

Paseo Norte – Ramona Intergenerational Community Campus (RICC)

The County of San Diego (County) entered into an agreement with Wakeland Housing Corporation (Wakeland) for the development of affordable housing on the Ramona Intergenerational Community Campus (RICC) at 12th Street and Main in the Ramona area. Known as Paseo Norte, the proposed development includes 100 affordable homes for seniors. The community of Ramona and the County have long pursued the concept of a RICC, that would include many community resources, including affordable senior housing.



Image Courtesy of DAHLIN Architecture | Planning | Interiors

Group: Finance and General Government Group (FG3) – Department of General Services, Health and Human Services Agency- Housing and Community Development Services

Location: 12th Street and Main in Ramona.

SUSTAINABILITY: Paseo Norte is being constructed and will be operated adhering to the County’s sustainability goals and policies, demonstrating energy efficiency throughout the project design, materials, systems, and operations. The proposed design includes high efficiency mechanical systems such as high efficiency conditioning systems. The proposed facades will be ventilated to shield from heat gain and to allow for breathability. Walls are proposed to be highly insulated, and glazing will have high thermal and solar gain coefficients. The proposed roofing materials will be “cool roof” compliant. Planted terraces and gardens are proposed to filter and cleanse storm water prior to discharge into the storm water system. Provided sufficient funding is obtained for the project, Wakeland proposes to include photovoltaic and solar thermal systems.

EQUITY: According to the San Diego Association of Governments’ Housing Acceleration Program, upwards of 40% of the regional population is housing cost-burdened, defined as spending more than 30% of their income on housing. Wakeland proposed 99 affordable senior housing units and one manager’s unit,

with a mix of 85 one and 15 two-bedroom floorplans. The affordability mix restricts units to low-income seniors.

EMPOWER: Paseo Norte supports the County's roadmap to help guide our ongoing response to the housing affordability crisis. The County's Housing Blueprint lays out the goals, objectives, and strategies the County will follow to maximize our resources, balance priorities, and ensure the steps we take to meet San Diego's housing needs align with our core values of integrity, belonging, excellence, access, sustainability, and equity.

COMMUNITY: Wakeland's proposal outlined a Development Vision that includes a 3,500 square foot senior center that is open to the public as well as a medical clinic, providing case management and care services such as: medical care, physical and occupational therapies, assistance with activities of daily living, behavioral health services, recreational activities, nutritional meals and transportation, all through a partnership with three service providers creating a network of social and medical services. As a part of the RICC, seniors are within walking distance of the existing Public Library and the planned County Live Well Center.

JUSTICE: Seniors are amongst the most vulnerable population within the County. The services proposed at this site ensure that seniors have maximum opportunity for stability and personal health. The physical spaces and supportive services proposed provided to residents will be adaptable and include universal design elements such as step-free entranceways; wide doorways and hallways; lever handles for all doors rather than twisting knobs in anticipation of increased longevity, aging in place and increasing needs for home care and physical accommodations.