

CITY OF BREA

SPECIAL MEETING OF THE DEVELOPMENT COMMITTEE

October 1, 2025

The following narrative is intended to respond to the community's questions and concerns related to the future Permanent Supportive Housing Project located at 323 North Brea Boulevard. After review with City staff, Jamboree Housing, and legal, all correspondence was evaluated; however, some comments will not be addressed. This document captures the responses to the majority of questions and concerns received during the October 1, 2025 Development Committee Special Meeting.

PROJECT LOCATION | PROCESS | APPROVALS

Response to questions related to the type of housing, determination of location, zoning, funding, and project approval:

Overall Summary

The Permanent Supportive Housing project (Project or PSH Project) to be developed on City-owned property located at 323 N. Brea Blvd. will not be a homeless shelter, transitional home or treatment center. Permanent supportive housing (PSH) combines affordable apartments with services for individuals with a wide range of varied disabilities and experiencing (or at risk of experiencing) homelessness. Residents at these types of properties generally enjoy the same independence as renters in market-rate apartments. The primary difference is that residents receive access to services designed to build independent living skills, connecting residents with treatment, employment, and community-based health care services. The goal and intent of PSH is to permanently keep the majority of persons who enter the program from ever becoming homeless again and assist them in maintaining stable, productive lives.

Background

In 2001, the Brea Redevelopment Agency (RDA) purchased the site located at 323 N. Brea Blvd. (Project Site) for redevelopment purposes in the Downtown Brea area. The RDA maintained ownership of the Project Site until its dissolution, for which the City of Brea became the owner.

Housing Element (State Law/Zoning)

The Project Site has had a General Plan Land Use designation of Mixed Use I (MU-I) for over 20 years, which is intended to create areas for intense mixed-use urban environments that offer opportunities for people to live, work, shop, and recreate without having to use their vehicles. During the 5th Cycle Housing Element (2014-2021) the City identified the Project Site as suitable for affordable housing, which is a commitment towards meeting the City's Regional Housing Needs Allocation (RHNA) and to "affirmatively further fair housing" by placing affordable housing in areas with good access to jobs, schools, and amenities, and by avoiding concentrations of poverty. Since the Project Site had not been entitled or developed during the 5th Cycle, it was again included in the City's 6th Cycle Housing Element (2021-2029) as a "reuse" site, requiring a by-right approval of housing development that includes 20% of the units as affordable to lower income households. As part of the City's 6th Cycle Housing Element, the State mandates that the City must provide opportunity for development of 2,365 new residential units by the year 2029; 334 of which shall be at the Extremely Low-Income level (30% Area Median Income). Extremely

Low-Income means an annual gross income of up to \$35,550 for a single person, and \$40,600 for two people.

In response to California's affordable housing crisis, the State legislature has enacted a series of bills aimed at increasing production, promoting affordability, and creating greater accountability for localities in addressing their housing needs. One of these bills includes Assembly Bill 2162 (AB 2162), which requires supportive housing to be a use by-right in zoning districts that allow residential use (such as MU-I), and eliminates parking requirements for supportive housing if located within 0.5 miles of a public transit stop. With this "by-right" use, the City was restricted from requiring discretionary approvals for the land use itself. However, in May 2024, the City Council did hold a Public Hearing to approve a Disposition, Development, and Loan Agreement (DDLA) with Jamboree Housing (Jamboree), which includes the terms and conditions of the City's funding contribution towards the Project and a Ground Lease for Jamboree (as the tenant) to construct and operate the Project on City-owned property. The Project will be funded by private investments, CalOptima Health and State grants, County of Orange funding, and former Brea Redevelopment Agency and City housing dollars; there will be no impact to Brea taxpayers.

In California, laws such as SB 330 (Housing Crisis Act of 2019) prevent local governments from reducing residential density unless they can compensate elsewhere. Cities and counties must ensure their actions, such as zoning changes, do not result in a net loss of the total residential capacity they have identified in their Housing Element. These laws are designed to protect existing housing capacity and ensure that communities can meet their RHNA. Should the Project not move forward, the City's Housing Element could be de-certified by the State, the City could lose local land control to the State who could take over implementation of the zoning code, development review, and permitting. Additionally, there are no other City-owned properties of this size or designation to accommodate an affordable housing development. If the City were to purchase another site for the PSH Project, it would require raising taxes or other funds, as the City's current funds are restricted to specific services or activities. Any other open/vacant land within the City limits are privately-owned, and at the owner's discretion for use.

BUILDING DESIGN | PRIVACY | MAINTENANCE

Response to questions related to construction costs, design of the building and parking, traffic, concerns over privacy, property maintenance, and impacts to the surrounding neighborhood's property value:

Building and developing affordable housing is more costly than market rate housing. Building a PSH project is even more costly than stand-alone affordable housing. Several contributing factors paradoxically make affordable housing costlier to develop than market-rate housing, including:

- Above Market Rate Quality – Affordable housing developments must be built to last for the duration of the 55-year regulatory period. Since rents are capped, the projects don't generate enough cash flow for major capital upgrades.
- Resident Services – Providing ongoing resident and supportive services requires additional upfront capital.
- Enhanced Labor Requirements – Most affordable housing developments are required to pay "prevailing wage," adding approximately 25% to construction costs.
- Funding Requirements – Some financing sources require the developer to provide enhanced amenities, maintain increased warranties, or build to higher sustainability standards.

Jamboree is a well-respected industry leader in affordable housing. They are known for high-quality design and sustained operational excellence. Soon, the City and Jamboree will coordinate a tour of some of Jamboree's existing Orange County properties so Brea residents can see firsthand how Jamboree properties operate and are maintained.

Numerous studies have shown that affordable housing, including PSH, does not decrease home values in a neighborhood. A [2022 UC Irvine study](#) observed that home sale prices near affordable housing increased by about \$15,800.

Building Design

Jamboree's design thoughtfully considers neighbors' privacy. Windows along Madrona Ave. are positioned as clerestory windows (higher on the wall face, closer to the ceiling) that provides natural light without visibility/viewing concerns. Additionally, all balconies on the west façade have been eliminated to further protect the privacy of adjacent properties. Jamboree continues to work with the City to further address any potential concerns, such as exploring the feasibility of adding additional height to the existing boundary wall along Madrona Ave.

The building height and parking configuration reflect the most efficient design due to the shape and size constraints of the Project Site. Additionally, the proposed drainage system for the Project Site collects roof and surface runoff, and directs flows to a biofiltration device, and ultimately to a parkway drain that discharges to the curb face of Madrona Ave. To ensure the building is well-maintained and remains attractive, Jamboree will be required to adhere to the Property Management Plan, which will include provisions for property maintenance. As such, Jamboree leases prohibit residents from leaving personal items in public view or creating unsightly or unsanitary conditions that could impact others.

Traffic/Parking

Jamboree recognizes that new development, especially in well-established communities, naturally raises questions about its impact on local traffic and parking. Whenever Jamboree develops a new affordable or supportive housing community, the goal is to design it in a way that minimizes impacts on the day-to-day lives of existing neighborhood residents.

At supportive housing developments, Jamboree has rarely received complaints from neighbors regarding impacts on traffic or parking. This is due to a multitude of factors, including: low car ownership levels amongst the resident population; development near public transportation to provide a realistic transportation alternative for residents; and onsite programming that keeps residents engaged at home. Utilizing car ownership data from other similar properties in its portfolio, Jamboree determined that 22 stalls (0.56 parking stalls per unit) will be sufficient to satisfy the Project's parking demand.

The City of Brea has a Vehicle Miles Traveled (VMT) guide, which is a document that provides instruction for calculating and analyzing transportation impacts related to development consistent with the California Environmental Quality Act (CEQA). In California, a PSH development is often exempt from a VMT analysis or is presumed to have a less than significant impact, especially when located near transit or services. Therefore, projects such as PSH with a low level of VMT do not require mitigation. As such, the California Vehicle Code and California Manual of Uniform Traffic Control Devices place a very high bar on the requirements for installing an all-way stop at intersections. An intersection should have more than 500 cars traveling through it in an hour and an average of five or more crashes annually to be considered for an all-way stop. The intersection of Madrona Ave. and Napoli Dr. does not meet these criteria.

If there is an unexpected demand for onsite parking, Jamboree has a history of creating Parking Management Plans. These plans find creative ways, including entering into shared parking agreements with nearby local businesses or places of worship, to expand parking capacity and minimize impacts to the surrounding community.

While State law would allow this development to have no parking onsite, Jamboree believes part of being a good neighbor is ensuring its properties have an adequate amount of parking.

RESIDENT ELIGIBILITY | SELECTION PROCESS

Response to questions related to who the future PSH residents may (or may not) be, eligibility and income requirements, selection process of tenants (background checks, citizenship, convictions), and occupancy limits:

In Orange County, residents of PSH are required to apply for housing through the Coordinated Entry System (CES), managed by the Continuum of Care Board. While this Project is partially funded with CalOptima Health funds, the grant does not require the development to serve only MediCal members; all residents will be referred through the regular CES process. The CES is a consistent, community-wide intake process matching households experiencing homelessness to housing interventions and other community resources. The Federal Government and the Orange County Continuum of Care set eligibility requirements for this type of housing. People can enter the CES through emergency shelters, navigation centers, behavioral health providers, via County programs, or by calling 2-1-1 directly. Individuals in the CES are assessed and prioritized based on several criteria. When units become available, the Continuum of Care Board matches eligible households to housing providers (more detail is provided at the end of this document). To learn more about the dynamic matching process, review the latest draft version of the [County of Orange Coordinated Entry System Policies and Procedures document](#).

Unlike Section 8 (Housing Choice Voucher Program), which is a rental assistance program that gives vouchers to low-income families and individuals to find housing in the private market, PSH combines affordable housing and wraparound supportive services for individuals experiencing, or are at risk of experiencing homelessness. Tenants of the PSH will be required to have some source of income but will be capped at a maximum of up to 30% of the Area Median Income (\$35,550 for a single individual). Residents living in PSH communities are diverse and have a range of different experiences. All future residents at the PSH Project will be referred to Jamboree from Orange County's CES.

To qualify for this housing, all residents must have either experienced or been at risk of experiencing homelessness. Future residents will have a documented disability. According to Federal regulations, the definition of disability is a physical, mental, developmental, or emotional impairment, including impairment caused by post-traumatic stress disorder, brain injury, or a chronic physical illness. Residents with an existing tie to North Orange County will receive preference. The best way for an individual experiencing homelessness in Brea to get placed onto the County's CES is to contact a CES access point. Some access points include The Hope Center, Placentia Navigation Center, Buena Park Navigation Center, CityNet, local outreach teams, or by calling 2-1-1. Over the next couple years, while the PSH Project is further being developed, Jamboree intends to work with City staff and The Hope Center to conduct outreach to individuals experiencing homelessness in Brea.

The City of Brea has in effect an Affordable Housing Ordinance which requires certain developments to have an Affordable Housing Agreement in place for 55 years, and that tenant preferences be offered in various categories such as Brea residency and Brea employment. Jamboree's DDLA with the City includes an Affordable Housing Agreement which requires the developer to rent the units in accordance with the local tenant preference policy. The City also has an existing affordable rental wait list for households whose income ranges from Extremely Low to Moderate. City staff can reach out to the Extremely Low-Income applicants directly and refer them to the CES for consideration at the PSH Project.

Before entering a PSH unit, applicants undergo an extensive vetting process from the County. Undocumented individuals are not eligible for residency. After the County vetting process is complete, Jamboree conducts additional background checks, screening for criminal convictions. As such, Jamboree does not work with the Department of Corrections or the State Parole Board. Jamboree residents are subject to a high-level of scrutiny before being approved for residency. Applicants convicted of a violent or serious drug-related crime, and registered sex offenders, will not be approved for residency. Individuals convicted of non-violent crimes are not automatically disqualified. Between the County and Jamboree, all residents receive at least three background checks.

There are no caps or quotas related to the number of residents who may have a mental, physical, or behavioral health condition, including substance use disorders. According to the latest Orange County Point in Time Count, less than half of the individuals experiencing homelessness in Orange County have a substance use disorder.

Every apartment (except for the manager's unit) at the Project is a one-bedroom unit. While it is possible that some small families will be matched to the property, Jamboree's experience is that the County primarily matches individuals or couples to one-bedroom units. According to regulatory guidelines, the maximum number of people allowed to live in one-bedroom units are households of three.

JAMBOREE'S STAFF | SERVICES

Response to questions related to the types of services offered to PSH residents, who is responsible for the services, onsite employees, employment of residents, and treatment participation:

Jamboree's in-house services team has a long history of providing supportive services to residents of its communities. As the lead service provider, Jamboree will ultimately be responsible for the services at the PSH Project. Affordable housing developments are financed to be self-sustaining. Operation costs (ongoing services, staff salaries, and maintenance) are accounted for in the initial capital stack and in the future operating income generated by rent and Federal project-based voucher payments.

When a new resident moves in, the Jamboree services team conducts a comprehensive initial assessment. From there, the resident's assigned case manager will meet with the resident, determine individual goals, and develop a written services plan. This plan will be modified periodically as the person's needs and conditions change. Jamboree's services team connects residents with the resources and services they need to thrive. Each resident will have access to case management services onsite.

After stabilizing and working with Jamboree's services team, many residents begin working or volunteering in the community. Jamboree both provides and partners with organizations to offer residents free workforce development opportunities. Offerings at other Jamboree properties have included resume-building workshops, interview-skills training, and job-search classes. Over 90% of Jamboree PSH residents reported, since living in a Jamboree property, their income and/or skills have increased.

Additionally, public funds are already used to care for individuals experiencing homelessness. Increased rates of homelessness lead to more unpaid emergency room visits, police calls for service, criminal justice encounters, and reliance on state welfare programs. PSH offers a cost-effective way to reduce the strain the homelessness crisis causes on local government. [A 2017 study](#) conducted by professors from the University of California Irvine estimated that if all chronically homeless individuals in Orange County were placed into PSH, it would save cities and the County approximately \$41.5 million per year.

Jamboree's 94% success rate with PSH residents is possible because of their focus on comprehensive, onsite supportive services. These comprehensive supportive services are delivered by a team, including Jamboree's supportive services staff, onsite property management, and external service partnerships, that work to surround individual residents with whatever resources are necessary to ensure they can remain housed and thriving within an independent living community.

Jamboree will make the following services available to residents through individual meetings, onsite meetings, and offsite referrals:

Onsite

- Case management
- Peer support activities
- Workforce development, including resume building, interview skills, and connections to educational opportunities
- Support in linking to physical healthcare, including access to routine and preventative health and dental care, medication management, and wellness services
- Benefits counseling and advocacy, including assistance in accessing Supplemental Security Income (SSI)/State Supplementary Payment (SSP) and enrolling in Medi-Cal
- Basic housing retention skills (such as unit maintenance and upkeep, cooking, laundry, and money management)
- Community building activities, creative activities, and health and wellness workshops

Combination of onsite and offsite

- Mental healthcare that includes assessment, crisis counseling, individual or group therapy, and peer support groups

Offsite

- Clinical substance use treatment

It is important to note that all services offered onsite are available only to residents. Members of the broader Brea community cannot walk up to the property and utilize the one-on-one case management, workshops, classes, or peer groups administered by the Jamboree services team.

Jamboree is not legally allowed to mandate participation in any of the services offered onsite. However, because of Jamboree's trained services staff and expert services model, over 90% of

Jamboree PSH residents choose to participate voluntarily. Jamboree has a documented history of successfully transitioning individuals from homelessness. Across Jamboree's PSH portfolio:

- 94% of individuals remained stably housed
- 97% report an improvement in their physical and/or mental health
- 92% report an increase in skills or income
- 94% are satisfied with the services being offered
- 89% foster community connections

Every onsite staff member at a Jamboree property is trained to provide trauma-informed care. Trauma-informed care is an approach that recognizes the widespread impact of trauma - violence, abuse, long-term homelessness – and intentionally designs services, policies, and staff interactions to promote safety, trust, and control, instead of fear or re-traumatization. Jamboree understands that a trauma-informed environment reduces conflict, supports recovery and independence, and ultimately improves housing stability.

All members of the services team will be Jamboree employees. In addition, a regional director and clinical director will provide regular guidance and support to onsite staff. The property management and maintenance team will be employed by Quality Management Group, while the security team will be a third-party contractor managed and overseen by Quality Management Group. Jamboree's in-house asset management team provides oversight, ensuring that the property management team consistently meets Jamboree's high standards.

The exact staffing plan for the PSH development is still being finalized; however, the property will have six full-time employees:

- 1 Live-in onsite property manager
- 1 Maintenance personnel
- 1 Desk clerk
- 1 Security Guard*
- 2 Supportive Services Coordinators

*Jamboree will provide one full-time security guard onsite for the first three years of operation. Following this initial period, Jamboree will collaborate with the City to conduct annual assessments to evaluate ongoing security needs.

RESIDENT BEHAVIOR | ACCOUNTABILITY

Response to questions regarding monitoring of PSH residents, visitor policy, curfews, safety of the junior high school students, accountability if a resident breaks the rules/violates their lease, eviction process, and transition plan during an eviction:

Jamboree residents are members of the community and, like anyone else, are personally responsible for their actions and subject to the same laws and consequences as everyone else. It is important to note, residents in supportive housing are individuals working to rebuild stability after challenging circumstances. Jamboree's role is to ensure the property is safe and well-managed, and that residents follow community rules and do not disturb other residents' ability to peacefully enjoy their homes. The onsite services team also works closely with residents to help them integrate into, and become contributing members of the community. In addition, Jamboree

installs security cameras throughout the property and cooperates fully with local police if any incidents occur.

Just like at market-rate developments, the PSH residents will sign a lease, agree to follow community rules, and pay monthly rent, which will be approximately 30% of their total income. The rest of the rent is covered through a federal housing subsidy called a project-based voucher. Jamboree residents do not have a curfew; however, as part of the community rules agreed to in the lease, residents must adhere to the community's quiet hours. If quiet-hour rules are violated, residents will receive a lease violation.

Jamboree leases typically contain an overnight visitor policy that limits guests to a cumulative total of 14 nights per year; Jamboree is currently evaluating this policy for the Brea PSH development. If a resident, or one of their guests, violates a community rule, the resident is held responsible and will receive a lease violation. Typically, after three lease violations, property management will begin eviction proceedings. An outright ban of PSH tenants having overnight guests could face legal challenges on multiple fronts, including the Fair Housing Act & California Fair Employment and Housing Act (FEHA) (Gov. Code § 12955 et seq.) which may give rise to claims of disparate impact discrimination, since such a policy could disproportionately burden individuals within protected groups, such as disabled veterans or tenants with children. The California Housing First Program Requirements (Health & Safety Code § 8255 – Housing First principles) includes eleven Housing First core components that must be incorporated into State program requirements. One of which is that “tenants have a lease and all the rights and responsibilities of tenancy, as outlined in California’s Civil, Health and Safety, and Government codes.” California’s Civil Code does not allow landlords to substantially interfere in a tenant’s “quiet enjoyment” of their unit, which includes the right to have overnight guests. Additionally, to comply with the U.S. Department of Housing and Urban Development (HUD) Funding-program Compliance (24 C.F.R. § 966.4 - Public Housing Lease & Grievance Procedure — Lease Requirements) regulations, all of the PSH tenant leases “shall provide that the tenant shall have the right to exclusive use and occupancy of the leased unit by the members of the household authorized to reside in the unit in accordance with the lease, including reasonable accommodation of their guests.”

Any form of harassment, intimidation, violence, or drug usage on or near the premises is a lease violation that results in immediate eviction. Onsite property management, security, and services staff are trained to respond to behavior that threatens the safety of fellow residents or community members. While treatment is not a requirement to live at a Jamboree property, and Jamboree cannot control residents' behavior offsite, the onsite services team is trained to identify signs of substance abuse and to intervene early. Staff work directly with residents to connect them to appropriate treatment and recovery resources.

Also similar to market-rate apartments, the lease agreement allows property management to enter units for maintenance and inspections. In addition to routine maintenance, Jamboree conducts an annual inspection of every unit. If at any time a unit is found to be in violation of the lease, the resident will receive a lease violation. If drug use or other illegal behavior is suspected, property management can conduct an unplanned unit inspection. Some examples of lease violations include:

- Violation of house rules, such as violating the overnight guest policy
- Units that are unsanitary
- Harassment of staff, other residents, and neighbors

- Damage of any property
- Smoking in the building*
- Onsite drug usage
- Guests who overstay their maximum time
- Guests who break the house rules
- Threatening staff or other residents
- Pets not registered or pets that bite others
- Refusal to pay rent
- Noise complaints

*Jamboree plans to install a sitting area onsite with a trash can and ashtray.

California has strong renter protections; however, Jamboree and its exclusive property management partner, Quality Management Group, are experts in expediting eviction proceedings. Additionally, Jamboree uses the legal services of Kimball, Tirey, & St. John LLP to handle eviction cases.

If a Jamboree resident is evicted, they are not released onto the street. While 94% of Jamboree's PSH residents remain stably housed, some individuals will require a higher or different level of care. When an individual leaves a Jamboree property, the services team creates an exit plan and works to connect them to a different housing opportunity. Northern Orange County has a network of organizations dedicated to finding appropriate housing interventions, including the Hope Center, Placentia Navigation Center, and Buena Park Navigation Center. As a nonprofit mission-based organization, Jamboree does not simply evict people onto the street.

PUBLIC SAFETY | ENFORCEMENT

Response to questions related to neighborhood safety, public safety services, and crime:

Currently, the Brea Police Department has patrol officers, detectives, and a Crime Suppression Unit who typically focus on problem areas in the City, such as residential or commercial areas experiencing a high frequency of burglaries. Brea residents and visitors are the eyes and ears of the City; many crimes resulting in individuals taken into custody are due to the public witnessing the crime and reporting it to the Police Department.

The Brea City Council also approved the Integrated Crime Center (ICC), which is a system comprised with advanced technology that helps the Police Department prevent, manage, and solve crimes. The ICC includes video analytics, cameras, and drones as first responders. There is currently an active camera at the intersection of Brea Blvd. and Lambert Rd. transmitting footage to the ICC, and approximately 200 cameras will be installed throughout the City upon completion of the build-out.

As of August 2025, the Police Department hired two parking control officers to enforce the City's overnight parking and street sweeping parking restrictions. These parking control officers can patrol more frequently in areas that experience higher levels of parking violations.

As a nonprofit community developer for 35 years, Jamboree has seen that areas near affordable housing saw modest decreases in crime. In fact, providing individuals with access to stable housing often makes it easier for police departments to serve residents and the community as a whole.

While there is no known link between affordable housing and crime, Jamboree prioritizes maintaining a proactive working relationship with local law enforcement. Prior to residents moving in, Jamboree requests that local law enforcement collaborate on the property-specific security plan and review security camera placement. Once operational, onsite property management, security, and services act as “eyes on the street,” alerting law enforcement to activity endangering the community’s safety.

Property management, security, and Jamboree’s in-house services team, all work together to ensure that every resident adheres to community rules and follows Jamboree’s good neighbor policies. Additionally, Jamboree will install a “voice-down” security system. The voice-down security system is a network of security cameras that provides a live stream to an offsite security team. What makes these cameras unique is that they allow the professionals watching the stream to communicate directly with those onsite via speakers built into the cameras. If the offsite security team witnesses suspicious activity, the staff can speak with those onsite and alert emergency services.

COMMUNITY ENGAGEMENT

Response to questions related to engagement with the Brea Olinda Unified School District and neighborhood safety:

All of Jamboree’s PSH properties are located near a combination of schools, parks, community spaces, single-family homes, retail, and other apartments. The consensus from researchers, and Jamboree’s experience suggests that it’s not only safe, but important that the developments be integrated as part of the community.

[Rockwood Apartments](#), a 70-unit Jamboree community located in Anaheim, CA, with PSH, shares a wall with an elementary school and a local public park. Before the apartment community opened, Jamboree established a relationship with the elementary school and held weekly meetings to discuss concerns raised by school officials. While weekly meetings are no longer necessary, Jamboree is always willing to meet with neighbors and discuss issues that arise. Jamboree and the school maintain a strong partnership and often co-host events, such as National Night Out.

Jamboree proactively engages key community stakeholders to gain insights, build relationships, and address concerns promptly. Jamboree already has a relationship with the Brea Olinda Unified School District, having previously worked with them on food distribution efforts at Jamboree’s existing Brea properties. Jamboree hopes to further involve the School District and Brea Junior High School as members of the PSH Community Collaborative that will meet regularly throughout the property’s lifetime. This Collaborative offers opportunities for the School District to speak directly with Jamboree and City officials to address issues, and collaborate on ways to ensure the community integrates into the existing neighborhood. Jamboree finds that this model provides members throughout the community an opportunity to get involved and a pathway to resolve potential issues.

For this particular Collaborative, Jamboree intends to strengthen its existing relationship with the Brea Olinda Unified School District and establish a new partnership with Brea Junior High School. Local law enforcement will also be asked to join. As a community developer, Jamboree is the long-term operator of its properties and works hard to be a good neighbor.

COMPLIANCE ENFORCEMENT

Response to questions related to occupancy compliance, regulatory compliance, development/Jamboree certifications, and affordable covenants:

Jamboree and the City executed a DDLA, which includes provisions for management of the property, such as maintenance and repair of improvements and landscaping, as well as parking management. The DDLA also includes terms of a Ground Lease and an Affordable Housing Agreement with a 55-year term, which will be recorded against the property. Jamboree is the developer and tenant on the City's land, should the 55-year affordability covenant be extended, Jamboree has the ability to remain occupying the site for 99 years. However, should Jamboree fail to perform under the requirements of their agreements with the City, the City could declare a default and remove Jamboree from the Project and evaluate a path moving forward.

Other than the City's DDLA, Jamboree is subject to other regulatory provisions that require it to maintain ongoing occupancy of its units. Jamboree is aware that it is a steward of public funds, allowing PSH apartments to remain vacant for extended periods would be an irresponsible use of public financing. As of September 2025, there were over 3,500 households in the queue of Orange County's CES. The number of households that qualify for this type of housing far exceeds the available supply. Jamboree's background check process will guarantee all residents meet community requirements.

In addition, Jamboree takes occupancy enforcement very seriously – compliance with regulatory and tax credit requirements depends on it. Even a single unit with an unapproved occupant can jeopardize the project's tax credits and the long-term financial stability of the entire property. Staff are trained to strictly enforce the guest policy outlined in each lease and to identify signs of unauthorized occupancy. In addition, security cameras placed throughout the property that are monitored 24/7 by an offsite security company, help deter and detect unauthorized activity. Public funding sources require Jamboree to conduct unit inspections at least annually and verify resident income. As a 501(c)(3), Jamboree must also produce an independent audit available to the public.

Jamboree follows all applicable Federal, State, and local laws. The in-house asset management team stays up-to-date on all statutory and regulatory changes. Because Jamboree develops and manages housing supported by a mix of public and private financing, each property operates under close oversight from City, State, and Federal partners, as well as lenders and investors. This multilayered accountability ensures that every Jamboree community meets high standards of compliance, safety, and long-term affordability.

ADDITIONAL RESOURCES

- **323 N Brea Blvd - Future Development page from Jamboree Housing**
Jamboree Housing has created a dynamic web page for the future Brea PSH development. This page will be updated as the Project progresses through the pre-development and construction phases. Anyone can sign up for the "Good Neighbor Contact List" which allows the user to communicate directly with Jamboree and receive periodic project updates.
<https://www.affordablehousingpipeline.com/blogs/california-affordable-housing/brea-323-n-brea-blvd>
- **Area Median Income for Orange County**

The U.S. Department of Housing and Urban Development (HUD) annually updates its Public Housing and Section 8 Income Limits to reflect changes in median family income levels for different size households and income limits for extremely low-, very low-, and low-income households. The California Department of Housing and Community Development (HCD) then update their income limits based on HUD's revisions. More information is available on HCD's website:

<https://www.hcd.ca.gov/funding/income-limits/state-federal-income-limits/state>

Number of Persons in Household:		1	2	3	4	5	6	7	8
Orange County Area Median Income: \$136,600	Acutely Low	14350	16400	18450	20500	22150	23800	25400	27050
	Extremely Low	35550	40600	45700	50750	54850	58900	62950	67000
	Very Low Income	59250	67700	76150	84600	91400	98150	104950	111700
	Low Income	94750	108300	121850	135350	146200	157050	167850	178700
	Median Income	95600	109300	122950	136600	147550	158450	169400	180300
	Moderate Income	114750	131100	147500	163900	177000	190100	203250	216350

- **Birch Hills Apartments**

<https://www.jamboreehousing.com/blogs/affordable-housing-resident/birch-hills-brea>

- 255 Kraemer Circle, Brea
- 115 total units
 - 1 – Manager's unit
 - 12 – Extremely Low-Income units
 - 102 – Very Low-Income units

- **Bonterra Apartments**

<https://www.jamboreehousing.com/blogs/affordable-housing-resident/bonterra-brea>

- 401 Discovery Lane, Brea
- 94 total units
 - 1 – Manager's unit
 - 10 – Extremely Low-Income units
 - 55 – Very Low-Income units
 - 28 – Low-Income units

- **Hope Center**

The North Orange County Public Safety Collaborative (NOCPSC) is a partnership between 11 cities, police departments, nonprofits, and local agencies working together to provide health and human services throughout North Orange County. The City of Brea has partnered with The HOPE Center to provide street-level homeless outreach and support.

The Hope Center serves as a centralized hub where outreach teams and specialized resources can be dispatched in real time to assist unhoused individuals. Staff collaborate closely with the Brea Resource Center and Brea Police Department to connect individuals to services quickly and effectively. Key services include: real-time development of outreach workers to non-emergency calls, coordination across multiple cities and service providers, and a focus on timely assistance. The Hope Center aligns the collaborative interests with a common agenda to manage street homelessness with shared performance metrics.

For assistance or to dispatch resources to individuals in need, please call (657) 243-1884. Live dispatch is currently available Monday through Friday, 7:15 a.m. to 5:15 p.m.

- **OC Links**

OC Links is a free and confidential telephone and online chat service that connects Orange County residents with behavioral health and substance use services offered through the Orange County Health Care Agency's Behavioral Health Services System of Care. OC Links supports anyone seeking behavioral health resources. Assistance is available for individuals of all ages and at any stage of need, from those seeking general information to those experiencing a behavioral health crisis.

Calls and chats are answered by OC Links Navigators, who are licensed clinicians and trained behavioral health professionals. These Navigators help identify needs, provide information and referrals, and directly link callers to appropriate County programs and community services.

OC Links connects individuals to a wide range of behavioral and supportive services, including: mental health and substance use treatment programs, outreach for unhoused individuals and families, mobile crisis response and crisis stabilization services, suicide prevention and survivor support, counseling for youth and adults, and behavioral health education and community training.

Orange County residents can reach OC Links 24 hours a day, 7 days a week, year-round by calling (855)625-4657 or visiting: <https://www.chorusplatform.io/m/oc-links/chat>

Connecting with the Coordinated Entry System (CES)



Connect with Access Point

Access points are the designated agencies, locations, or outreach teams where individuals and families experiencing homelessness can enter the Coordinated Entry System (CES). Examples of access points include: HOPE Center, City of Brea Homeless Outreach Staff, 2-1-1 Orange County, Emergency Shelters, Navigation Centers



Complete Required Assessments

Individuals must complete several assessments in order to get onto the Coordinated Entry System. Assessments include: Initial intake, Pre Screening Assessment, Intake Assessment, and Individual Housing Needs Assessment



Provide Necessary Documentation

All individuals on the Coordinated Entry System must obtain and provide: Government issued identification, birth certificate, social security card, income verification documents, and proof of residency documentation.



Collect Additional Documentation from Third Parties

Often individuals must work to collect additional documentation from third party governmental agencies such as the DMV. They also often work with medical providers to provide professional verification of a disability.



County Verification and Background Check

The County verifies all information and conducts a criminal background check to ensure applicants are eligible for placement into Permanent Supportive Housing. Jamboree conducts an additional background check after the CES refers a potential resident.

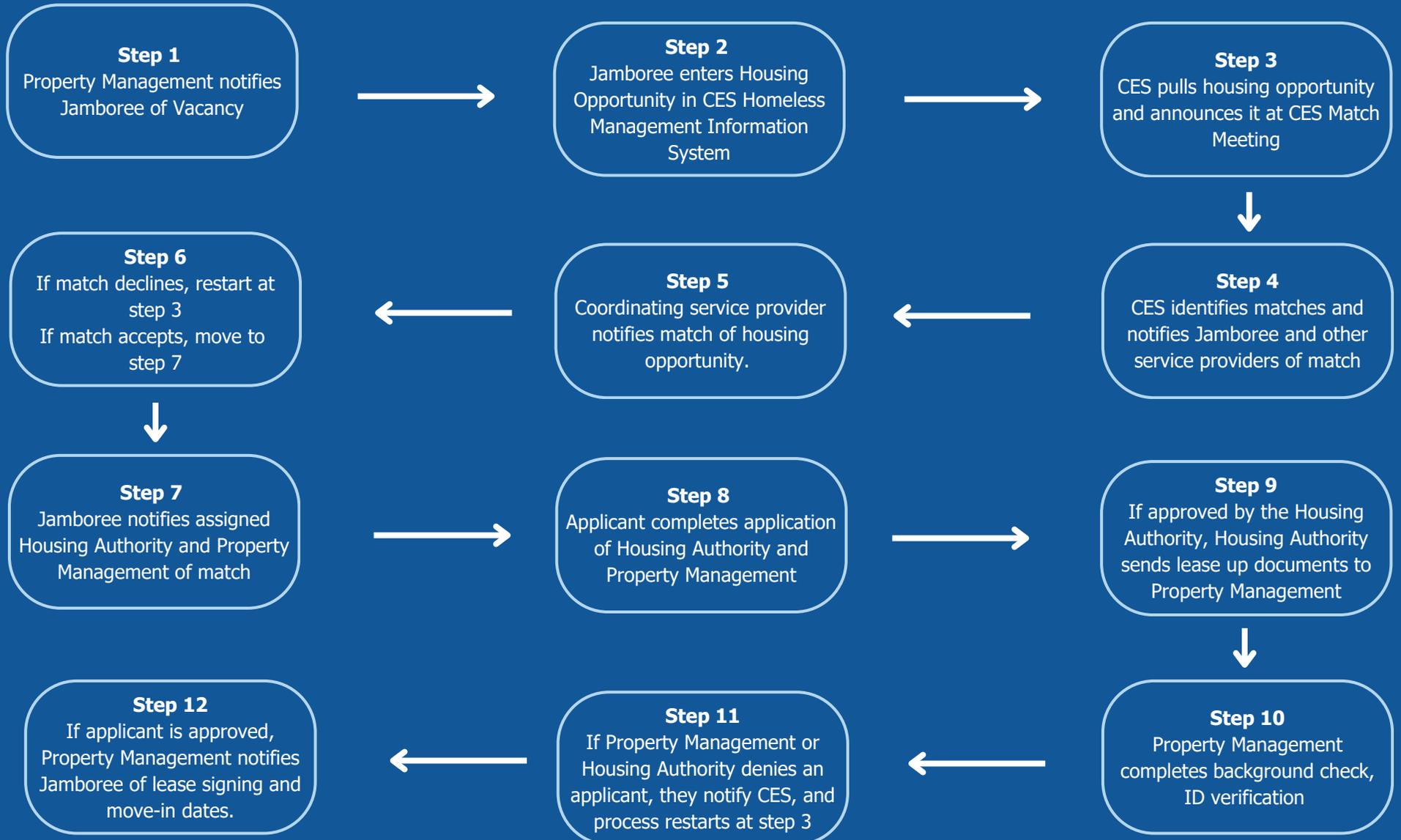


In order to remain eligible for housing opportunities, individuals must maintain regular contact with their access point. Participants are automatically removed from the Community Queue after 90 days of no activity.



Jamboree

Coordinated Entry System (CES) Matching Process



The City of Brea has in effect an Affordable Housing Ordinance which requires certain developments to have an Affordable Housing Agreement in place for 55 years, and that tenant preferences be offered in various categories such as Brea residency and Brea employment. Jamboree's DDLA with the City includes an Affordable Housing Agreement which requires Jamboree to rent the units in accordance with the local tenant preference policy.

