

PRISMA ARTIST LOFT APARTMENTS DOWNTOWN POMONA



Alexa Washburn, Senior Vice President of Planning & Acquisitions

National Community Renaissance

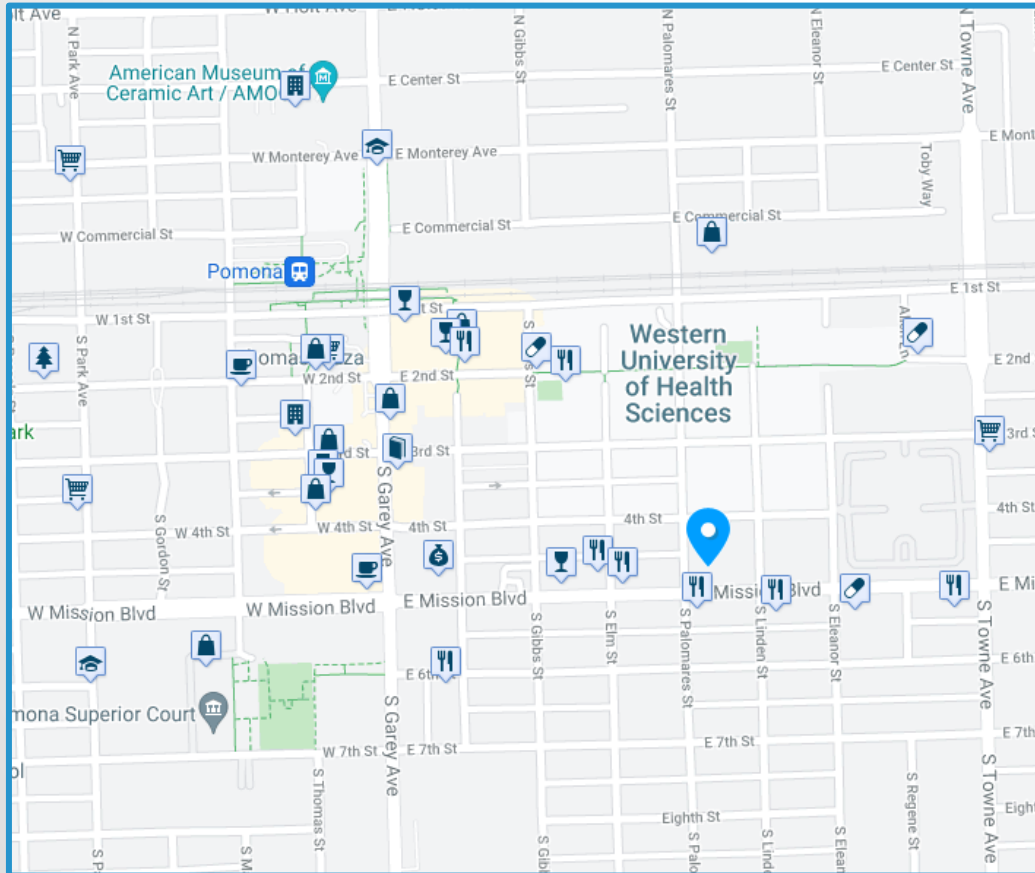
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DOWNTOWN POMONA - IDEAL LOCATION



- Walk Score of 83
- Accessible to transit
- 10-minute walk to the Downtown Pomona Metrolink Station
- Accessible to services and retail
- Adjacent to arts and education projects that are revitalizing downtown



PROJECT SUMMARY

75 units in one 4-story building on 1.45 acres

- 15 artist live-work units
- 12 one-bedroom
- 27 two-bedrooms
- 21 three-bedrooms

Affordability

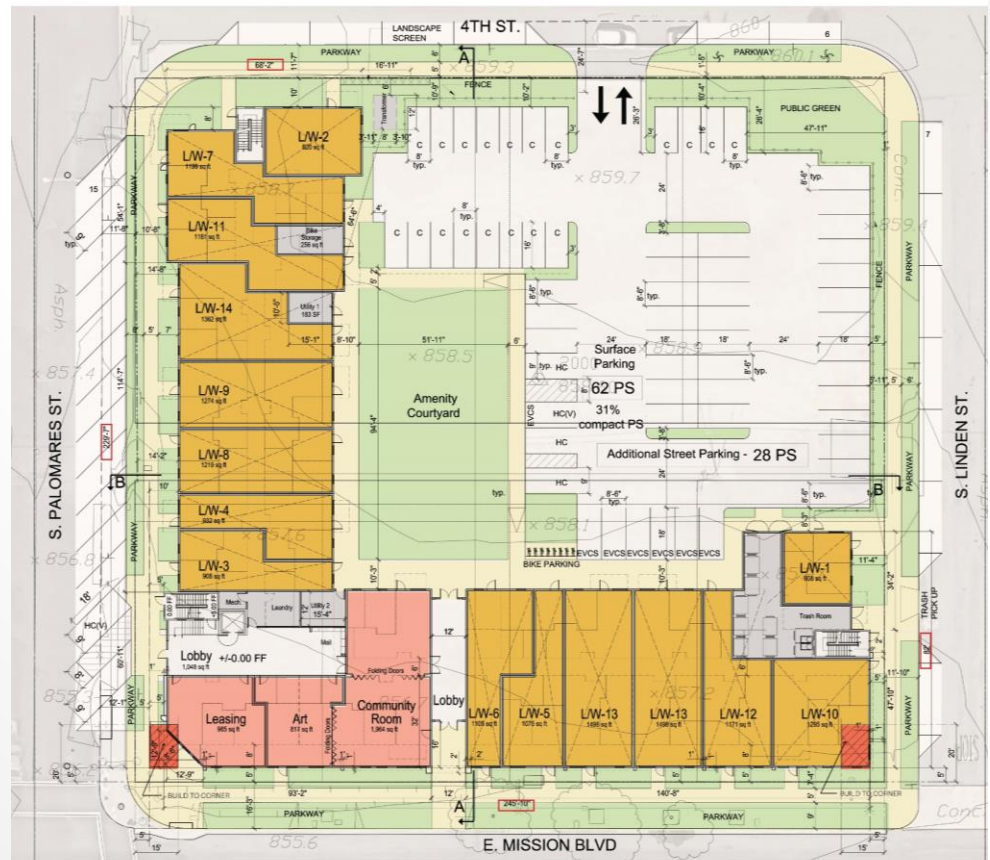
- 100% affordable (30-60% AMI)

Community Amenities

- 2,800 SF community center
- 850 SF art gallery
- Lounges on each floor
- Amenity courtyard

Public Amenities

- Pocket park
- Functional art



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TOOLS TO ADVANCE PRISMA

Land

- City-owned surface parking lot

Entitlements

- CEQA exemption
- Concessions/Waivers

Infrastructure

- Waived rule 20 undergrounding

Deferred Impact Fees

- Parks fee; Public art provided onsite

Funding

- City of Pomona ARPA SLFRF / 8 PBVs
- San Gabriel Valley Housing Trust
- Congresswoman Torres
- San Gabriel-Pomona Regional Center



Aerial View 5-From North-East



COMMUNITY BENEFITS

1. **PREMIER AFFORDABLE HOUSING FOR ARTISTS**
2. **ADDRESS A COMMUNITY NEED:** Significant need for affordable workforce housing
3. **ADVANCES CITY'S 10,558-UNIT RHNA**
4. **DELIVERS IMPROVEMENTS:** on-site amenities, pocket park and public art
5. **CATALYTIC REDEVELOPMENT:** Provides financial reinvestment to the community and new cultural programming
6. **INCREASED SALES TAX REVENUE:** generated by the residents
7. **PROVIDES JOBS:** Additional direct and indirect jobs in construction and operations and entrepreneurial startups



THANK YOU!

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