

KTGY-Designed Eco-Friendly Senior Housing Breaks Ground in Northern California

Urban Housing Communities has commenced construction on Horizons at Morgan Hill, a 49-unit affordable senior housing community in Morgan Hill, Calif., designed by KTGY. This new \$21.2 million community will offer healthy, supportive and eco-friendly apartment homes to seniors 55 years and older earning between 30 percent and 50 percent of Santa Clara County median income.

October 18, 2010 (FPRC) -- IRVINE, CALIF. - According to KTGY Group Inc., Architecture and Planning, Santa Ana-based developer Urban Housing Communities LLC has commenced construction on Horizons at Morgan Hill, a 49-unit affordable senior housing community in Morgan Hill, Calif., developed in collaboration with the City of Morgan Hill Redevelopment Agency, Bank of America, and KTGY. Upon completion in August 2011, this new \$21.2 million community will offer healthy, supportive and eco-friendly apartment homes to seniors 55 years and older earning between 30 percent and 50 percent of Santa Clara County median income.

"We are excited to begin construction on Horizons at Morgan Hill and are thankful to our partners—the city and county, investors and lenders—who have helped us," said John Bigley, Chief Operating Officer of Urban Housing Communities (UHC). "This project will offer seniors an attractive, healthy and supportive place to enjoy this next phase of their life. We look forward to meeting our future residents."

Designed by KTGY, Horizons at Morgan Hill will offer 36 one-bedroom, one-bath and 13 two-bedroom, two-bath apartment homes, averaging approximately 778 square feet and 1,025 square feet respectively, and occupying a single three-story building. Each thoughtfully-planned apartment home will offer a covered patio/balcony, central heat and air conditioning, walk-in closets, Energy Star lighting, windows and appliances (including a refrigerator, dishwasher and garbage disposal), water-saving kitchen and bathroom fixtures, dual flush toilets, a gas range, washer/dryer hookups, tankless water heaters, high-speed internet access, and be wired for cable television. Rents are expected to range from \$597 to \$1,193 per month, based on family size and income level.

"Over the next decade, many seniors nearing retirement age may be forced to relocate due to fixed incomes and increasing housing costs," said Garrett Toy, Director of the City of Morgan Hill's Business Assistance and Housing Services Department. "Horizons at Morgan Hill will enable seniors to afford to remain in Morgan Hill after retirement. This beautiful, new project will provide affordable senior rental housing to a growing population, eliminate a blighted property, install McLaughlin Avenue and much needed public improvements. Horizons is conveniently located near the downtown and public transportation providing easy access to shopping, medical services and senior recreation," added Toy.

Located on 2.60 acres of land at 98 E. Central Avenue in Morgan Hill, Calif., at the intersection of Central Avenue and McLaughlin Avenue, west of Highway 101, Horizons at Morgan Hill will feature a spacious 3,000-square-foot community center with a computer lab, media center, a fully-equipped kitchen, a manager's office, laundry facilities, community garden, swimming pool, picnic and BBQ

area, and generously landscaped courtyard areas.

The community center will also serve as the location of a supportive services program provided by UHC's non-profit partner, Central Valley Coalition for Affordable Housing (CVC). CVC provides resident-based services to support seniors in achieving personal, financial and family goals. By building long-term, trusting relationships with senior residents, CVC encourages individuals to find and follow their own path. Services include budget planning, housekeeping tips, credit counseling, resume writing, computer training, physical fitness instruction and health/nutrition classes.

"We have designed ample open space and multiple seating areas to promote interaction and activity among the residents of the Horizons at Morgan Hill," said KTG Studio Director Alan Scales. "Additionally, the pedestrian-friendly location, a great swimming pool, physical fitness and nutrition classes, and a community garden encourage the residents to stay physically active and healthy. Furthermore, the Horizons at Morgan Hill's senior programs help the residents explore a variety of opportunities and enjoy a new, dynamic phase of their life, which makes getting older more fun!"

Adding to the healthy lifestyle is the eco-friendly, sustainable design. Horizons at Morgan Hill has been designed to exceed Title 24 energy-efficiency standards by more than 15 percent, lowering energy consumption and providing another cost-saving benefit to residents. Solar panels will generate electricity for community room and outdoor common area lighting. Additional green features include: zero-VOC interior paint and primer, and low-VOC paints, adhesives and finishes for all interior application; low dust stucco; formaldehyde free Insulation; insulated walls, ceilings, floor joists, and roofs; fiber cement siding that contains recycled content, does not emit harmful chemicals into the environment and is manufactured in environmentally friendly plants (SFI certified); energy-efficient roofing that contains recycled content, does not emit harmful chemicals into the environment and is manufactured in plants that are ISO 14001 certified; hard surface flooring in all areas to improve indoor air quality and reduce flooring replacement; furniture, barbeques, trash and recycling receptacles made from recycled content; recycling receptacles provided throughout the site and central recycling bins provided at each trash location to encourage recycling; nonsmoking buildings or sections of buildings to improve indoor air quality for health of residents; landscaping features minimal turf areas, drought-tolerant non-invasive plants that do not require shearing; and plants grouped by water needs. Additionally, Kent Construction of Gilroy, Calif., the general contractor for the project, plans to recycle a portion of the construction waste.

"Horizons at Morgan Hill's eco-friendly sustainable design and construction, and its close proximity to public transportation, shopping, medical services, employment, and recreation, further increase affordability and quality of life for seniors who have few affordable housing options," added Scales. Although a pedestrian-friendly location, Horizons at Morgan Hill will offer gated access and ample parking for both resident and visitors.

UHC began collaborating with the City of Morgan Hill's Redevelopment Agency in 2005 to develop housing opportunities for low income seniors who were long time residents. The Redevelopment Agency committed funding through a soft loan and UHC secured financing through the highly competitive 9 percent tax credit program. Additional financing for the project was provided by National Equity Fund (NEF), the Bank of America Community Development Corporation (BACDC), the American Recovery and Reinvestment Act of 2009 (ARRA), the County of Santa Clara, the Housing Trust of Santa Clara County and the Affordable Housing Program (AHP) of the Federal Home Loan Bank.

Horizons at Morgan Hill is UHC's fifth project to begin construction in less than 120 days. UHC recently broke ground on The Crossings on 29th Street, a 34-unit affordable community in South Los Angeles; The Crossings at North Hills, a 38-unit rehab property in the San Fernando Valley; The Crossings at Big Bear Lake, a 42-unit affordable housing community targeting families in Big Bear Lake; and The Crossings at Escondido, a residential community that will feature 55 high quality, affordable apartment homes for working families in San Diego County. KTGy was the designer for all five projects.

Seniors interested in living at Horizons at Morgan Hill, should contact Solari Enterprises Inc. at (714) 363-4090.

About Urban Housing Communities

Urban Housing Communities LLC is a "mission driven for-profit" affordable housing development partner of Morgan Stanley and Banc of America Community Development Corporation specializing in multifamily and senior housing facilities in California and Hawaii. UHC was formed in 2003 by executives of SunAmerica and ASL Housing, and has since been joined by professionals from KB Home, CalFed Bank and the California State University System. Together, they have financed or developed over 10,000 units of housing. For more information, visit www.uhcllc.net.

About KTGy Group, Inc.

Established in 1991, KTGy 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. KTGy 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, KTGy maintains offices in Irvine, Oakland and Santa Monica, Calif., Denver, Colo., and Tysons Corner, Va. See www.ktgy.com.

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