

Pomona Apartments

Pomona, California



Developer PROTOTYPES, Centers for Innovation in Health, Mental Health and Social Services

Total Units 32

Description This new affordable rental development serves women and their children with special needs. It was constructed on the site of the PROTOTYPES Women's Center in Pomona, Calif. The S. Mark Taper Foundation Family Living Center, is named in honor of the S. Mark Taper Foundation, the lead donor in a group of public and private funding sources that supported the project.

The Center provides a "therapeutic community" combining affordable housing with comprehensive onsite services for the residents. It consists of four one-bedroom apartments, 16 two-bedrooms and 12 three-bedrooms. It also includes community areas for recreational, educational and social activities. Support from Enterprise Green Communities enabled the project to place a major emphasis on energy conservation, green features and sustainable building practices. The building is also designed to support people with disabilities in a non-institutional environment.

- A Green Advantage** Some of the project's green features include:
- Exterior windows and doors protected from the sun by insets and site landscaping
 - High-performance glass and windows to control heat gain and noise
 - Energy Star or equivalent appliances
 - Hardwired fluorescent light fixtures in kitchens, bathrooms and public areas
 - Low-consumption lighting and plumbing fixtures
 - Compact development with an average density of 17 apartments per acre
 - Use of low-VOC paints and formaldehyde-free materials
 - Carpets made of recycled materials

Rent One-bedroom apartments rent for a maximum of \$368, two-bedrooms for a maximum of \$437, and three-bedrooms for a maximum of \$503. The amount of rent depends on the family's income.

Amenities Sidewalks lead from the complex to surrounding neighborhood amenities such as retail shopping and a park within one block and schools within two blocks. The site is located within a quarter mile of public transit service and a half mile from a rail station. The development includes common areas including a laundry room, offices for supportive service staff, open corridor balconies and a courtyard to encourage interaction between residents.



Project Financing

Financing was provided by public and private sources. Public agencies included:

- California Department of Housing and Community Development
- Housing Authority of the County of Los Angeles
- Los Angeles Homeless Services Authority (HUD funds)
- City of Pomona

Private funders included:

- S. Mark Taper Family Foundation
- Ahmanson Foundation
- Rose Hills Foundation
- Parsons Foundation

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A partnership between Enterprise and the Natural Resources Defense Council

Social Services The building houses offices for social services staff. Services provided include substance abuse and mental health counseling, vocational and educational services, child care assistance and community recreation activities including holiday celebrations.

Developers Founded in 1986, PROTOTYPES Centers for Innovation in Health, Mental Health and Social Services is one of the nation's leading multi-service nonprofit agencies that helps women and their families who are dealing with complex problems such as substance abuse, mental illness, HIV/AIDS, homelessness, domestic violence and other trauma, and lack of life skills. PROTOTYPES offers a wide range of programs throughout Southern California that reach more than 15,000 women and their families each year.

Architects Steve Kuchenski, Onyx Architects and Russell Johnson, Tri-Tech Design

General Contractor Jim Dreyfuss, Dreyfuss Construction



Enterprise is a leading provider of the development capital and expertise it takes to create decent, affordable homes and rebuild communities. For more than 25 years, Enterprise has pioneered neighborhood solutions through public-private partnerships with financial institutions, governments, community organizations and others that share our vision. Enterprise has raised and invested \$9 billion in equity, grants and loans and is currently investing in communities at a rate of \$1 billion a year. Visit www.enterprisecommunity.org and www.enterprisecommunity.com to learn more about Enterprise's efforts to build communities and opportunity, and to meet some of the half a million people we have helped.

Through innovative new initiatives, Enterprise is providing the vision, the energy, and the resources to effect measurable change in the lives of low-income Americans. Green Communities™ is one such example of Enterprise's work. Enterprise and the Natural Resources Defense Council have joined together to transform the way communities think about, design, and build affordable housing. Green Communities will provide \$555 million of financing, equity, and grants to developers to build more than 8,500 rental and for-sale homes that promote health, conserve energy and natural resources, and enhance access to jobs, schools, and services.

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