



West Gateway Place II | Fact Sheet

Rent:	Residents will pay rent based on income, ranging from \$340-\$1,546/month.* <i>[*Rents are subject to change based on annually published HUD rents for West Sacramento]</i>
Location:	802 Delta Lane, West Sacramento, Yolo County, CA
Completion:	Winter 2024
Description:	<p>Located within the Bridge District, West Gateway Place II is the development of a new apartment community in the City of West Sacramento. West Gateway Place II is being co-developed by the West Sacramento Housing Development Corporation and Jamboree Housing Corporation (Jamboree). This development will provide 60 one-, two-, and three-bedroom apartment units for large families including a manager’s unit. The development will target households earning between 30% and 60% of the Area Median Income with six (6) permanent supportive housing units set aside for families earning 20% of the Area Median Income and who are at-risk of homelessness, homeless, and chronically homeless with a mental health diagnosis.</p> <p>West Gateway Place II is located on a 0.9-acre vacant lot at 802 Delta Lane between Delta Lane and Tower Bridge Gateway. The topography of the site is relatively flat including a flat interface with Delta Lane to the south, but with approximately a 6-foot grade differential that gently slopes down to Tower Bridge Gateway to the north. Located within the City of West Sacramento’s Bridge District, the site is in a waterfront urban mixed-use area along the West Sacramento side of the Sacramento River and is close to several recreational amenities such as River Walk Park, Raley Field, Mill Street Pier, and The Barn. To the west of the project site along Chromium Lane is Ironworks, a residential community made up of single-family homes and condos. Tower Bridge Gateway is a major thoroughfare that runs east west with major retail shopping areas. With its central location and transit access, future residents will be able to access job locations in West Sacramento and the Capitol. The proposed development is located immediately adjacent to Jamboree’s West Gateway Place, a 77-unit large family development that was completed in February 2017.</p> <p>West Gateway Place II consists of one 4-story Type V wood construction building which includes two wings connected by a pedestrian bridge. The development will provide a total of 60 affordable family units made up of a mix of (27) 1- Bedrooms (616 sqft), (18) 2-Bedrooms (952 sqft), and (15) 3-Bedrooms (1232 sqft) including one 3- bedroom manager’s unit. All units will have individually controlled ductless mini-split heating and cooling units as well as EnergyStar refrigerator and dishwasher, plus a full-size range with range hood. Access to all floors via one elevator will be provided in the west wing. All the first-floor units facing north along Tower Bridge Gateway, the main thoroughfare, have secondary entry doors and stoops, which contributes to a more urban character, activating the street frontage with private front stoops.</p> <p>As a unique design feature, an exterior staircase wrapped in steel structure with wood slats serves as a defining element of the project from Tower Bridge Gateway. Residential units facing south along Delta Lane will have private balconies made with prefabricated metal. The exterior of the building is articulated using color and material change to create depth and visual interest. Exterior materials that will emphasize the uniqueness of the project will include cement plaster and fiber cement cladding.</p> <p>The ground-floor will contain residential units and common areas including a community room, a teen lounge, fitness room, laundry room, property management offices, additional offices for resident social services, as well as utility and maintenance spaces such as trash room, mechanical equipment and electrical rooms, and a secure bicycle storage room. A secured outdoor courtyard provides easy access to a children’s playground area that will be easily accessible from the laundry room, a youth lounge, and a large community room with a kitchen that will be used for childcare,</p>

	youth programming and other resident services programming. Levels 2 through 3 contain residential dwelling units.	
Green Features:	ENERGY STAR refrigerators, dishwashers, microwaves and lighting fixture 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:	Playground / Tot Lot Laundry Facility Elevator Bike Storage	Community Kitchen Community Rooms Fitness Room Youth Lounge
Proximity:	Sutter Health Park Bus station, future light rail commuter station Jerome Barry Park Arthur F. Turner Community Library Grocery Stores Medical Clinics	
Resident and Supportive Services:	<p>Jamboree creates strong, healthy communities that provide opportunities and resources for residents, as well as those living in the surrounding neighborhood, to enrich the quality of family life. The programs at West Gateway Place II will link residents to Jamboree's network of community services in the greater West Sacramento area based on what residents will need and may include onsite activities such as homework assistance and tutoring for young people, financial literacy, and other resident services programming.</p> <p>Resident services will be specifically tailored to meet the unique needs of residents and the local community. An onsite program coordinator will assist residents in accessing local community services and coordinate programs provided by Jamboree partners like the Yolo County Children's Alliance (YCCA).</p> <p>Integral to the success of West Gateway Place II is the inclusion of fully funded, ongoing supportive services – delivered with a "whatever it takes" approach – that enable six formerly homeless families to live in Permanent Supportive Housing with a stable environment.</p>	
Jamboree's Role:	Coordinate all architectural and engineering plans and entitlements Secure all project financing Manage construction project, marketing and lease-up Asset management and oversee third-party property management Provide comprehensive coordination of all onsite agencies and service providers Operate and own property residential long-term	
Construction:	Architect: David Baker Architect General Contractor: Quality Development and Construction, Inc., Jamboree's in-house licensed general contractor Property Management: The John Stewart Company Landscape Architect: Form/Work Landscape Architecture	
Other Stakeholders:	Chase Bank (Construction Loan): \$34,775,114 City of West Sacramento (Housing Trust Fund): \$5,194,626 City of West Sacramento (HOME Program Income funds): \$2,000,000 City of West Sacramento (Land): \$3,344,500 HCD (Multifamily Housing Program): \$11,174,415 HCD (California Housing Accelerator): \$24,764,027	
Income Formula:	20%-60% AMI 6 units at 20% area median income	

	10 units at 30% area median income 21 units at 50% area median income 22 units at 60% area median income 1 unrestricted manager's unit		
Density:	66.6 du/acre	Total Acreage:	0.9 acres
Sq.Ft. / Unit:	1 Bedroom 640 SF Quantity 27 2 Bedroom 960 SF Quantity 18 (including 1 manager's unit) 3 Bedroom 1,170 SF Quantity 15		
Gross Square Footage:	71,049SF		
Cost(s)			
Land Costs:	\$3,344,500		
Soft Development Costs:	\$11,975,455 (including financing costs and developer fee)		
Hard Development Costs:	\$32,563,557		
Total Development Costs:	\$47,883,512		
Total Development Costs <small>(based on total square footage excluding land value)</small>	\$626.88/SF		
Overall Per Unit Cost:	\$798,058 (includes cost of land)		
About Jamboree:	Jamboree Housing Corporation (Jamboree) 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 20,000+ residents -- working families, seniors, and people with special needs. Founded in 1990 and headquartered in Irvine, CA, Jamboree is a leading community development organization committed to sustaining excellence with high quality affordable housing that benefits the environment, economy and local communities. Jamboree currently oversees \$1.5 billion in affordable housing projects in its development pipeline as part of a \$3.2 billion asset portfolio including the development of and/or ownership interest in more than 10,000 homes in more than 100 California communities. Resident services with designated staff that foster learning, health and wellness, and community building are offered onsite at many Jamboree properties. Visit www.jamboreehousing.com to learn more.		