

KTGY-Designed Quality Workforce Housing in Irvine to Celebrate Grand Opening

The Arbor at Woodbury Apartment Homes at 300 Regal Avenue in Irvine, Calif. will celebrate its Grand Opening on February 11, 2010. Developed by Jamboree Housing Corporation, The Arbor at Woodbury provides high-quality workforce housing to 90 families earning between 30% and 60% of the area median income. Ranging in size from one- to three-bedroom units, rent is currently \$523 to \$1,450 per month based on family size and income level.

January 28, 2010 (FPRC) -- IRVINE, CALIF. - Designed by KTGY Group Inc., Architecture and Planning, The Arbor at Woodbury Apartment Homes in Irvine, Calif. will celebrate its Grand Opening on February 11, 2010. Developed by Jamboree Housing Corporation, a leading California nonprofit housing developer, The Arbor at Woodbury provides high-quality workforce housing to families earning between 30% and 60% of the area median income. The Arbor at Woodbury offers 90 thoughtfully-planned dwellings ranging in size from one- to three-bedroom units. Rent is currently \$523 to \$1,450 per month based on family size and income level.

Located at 300 Regal Avenue in Irvine, The Arbor at Woodbury features 18 one-bedroom, 43 two-bedroom and 29 three-bedroom garden-style apartments. Each of the property's six buildings is designed around a central courtyard to encourage interaction among residents. All homes include central heating and air, Internet and cable access, granite counter tops, master bedroom walk-in closets, fluorescent lighting throughout, low-flow showers, dual-flush toilets and outdoor balconies or decks. One-car garages for each family and additional on grade parking provide plenty of adequate parking for residents. In addition, homes are equipped with energy-efficient lighting and appliances, including ENERGY STAR refrigerators and dishwashers.

Families living here have access to the property's Community Center that includes management offices, a kitchen, computer-learning center, and tutoring/arts & crafts room. Community amenities include a laundry center with ENERGY STAR washers and dryers, a tot lot, salt-water pool and barbecues.

The Arbor at Woodbury is an integral part of the Woodbury Master Plan in eastern Irvine, a square-mile development that, when complete, will include residential units that consist of single-family detached homes, town homes, condominiums, and rental apartments. Woodbury is designed as unique districts of residential homes, with 16 neighborhood squares, gardens, and a park situated around a 30-acre central gathering place called "The Commons," which offers athletic fields, a playground, recreation center, and swimming pools for neighborhood use.

According to KTGY's David Obitz, principal and designer, "The Arbor at Woodbury is fantastic opportunity to integrate affordable housing into a world-class master-planned community and one of Irvine's newest villages. The Arbor looks feels and lives just like the rest of Woodbury."

Using the same high quality finishes and materials as surrounding market-rate properties, the Mediterranean-style design integrates seamlessly into the aesthetic fabric of the neighborhood. "Architectural integration is always a top priority for all of our workforce housing projects," Obitz

adds.

As a transit-oriented development, community amenities such as neighborhood parks and shopping centers, medical services, churches, schools and colleges are within walking distance. Furthermore, in its ongoing commitment to respect environmental resources and to pursue sustainability, Jamboree provides complimentary van service to residents during commuter hours from The Arbor at Woodbury to the Irvine Transportation Center.

The Arbor at Woodbury is .5 miles from the local elementary school and is three miles or less 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.

“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 Obitz. A family of four earning \$46,500 (50% of area median income) will pay about \$1,140/month in rent for their three-bedroom home at The Arbor at Woodbury.

In addition to The Arbor at Woodbury, KTG Y has designed other Jamboree apartment communities including Diamond Apartment Homes in Anaheim, 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, which opened in April 2009, received a Gold Nugget Merit Award for "Outstanding Affordable Project - Under 30 du/acre."

KTGY has also designed other Jamboree apartment communities including Granite Court Apartment Homes in Irvine, which opened in July 2009 and was honored with a Gold Nugget Merit Award for "Outstanding Affordable Project - 30 du/acre or More." Granite Court is designed for green, smart growth and features a modern, compact, 71-unit residential complex with four stories of comfortable residential living atop two levels of underground parking.

KTGY also designed Jamboree Housing's Monarch Pointe Apartment Homes in Anaheim, which opened in August 2008, and Ceres Court Apartment Homes in Fontana, which opened in September 2008. Granite Court, Monarch Pointe and Ceres Court provide housing to families earning between 30 percent and 60 percent of the area median income. Diamond is home to 25 families who earn no more than \$30,120 (30% of the area median income).

KTGY continues its stride in producing award-winning workforce housing developments that integrate the latest urban design trends and green building technologies with the needs of the end user. Among its other multi-family product types, KTG Y is well recognized for its designs in affordable, senior and campus housing as well as retail, hospitality, mixed-use and related specialty developments.

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 working families and seniors throughout California. Housing with HEART (Helping Educate, Activate and Respond Together) is a 501 (c)(3) organization and a division of Jamboree Housing Corporation. A year-long commemoration of Jamboree's 20th elevates the ripple effect of providing high quality affordable housing that

generates more jobs, creates supportive housing for seniors and those with special needs, promotes healthy living and builds stronger communities. A leading nonprofit developer, Jamboree's portfolio includes the development of and/or ownership interest in more than 6,500 affordable homes in more than 55 California communities. Currently, Housing with HEART programs and services are offered at 31 Jamboree communities with designated staff at each location. More information is available at 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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