

community needs. Tournament facilities outside of Pasadena cannot pick up the load. In fact, one of these facilities is in severe danger of being completely obsolete within the next few years due to the loss of a float decorating location in Duarte. The final facility in Azusa is already overtaxed and inadequate to support current occupants and cannot absorb any additional use by other builders.

For more than 20 years the Tournament of Roses has been searching unsuccessfully for suitable replacement locations in and around the City of Pasadena. Unfortunately, as a mature city, Pasadena does not have available plots that would meet the needs of the Tournament. Existing facilities that have been put up for sale cannot meet the unique requirements of float building and decorating without extensive and expensive renovation. The property at the Desiderio Army Base provides the best hope for keeping float construction and decorating within the Pasadena area.

b) Identify any anticipated expansion of services that may result from improvement of facilities for the proposed program, as applicable.

For years, the Tournament of Roses has been interested in developing a museum which could be used to share the rich tradition of the organization and the unique floats that serve as the centerpiece of the Rose Parade. These huge works of art are literally not available for public to view anywhere else in the world other than immediately in and around Pasadena. We believe the artistry of this industry and the heritage of the nation's oldest and largest floral parade offer the perfect content for a permanent museum. In addition, the Tournament of Roses invented the concept of post-season college football. The entire concept of post-season bowl games stems from the initiative of the Tournament of Roses in 1902. The Rose Bowl game is truly "The Granddaddy of Them All®". Many of the greatest names in college football over the last 100 years have played in the Rose Bowl Game, and many of the games themselves have been among the most memorable in all of college football history. The traditions of the Rose Bowl Game need to be displayed along with those of the Rose Parade to properly capture the heritage, tradition, and impact of the Tournament of Roses. Such a museum is not possible in existing facilities. This new property would not only rectify the operational and administrative shortfalls, but would also allow the organization to expand this cultural benefit to the community.

2.3 c) Identify whether the need for the proposed program is a result of the requirement to meet or comply with established state standards.

This proposed program is not driven by a need to meet established state standards.

2.3 d) Include statement that applicant does not currently possess real estate suitable for the proposed program.

As explained above, the Tournament of Roses does not have suitable real estate to meet the needs outlined above.

2.4 Not Applicable

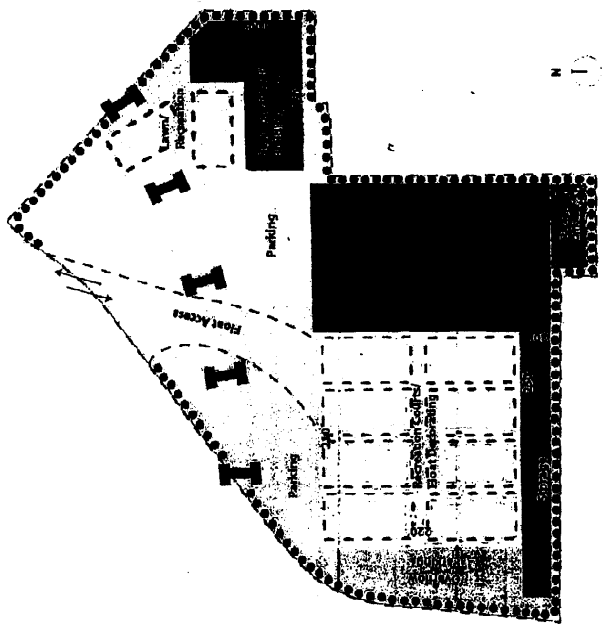
2.5 A description of the time required to commence the proposed program.

The Tournament of Roses is prepared to execute this program rapidly upon approval of our concept. We anticipate the program being divided into two phases if the property is available prior to January 2010, or one phase if the project is available after January 2010.

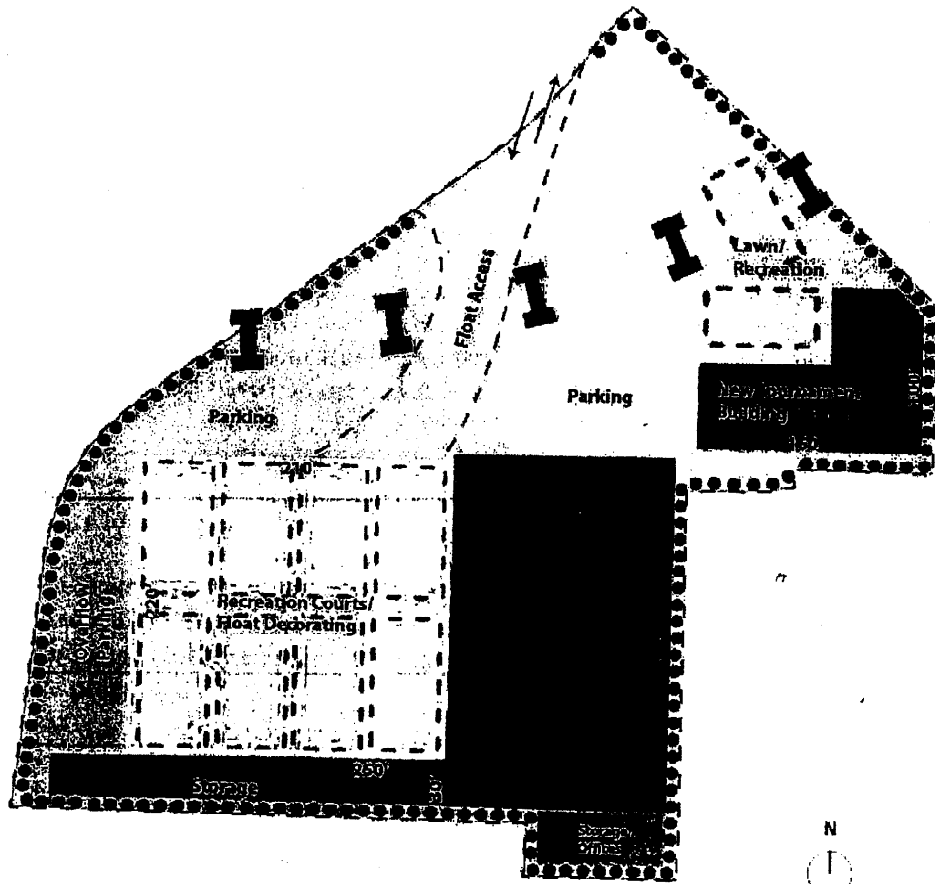
- a. Phase One of the project will consist of all planning efforts, to include environmental studies, all design and City approval processes, ground work to include site work, the construction of the float facility, storage building and concrete pads, and completion of the landscaping on the entire site. We anticipate that this phase will be approximately 15 months (design and construction) in length barring any extended environmental review/remediation or approval processes.
- b. Phase Two will be the construction of the Tournament administrative/operational facility on the east side of the site. We anticipate that this process (design and construction) will last approximately one year. As mentioned, this could be conducted simultaneously with Phase 1 if the site availability is after 2010.

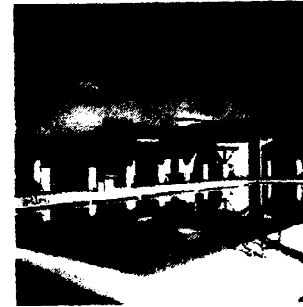
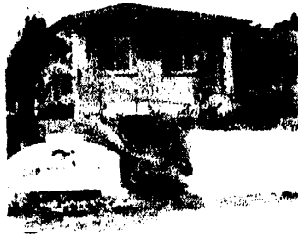
In short, we believe that the minimum time to implement the full project would be approximately 15-18 months and with a maximum time of 2 years, barring any unanticipated delays in the planning and approval process.

Site Map Diagram:



Site Map Diagram:





Southern California Housing  
Development Corporation  
*A Non-Profit Housing Corporation*

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**NOTICE OF INTEREST**  
**REDEVELOPMENT OF THE DESIDERIO ARMY RESERVE CENTER**  
**PREPARED FOR THE CITY OF PASADENA**  
**BY**  
**UNION STATION FOUNDATION**  
**SOUTHERN CALIFORNIA HOUSING DEVELOPMENT CORPORATION**  
**IN ASSOCIATION WITH GONZALES GOODALE ARCHITECTS**

## CITY OF PASADENA

Notice of Interest: Redevelopment for the Desiderio Army Reserve Center  
Submitted by: Union Station Foundation and Southern California Housing Development Corporation

### ORGANIZATIONAL PROFILE

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1. Legal Name of non-profit institution(s) requesting use of buildings or property at the Desiderio Army Reserve Center: **Southern California Housing Development Corporation and Union Station Foundation.**
2. Address and telephone numbers of applicant(s):
  - a. Union Station Foundation; 825 E. Orange Grove Boulevard, Pasadena, CA 91104; (626) 240-4550.
  - b. Southern California Housing Development Corporation; 10681 Foothill Boulevard, Suite 220, Rancho Cucamonga, CA 91730; (909) 291-1400
3. Name and title of contact person:
  - a. Alfredo Izmajtovich, Director of Acquisitions, Southern California Housing Development Corporation.
  - b. Rabbi Marvin M. Gross, Union Station Foundation, Executive Director
4. Name and title of person(s) authorized to complete purchase, and/or execute any lease or agreements. Attach a copy of the legal authority permitting these persons to complete such transactions. **Please see Attachment 1.**
  - a. Richard Whittingham, Chief Financial Officer
  - b. Rabbi Marvin Gross, Executive Director
5. Statement regarding whether applicant is state, political sub-division of state or private non-profit, tax exempt organization under Section 501©(3) exemption status. **Please see Attachments in 2.**
6. A copy of the document showing statutory or legal authority under which the applicant is authorized by law to acquire and hold title to property or to lease property. **Please see Attachment 3.**
- 7A. A description of the organization, year founded and brief history, major accomplishments and organizational goals:

#### UNION STATION FOUNDATION

- a. A description of the organization, year founded and brief history, major accomplishments and organizational goals.

Founded 1973, Union Station Foundation is the largest and most comprehensive social service agency assisting homeless and very low-income people in the Pasadena and Western San Gabriel Valley. Union Station assists more than 2,300 people each year with intake and assessment, meals, shelter, referrals, case management, career development and job placement assistance, substance abuse recovery support, mental health and basic medical services, money management, life skills classes and specialized family services, all at no cost to participants.

Our mission is to offer our clients the resources they need to transform their lives and become productive, stable, and self-supporting citizens. Our programs are based on a belief in the

## CITY OF PASADENA

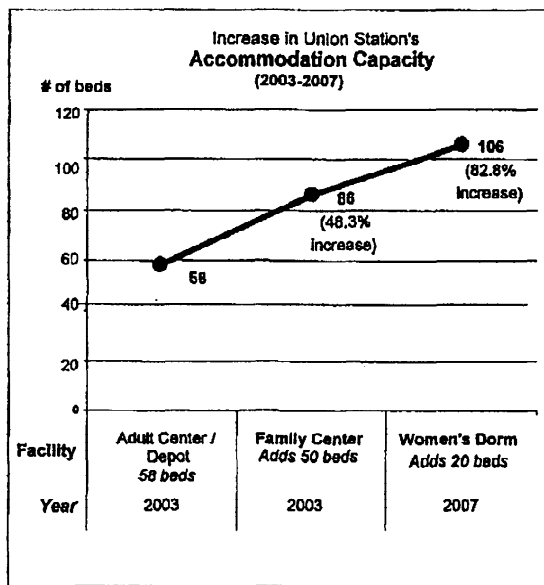
Notice of Interest: Redevelopment for the Desiderio Army Reserve Center

Submitted by: Union Station Foundation and Southern California Housing Development Corporation

inherent worth and dignity of every individual, and we strive to provide the highest quality of services based on a foundation of respect for all people.

We have offered meals, shelter, and supportive services everyday of the year since 1984. The *Adult Center*, the site of our 36-bed adult shelter and community meals program, opened in 1989. The meals program serves homeless adults and families, senior citizens, low-income wage earners, and people living with chronic physical or mental illness, or substance addiction. In 1996, specialized family services and a career development and job search assistance program were added. In that same year, Union Station participated in the formation of *Passageways*, a multi-collaborative agency that serves as the entry point to the homeless services network in Pasadena.

In order to serve the growing number of homeless families and individuals in our community, Union Station embarked on the *Rebuilding Lives* Capital Campaign in 2000 to expand our programs and facilities. In 2003, we opened the Family Center, a nurturing, home-like environment that offers a safe haven for up to 50 children and parents every night. Expansion of our Adult Center is underway with a schedule completion date of April 2007; the expansion will create a new 20-bed women's dormitory, offices, and community room space, and improved food storage and preparation areas. The addition of the Family Center and the expansion of the Adult center will increase Union Station's nightly accommodation capacity from 58 beds in 2003, to 106 beds by April 2007, facilitating an 83% total increase in the number of clients served.



- b. A listing of all principals in the organization and any proposed on-site program managers who would participate in management activities of any proposed program. Provide appropriate credentials, as well as a description of previous related experience.

**Rabbi Marvin Gross** has been Union Station's **Executive Director** since 1995, and has led the agency through an unprecedented period of growth. He was a senior executive with the Jewish Federation Council of Greater Los Angeles for seven years, with varied responsibilities in community relations, fundraising and regional management. He has also served as a congregational rabbi.

**Larry Johnson, LCSW, Director of Program Services**, is responsible for program design and development, and for the supervision of all of Union Station's social services personnel and programs. He has more than 30 years of professional experience in social service management, including 16 years as Assistant Director in the Los Angeles County Department of Community and Senior Citizens Affairs, and 13 years at Union Station.

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**Sandra Peterson, CADC, Director of Program Standards and Evaluation**, has been at Union Station Foundation since 1994. Her specialty in social services is Substance Abuse and Community Mental Health, and she possesses both state and national certification for Alcohol and Drug counseling.

**Cynthia Foster, Director of Finance and Administration**, joined Union Station Foundation in 1997. She has more than 15 years of finance and administrative experience in the for-profit and non-profit sectors. She provides oversight for the organization's finance, human resources, facilities, and administrative functions. She is responsible for the design and development of policy and procedures for each of these departments.

- c. An organizational chart for the organization.

**Please see Attachments in 4.**

- d. Guidelines of personnel procedures for recruiting, affirmative action and equal opportunity outreach, resident hiring, personnel selection, training, evaluation and discipline.

Union Station has and will continue to practice a policy of providing equal opportunities to all persons, and administers all policies and procedures without regard to age, race, religion, gender, or disability.

All job openings are posted on Union Station Foundation bulletin boards for employees to review. Employees may be considered for internal vacancies, and we encourage the development and promotion of employees; however, it is our policy to fill the position with the candidate who best meets the requirements of the position and the agency. Positions are advertised externally based upon need and budget requirements.

The Department Director and the hiring supervisor screen and interview applicants, and conduct an initial reference check. A second interview with recommended applicant(s) is conducted by the Human Resources department to review application thoroughness, employment history, criminal background (if applicable), and/or any other pertinent employment information that may be necessary. All results and recommendations are forwarded to the Executive Director for final interview. Union Station Foundation has an at-will employment policy.

Annual performance reviews, which evaluate employee effectiveness, are designed to assess job knowledge, organization, quality, quantity of work, attitude, dependability, and future goals.

- e. Provide organization's connection to the community and the community interest that will be served.

For 33 years, Union Station has successfully provided our poor and homeless community members with the resources, support services, and safe accommodation necessary for fostering healthy, fulfilling, and independent lives. Union Station is an active participant in the Pasadena Housing and Homeless Network, a coalition established as part of an overall strategy to address homelessness in Pasadena. Union Station has a long history of establishing effective collaboration with partner agencies to best serve our clients. Two key examples are the Passageways and Euclid Villa facilities.



## **CITY OF PASADENA**

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**Passageways:** Operated by Pacific Clinics, Union Station, the City of Pasadena Health Department, and AIDS Service Center, Passageways offers outreach, intake and assessment, referrals, and medical and mental health services for all homeless people seeking assistance in Pasadena.

**Euclid Villa:** A 14-unit transitional housing complex for homeless families, Euclid Villa is owned and operated by 160 Euclid Partners, LP, a partnership comprised of Union Station and Pacific Housing Alliance.

Our main priority is to help our clients find permanent solutions to their homelessness and find long-term housing and employment. The dire lack of affordable housing in Pasadena, Los Angeles, and the surrounding areas is both a lead contributor to our homeless crisis, and a fundamental barrier to our clients' ability to overcome homelessness. Because our poorest community members pay the largest portion of their income for rent, a growing number of working people are homeless or at high risk for becoming homeless. To find our homeless clients stable living amidst severe affordable housing shortages, we often have had to look far beyond the San Gabriel Valley to such areas as the High Desert, the Antelope Valley and even as far as Las Vegas.

Redevelopment of the Desiderio Army Reserve Center to create permanent, supportive housing for homeless families and individuals will significantly improve our ability to meet the housing needs of homeless and very low-income people in the San Gabriel Valley.

### **THE SOUTHERN CALIFORNIA HOUSING DEVELOPMENT CORPORATION**

7A. A description of the organization, year founded and brief history, major accomplishments and organizational goals.

The Southern California Housing Development Corporation (SCHDC) is a non-profit 501(c)(3) developer of affordable housing whose goal is to offer creative, workable solutions to Southern California's severe affordable housing shortage. SCHDC specializes in creating affordable housing through acquisition/rehab projects. SCHDC has received numerous awards and recognition for its success in rehabilitating blighted projects and transforming them into quality affordable housing communities. Since its founding in 1992, the company has acquired, rehabbed and constructed in excess of 5,150 housing units throughout Southern California.

SCHDC achieves its low income housing objectives by working with city and county agencies throughout Southern California to help assess their affordable housing needs and develop responsive programs either through the acquisition and renovation of existing properties or through construction of new multi-family housing. When units are being acquired, SCHDC works to obtain loans and grants necessary to fund the acquisition and develops financial structures that ensure both the long-term maintenance of affordable rents and servicing of the permanent loans. Both public and private sources of capital are utilized, often matched with local housing set-aside funds to create the optimum financing structure for each project. The main goal at all times is to identify projects that are politically, socially and economically viable.

## CITY OF PASADENA

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In evaluating sites and projects for possible acquisition, SCHDC gives priority to those serving low and very-low income families, as well as seniors and other special-needs residents. SCHDC's affordable housing experts work closely with local officials to locate sites, perform feasibility and financial analysis, determine affordability thresholds, develop management plans and obtain necessary entitlements. SCHDC currently employs in excess of 200 people and is a vertically integrated company with its own construction, property management, accounting and social programs/services departments. The organization is also responsible for project design, construction management, resident/homeowner screening, community relations and compliance. Having all personnel "in-house" allows for strict quality control and cost savings in all facets of our business.

SCHDC continues to own and manage all of its properties in perpetuity, thus ensuring long-term affordability as well as the maintenance of decent, safe living conditions at each community. One of the goals of SCHDC is to provide a positive living environment for all of its residents that will extend out to the surrounding community. SCHDC is focused on providing housing for families and seniors burdened by Southern California's high housing costs. Our housing communities are designed to provide people of all ages with not only quality housing, but with a safe environment in which they can live, learn, play and improve their quality of life.

In "**Attachments 4**" we invite you to review photographs, renderings and site plans of some of our more recent accomplishments. Here, you will find additional information and renderings about our newest properties in the San Diego region—Vista Terraza (created in partnership with D.R. Horton as part of an Inclusionary Zoning Requirement), Talmadge (formerly a blighted hotel in San Diego) and Melrose Villas (also known as University Commons is part of a master plan in the City of San Marco near the University).

These projects, like all, are hard work and require a strong partnership with local agencies, our general contractor partners, architects and development partners; and on those we build in house, a constant knowledge of where we are on budget and time. We hope you will agree that this sampling of our portfolio is a testament to our mission of delivering the highest quality affordable housing in every community we serve.

7B. A listing of principals in the organization and any proposed on-site program managers who would participate in management activities of any proposed program. Provide appropriate credentials, as well as a description of previous related experience.

**Please see Attachment 6.**

7C. An organizational chart for the organization.

**Please see Attachment 5.**

7D. Guidelines of personnel procedures for recruiting, affirmative action and equal opportunity outreach, resident hiring, personnel selection, training, evaluation and discipline.

**Please see Attachment 7.**

7E. Provide organization's connection to the community and the community interest that will be served.

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Submitted by: Union Station Foundation and Southern California Housing Development Corporation

While SCHDC has not yet built affordable housing in the City of Pasadena, the company has been steadily growing a portfolio in Los Angeles County and already has projects built in Eagle Rock, Santa Fe Springs, West Covina, Downey, Bell, Bell Gardens, Hawthorne, South Whittier and Palmdale and more underway in South Los Angeles and Santa Clarita. We look forward to the opportunity to partner with the City to help meet its affordable housing goals, as well as helping to implement some portion of the 10 Year Plan to End Homelessness. SCHDC takes great pride in contributing to the lives of our residents and the communities we build.

8. A copy of current constitution/charter/by-laws or Articles of Incorporation as appropriate.

***Please see Attachments in 8.***

## CITY OF PASADENA

Notice of Interest: Redevelopment for the Desiderio Army Reserve Center  
Submitted by: Union Station Foundation and Southern California Housing Development Corporation

### PROPOSED PROGRAM

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1. A detailed narrative description of the proposed use of the property or building.

Southern California Housing Development Corporation (So Cal Housing) and Union Station Foundation (in cooperation with Gonzales Goodale Architects<sup>1</sup> of Pasadena) are pleased to present this preliminary proposal to the City of Pasadena Local Redevelopment Authority to develop a superior affordable housing development that will serve the needs of formerly homeless families wishing to live in the City of Pasadena. Further, we believe that our proposed program will allow integration with the arches of the Colorado Bridge, which serve as 'frames' for the dramatic views from the site, the arroyo, the court house above, and vice versa. There is a tremendous opportunity here for an exciting merger of housing, nature and historic civic structure to create a memorable, meaningful and highly useful place.

The development proposed for this unique and attractive suburban site will consist of 75 high quality new construction family residential units and ample community spaces, including a resident community room. The existing structures would be razed to allow for superior design of the site. Common areas would be integrated into the overall design and would include both interior and outdoor sitting areas, large green spaces, activity rooms, and a leasing office. In addition, So Cal Housing and Union Station share the City's vision to provide high quality common areas as part of the proposed amenities.

The proposal for the Desiderio Army Base development is comprised of twenty-five (25) three-bedroom units, forty-five (45) two-bedroom units and five (5) one-bedroom units. This mix is based upon the partnership's experience in leasing over 3,600 market and affordable family units. While the vast majority of demand is for the two-bedroom units, significant demand exists for the three-bedroom units as well. This unit plan allows families with children to have on-site amenities that support their lives in the community. This mix, however, is only proposed and would be subject to both City and community representative input. We encourage community involvement because we believe in understanding the unique sensitivities of different communities. This concept is only schematic at this time and is meant to be a first step in an inclusive process, which will include the community, the Redevelopment Agency and the housing staff, to determine the best use for this site.

The proposed affordable housing units will physically complement the adjoining-neighborhood in scale, massing and architectural character. This proposal also takes advantage of the unique characteristics of the site. These units will become attractive addresses given their proximity to the arroyo, community facilities, good schools and shopping. All of these amenities are within a few miles of the site.

The partnership's respective portfolios include projects that have different ranges of unit types, including large units for families. Our existing projects range in size from Union Station's transitional housing facilities in Pasadena to So Cal Housing's larger developments with over 400 units. In addition, So Cal Housing has significant experience with both mixed-use and mixed-income properties, and we are comfortable working with all property types. It is that

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<sup>1</sup> Please see Attachment 9, which contains the proposed site plan, as well as additional information and related projects done elsewhere by Gonzales Goodale Architects.

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Submitted by: Union Station Foundation and Southern California Housing Development Corporation

expertise in property management that allows So Cal Housing to provide quality service to all of our residents. In working with the City, we would examine the various affordability levels required and recommend several financing and development plans to achieve that goal. We structure our financing to leverage local resources if desired, and have also successfully used private financing in cases where more flexibility was needed. As we have stated, it our aim to devise a unique funding structure to best meet the goals and desires of our community partners. Our expertise with the various funding programs allows us to tailor those programs to the greatest extent possible.

We have provided a preliminary financing plan that takes into account the stated requirements for the Notice of Interest. First, our plan provides for leveraging of resources, and does not rely on any funds from the City's general fund. Secondly, this development will fill in the void in the community for long term service- enriched housing for families. The project will provide high quality affordable housing for families that have graduated from homeless programs and are ready for permanent housing. This housing provides a continuum of housing for Pasadena citizens graduating from Union Station's transitional housing programs. Long-term residents of Pasadena will remain in the community, instead of finding themselves being priced out of their neighborhoods. This seamless program will augment the success rate of Union Station's programs allowing families to continue their recovery back into the community.

So Cal Housing's mission is to develop high quality affordable housing and to preserve it for the longest periods possible. Union Station's mission is to assist families to move up from homelessness to permanent housing. This proposed development meets our respective organization's stated goals, and provides So Cal Housing greater efficiencies in its operations in Los Angeles County. So Cal Housing currently has developments in Eagle Rock, Santa Fe Springs, West Covina, Downey, Bell, Bell Gardens, Hawthorne, South Whittier, and Palmdale. In addition, we have been recently selected for two new developments in South Los Angeles and Santa Clarita. Union Station is a long- term member of the Pasadena community with several successful developments in the city. Their programs are highly regarded in the community, and this development would add to their capacity to meet the overwhelming needs of distressed families in Pasadena. This development will allow both organizations to continue growing capacity and augmenting our operations quite well. The increased pressure on working families to afford decent, safe, quality housing is everywhere. We believe in seeking out opportunities to help alleviate this crisis throughout the region.

## CITY OF PASADENA

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2. A detailed assessment of the need for the proposed program. In the case of homeless assistance programs, include an explanation of what homeless needs in the communities in the vicinity of the Desiderio Army Reserve Center you will be fulfilling.

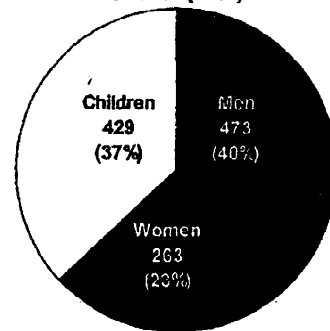
In view of the growing homeless population, decreasing availability of economical accommodation, and rental barriers faced by homeless people, Union Station Foundation recognizes the need for the creation of affordable housing and corresponding supportive services for homeless families and individuals. Redevelopment of the Desiderio Army Reserve Center to create a 75-unit permanent supportive housing development will fill a crucial gap in the Continuum of Care for homeless, very low-income people in Pasadena and the West San Gabriel Valley.

The City of Pasadena joins the U.S. Interagency Council on Homelessness and more than 190 cities and counties nationwide to implement a "10-Year Strategy to End Homelessness." Union Station Foundation's services are part of Pasadena's strategic plan, developed by the Pasadena Community Development Committee in collaboration with the Pasadena Housing and Homeless Network and the community. This plan recognizes the need to expand homeless prevention, housing, and case management-based homeless services.

### *A Growing Homeless Population*

The need is great. The City of Pasadena's 2006 Homeless Count found that there are 1,165 people homeless on any given night in Pasadena. The count reflects a dramatic rise in the number of displaced women and children, who now make up an alarming 59% of the local homeless population. Of all homeless people in Pasadena, 37% are children under the age of 18. Contributing factors to our homeless crisis include poverty, unemployment, mental illness, substance abuse, domestic violence, a severe shortage of government and private support programs, and lack of affordable housing.

2006 Homeless Count,  
Pasadena (1165)



### *Rising Cost of Housing*

Homelessness cannot be separated from the issue of housing. Gentrification, abandonment, and demolition have drastically reduced the availability of affordable housing in Pasadena, Los Angeles, and the surrounding areas. Sober living homes, room and board, and single apartment rooms in Pasadena have all but disappeared. The construction of low cost housing and the availability of rental subsidies, such as Section 8, meet only a fraction of the need. Low cost apartments for families are scarce in Pasadena with the cost of rent for two bedroom apartments averaging nearly \$1,500 per month, an increase of 55% since 2000.

Because the poorest individuals pay the largest portion of their income for rent, a growing number of working people are homeless or at high risk for becoming homeless. According to the *National Low Income Housing Coalition's "Out of Reach 2005"* housing report, in order to afford a two bedroom apartment in Los Angeles County without spending more than 30% of income, a worker earning minimum wage would have to work 131 hours a week, 52 weeks a year. Many people in the lowest paying jobs – cashiers, food preparation staff, stock clerks – cannot afford the rising cost of housing. A recent study showed that 63% of low-income renters spend more than 50% of their income on housing.

## CITY OF PASADENA

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### *Rental Barriers*

Homeless people face exceptional barriers to securing stable housing. Issues such as bad credit, evictions, criminal history, and lack of affordable housing can seem like insurmountable obstacles to individuals and families trying to find a place to live. It is a major challenge for individuals and families graduating from emergency or transitional housing to cope with their new rent and associated move-in fees. Without guidance, support, and specialized housing facilities to meet the needs of the homeless, many are at a significant risk of becoming homeless again.

1. Provide the following:
  - a. The need to expand existing facilities.

We do not propose to use the existing facilities, but rather raze them and build new structures that will be more consistent with the surrounding community.

- b. Identify any anticipated expansion of services that may result from improvement of facilities for the proposed program, as applicable.

In response to the critical and growing need for affordable housing for homeless families and individuals in the Pasadena and West San Gabriel Valley area, the proposed housing development will provide permanent supportive housing for up to 75 families and individuals. Comprehensive supportive services will be offered on-site to help families recover from the trauma of homelessness and develop emotional stability, good health, and overall wellness. Services will include case management, medical and mental health services, family counseling, and adult classes in parenting, career development, money management, nutrition, and independent living.

Program goals are to:

1. Offer affordable, permanent rental housing to homeless families and individuals;
2. Offer on-site supportive services and referral to off-site resources, to address residents' financial, social, emotional, educational, and medical and mental health needs;
3. Help residents improve their economic stability and self-sufficiency to develop permanent solutions to their homelessness.

Union Station Foundation will expand existing programs to support the residents of the proposed housing development. The following supportive services will be offered on- and off-site in order to promote self-sufficiency, overall well-being, and skill development needed to maintain permanent housing:

**Case Management** – On-site case managers will offer support, life skills classes, and referrals. Union Station's case managers have extensive experience working with homeless adults and families, including specialized knowledge of and training in issues relating to substance abuse and mental illness.

**Sources Career Development Program** – The Sources program was developed by Union Station specifically for low-income and homeless job seekers. Our case managers refer eligible

## CITY OF PASADENA

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job-ready candidates to participate in Sources. After completing the 35-hour, 10-day career development workshop, each client, in collaboration with Sources staff, develops an individualized service plan to obtain employment in line with the client's aspirations and goals. Job search resources and alumni support are available to program graduates. Sources' graduates have recently obtained employment in positions as diverse as pastor, auto lube technician, general utility clerk, retail sales, medical assistant, bookkeeper, chef, and substitute teacher.

Benefits Advocacy will be provided by representatives of the Social Security and Veterans Administrations, who will make periodic visits. Case managers will assist clients to obtain General Relief, unemployment benefits, and other government financial support for which they may be eligible.

Life Skills Classes -- Led by Union Station staff and volunteers, class topics will include anger management skills, self-esteem-building, positive decision-making, coping with difficult situations, parenting, and money management.

Medical and Mental Health Services -- Residents will receive medical services through the Community Health Alliance of Pasadena (CHAP), Young & Healthy, CHAP's Black Infant Health Program, Bill Moore Clinic and the Pasadena City College Mobile Dental Unit. Psychiatric and psychological services will be provided by Pacific Clinics.

Substance Abuse Recovery Support -- Union Station will offer residents recovery support, including counseling, twice-daily 12-step meetings, support groups, and referrals to inpatient treatment programs.

- c. Identify whether the need for the proposed program is a result of the requirement to meet or comply with established state standards.

This proposal addresses the City's need to provide affordable housing in conjunction with its RHNA (Regional Housing Needs Assessment) requirements, and will also help the City to meet its own 10 year plan to end homelessness.

- d. Include statement that applicant does not currently possess real estate suitable for the proposed program.

Neither organization currently has in its portfolio or pending in contract, land that will enable either organization to implement this development elsewhere.

2. In the case of a homeless assistance program, a description of how the program will be coordinated with other homeless assistance programs in the communities in the vicinity of Desiderio Army Reserve Center.

Union Station is an active participant in the Pasadena Housing and Homeless Network, a coalition established in 1991 to coordinate homeless and housing service delivery efforts with the City in response to the HUD-requirements, as part of an overall strategy to address homelessness in Pasadena. On- and off-site supportive services will be available to residents by collaborating agencies in the Continuum of Care.



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Homeless families and individuals who are ready for independent living will be referred to the proposed housing development by agencies in the Pasadena area, including recovery programs, sober-living facilities, social service organizations, and Passageways, the multi-agency collaborative that serves as the gateway to the homeless services network in Pasadena.

On-site case managers will provide residents with comprehensive supportive services, including referrals to offsite assistance for health, financial aid, and employment services.

3. A description of the time required to commence the proposed program.

Upon selection of the partnership (Union Station Foundation, Southern California Housing Development Corporation and Gonzales Goodale Architects) to implement the proposed program, we are prepared to effectuate the development immediately and estimate that it will take approximately three years to take the project from acquisition, design completion, construction and lease up.

CAPITALIZE ON VIEWS TO ARROYO, FRAMED BY BRIDGE ARCHES

RELATE RHYTHM & SCALE OF MASSING & VIEWS TO THE ARCHES OF THE COLORADO BRIDGE

RELATE RHYTHM & SCALE OF MASSING TO NEW RESIDENCES

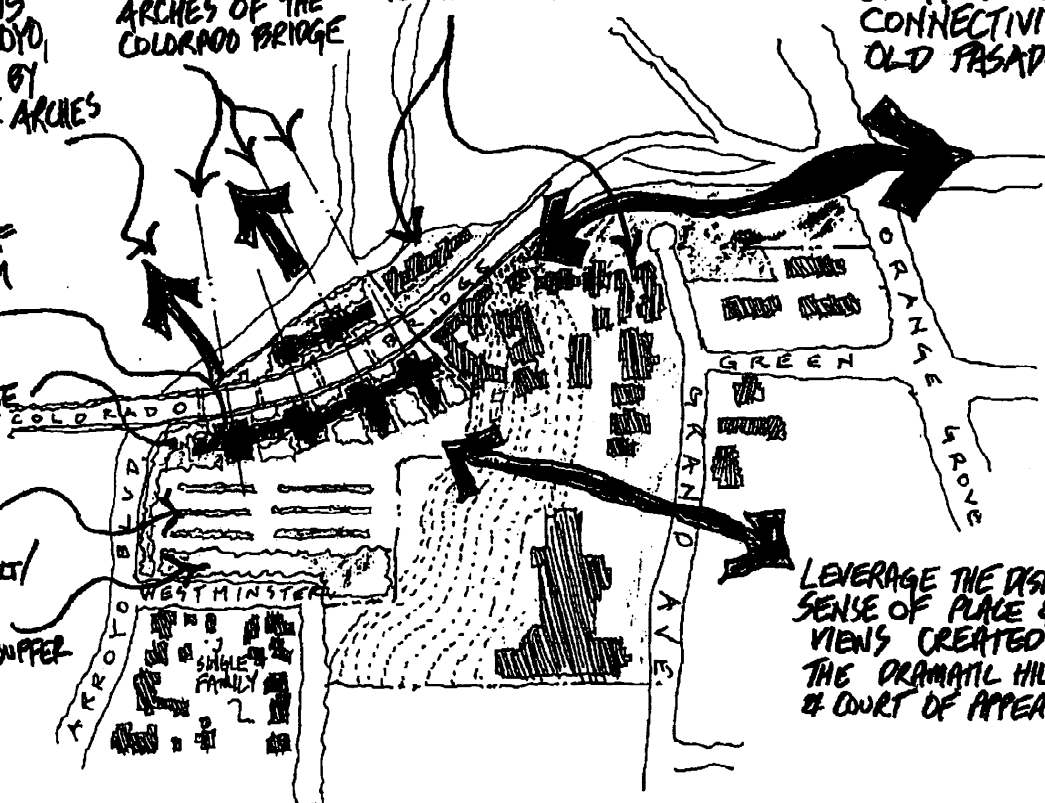
SEEK PEDESTRIAN CONNECTIVITY TO OLD PASADENA

CONCENTRATE BUILDING MASS TO NORTH END OF SITE AWAY FROM SINGLE FAMILY RESIDENTIAL

GARDEN/FOLIAGE EDGE

EXPLORE BOTH SUBTERRANEAN & SURFACE PARKING - TREAT PARKING AS ADDITIONAL GREENBELT/BUFFER

PROVIDE GREENBELT/BUFFER TO SINGLE FAMILY RESIDENTIAL - COMMON USE OPPORTUNITIES



LEVERAGE THE DISTINCT SENSE OF PLACE & VIEWS CREATED BY THE DRAMATIC HILLSIDE & COURT OF APPEALS

NOTICE OF INTEREST  
FOR  
FEDERAL SURPLUS PROPERTY  
LOCATED AT

**DESIDERIO ARMY RESERVE CENTER  
655 WESTMINSTER DRIVE, PASADENA, CA**

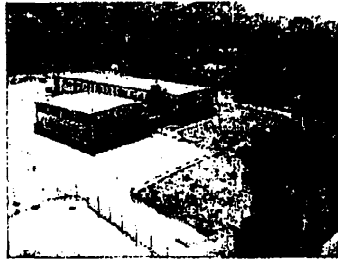
***WESTMINSTER ACADEMY***

**PRIVATE CHRISTIAN DAY SCHOOL**

**"BUILDING A FOUNDATION FOR LIFE"**



**September 8, 2006**



**PROPOSED PROJECT**

1. Relocation of an existing private school (preschool – 8<sup>th</sup> grade) into the existing renovated 2 story office building and garage.
2. The addition of 6 market-rate homes and 12 affordable studio apartments.
3. Infill recreational amenities (active and passive) for community use.

**DESCRIPTION OF WESTMINSTER ACADEMY:**

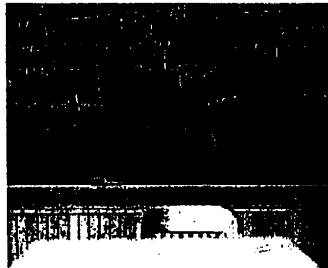
Westminster Academy is a private Christian day school for kindergarten through 8<sup>th</sup> grade students. It emphasizes advanced academic preparation for future success in high school, college, and society. Since its small beginning in 1953, the school has grown to 200 students and today offers young people an opportunity to master the skills they need to succeed. Each year, Westminster students excel academically far beyond the national average. Their SAT scores are often comparable to those of high school graduates by the time they reach eighth grade. The academic achievements of the school are measured each year with the Stanford SAT. These tests rank the performance of each grade against other schools in the state and nation. The following table summarizes the performance of Westminster Academy. The School Year represents the grade and the Academic Level the average performance of that class against other classes in the nation.

Stanford 10, Standard Achievement Test for Westminster Academy 2005-2006

School Year	1	2	3	4	5	6	7	8
Academic Level	2.6	3.4	6.0	6.9	8.6	10.0	10.1	11.6

The school has a diverse ethnic makeup with the following composition for the 2005-2006 school year.

Hispanic	25%
Caucasian	7%
African-American	1%
Arabic	2%
Armenian	2%
Asian-American	63%
Filipino	38%
Chinese	9%
Korean	9%
Other	7%



The school also specializes in extracurricular activities such as music and sports. Volleyball, basketball, and softball are offered to the girls and football, basketball, and baseball are offered to the boys. The school is actively involved in ACSI (Association of Christian School International) by participating in speech meets, spelling bees, and Junior High Choral festivals. Each year school musicals are held which have become focal points for the schools. These musicals are held off campus at a large auditorium to accommodate the number of students and their families.

One of the strengths of the school can be found in the highly qualified and experienced teachers that make up the staff. Out of the nearly 20 on staff, 13 of those are teachers of whom ten have been at Westminster for over fifteen years. Dedicated support staff, parents, and alumni also support the school through volunteering their time and knowledge. The Board is comprised of five members who serve without compensation and whose terms range from 3 to 35 years.

#### **INTEREST IN THE PROPERTY**

Westminster Academy was founded in 1953 with the mission of serving families in the Glendale Pasadena area by providing a college preparatory education based on a Christian world view. The K-8 school has occupied the Eagle Rock Baptist Church for the last 27 years where between 200 and 240 students attend and represent roughly 140 families.

The Desiderio Army Reserve offers the perfect location for Westminster Academy to relocate to a permanent home. The close proximity to its existing location in Eagle Rock would allow the school to keep its current student body and families. The surrounding neighborhood provides a safe haven for the children's learning environment and the closeness to the freeway and major streets allows for easy access to the school. The size and location of the Desiderio Army Reserve embrace all the qualities that Westminster Academy is looking for in a piece of property to purchase for their permanent home.



## DESCRIPTION OF PROPOSED PROGRAM

### **Proposed School Program**

#### Administration

Principal's Office	200 SF
Reception Area/ Secretary's Office	300 SF
Business Manager's Office	150 SF
Teacher's Lounge	300 SF
Sink, refrigerator, and microwave	
Sickroom	150 SF
Restrooms (men's and women's)	70 SF (each) //
<b>Total = 1,170 SF</b>	

#### Classrooms

Kindergarten Classroom (32 Students)	640 SF
First Grade (32 Students)	640 SF
Second Grade (30 Students)	600 SF
Third Grade (30 Students)	600 SF
Fourth Grade (30 Students)	600 SF
Fifth Grade (30 Students)	600 SF
Sixth Grade (30 Students)	600 SF
Seventh Grade (30 Students)	600 SF
Eighth Grade (30 Students)	600 SF
Music Room (30 Students)	600 SF
<b>Total = 6,080 SF</b>	

#### Support Spaces

##### Teacher's Workroom

Locate upstairs for copier and duplo machine. Storage for paper and supplies and sufficient counter space. One common computer and typewriter.

##### Kitchen Facility

Commercial refrigerator, freezer, and oven to accommodate feeding 200+ meals a day and freezer storage for 3 weeks +.

Cafeteria/Lunch Room - 50 -60 Students

All-Purpose Room (Auditorium minimum 100)

Storage space

Computer Lab (12 Students)

PE Office (Storage) Room

Small copier room downstairs

Restrooms (men's and women's)

Preschool  
60 children 3,500 SF

Parking  
1.5 spaces per classroom + 1 space for every 2 employees and members of the faculty = 24 spaces required

The current education program will fit into the existing facilities with minor renovation work. This renovation work will include a revised layout of the interior space as well as a change to the exterior façade. The façade currently is consistent with a plain army office building but would be changed so that it architecturally fits the surrounding neighborhood which includes the Arroyo Bungalows. A small one story administration building will be added next to the existing office building to house the administration staff and act as the gatekeeper for the visitors to the school.

#### **Proposed Residential Program**

6 Single Family Residences 2500 SF ea.  
12 studio apartments 500 SF ea.

The eastern portion of the site will be used for housing. This housing will contain both single family private residences as well as studio apartments in a walk up configuration to house the teachers from Westminster Academy or from other schools in the area. These two housing elements will have a separate road that will connect from the existing residential neighborhood at the south to Arroyo Boulevard to the north. They will nestle themselves along the base of the hillside and act as a buffer between the school and the hill. The single family residences will be approximately 2500 SF, two stories tall, and have large outdoor decks on the second floor. The studio apartments will be approximately 500 SF each and will be in a courtyard configuration at the southeast corner of the site. The views through to the Colorado Street Bridge will be preserved by the placement of the houses on the lots, by not building in the 50' setback that borders the bridge, and by not being more than two stories in height.

#### **Proposed Community Program**

Benches  
Drinking fountain  
Exercise equipment  
Landscaping along edge

The northern most portion of the site that borders Arroyo Boulevard will be dedicated to community use. When traveling south along Arroyo Boulevard, this site acts as the gateway to this portion of the arroyo. This space will be landscaped and will be filled with different exercise stations that can be used by the residents in the area that are walking, running, or biking to the Rose Bowl. The Rose Bowl historically is used in the morning and the evenings as an area for a large number of people to exercise. Arroyo Boulevard is the direct route for the residents of West Pasadena to the Rose Bowl and the edge of this site can be easily utilized to service these people. Benches and a drinking fountain will also be located to provide a rest stop along the way for the people who are exercising.