

K2 DEVELOPMENT

Developing Successful Public Private Partnerships in Housing

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Discussion Topics

AREAS OF FOCUS

PUBLIC PRIVATE PARTNERSHIP

STRATEGIES FOR FUNDING

INDUSTRY CHALLENGES AND OPPORTUNITIES

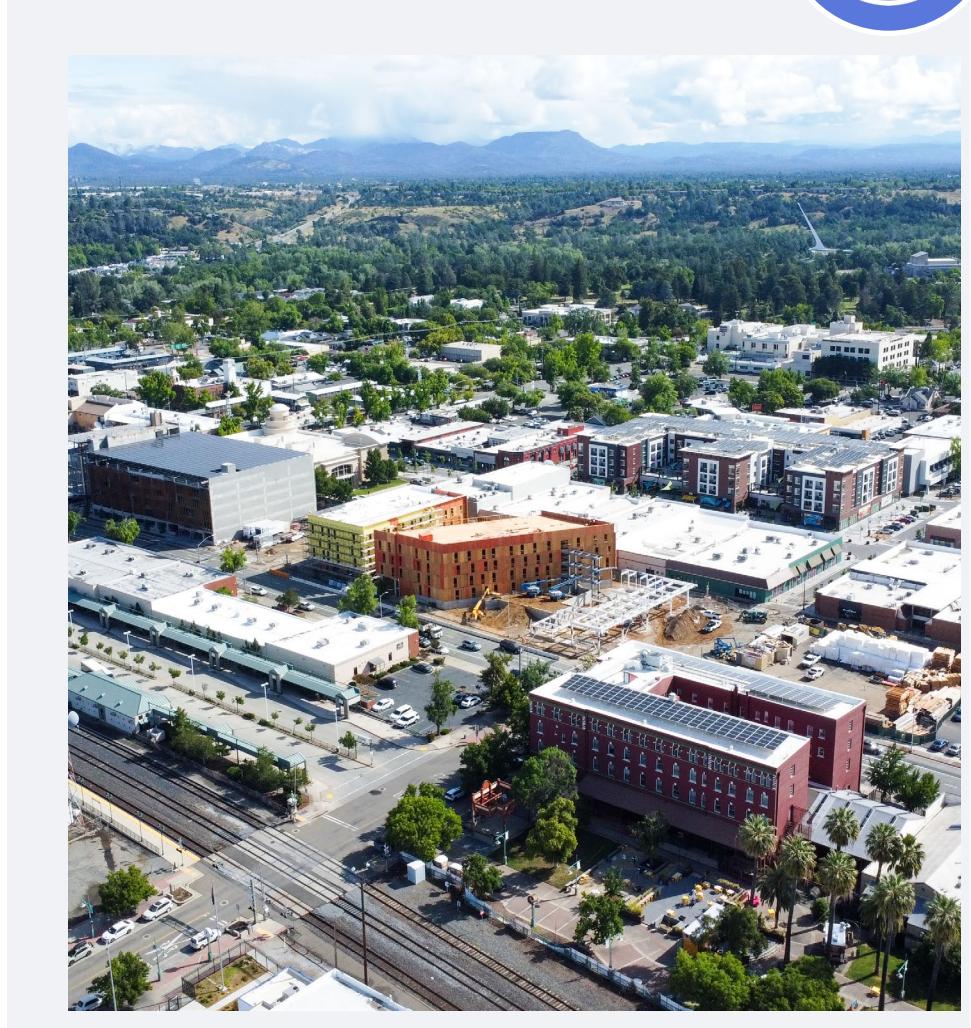
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COMPANY BACKGROUND



- Started 2001
- Headquartered in Redding, CA
- Operating Greater Northern CA
- 500+ affordable units under construction
- 140+ in predevelopment
- 100,000 sq.ft. in Commercial Development
- Public Infrastructure Financing & Development



OUR AREAS OF FOCUS



Project Types



Affordable Housing



Community Impact Projects



Market Rate Developments



Commercial Public Private
Partnerships



PUBLIC PRIVATE PARTNERSHIP



Keys to a Successful Partnership



Firm Commitment to Project and Team



Critical Infrastructure



Alignment to Vision and Goals



“Our Project” vs. “Your Project”



STRATEGIES FOR FUNDING



Potential Funding Sources



State Funding: HCD Programs



4% / 9% Low Income Housing Tax Credits



Locally Controlled Public Funds



Commercial Debt & Private Investment



STRATEGIES FOR FUNDING



Strategies



Prioritizing Leveraging of Local Funds



Centralize Focus on Development Area



Joint Applications



Layering of Funding, Right Sizing and Site Selection



INDUSTRY CHALLENGES / OPPORTUNITIES / TRENDS



- Supply Chain
- Labor Shortage
- Cost Escalation
- Interest Rate Volatility



- **Federal Infrastructure Funding**
- **State Housing Funding**
- **Capturing Market Adjustments**
- **Robust Housing Demand**



- Workforce Housing
- Single Family Ownership Programs
- Middle Income Housing Opportunities
- Supportive Housing

QUESTIONS