

Santa Maria Foster Apartments



Board of Supervisors Meeting
March 12, 2024

AMG & Associates, LLC

- Developer/owner of over 10,000 units throughout California
- Projects throughout western United States
- Staff expertise in land use, acquisition, finance, construction, and real estate law
- Proven track record in providing high quality developments, timely execution and community satisfaction
- 95% of our portfolio is affordable housing.

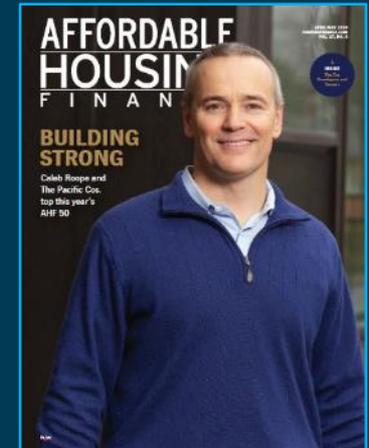
The Pacific Companies

Development Partner

- Since 1998, TPC has developed, built, and owned over 213 affordable properties throughout the Western US, with 90+ in CA.
- Committed to addressing the growing need for affordable housing by building communities that are attractive, energy-conscious, and near amenities.
- Since 2007, TPC's commitment to affordable workforce and senior housing has placed them proudly in the top 50 nationally in affordable housing production as ranked by Affordable Housing Finance.
 - In 2022, ranked #1 out of 50 affordable housing developers

TPC's Affordable Production Ranking 2011-2022

	Western US	Nation
2011	1	8
2012	2	12
2013	3	7
2014	2	10
2015	1	6
2016	1	5
2017	1	8
2018	1	1
2019	1	9
2020	5	21
2021	1	5
2022	1	1



2018 & 2022's
#1 Developer

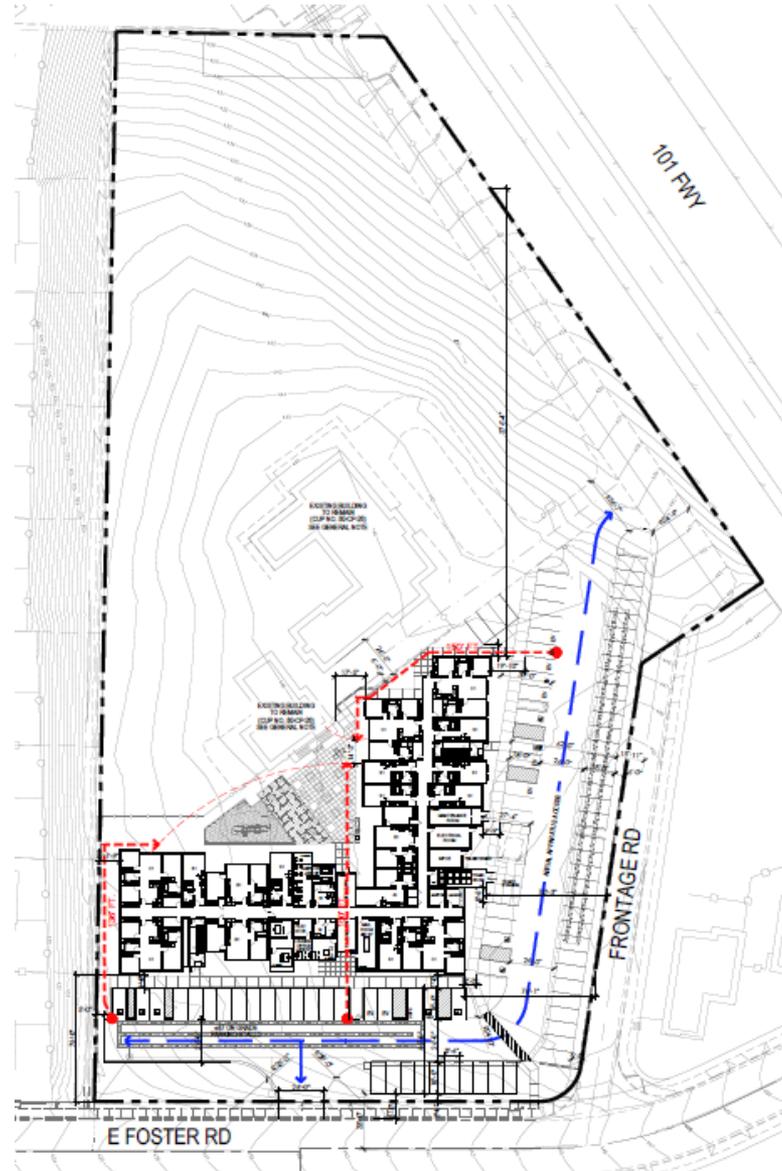
TPC started
construction on 31
projects with 3,091
units in 2022



Developer Information

- We utilize professional 3rd party property management companies for all properties.
- 8 asset managers oversee the 3rd party property management companies.
- This project will have two on-site managers.
- We retain ownership of these properties.
- Pride of ownership.

Previously Approved Project Site Plan



Proposed Project Site Plan



Project Design Considerations

- Front Setback: ~23' from Foster
- Side Setback: ~80' from westerly property line (Hilltop Rd homes).
- Tree-lined perimeter screening
- Buildings along Foster Road will be limited to two-stories.
- Surface parking lot moved internal to the site behind structures
- Additional parking added along Frontage Road after receiving community feedback.



Previously Approved Project Elevations



Proposed Project Elevations



Approved Project



Proposed Project



Development Agreement Project Benefits

- This project will implement the new Multi-Unit and Mixed-Use Housing Objective Design Standards.
- Increased parking ratio (1.36 stalls : 1 dwelling unit).
- Fewer trips will be generated than the currently approved project. Lower traffic impact.
- Dispersed density.
- The sum of these changes lead to greater neighborhood compatibility for the project as a whole.

Thank You



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