

# NON-PROFIT DEVELOPMENT PARTNER



## NATIONAL COMMUNITY RENAISSANCE

A national nonprofit community development corporation dedicated to breaking the cycle of generational poverty by implementing programs that empower individuals and change communities.

"It's a launching pad. Not a landing pad."



# NATIONAL COMMUNITY RENAISSANCE



- Founded in 1992
- Employees: 400
- Total Units: 10,000
- Total Residents: 30,000
- Nation's 4<sup>th</sup> Largest Nonprofit Affordable Housing Developer
- Full Service Organization
  - Acquisitions
  - Planning & Development
  - Construction
  - Property Management
  - Compliance/Asset Management
  - Social Services



# HOPE THROUGH HOUSING FOUNDATION



Helping Children  
and Teens Achieve  
Success



Improving Families'  
Financial Well-  
Being



Promoting Seniors'  
Health and  
Wellness





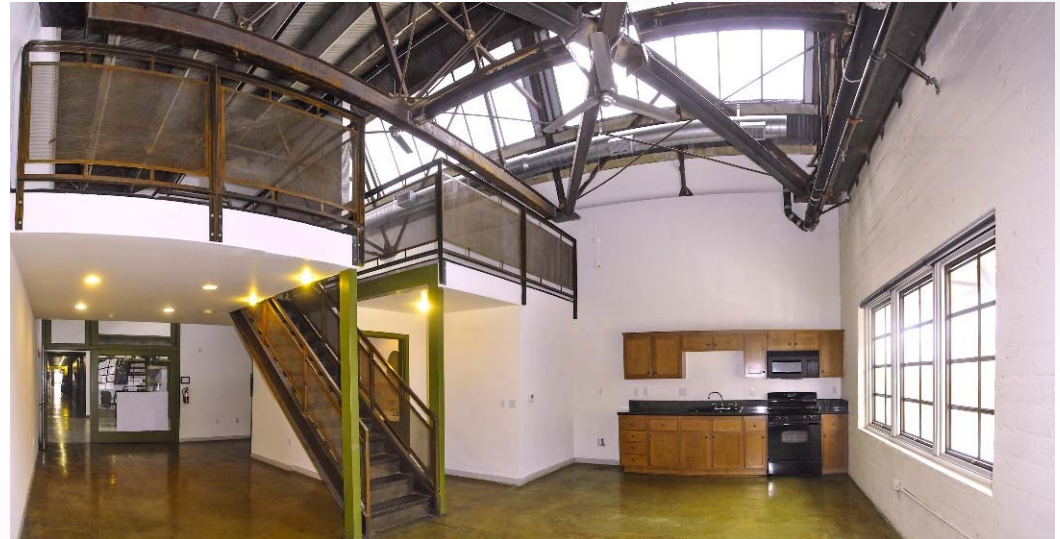
# ARTECO PARTNERS

- Family-owned, Pomona-based, innovative “re-developer,” since 1992
- Encourage and support art-friendly businesses and public art initiatives in multiple communities
- Promote “community-focused” projects and partnerships with both educational and art non-profit organizations
- Developed many projects in downtown Pomona including the Arts Colony, the Helix (graduate housing), and the School of Arts and Enterprise

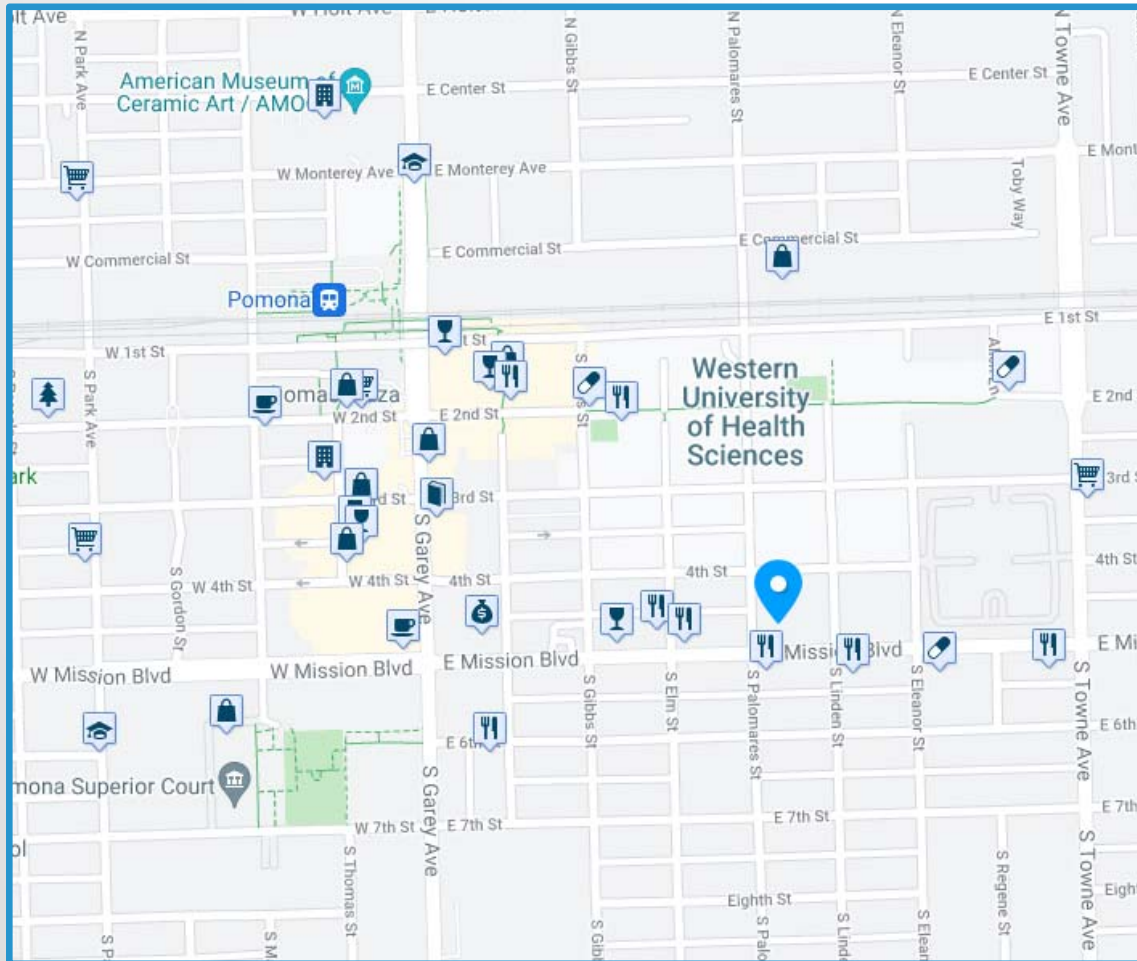




# ARTECO ARTIST LIVE/WORK PROJECTS



# 501 E. MISSION - IDEAL LOCATION



- Walk Score of 82
- Accessible to transit
- 10-minute walk to the Downtown Pomona Metrolink Station
- Accessible to services and retail
- Adjacent to arts and education projects that have revitalized downtown





# PROJECT SUMMARY

## 75-units in one 4-story building on 1.4 acres

- 15 Artist Live-Work Units
- 12 one-bedroom
- 27 two-bedrooms
- 21 three-bedrooms

## Parking

- 62 onsite spaces
- 28 off-site spaces
- 0.82 spaces per unit



# CONTEMPORARY ARCHITECTURE



Storefront Live/Work – Private Balconies – Gallery  
Natural Light – Public Art – Urban Form





# PROJECT RENDERING



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# NEIGHBORHOOD COMPATIBLE DESIGN



Aerial View 5-From North-East





# LANDSCAPE & AMENITIES PLAN



## Community Amenities

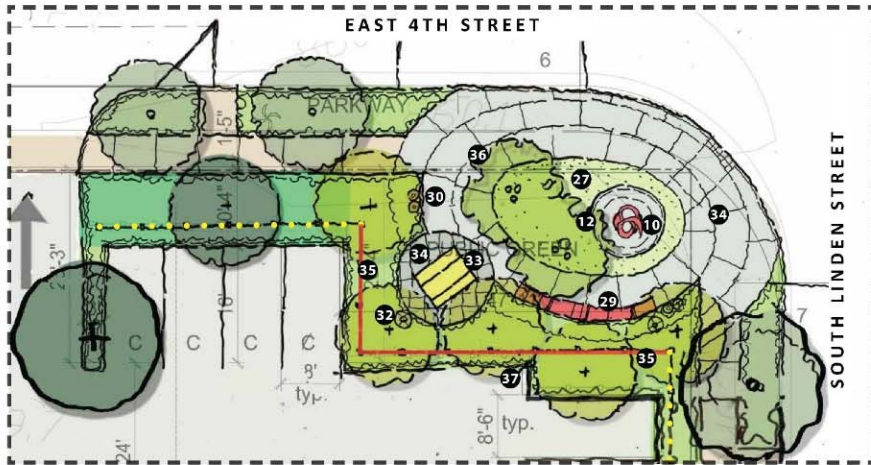
- 1,964 SF community room
- 817 SF art gallery
- Lounges on each floor
- Amenity courtyard
- Dog area

**ARTECO**  
partners





# PUBLIC AMENITIES



ENLARGEMENT 'A' PUBLIC GREEN

0 8 16 32 48  
SCALE: 1/8" = 1'-0"



PLAN  
0 40 80 160 240  
SCALE: 1" = 40'-0"

## PUBLIC SITE AMENITIES

- 10 POTENTIAL PUBLIC ART LOCATION
- 12 PUBLIC GREEN
- 27 MULTI-PURPOSE SYNTHETIC TURF AREA
- 29 POTENTIAL ART BENCH
- 30 WASTE/RECYCLE RECEPTACLES
- 31 POTENTIAL ART BIKE RACK
- 32 THEMATIC LIGHT POLE
- 33 POTENTIAL ART PICNIC TABLE
- 34 DECORATIVE COLORED CONCRETE PAVING
- 35 FENCE ART PANELS
- 36 SPECIMEN TREES- 72" BOX
- 37 SHADE TREES- 60" BOX (5)



10 POTENTIAL PUBLIC ART



29 POTENTIAL ART BENCH



29 POTENTIAL ART BENCH



31 POTENTIAL ART BIKE RACK



10 POTENTIAL PUBLIC ART



35 FENCE ART PANELS



33 POTENTIAL ART PICNIC TABLE

NOTE: ART SHOWN IS ILLUSTRATIVE. FINAL DESIGN IS TO BE CREATED IN CONJUNCTION WITH CITY, STAKEHOLDERS AND ARTIST.



# SUSTAINABILITY



*Drought-tolerant Landscaping*



*Connections to Alternative Transportation*



*Solar Panels and Energy Efficient Appliances*



*Water Efficient Fixtures*



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# RESIDENT AFFORDABILITY LEVELS

Income Category	Median Family Income*		Expected Rents		
	1 Person Household	2 Person Household	One Bedroom	Two Bedroom	Three Bedroom
Extremely Low (0-30% AMI)	\$24,850	\$28,400	\$625	\$748	\$862
	Medical Assistants (\$37,500), Entry-level Veterinary Tech (\$25,000), Entry-level Pharmacy tech (\$32,000), Entry-level Graphic Designer (\$33,000)				
Very Low (40% AMI)	\$33,120	\$37,840	\$847	\$1,014	\$1,169
	Teacher (\$33,000-\$57,000), Paramedic (\$39,000), Stage Technician (\$43,000)				
Very Low (50% AMI)	\$41,400	\$47,300	\$1,068	\$1,280	\$1,476
	Entry-level Firefighter (\$52,000), Police Officer (\$57,000), Social Worker (\$52,000), Registered Nurse (\$57,000), Arts Educator (\$55,000)				
Low Income (60% AMI)	\$49,680	\$56,760	\$1,290	\$1,546	\$1,784
	Commercial Photographer (\$57,900), Entry-Level Engineer (\$74,000), CPA (\$71,000)				

Sources: California Department of Housing & Community Development, 2020.

\*Based on 2021 Los Angeles County Area Median Income (AMI) of \$80,000 and State Income Limits. Sample Salaries are averages for CA and collected via Glassdoor.com, Salary.com, Payscale.com



# AFFORDABILITY & UNIT MIX

INCOME LIMIT CATEGORY	ONE BEDROOM	TWO BEDROOM	THREE BEDROOM	TOTAL UNITS
Extremely Low Income (>30% AMI)	8	4	3	15
Very Low Income (>40% AMI)	6	5	6	17
Very Low Income (>50% AMI)	9	10	8	27
Low Income (>60% AMI)	4	7	4	15
Exempt Manager's Units		1		1
<i>Total Units</i>	<i>27</i>	<i>27</i>	<i>21</i>	<i>75</i>





# RESIDENT SELECTION PROCESS

Residents are selected based on a number of factors including, but not limited to:

1. Income Verification
2. Credit Check and Criminal Record Check
3. History of Responsible Tenancy
4. Activity in the arts and creative professions

Occupancy is restricted and monitored by Staff



# ONSITE MANAGEMENT



National CORE is an Owner-Operator and provides onsite property management along with other services including:

- Onsite security and a 24-hour presence of highly trained management staff
- Provide tenant screening and background checks
- Manage unit occupancy
- Implement parking management





# RESIDENT SERVICES



- Community Arts Resources and gallery exhibition space
- Financial Literacy Classes
- Financial Consultations
- Home Ownership Workshops
- Social Services Enrollment
- Life Skills Workshop Series
- Stress Management Workshops
- Entrepreneurship Support
- Parenting Education
- Child Care



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# COMMUNITY BENEFITS

1. **THE IE'S FIRST AFFORDABLE HOUSING FOR ARTISTS**
2. **ADDRESS A COMMUNITY NEED:**  
Significant need for affordable housing and advances City's 10,558-unit RHNA.
3. **DELIVERS IMPROVEMENTS:** on-site amenities, pocket park and public art  
**CATALYTIC REDEVELOPMENT:** Provides financial reinvestment to the community and new cultural programming
4. **PROVIDES JOBS:** Additional direct and indirect jobs in construction and operations and entrepreneurial startups
5. **INCREASED TAX REVENUE:** artist business licenses and on-site sales





# DEVELOPMENT PROCESS



# QUESTIONS?

## THANK YOU!

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# SAMPLE UNIT INTERIORS





# RECREATIONAL AMENITIES





# TRIP GENERATION

ITE Trip Generation, 10 <sup>th</sup> Edition			Daily		AM Peak Hour			PM Peak Hour		
Land Use	Use	Units	Rate	Trip	In	Out	Total	In	Out	Total
<i>Proposed</i>										
Multifamily Housing	Affordable Housing	75	5.44	408	27	8	35	33	20	53

Note: Multifamily Housing Land Use classification is (Mid-Rise)(Dense Multi-Use Urban)  
Peak AM hours are 7-9 AM and Peak PM hours are 4-6 PM



# UNIT OCCUPANCY

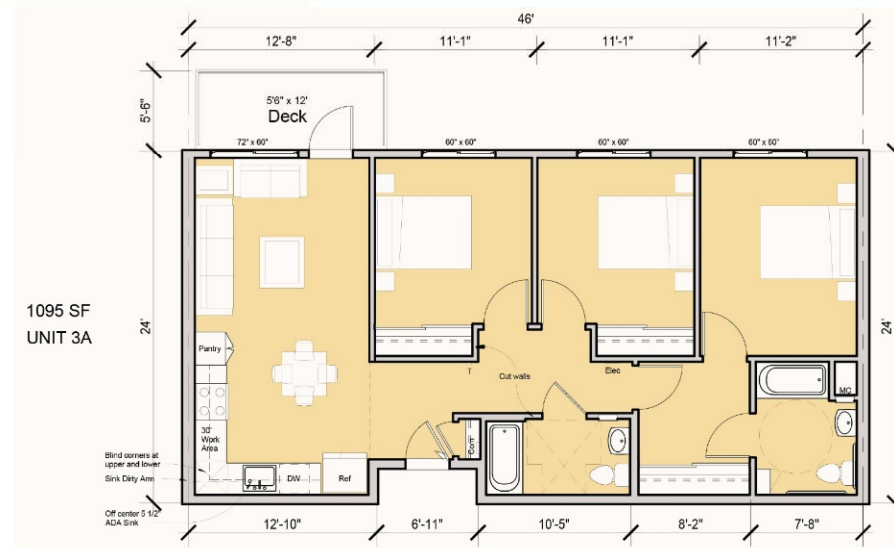
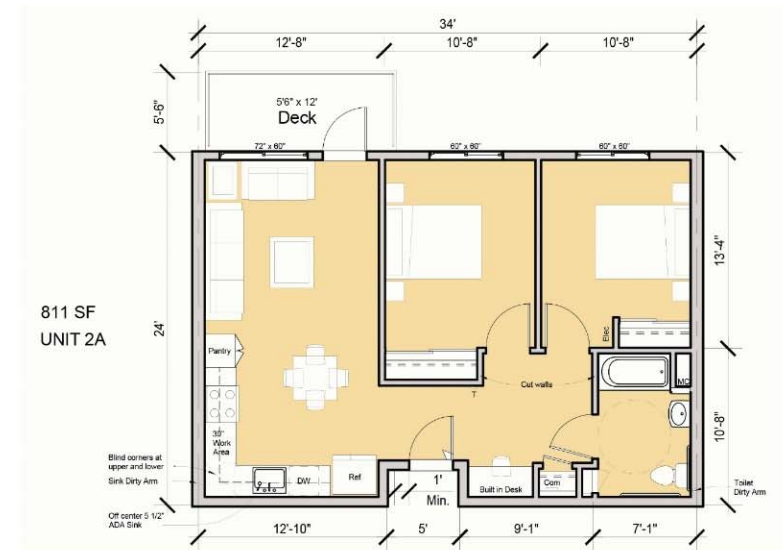
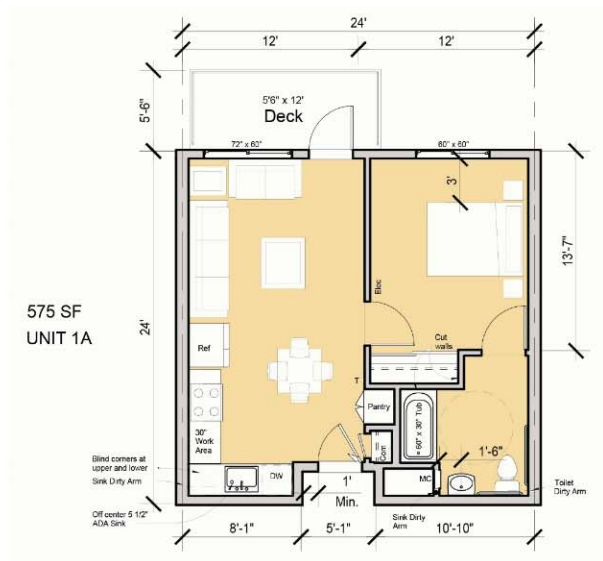
National CORE's properties average one adult per unit which equates to an average of one eligible driver per unit.

BEDROOM COUNT	MINIMUM OCCUPANCY	MAXIMUM OCCUPANCY	YORBA LINDA AVERAGE OCCUPANCY	YORBA LINDA AVERAGE ADULTS PER UNIT
One	1 people	3 people	1.67 people	<b>1.0 people</b>
Two	2 people	5 people	2.81 people	<b>1.22 people</b>
Three	3 people	7 people	3.89 people	<b>1.44 people</b>





# STANDARD UNIT PLANS



Typical Unit Plans

# ELEVATIONS



*West Elevation*



*East Elevation*



# A LOCAL COMMUNITY BUILDER

