

Rancho Cucamonga, California

Work Force Housing Today

Villa Del Norte, Pyatok Architects, Inc.

This project is situated on an 8.7 acre parcel adjacent to a large park, and directly across from a middle school, and provides 88 tax-credit rental units. The homes are organized into clusters of six units that front onto an intimate courtyard. Each cluster also has a rear parking court providing access to each attached one-car garage, and to 6-8 covered parking spaces required by the city.

Each unit has a front porch, fenced back patio, and balconies for the master bedroom. All of the outdoor open space is distributed into small pedestrian courts as a means of increased security and governance of public outdoor areas. The circulation within the development tends to mimic the tradition of small towns where people walk along the sidewalks adjacent to curb side parallel parking. To enhance this experience the streets are intentionally short and are bent to shorten the streetscape perspective and to slow traffic. Amenities to the development are a child care center and a community center, which are placed at the front of the development, directly across from the middle school.

Awards:

Grand Prize, 1996, Golden Nugget Award, Pacific Coast Builders Conference

AIA Award of Merit, 1996, East Bay Chapter

Excellence in Affordable Housing Design, Honorable Mention, the David Maxwell Award, Fannie Mae

Grand Award 1996, Builder's Choice Design and Planning Awards, Builder Magazine

Focus on Affordability Award, 1996 Builder's Choice Award, Builder Magazine



Project Data

Owner Client:	Northtown Housing Partners
Project Cost:	\$10 Million.
Project Type:	Two-story Courtyard Housing
On-site Amenities:	Community Center and Day Care
Date of Completion:	1995
Number of Units:	88 Units: Three, Four & Five-bedroom Units
Site Area / Density:	8.73 Acres/10 D.U.A.