

KTGY-Designed Affordable Apartments in Irvine to Celebrate Grand Opening in July

Granite Court Apartment Homes in Irvine, Calif., designed by KTGY Group, will celebrate its Grand Opening in July, 2009. Granite Court provides safe, quality affordable housing to families earning between 30% and 60% of the area median income. Granite Court offers 71 thoughtfully-planned dwellings ranging in size from one- to three-bedroom units; 20 one-, 20 two-, and 31 three-bedroom apartment homes. Rent is currently \$523 to \$1,312 per month based on family size and income level. Jamboree Housing Corporation, a leading California nonprofit housing developer, is the developer.

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Situated on 1.23 acres in the city's urban core at 2853 Kelvin Avenue in Irvine, Granite Court is designed for green, smart growth and features a modern, compact, infill design with four stories of comfortable residential living atop two levels of underground parking. Residents have access to common areas, including a well-landscaped central courtyard with a tot lot and shaded seating/dining areas and barbecues, a large community center with fitness room, computer lab, tutoring/arts & crafts room and kitchen, plus convenient laundry facilities.

Jamboree's extensive onsite resident services, Housing with HEART (Helping Educate, Activate and Respond Together), offers free, onsite supportive services and programs tailored to meet the needs of residents. The programs include homework assistance and tutoring for children; consumer credit counseling, ESL classes, home ownership preparation, financial literacy and pre-employment counseling for adults. An onsite program coordinator assists residents in accessing community services.

Granite Court exceeds Title 24 energy-efficiency standards by more than 15%, lowering energy consumption and providing another cost-saving benefit to residents. Each apartment features ENERGY STAR appliances, window and floor coverings, ample storage closets and private outdoor space.

Other green features include:

* Participation in The Gas Company's Advanced Home Program for multifamily projects exceeding Title 24

* Low-flow restrictors on bathroom and kitchen faucets

- * Recycling trash chute for residents
- * Bathroom fans equipped with humidistat sensors
- * Implementation of indoor construction air quality management plan
- * Emission-reduction finishes: formaldehyde-free and sealed finishes, CRI Green Label carpet
- * Bamboo flooring, a renewable material in Community Center
- * Construction waste recycling plan that diverted 75% of construction waste from landfills
- * Installation of photovoltaic system (solar energy)
- * Dual flush toilets

The contemporary, sustainable design blends synergistically with the surrounding mixed-use area. Rich colors and textures, both inside and out, create the residential character and warmth in this urban, infill location. The live/work/shop/play environment minimizes commuting and lessens pollution as it includes close proximity to public transit lines, neighborhood parks and shopping centers, medical services, churches and schools.

"Sustainable design and close proximity to jobs, services and education further increase affordability for residents who have few affordable housing options, especially for larger families," says KTG's David Obitz, principal and designer.

Granite Court is .5 miles from the local elementary school and 1.75 miles from the local middle and high schools. The Irvine Unified School District (IUSD) consistently ranks among the finest educational systems in the nation. Irvine students consistently lead Orange County in SAT scores, and more than 90% of its high school graduates attend college.

In April, Jamboree Housing Corporation and KTG celebrated the Grand Opening of Diamond Apartment Homes in Anaheim, Calif., a pioneering green multifamily development that provides both housing and mental health supportive services for previously homeless individuals and their families in Orange County. Diamond Apartment Homes received a Gold Nugget Merit Award for "Outstanding Low Rise Apartment Project (up to 3 stories of housing) for Rent."

"As a member of Build-It Green as well as the U.S. Green Building Council (USGBC), KTG continues to stay at the forefront of this dynamic industry and have LEED accredited and sustainability/green building experts," says Jill Williams, AIA, principal at KTG. "We work in partnership with our clients to get the most benefit from incorporating eco-friendly and sustainable architecture programs into our designs and building."

In addition to Diamond Apartment Homes and Granite Court, KTG has designed other Jamboree apartment communities in Southern California including Monarch Pointe Apartment Homes in Anaheim, which opened in August 2008, and Ceres Court Apartment Homes in Fontana, which opened in September 2008. Like Granite Court, Monarch Pointe and Ceres Court provide housing to families earning between 30% and 60% of the area median income.

About Jamboree Housing Corporation

Founded in 1990, 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 for lower-income families and seniors throughout California. Housing with HEART (Helping Educate, Activate and Respond Together) is a 501 (c)(3) organization and Jamboree's Resident Services Group. Jamboree is Orange County's leading nonprofit developer with a portfolio that includes the development of and/or ownership interest in more than 5,900 affordable rental apartment homes in more than 53 California communities. Currently, Housing with HEART programs and services are offered at 36 Jamboree communities with designated staff at each location. For more information, visit www.jamboreehousing.com.

About KTG Y GROUP, INC.

Established in 1991, KTG Y GROUP, INC., Architecture and Planning, provides comprehensive planning and award-winning architectural design services for residential communities, retail, hospitality, mixed-use and related specialty developments. KTG Y delivers innovative solutions that reflect clear understanding of development, marketing and financial performance and takes particular pride in its highly motivated and principal led studios. Serving clients worldwide, KTG Y maintains offices in Irvine, Oakland and Santa Monica, and in Denver. See www.ktgy.com.

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