

# Affordable Housing Proposal Fact Sheet

## Pasadena Civic Center Ramona Property



NATIONAL  
COMMUNITY  
RENAISSANCE



### PRIMARY PROPOSAL

#### Family housing complex of 94 units

100% affordable, with 50% average median income, and a minimum of 10% set aside for Permanent Supportive Housing

##### Unit mix

Studio	46 units
Two bedroom	24 units
Three bedroom	24 units

##### Parking

94 underground parking stalls for residents

### ALTERNATIVE PROPOSAL

#### Senior housing complex of 112 units

100% affordable, with 50% average median income, and a minimum of 10% set aside for Permanent Supportive Housing

##### Unit mix

Studio	26 units
One bedroom	78 units
Two bedroom	8 units

##### Parking

50 underground parking stalls for residents





### CITY UNITY

**A community in which all citizens are working in unity to bring about a well balanced, harmonious whole, will produce the perfect city. Let's all help clean, build and beautify in harmony. Let's work to a plan.**

**Building Design:** 5 stories and 60 ft. height, and architecture complementary of City Hall and surrounding buildings with monumental entrance facing city hall, consistent with Bennett Plan and the Olin Study. The architect is Pasadena based ONYX Architects with considerable experience in integrating buildings into historic settings.

**Landscaping :** Outdoor courtyard accessible to public, with enhanced landscaping along Holly, Garfield and Ramona.

**Adjacent Public Improvements :** National CORE believes the civic center location, especially with easy public transit access, will qualify for government grants that can fund public improvements adjacent to the property.

**Sustainability:** National CORE and ONYX are nationally recognized innovators in building well-situated, environmentally friendly, state-of-the-art communities and committed to constructing a building that meets the highest levels of sustainability and green design.

**Construction:** National CORE can assure a quality building by directly managing construction and using durable materials that support the long term building ownership by National CORE.

**Property Management:** National CORE will provide on-site property management and maintenance with the purpose of assuring a quality building for the long term.

**Resident Services:** Individual and family services provided by Union Station including community engagement and integration, recreation and life skills, and job preparation assistance.

**Homeless Housing:** National CORE will provide 10% Permanent Supportive Housing (PSH) for homeless individuals and families by self-funding these units from capitalized reserves and cross subsidies. The number of PSH units may be increased if project based rental subsidies can be secured.

**Community Engagement:** National CORE has been listening to many community comments over the past year which has shaped its proposal for the Civic Center, guided with the advice of Hawkey Consulting. Continuing outreach will occur and comments are solicited at [civiccenterhousing@nationalcore.com](mailto:civiccenterhousing@nationalcore.com)

**Financing:** National CORE has expertise to assemble financing using tax credits and state, county and local resources to accomplish the type of building the City desires.



**NATIONAL  
COMMUNITY  
RENAISSANCE**

National CORE is one of the nation's largest integrated nonprofit affordable housing developers with nearly 9000 units and 27,000 residents. As a fully integrated organization National CORE has in house planning, construction and property management. It is headquartered in Rancho Cucamonga, California.