

Workforce Housing Project Has Broken Ground in Rancho Cucamonga; KTG Y Selected as Architect

KTGY was named the architect of Villaggio at Route 66, a 166-unit mixed-income apartment community located in Rancho Cucamonga. The project, which has broken ground, will consist of one, two and three-story buildings with spacious two and three-bedroom units, as well as a 5,600-square-foot community building, two tot lots, a pool and fitness center, business center, and an education center for residents. Grading is currently underway and foundations and slabs are expected to be poured next month.

October 20, 2008 (FPRC) -- IRVINE, CALIF. - Award-winning KTG Y GROUP, INC., Architecture and Planning, is pleased to announce that the firm was selected to be the Architect of a much anticipated workforce housing project located in Southern California's Inland Empire. Located in the heart of Rancho Cucamonga at Route 66 and Center Street, near Haven Avenue, Villaggio at Route 66 is a thoughtfully-planned 166-unit mixed-income apartment community with approximately 80 percent of the units set aside for those who earn 35 percent to 60 percent of the area's median income. Situated near the vibrant and successful Victoria Gardens and City Hall, the new Tuscan-inspired 10.54-acre development will consist of one, two and three-story buildings with spacious two and three-bedroom units, as well as a 5,600-square-foot community building, two tot lots, a pool and fitness center, business center, and an education center for residents. Grading is currently underway and foundations and slabs are expected to be poured next month.

The carefully-crafted landscape provides desired shading and creates usable outdoor spaces that are highlighted by greenbelt areas, pedestrian paths and gathering nodes for the residents. Offering a family environment, the 100 two-bedroom and 66 three-bedroom apartments are designed around a centrally-located sparkling community pool adjoining the large multi-purpose community building. The well-appointed, garden-style units range in size from 887 square feet to 1,088 square feet and feature Energy Star appliances (including water heater, refrigerator, stove, dishwasher, disposal and microwave), wiring for high-speed Internet access, an outdoor patio or balcony and a private garage. Villaggio at Route 66 also exceeds Title 24 energy efficiency standards by more than 15 percent, lowering energy consumption and utility expenses.

Workforce Homebuilders LLC of Rancho Cucamonga, in a partnership with National Community Renaissance and Hope through Housing, along with KTG Y, have focused on a design that demonstrates the highest quality and stays consistent with the standards that make Rancho Cucamonga an exceptional place to live and work. This was accomplished by certain design decisions, such as transitioning the number of stories to be responsive to the existing neighborhood, and being able to provide the same level of exterior and interior finish throughout 100 percent of the apartment homes. "The seamless integration of an affordable level of housing was the ultimate goal for this neighborhood," stated KTG Y's Principal and Architect, Charles Addington.

"Providing workforce housing close to major retail and commercial centers is key," Addington noted. "When employees are able to work and live locally it can often boost company productivity and attendance, and allow employees to truly become part of a community since they spend less time on the freeways and have more time for local activities. It also can increase company morale and aid in

the recruitment process.”

The joint venture will provide superior on-site management matched with excellent educational, health and social programs for the community members. Rancho Cucamonga-based National Community Renaissance is a nonprofit affordable-housing company that operates more than 9,500 apartments. Hope through Housing, also based in Rancho Cucamonga, is a nonprofit group that provides social services in affordable-housing communities.

KTGY has won countless awards for its many mixed-income, affordable, workforce, senior and campus housing projects. Some of KTGY’s recent award-winning projects include: Nuevo Amanecer Apartments in Pajaro, Calif., which offers affordable, quality homes for low income migrant and resident farm workers; Casa del Maestro in Santa Clara, Calif., a pioneering public/private partnership, which created a high quality 40-unit apartment project for the district’s teaching pool which was completed – start to finish – in only two years; College Vista in San Mateo, Calif., a public/private partnership, which created a 44-unit apartment community for San Mateo’s community college faculty; Garden Grove Senior Apartments in Garden Grove, Calif., a high density, 100% affordable, 85-unit active adult community; and KTGY’s third student housing project at the University of California, Irvine, the latest being up to 4,000 on-campus beds and will target a silver or higher certification under the U.S. Green Building Council’s LEED rating system.

Established in 1991, KTGY GROUP, INC., Architecture and Planning, provides comprehensive planning and architectural design services for residential communities, retail developments, hospitality and related specialty projects. 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 throughout the U.S., KTGY maintains offices in Irvine, Oakland and Santa Monica, and in Denver. For more information, see www.ktgy.com.

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Contact Information

For more information contact Anne Monaghan of Monaghan Communications
(<http://www.KTGY.com>)
949.722.2933

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