



S.L. Leonard
& Associates, Inc.

Granite Court



Greenleaf Apartments



Diamond Apartments



GRANITE COURT, GREENLEAF AND DIAMOND

S.L. Leonard & Associates worked with Jamboree Housing Corporation to complete the following three affordable housing complexes in Orange County. All complexes include a community center, tutoring and computer rooms, laundry facilities and a tot lot.

Granite Court

Completed in February 2009, the Granite Court Apartments in Irvine offer homes to families earning 30-60 percent of the area median income. The facility also includes an exercise room, a BBQ, fireplace and shaded seating/dining areas.

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|-----------------------|---|
| Number of units: | 71 one-, two- and three-bedroom |
| Square footage: | 80,400 |
| Number of stories: | 4 |
| Parking: | 62,100 square feet for one level of above-grade and one below-grade |
| Sustainable features: | Solar PV System |

Greenleaf Apartments

Completed in September 2010, Greenleaf Apartments are home to families in Anaheim earning between 30-60 percent of the area median income. Greenleaf was part of a design/build oversight project. Residents also have a separate 1,786 square-foot recreation center for meeting space.

| | |
|-----------------------|---------------------------------|
| Number of units: | 20 one-, two- and three-bedroom |
| Square footage: | 21,000 |
| Number of stories: | 2 |
| Parking: | Open on-grade |
| Sustainable features: | Solar PV System |

Diamond Apartments

Completed in December 2008, the Diamond Apartments are home to families in Anaheim who earn up to 30 percent of the area median income and have an adult disabled with mental illness. Addressing homelessness, Diamond Apartments offers on-site services through H.O.M.E.S. Inc.

| | |
|--------------------|-------------------------|
| Number of units: | 25 one- and two-bedroom |
| Square footage: | 32,800 |
| Number of stories: | 3 |
| Parking: | Covered and open |

Project Management Highlights:

- Helped define and monitor progress toward successful GreenPoint rating
- Completed constructability reviews
- Assisted in selecting contractors and negotiating agreements
- Reviewed construction schedules
- Negotiated change orders
- Provided pre-construction support
- Coordinated value engineering processes
- Prepared and monitored punch lists

In Our Client's Words:

As a Project Manager at Jamboree Housing Corporation, I have had the distinct pleasure of working with Linda Mele of S.L. Leonard & Associates for almost three years. In their capacity as our Construction Manager on three developments ranging from a high density podium structure, to traditional garden style walk up developments, Linda Mele and S.L. Leonard & Associates have become an integral part of our design team and have played a key role in bringing our projects to successful fruition. I enthusiastically recommend S.L. Leonard & Associates and the services they offer to other developers and in particular to affordable housing developers.

Victoria Ramirez
Project Manager at Jamboree Housing Corporation

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