

KTGY Designs New Affordable Apartment Community to Help End Long-term Homelessness

Diamond Apartment Homes in Anaheim, Calif., an innovative, cost-effective solution in the fight to help end long-term homelessness in California, recently celebrated its grand opening. Located at 1310 W. Diamond Street, Diamond is a pioneering green multifamily development that provides both housing and mental health supportive services for previously homeless individuals and their families in Orange County. Designed by KTGY, Diamond is developed by Jamboree Housing Corporation, a leading California nonprofit housing developer, and H.O.M.E.S., Inc. (Helping Our Mentally Ill Experience Success), in conjunction with the City of Anaheim, Anaheim Housing Authority, and Anaheim Redevelopment Agency.

April 22, 2009 (FPRC) -- IRVINE, CALIF. - Award-winning KTGY GROUP, INC., Architecture and Planning, is pleased to announce that Diamond Apartment Homes in Anaheim, Calif., an innovative, cost-effective solution in the fight to help end long-term homelessness in California, recently celebrated its grand opening. Designed by KTGY, Diamond is a pioneering green multifamily development that provides both housing and mental health supportive services for previously homeless individuals and their families in Orange County. Located at 1310 W. Diamond Street in Anaheim, Diamond is developed by Jamboree Housing Corporation, a leading California nonprofit housing developer, and H.O.M.E.S., Inc. (Helping Our Mentally Ill Experience Success), in conjunction with the City of Anaheim, Anaheim Housing Authority, and Anaheim Redevelopment Agency.

For these residents with persistent mental illness, permanent housing is critical to providing stability and ongoing mental health services. Often, rental housing that serves the chronically homeless and/or those with mental illness is designed for individuals and is predominately studio and one-bedroom units. Diamond takes a different approach by providing housing that allows families to remain together.

Diamond is home to 25 families who earn between \$19,530 and \$30,120 (30% of the area median income) in a combination of 15 one- and 10 two-bedroom units housed in a three-story building with elevator service and onsite parking. Rent is currently \$523 to \$627 per month based on family size and income level. All fully-furnished units include ENERGY STAR appliances, window and floor coverings, ample storage closets and private outdoor space. A 2,500-square-foot resident services center features case management offices, teaching kitchen, multipurpose room and computer lab. The outdoor recreation area has a tot-lot and BBQ/picnic area. Surrounded by lush landscape, Diamond is a modern, compact design community with shopping, medical services, employment opportunities and schools nearby. Consistent with Jamboree's increased commitment to sustainable development, Diamond is designed to be its first GreenPoint Rated community.

Outside of rent, one of the largest expenses for residents is utility costs. "By creating savings in utility costs, Jamboree further promotes the long-term sustainability of this affordable community," says KTGY's David Obitz, principal and designer. "Also by locating near shopping, medical services, employment opportunities and schools, you're reducing travel times and traffic, greenhouse gases and carbon emissions, simply by putting people closer to where they need to go."

Integral to the success of Diamond is the inclusion of fully funded, ongoing supportive services – delivered with a “whatever it takes” approach – that will enable residents to live in permanent housing with a stable environment. Jamboree’s co-developer H.O.M.E.S. will ensure that services at Diamond meet the needs of residents. Founded in 1985, H.O.M.E.S. is the only nonprofit in Orange County to provide permanent supportive independent housing for adults with persistent mental illness. Telecare Corporation, the Orange County Healthcare Agency’s innovative mental health services partner, will assist residents with 24/7 availability for support of daily living activities and link them to other supportive and independent living services.

In its commitment to strengthen communities by improving the quality of family life, Jamboree’s Housing with HEART (Helping Educate, Activate and Respond Together) will offer free, non-clinical, onsite programs and services tailored to meet the needs of residents. These programs will include activities such as homework assistance and tutoring for children, and consumer credit counseling, ESL classes, financial literacy and pre-employment counseling for adults.

Diamond is integral to City of Anaheim’s commitment to expand the development of affordable housing to more than 1,400 units in five years. In addition, the City purchased 17 remnant parcels of an Interstate 5 freeway expansion from the Orange County Transit Authority (OCTA) to recycle these properties back into use. Diamond is one of those 17 remnant parcels, and is one of three affordable housing properties awarded to Jamboree to develop.

The small size and odd shape of the property’s remnant site posed a challenge for the development team. According to Obitz, a large portion of the site was limited because the dimensions narrowed so small from the cul-de-sac and storm drain easement that the site had to be bisected. The usable portion was dedicated to providing as many family and one-bedroom residential units as possible. “The architectural elements help return something back to the community, not only to house, but to help reconnect people and neighborhoods where the I-5 widening has reshaped this part of town. The craftsman-inspired design opens up and embraces the neighborhood with architectural forms of windows, doors, balconies, and garden walls,” says Obitz.

In addition to Diamond Apartment Homes, KTGy has designed several of Jamboree’s most recent apartment communities in Southern California including Monarch Pointe Apartment Homes in Anaheim and Ceres Court Apartment Homes in Fontana, which both opened in August and September 2008, respectively; and Granite Court in Irvine, which is currently under construction and expected to open in late July. All three apartment communities provide housing to families earning between 30 percent and 60 percent of the area median income.

Located on remnants from an Interstate 5 freeway expansion, the 63-unit Monarch Pointe apartment community in Anaheim offers spacious 12 one-bedroom, 28 two-bedroom, and 23 three-bedroom garden-style apartments. The six-building complex, which features a clubhouse, pool, tot lot and activity center, is designed around an interior courtyard and an expansive greenbelt area.

Ceres Court Apartment Homes in Fontana is an innovative 20-unit garden-style apartment community that seamlessly integrates new construction directly adjacent to an existing 44-unit development currently operated by Jamboree. A large community service center and a learning lab outfitted with eight computers, a tot lot and creative hardscape and landscape unite the new and existing sites into one property creating a vibrant, new community.

Granite Court Apartment Homes in Irvine is designed for smart growth as a modern, compact design, 71-unit residential complex with four stories of residential living atop two levels of underground parking. Granite Court offers one-, two-, and three-bedroom units, a community center with fitness room, computer lab, tutoring/arts and crafts room and kitchen, central outdoor courtyard with tot lot and shaded seating/dining areas and barbecues.

Monarch Pointe, Ceres Court and Granite Court apartment communities exceed Title 24 energy efficiency standards by more than 15%, lowering energy consumption and providing another cost-saving benefit to residents. Like Diamond Apartment Homes, Monarch Pointe, Ceres Court and Granite Court offer similar on-site educational services for residents of all ages; all units feature central heating and air, ENERGY STAR appliances (including a tankless water heater, refrigerator, stove, dishwasher, disposal and microwave), wiring for high-speed Internet access and an outdoor deck or balcony. Residents also benefit from the close proximity to public transportation, shopping, medical services, churches and schools.

Another KTGy-designed development, Villaggio at Route 66 in Rancho Cucamonga, is also under construction. Villaggio is a highly-anticipated 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.

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, which will target gold certification under the U.S. Green Building Council's LEED rating system and will bring the total of campus beds designed by KTGy to over 4,000.

About KTGy GROUP, Inc.

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.

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 H.O.M.E.S., Inc.

Founded in 1985, Orange County-based H.O.M.E.S., Inc. is a community-based 501(c)(3) nonprofit organization that provides housing and support for people with psychiatric disabilities. Its housing programs encourage independence and self-reliance by helping individuals succeed in their own local communities and beyond. To date, H.O.M.E.S. boasts more than 300 graduates. In recent years, the Board has placed an added emphasis on homeless individuals with mental illness. As a result, H.O.M.E.S. is a co-general partner in the development of a 30-unit apartment complex in Midway City – the only program of its type in Orange County. Transitional and permanent housing is provided in six additional homes.

About Build It Green

GreenPoint Rated is a program of Build It Green, a professional non-profit membership organization whose mission is to promote healthy, energy- and resource-efficient buildings in California. A GreenPoint Rated home is graded on five categories: energy efficiency, indoor air quality, resource conservation and water conservation. Green building offers homebuilders, community leaders and California residents sensible solutions that improve an individual home's performance and provide broad-based community benefits. These benefits range from cleaner air to reduced traffic congestion, from more appealing recreational opportunities to greater economic vitality. Developments designed to reduce dependence on cars help ease traffic congestion, which can improve business productivity.

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