



PRESS RELEASE

COMMUNITY DEVELOPMENT COMMISSION OF THE COUNTY OF LOS ANGELES
2 Coral Circle, Monterey Park, CA 91755

COUNTY CELEBRATES THE GRAND OPENING OF HUDSON OAKS HOUSING PROJECT

CDC Provided Over \$1.4 Million to Make the 45-Unit Senior Affordable Development Possible



CDC and Abode Communities staff celebrate the grand opening of Hudson Oaks.

Pasadena, May 9, 2012 - Just over one year after the March 2011 groundbreaking, Abode Communities (Abode) hosted a Grand Opening celebration for Hudson Oaks, a 45-unit affordable senior housing development in the City of Pasadena. Joined by

local officials and other invited guests, the Community Development Commission of the County of Los Angeles (CDC) toured the facility and remarked on the impressive transformation that Abode accomplished with Hudson Oaks.

Hudson Oaks is the result of a major rehabilitation of an existing 1970's era three-story apartment building. In 2005, the building was severely damaged by a fire and subsequent water intrusion. The site remained abandoned for years, causing a source of blight for an area in Pasadena that was lined with historic-looking single family homes. Over the last year, the dilapidated building was



demolished down to the wood framing, and all major systems and exterior and interior walls

were reconstructed. As part of the overall financing package, CDC provided \$1.4 million in City of Industry Funds for construction and permanent financing of the project, including \$50,000 that was set aside for energy efficiency improvements.

The result of the combination of local, state and federal funding sources is a beautiful affordable housing development reminiscent of Pasadena's rich cultural heritage, designed specifically with senior residents in mind. Hudson Oaks includes wheelchair accessibility, as well as adaptable and fully accessible units and safety and security through design, to make it easy for seniors to navigate throughout the complex. Hudson Oaks offers residents a direct-access ramp to the adjacent Washington Park, where they are encouraged to participate in the park's recreational and fitness classes. Additionally, supportive services offered on-site include health, wellness, financial and legal services, as well as programs where residents can engage in social interaction.

With the help of the energy efficiency funding from CDC, Hudson Oaks was equipped with a photovoltaic system to generate energy for common areas, thermal solar water heating system, low-flow plumbing fixtures, Energy Star certified appliances, and drought-tolerant landscaping that requires little irrigation. Hudson Oaks is the first development within the City expected to achieve a LEED for Homes Platinum rating, exceeding Title 24 by more than 34%.

Sean Rogan, CDC Executive Director stated, "Abode Communities sought to remove a blighted uninhabitable building and turn it into an essentially brand new apartment complex where low-income seniors can receive the support they deserve to remain active and secure. They did an excellent job of accomplishing this goal, and the CDC is proud to have partnered with them to make this project a success!"

For additional information on Hudson Oaks, please call (213) 225-2746. All media may contact Elisa Vásquez, CDC Public Information Officer, at (323) 890-7415.