

NAHB Multifamily Community of the Year



This housing complex integrates affordable units into a larger development of market-rate, multi-family housing. Irvington Terrace units address the street or embrace landscaped courtyards to instill and encourage neighborhood and community interaction. .

It received the National Association of Homebuilders (NAHB) Multifamily Community of the Year 2009, and also a winner in the Best Affordable Apartment Community 2009. The project has also been recognized as a Best Affordable Project by the Pacific Coast Builders Conference Gold Nugget Awards 2008.

“As explained by jury members, “Irvington Terrace clearly demonstrates that affordability does not rule out good design and functionality,” said Steve Patterson, Chair of NAHB’s Multifamily Leadership Board. “With affordability becoming increasingly

important in this troubled economy, it’s encouraging to know that affordable rentals also can be beautiful.”

The program required the design of an affordable apartment complex of 100 units with common areas, rentable by tenants earning between 30 percent and 50 percent of median area family income. Irvington Terrace is part of Irvington Village, an 8.6-acre market-rate, master-planned community.

MVE & Partners designed Irvington Terrace as a modern complex, featuring earth-tone colors, articulated entryways and a feeling of layered monumentality throughout the project. Notably, Irvington Terrace apartments are arranged in three stories over an underground parking garage, allowing

for perimeter units to be placed at ground level, served by townhouse-style entries facing the street. Each curbside unit also features a private balcony or patio.

This arrangement runs counter to that of many apartment structures, which face inward, thus deadening the ambiance of street life and decreasing potential interaction between residents and pedestrians. Inside, the main courtyard takes advantage of the building’s southern exposure, providing areas of sun and shade. Community rooms, two large landscaped courtyards, offices, laundry, lobby and commercial/retail space are included amenities.

