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FOR IMMEDIATE RELEASE: Thursday, March 12, 2015 at 11:00 a.m.

Baldwin Park Celebrates the Groundbreaking of Transit-Oriented, Sustainable Apartments

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Seventy new sustainable apartments break ground in Downtown Baldwin Park, CA

BALDWIN PARK, CA – On Thursday, March 12, 2015, ROEM Development Corporation celebrated the groundbreaking of "LINK", 70 new family apartments located in the hub of downtown Baldwin Park. This \$27 million community is a new construction, mixed-use, transportation-oriented, multifamily apartment community. LINK will be affordable to families that make 60% or less of the Los Angeles County Area Median Income, be built to LEED Gold standards for environmental sustainability, and provide an amenity-rich residential mixed-use experience. The ceremony was held at the site of the new development at 14428 East Ramona Blvd., Baldwin Park, CA 91706.

"This project marks the beginning of our greater downtown revitalization and showcases what a successful partnership between the City and private businesses, such as ROEM Corporation, can do to benefit our community and our residents," said Mayor Manuel Lozano, City of Baldwin Park, Calif. "It provides needed housing within walking distance of many services, restaurants and businesses, but more importantly, it directly connects to jobs in the greater valley through the Metrolink station."

This \$27 million community will include 70 one, two, and three-bedroom units and more than 5,000 square feet of new downtown retail space adjacent to City Hall and the Metrolink commuter rail stop. Located on a one-acre site, LINK will consist of four-story construction and will include the first phase of a new public plaza linking City Hall with the Ramona Boulevard retail district. Contemporary architecture will add interest to the downtown scene and will integrate with the proposed retail to create a cohesive project appearance. Amenities will include ground floor retail space, a community room with an entertainment center, lounge area and kitchenette, a computer room, a manager's office, fitness room, a laundry room, secure bike storage area, patio space, child play areas, and an outdoor barbeque space.

"ROEM is excited to celebrate the groundbreaking of LINK with the City of Baldwin Park and its partners," said Robert Emami, CEO & President of ROEM Corporation. "We look forward to helping the City achieve its revitalization goals by providing new, affordable housing that gives its residents access to modern amenities and a place to live that rivals market-rate apartments."

Energy conservation features such as water and energy efficient appliances and fixtures are an important part of project construction. LINK will be an environmentally-sustainable project pursuing USGBC LEED-H Gold certification by:

- Redeveloping an infill urban site into a sustainable, high-density, transit-oriented community;
- Appropriately using water through water efficient irrigation systems and drought-tolerant landscaping, installing water saving flow restrictors and high efficiency toilets;

- Ensuring the property is energy efficient through HVAC systems in common spaces and units, Energy Star appliances and insulated windows with Low-E coating;
- Utilizing natural ventilation, low VOC paints and sealants, and CRI Green-label low-VOC carpeting, pads and adhesives; and
- Diverting at least 75% of construction from landfills.

“AEGON is excited to partner with ROEM Development Corporation in providing 70 critically needed new affordable homes in Baldwin Park,” said Gary Howe, Director, AEGON USA Realty Advisors, LLC. “We would like to congratulate all of the project participants for their efforts in making this development a reality, including ROEM Development Corporation, the City of Baldwin Park, Pacific Housing, Inc. and Citi Community Capital. This marks AEGON’s ninth investment with ROEM Development and we are confident Ramona Blvd. Family Apartments will be as successful as the previous eight. *LINK* will be another step in the revitalization of downtown Baldwin Park and its proximity to services and public transit will provide tremendous value to its residents.”

This mixed-use project will be designed with the buildings oriented toward the streets to create a pedestrian scale at the public right-of-way. Playful contemporary architecture will add interest to the downtown scene and will integrate well with the proposed retail.

“It is truly a privilege to be the lender of this mixed-use development which will produce much needed affordable housing units in the City of Baldwin Park. This will mark Citi’s 18th transaction with ROEM Development”, said Jay Abeywardena, Director of Citi Community. “It has been a pleasure serving the financing needs of ROEM in Cities like Baldwin Park where there is truly a gap between housing demand and supply.”

The residential building fronting Ramona will be two stories on top of two-story retail, which will aid in screening the parking garage at the rear. Common indoor and outdoor areas are centrally located and give residents a quiet space that will be both connected to and removed from the new public plaza. Residential parking will be integrated into the adjacent parking garage and retail parking spaces will be located along Ramona Boulevard.

“Century is proud to have been a part of the financing to support ROEM in the development of *LINK*, a mixed-use transit-oriented development, which will provide affordable housing and employment opportunities to residents of Baldwin Park,” said Aaron T. Wooler, Senior Vice President, Century Housing.

LINK is being financed with 9% Low-Income Housing Tax Credits made possible by AEGON and Citi Community Capital. ROEM and Pacific Housing, Inc. have partnered with the Citi Community Capital, AEGON USA Realty Advisors, LLC, and the City of Baldwin Park for financial support on this project. This project will also utilize the United States Department of Housing and Urban Development’s Home Program funds. The architect is Withee Malcolm Architects, LLP, the landscape architect is MJS Design Group and the general contractor is ROEM Builders, Inc.

Guest speakers included: Mayor Manuel Lozano, City of Baldwin Park; William Ward, HUD Community Planning and Development Representative, Jay Abeywardena, Director, Citi Community Capital; Gary Howe, Director, AEGON USA Realty Advisors, LLC; Aaron T. Wooler, Senior Vice President, Century Housing; Robert Emami, CEO & President, ROEM Development Corporation; Derek Allen, Vice President of Operations, ROEM Development Corporation.

About ROEM Corporation

ROEM Development Corporation, ROEM Builders, Inc. and its affiliated entities are a full-service development and construction organization that specializes in the acquisition, planning, financing, new construction, renovation, and asset management of affordable and market-rate housing for families and seniors throughout California for over 30 years. As a model developer and proven industry leader in the production of affordable housing, ROEM maintains its commitment to providing high quality housing through its collaboration with the public and private sector and communities alike, while completing developments with quality control and efficiency.

Ranked in the Affordable Housing Finance Top 50 National Developer's list, and a registered member of USGBC and Build It Green, ROEM is dedicated to creating wholesome communities that are not only sustainable, but are designed smarter to ensure that residents and visitors are healthier, happier, and safer.

ROEM has completed over 4,000 units with 1,400 units currently under construction and several hundred additional units scheduled to break ground by the end of 2015. Visit www.ROEMcorp.com for more information.

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NOTE TO EDITORS: Images of *LINK* are available; please contact Cayla Awalt at 408.315.6285 or cawalt@roemcorp.com to request.