

## **Mountain View Welcomes Ground Breaking of Affordable Multifamily Housing Designed by KTG Y Group**

*Franklin Street Family Apartments, a development by ROEM Corporation, in partnership with the City of Mountain View, has broken ground. Designed by award-winning KTG Y Group, Franklin Street Family Apartments will provide 51 one-, two- and three-bedroom apartments affordable to families with annual incomes at or below 50% of the Santa Clara County Area Median Income. This development is designed to provide a safe and affordable community for its residents while enhancing the existing neighborhood. Project amenities will include a computer center, library, community room, fitness room, courtyard, tot lot, and barbeque area, along with a wide array of resident services, including computer classes, ESL classes, and resident events.*

November 10, 2011 (FPRC) -- MOUNTAIN VIEW, CALIF. - The City of Mountain View recently celebrated the groundbreaking of Franklin Street Family Apartments, a development by ROEM Corporation, in partnership with the City of Mountain View. The groundbreaking ceremony was held at 135 Franklin Street, Mountain View, CA 94041.

Franklin Street Family Apartments will provide 51 one-, two- and three-bedroom apartments affordable to families with annual incomes at or below 50% of the Santa Clara County Area Median Income. This development is designed to provide a safe and affordable community for its residents while enhancing the existing neighborhood. The building architecture complements the downtown location and will integrate traditional Mediterranean colors with stucco exterior walls and tile roofing.

Designed by award-winning KTG Y Group, Inc., the development will consist of a three- and four-story "C" shaped building with 92 parking spaces in a podium parking garage. The landscape design creates meaningful private and public open spaces, while preserving a significant number of trees. Project amenities will include a computer center, library, community room, fitness room, courtyard, tot lot, and barbeque area, along with a wide array of resident services, including computer classes, ESL classes, and resident events.

"The family-oriented Franklin Street Family Apartments will be a great addition to downtown Mountain View and will provide safe, affordable homes for many families in our community. The City looked wide and far to find the highest quality developer of affordable housing and ROEM was the best," states Mayor Jac Siegel, City of Mountain View.

This exciting development is environmentally-sensitive. Franklin Street Family Apartments will include energy conservation features such as solar photovoltaic panels, water and energy-efficient appliances and fixtures, and transit passes for residents. The project will be constructed using sustainable building methods and will also incorporate a number of 'green' features designed to ensure its long-term energy-efficiency and sustainability. To this end, the Franklin Street Family Apartments is designed to USGBC's LEED Gold specification, the toughest in industry guidelines for sustainable building and maintenance.

The new development highlights the positive impact that public and private organizations can have in local communities as they work together to provide quality, affordable housing for its residents. "With ROEM's dedicated commitment to true partnerships with local governments and the utilization of environmentally responsible building techniques, we feel that Franklin Street Family Apartments has set new standards for craftsmanship, community and sustainability," said Jonathan Emami, Vice President of ROEM Development Corporation.

Franklin Street Family Apartments is financed with 4% Low-Income Housing Tax Credits with financial support from the City of Mountain View, Citi Community Capital, and AEGON Group for financial support on this \$23.4 million project. The architect is KTGy Group Inc. and the general contractor ROEM-ICON Contracting Group, Inc.

"Our goal is to reshape public perception of affordable housing," says KTGy Principal Keith Labus, AIA, LEED AP. "ROEM is known for their high quality affordable communities and Franklin Street Apartments will be a tremendous asset to the City of Mountain View."

#### About ROEM Development Corporation

ROEM Development Corporation, ROEM Builders, Inc. and their affiliated entities are a full-service development and construction organization that has been specializing in the acquisition, planning, financing, new construction, renovation, and asset management of affordable housing for families and seniors throughout California for over 30 years. As a model developer and proven industry leader in the production of affordable housing, ROEM maintains its commitment to providing high quality housing through its collaboration with the public and private sector and communities alike, while completing developments with quality control and efficiency.

Ranked in the Affordable Housing Finance Top 50 National Developer's list, and a registered member of USGBC and Build It Green, ROEM is dedicated to creating wholesome communities that are not only sustainable, but are designed smarter and built better to ensure that residents and visitors are healthier, happier, and safer.

To date, ROEM has completed 14 affordable housing projects totaling approximately 1,583 units with 199 affordable housing units currently under construction.

#### About KTGy Group, Inc.

Celebrating its 20th year this month, 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, market trends 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](http://www.ktgy.com).

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#### Keywords

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