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

* land owned for future development

www.tpchousing.com
TRESOR APARTMENTS – Salinas, CA
COLONIAL HOUSE—Oxnard, CA
PARKSIDE AT SYCAMORE – West Sacramento, CA
CYPRESS GROVE – Oakley, CA
RIVERBANK FAMILY APTS. – Riverbank, 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
555 Capitol Mall, Suite 410
Sacramento, CA  95814

208.461.0022