COMMUNITIES

YES IN GOD'S BACKYARD

PART 2: THE STORY OF WESLEY VILLAGE, GARDEN GROVE, CA

Thursday, May 19th

4:30 pm PT

Zoom

WESLEY VILLAGE



PEOPLE FOR HOUSING
Orange County

Wesley Village



at Garden Grove United Methodist Church

Panelists

Host: Elizabeth Hansburg, People for Housing OC YIMBY

Benjamin Sanchez, Senior Manager, Jamboree Housing

Wayne Sheriff, Garden Grove United Methodist Church

Tung Tran, Etapes Corp. (Consultant to Jamboree Housing)

Why tell this story?

Critical shortage of housing affordable to lower income households

Cities are being asked to plan for (find sites) for more affordable housing than ever before (6th cycle RHNA)

Some cities have identified sites owned by churches /faith communities as sites for affordable housing

Cities are drafting development standards to facilitate the development of affordable housing on church properties.

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**What does it look like
“on the ground?”**







WESLEY VILLAGE

Jamboree is a Nonprofit 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

State-Wide

Jamboree is California's second largest non-profit developer of affordable housing

About Wesley Village

- Completed in 2017
 - Family and Senior Housing Development
 - 46 Apartment Homes; 1, 2, & 3 Bedrooms
 - Households earning ~ 50 - 60% of Area Median Income
 - \$53K to \$63K per year for a family of 4
 - AMI for OC in 2021 = \$106K; [Source: HUD](#)
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What made this project possible?

The Faith
Community:
GG United
Methodist Church

The Developer:
Jamboree Housing

The City:
Garden Grove

Faith Community: Garden Grove United Methodist Church



- Campus on 2.2 acre campus
 - Church sought an long-term revenue source to help with maintenance of church buildings, operations, and better use of unused property
 - Key to success was hiring a law firm to represent the church's interests and negotiate a "good deal" for the congregation - 65 year ground lease
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Faith Community: Garden Grove United Methodist Church



- Jamboree chosen because they would build and manage (onsite) the apartment community themselves
 - Process included a committee of parishioners and numerous information meetings with the congregation and community members over ~ 2 year period
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Developer Jamboree:

- Partnering with the United Methodist Church of Garden Grove and City of Garden Grove
 - Securing project financing derived from:
 - City of Garden Grove:
 - HOME funds and residual redevelopment funding
 - Deferred fee note; deferred developer fee
 - Tax credit equity from Boston Financial
 - Conventional construction and permanent financing provided by US Bank and CCRC
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Developer Jamboree:

- Meeting with stakeholders to build community support, coordinate with consultants on the design and costs to ensure future financial and environmental sustainability
 - Working closely with city staff to secure permits and approvals
 - Managing construction project in-house with QDCI (builders)
 - Marketing and lease-up process
 - Dedicated resident services and partnerships with local services mentioned above
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Senior Building



Family Building



Apartment Interior





City of Garden Grove

- Supportive partner; contributed significant funding
 - Clearly a need for more affordable housing
 - Over time, the city had lost housing to make room for commercial property
 - One area of concern was parking; lead to parking management plan
 - City's Housing Authority began the list of interested residents; now managed by property management firm
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Life at Wesley Village

An onsite program coordinator assists residents in accessing local community services and coordinates programs provided by the following community partners:

- Healthy Smiles for Kids of Orange County
 - Boys & Girls Clubs of Garden Grove
 - Lestonnac Free Health Clinic
 - Orange County Head Start Learning Center
 - Give For A Smile
 - Council on Aging Southern California
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Questions?

WESLEY VILLAGE

