



1201 Grove Street, Healdsburg, CA  
Affordable Housing Project

January 19, 2016

# Overview of TPC – Services & Divisions

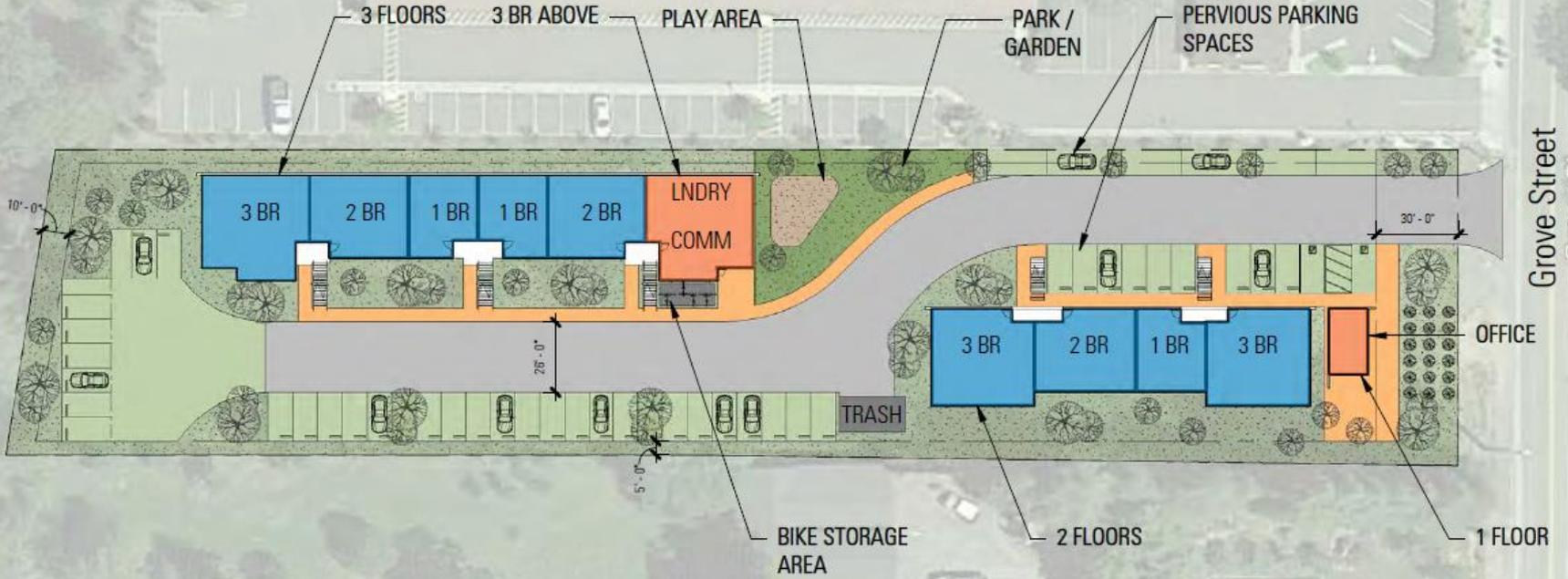
- Real Estate Development
- Financing (Capital Sources)
- Architecture
- Construction
- Asset Management and Ownership
- “Top 10 Affordable Housing Developer”



# Project Overview

- 25 Low & Very Low Income Rental Units
- On-Site Amenities
  - Manager's Unit & Office
  - Community Room
  - Laundry Facility
  - Play Area
  - Tenant Services
- Associated Parking & Landscaping





PROJECT DATA	
- 25 AFFORDABLE RENTAL UNITS	
- (1) BEDROOM =	8
- (2) BEDROOM =	8
- (3) BEDROOM =	9
- 46 REQUIRED UNCOVERED PARKING SPACES	





# Design Considerations

- Compatibility with Existing Neighborhood
  - *Comparable size & scale*
  - *Balance number of units, height of structures & parking needs*
- Mixed Use Character of Grove Street Corridor
  - *Architecture reflects blend of existing residential & mixed uses*
- Efficiency in Design
  - *Integrated Site Amenities*
  - *Incorporated Energy & Water Efficient Measures*
  - *Low Impact Development Techniques*



# Management and Operations

- Ongoing Operations & Property Oversight
- Property Management
  - *Dedicated Unit – Full Time Manager*
  - *Parking Management*
- Tenant Placement Process
  - *Community Outreach to Solicit Tenant Interest*
  - *Pre-Screening to Identify Income Qualified Tenants*
  - *Re-tenanting Process at Vacancy*
- Preference for City of Healdsburg Residents



# Design a Project that Supports City's Housing Element Goals & Policies

- Provide Units Towards State Mandated Regional Housing Needs Allocation (Target is 40 Very Low/Low Units)
- Provide a wide range of housing opportunities for all economic segments of the community (H-A-4)
- Encourage retention & development of rental units (H-A-6)
- Facilitate development of housing affordable to lower and moderate income households (H-C-3)
- Support the efforts of partners in local affordable housing projects to secure financial assistance (H-C-4)



# Design a Project that Supports City's Housing Element Goals & Policies (cont.)

- Approve density bonuses and other affordable housing incentives (H-C-7)
- Strive to provide housing opportunities that are affordable to the local workforce (H-C-8)
- Require energy efficiency performance in new housing (H-G-2)
- Promote energy efficient residential site development (H-G-3)





# Thank you!



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