

# RRM DESIGN GROUP AFFORDABLE HOUSING





# WESTVIEW VILLAGE

*Ventura, California*

Westview Village was the **first public housing property** to be constructed in the City of Ventura. The first one-hundred units were constructed in 1952 and the original property consisted of 48 residential buildings sitting on approximately **20 acres**.

The redevelopment of Westview Village is an effort to **preserve housing affordability**, expand the opportunities for **housing assistance** to other qualifying low-income households, and to contribute to other neighborhood improvement measures including new **infrastructure investments** and **community facilities** for a service-enriched environment.

The new Westview Village included the construction of **320 new homes**, creating a variety of building typologies serving a mixed-income community. These units include **affordable multi-family apartment** units ranging from one to four bedrooms, **affordable senior apartment units**, and for-sale row house and duplexes.







# RANCHO VERDE

*Ventura, California*

Rancho Verde is a new construction **multi-family rental development** located in East Ventura. This development provides **24 one, two, three and four-bedroom apartments** for farmworker households earning between 30-50% Area Median Income. The site has **11 residential buildings**, a stand-alone Community Building, common laundry facilities, and landscaped common area courtyards. Unit amenities include: open kitchens with solid surface countertops, new appliances, quality soft-close cabinets, spacious closets, SmartStrand carpet in bedrooms, full bath with tub and shower, quality wood-look flooring throughout the units, windows with wood-look blinds.

The **Community Building** has a computer learning center, office space, a small kitchen, and a community/recreational room. The project is designed to **LEED** for Homes Platinum design standards and incorporates a greywater system and an energy generation system sized to produce all residential energy needs onsite.





# GARDEN VIEW TERRACE

*Thousand Oaks, California*

This **56-unit affordable housing project** in Thousand Oaks, known as the Garden View Terrace Apartments or the Los Feliz Housing Project, was developed for the Ventura County Area Housing Authority with resident comfort and wellness in mind. Completed in October 2014, the highly-collaborative project was led by RRM Design Group (Mainstreet Architects + Planners).

Designed around a series of four interconnected, lush **garden-style courtyards**, the multi-family housing development was not only able to meet wellness design goals for residents but also achieved significant energy-savings. This earned the residential complex both **LEED Gold-Certified** status and an official **Greenpoint Rated** listing.











# MOUNTAIN VIEW APARTMENTS

*Fillmore, California*

In partnership with Many Mansions and the Area Housing Authority for the County of Ventura, by RRM Design Group designed **77 affordable apartments** and associated amenities to provide housing in Fillmore, California.

This community was designed in an **agrarian Craftsman-style** architecture inspired by Fillmore's unique history, enhancing the neighborhood with charming buildings that create a **pedestrian-friendly** environment. **One, two, and three-bedroom apartments** offer an abundance of open space, common courtyards, and recreational opportunities.





# SOHO APARTMENTS

*Ventura, California*

Sitting on an in-fill site, the building aesthetic projects an **industrial character** meant to reflect a bygone era of the neighborhood. Composed primarily of **two-bedroom units**, many with soaring 2-story volumes and optional lofts, the **12 units** range from 1000 s.f. to 1200 s.f. They center on a **courtyard** with a floor design that reflects the area's history.

The materials were chosen for their longevity as well as their ability to convey the industrial age: the exterior walls are clad in a mix of **concrete masonry** and **metal panels**, with metal awnings and wood timber at canopies. The interiors include **bamboo flooring**, tile and granite counter tops, and warm wood contrasting with metal railings.





# HALCYON COLLECTIVE

## TRANSITIONAL HOUSING

*Arroyo Grande, California*

Halcyon Collective is a new **20-unit affordable apartment complex** with **1, 2, and 3-bedroom apartments** in Arroyo Grande. It is a short drive to the beach, and walking distance to local schools, and close proximity to shopping, restaurants, and a hospital. The apartment complex consists of three inter-connected **three-story buildings** bridged by suspended walkways and balconies with metal railings.

The buildings in the development were designed in an **agrarian style**, in order to reflect the rich farming history in the Arroyo Grande valley. Design features that reflect this style include **metal roof overhangs, vertical siding, and farmhouse-style lighting**. The two main buildings in the development wrap around a **central courtyard** area to provide outdoor spaces for the residents. Other amenities that are included are a community room, bike racks, laundry facilities, and on-site management.





# ARROWHEAD GROVE

*San Bernardino, California*

Arrowhead Grove is a transformational **master-planned community** located in the heart of San Bernardino. This **38-acre site** consists of more than **400 beautifully designed apartment homes** for individuals, families, and seniors. The neighborhood is conveniently located near affordable child care, quality schools, higher education, shopping, healthcare facilities, and City and County Government offices and agencies. This pedestrian and transit-oriented community are less than a mile from San Bernardino's **new sbX transit line**.

The outdoor spaces of Arrowhead Grove are designed to encourage **lifelong learning** through music, play, healthy living, and STEAM (science, technology, engineering, arts and math) concepts. Outdoor classrooms, community gardens, edible landscaping, inspirational art, and musical expression blur the boundaries between home and school, indoors and outdoors, nature and technology, young and old. Arrowhead Grove provides an interactive footprint that **promotes education, celebrates diversity, and creates community**.









# GARDENS ON HOPE

## SENIOR HOUSING

*Santa Barbara, California*

The Gardens on Hope is an **affordable senior housing project** designed for very low and low-income seniors. This housing development was able to fill a significant need in the community. The Housing Authority of the City of Santa Barbara and Garden Court, Inc., have worked to amend the Rancho Arroyo Specific Plan and rezone the project site to allow for its development.

The project includes **89 studio apartments**, a one-bedroom manager's unit, a common dining area, a commercial kitchen, and common indoor gathering areas. The project provides **generous common open space**, including a courtyard along South Hope Avenue, a patio seating area on the west side of the building adjacent to Arroyo Burro Creek. The project is setback to allow for Arroyo Burro Creek's future restoration.



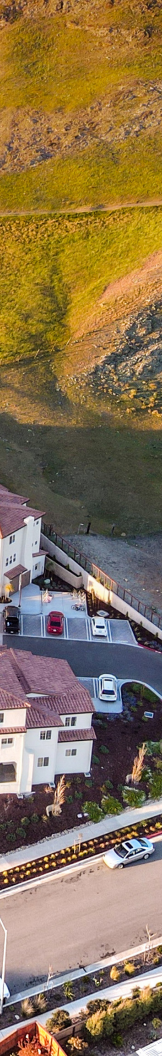












## THE COURTYARD AT SERRA MEADOWS

*San Luis Obispo, California*

The Courtyard at Serra Meadows is a **36-unit affordable housing project** sited on an elevated portion of a recently completed residential development that provides scenic views of the surrounding hills and the southern portion of San Luis Obispo.

This project consists of **4 two- and three-story Spanish-style buildings** focused around a **central courtyard** that provides pedestrian and vehicular circulation. The project will provide **100% Net Zero Energy** for the common facilities.





# DAY CREEK VILLAS

## SENIOR APARTMENTS

*Rancho Cucamonga, California*

RRM Design Group was hired by National CORE for the design of the Day Creek Villas, a **Senior Housing Project** in Rancho Cucamonga. The new senior housing project features a state of the art facility for affordable senior housing in the Inland Empire with **LEED Gold Certification**.

The location provides easy access to **shopping** and **retail areas** and includes a connection path to the **Pacific Electric Trail**, the areas premiere regional multiuse trail corridor connecting across the City of Rancho Cucamonga to area parks, recreational areas, retail centers, and other public facilities.



# EL VERANO

## SENIOR APARTMENTS

Anaheim, California

Innovative Housing Solutions retained RRM Design Group to design and engineer an **affordable rental housing project for seniors** in the City of Anaheim. This infill project provides **54 new high-quality, affordable rental apartments** for senior citizens age 62 and up with incomes below 60% of the Area Median Income, representative of the extremely low, very low, and low-income levels.

The building is designed with **Spanish-Mediterranean style** architecture and offers amenities for residents, including communal **courtyards**, private outdoor patios, and an approximately 2,400 sf **community center**. The project recieved funding from various sources, including competitive state affordable-housing tax credits and the City of Anaheim. Services provided by RRM include architecture, land use planning, civil engineering, and landscape architecture.







# GRACE VILLAGE

## SENIOR APARTMENTS

*Santa Barbara, California*

Grace Village is an **affordable senior apartment building**, including **58 one-bedroom apartments**, a manager's unit, and approximately 1,300 sf of **community space**.

The project includes demolition of an older church and provides infill in a central location of a bustling business and shopping district of Santa Barbara. The project density is **56 units/acre** and takes advantage of a zoning modification that allows reduced parking, benefited by its proximity to services and transportation. The apartments are designed in a **modern aesthetic**, with outdoor private patios or balconies for half of the units, and feature sustainable design, such as permeable paving and stormwater retention, high efficiency tank-less water heaters, and an extensive **solar photovoltaic array** at the roof to **offset electrical usage**.







# PASEO CHAPALA

Santa Barbara, California

Paseo Chapala is a vibrant **mixed-use project** located across Chapala Street from Paseo Nuevo, the commercial heart of Santa Barbara. **Sidewalk cafés** and **shops** line historic Chapala and De La Guerra Streets, screening a parking garage at grade level.

An elevated paseo and courtyard system access an **Andalusian style** village of townhomes, cottages, and offices. Eight of the 29 residences are reserved as “**affordable**” for purchase by lottery for families of lower and moderate income.

The project **reduces auto dependency** by being located within the **city center**, within walking distances to the transit center, commercial core, and entertainment district.









# JARDIN DE LAS ROSAS

Santa Barbara, California

Peoples' Self-Help Housing hired RRM Design Group to design **affordable multifamily rental housing** on a compact, urban infill site in downtown Santa Barbara. Jardin de las Rosas includes **40 rental units**, averaging 955 sf each, of a mix of **one, two, and three-bedroom units** with a concrete podium garage.

The project is **GreenPoint rated**, incorporating photovoltaic solar panels and principles of sustainable design. Its **Spanish Colonial style** continues the trend of upgrading the Haley-Salsipuedes corridor. The **three-story building** massing is broken down into multiple sub-buildings to fit into its context with the surrounding neighborhood.

The site is situated in a flood plain, elevating the project four feet above existing grade. Its **interior courtyard** includes barbecue and children play areas. Prominent rose gardens along Haley Street will pay tribute to Peoples' Self-Help Housing's former director.



