



Innovations and Opportunities in Affordable Housing

CSAC Annual Meeting - December 1, 2016

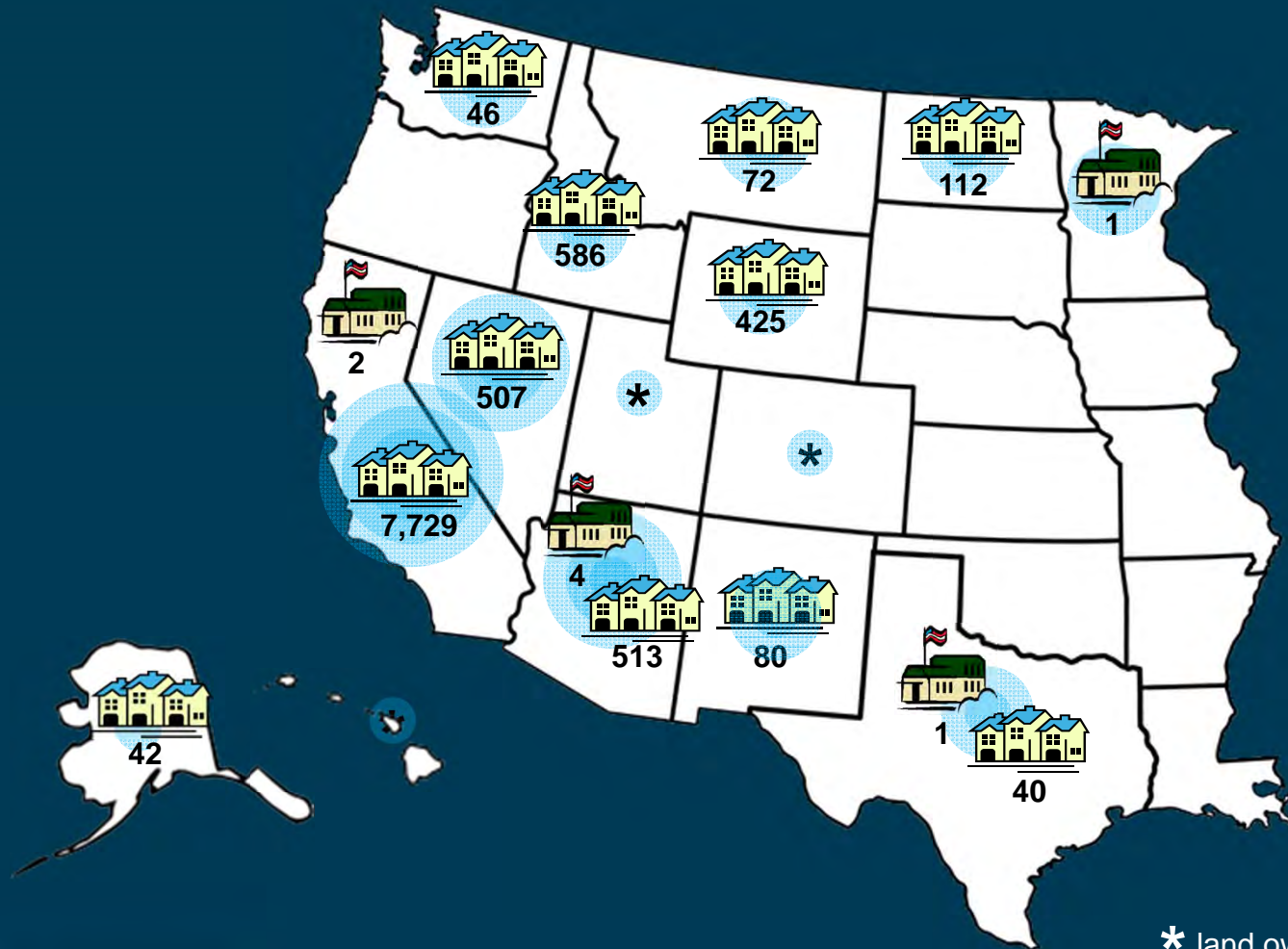
Overview of The Pacific Companies

- Developer and owner of multi-family housing
- 10,000+ units in 11 states (75% in CA)
- Current portfolio of 150+ assets
- Avg. production rate – 15 assets / year
- 450,000 sq. ft. of retail / office / schools
- \$2B+ in asset value produced / owned



TPC Production History

Housing Units and Public Schools



TRESOR APARTMENTS – *Salinas, CA*



COLONIAL HOUSE– *Oxnard, CA*



PARKSIDE AT SYCAMORE – *West Sacramento, CA*



CYPRESS GROVE – *Oakley, CA*





RIVERBANK FAMILY APTS. – *Riverbank, CA*



EAST STREET SENIOR – *Redding, CA*

Strategies for Producing Affordable Housing

- Land or existing buildings
- Public subsidy
- Cost lowering tools and practices
- Accelerated land-use and permitting process



Land or Existing Buildings

- Vacant, underutilized properties
- Local government owned assets
- Inclusionary housing
- School district properties
- Air space above government assets (AB 2208)



Public Subsidy

- Development impact fee reductions / deferrals
- Plan check / building permit fee reductions
- Local bond measures
- Inclusionary housing in-lieu fees
- Commercial linkage fees



Cost Lowering Tools and Practices

- State density bonus and other laws
 - Planning staff educated in the law
 - Look for opportunities with applicants
 - Homebuilders
 - Market rate rental
 - Commercial (AB 1934)



Cost Lowering Tools and Practices

- State density bonus law
 - Up to 35% increase in density over GP
 - Fixed parking standards
 - Up to 3 incentives / concessions
 - Variances in height, setbacks, FAR, etc.
 - Additional parking variances
 - Fiscal incentives – reduced fees, etc.



Accelerated Land-Use & Permitting Process

- Plan checking and building permits
 - “Front of the line” treatment
 - Priority treatment with 3rd party checkers
- By-right overlay zones
 - Implement as part of housing element
 - City of Oxnard AAHOP





Accelerated Land-Use & Permitting Process

- CEQA Exemptions
 - Infill
 - Affordable Housing
- Specific plan EIR's for CEQA
 - Expansive neighborhood-wide EIR
 - Each project relies on EIR – no new CEQA
 - City of Santa Ana 1st Street Specific Plan





www.tpchousing.com



555 Capitol Mall, Suite 410
Sacramento, CA 95814

208.461.0022