HUMPHREYS & PARTNERS

KICKOFF WEBINAR

your key to the new decade of design

2020

SPEAKERS

DOUG BIBBY
President

NMHC

GREG WILLETT
Chief Economist

REALPAGE
Outperform

GREG FAULKNER, AIA, NCARB
President

HUMPHREYS & PARTNERS ARCHITECTS, L.P.

WALTER HUGHES, AIA
Chief Innovation Officer

HUMPHREYS & PARTNERS ARCHITECTS, L.P.

CHELSEA DORA-SHIBLEY, RID
VP of Interior Design

HPA DESIGN GROUP
INTERIOR DESIGN

2020

DOUG BIBBY

President

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HOUSING COUNCIL
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NMHC

NATIONAL MULTIFAMILY HOUSING COUNCIL

APARTMENT LEADERSHIP RESIDES HERE™

The Multifamily Market

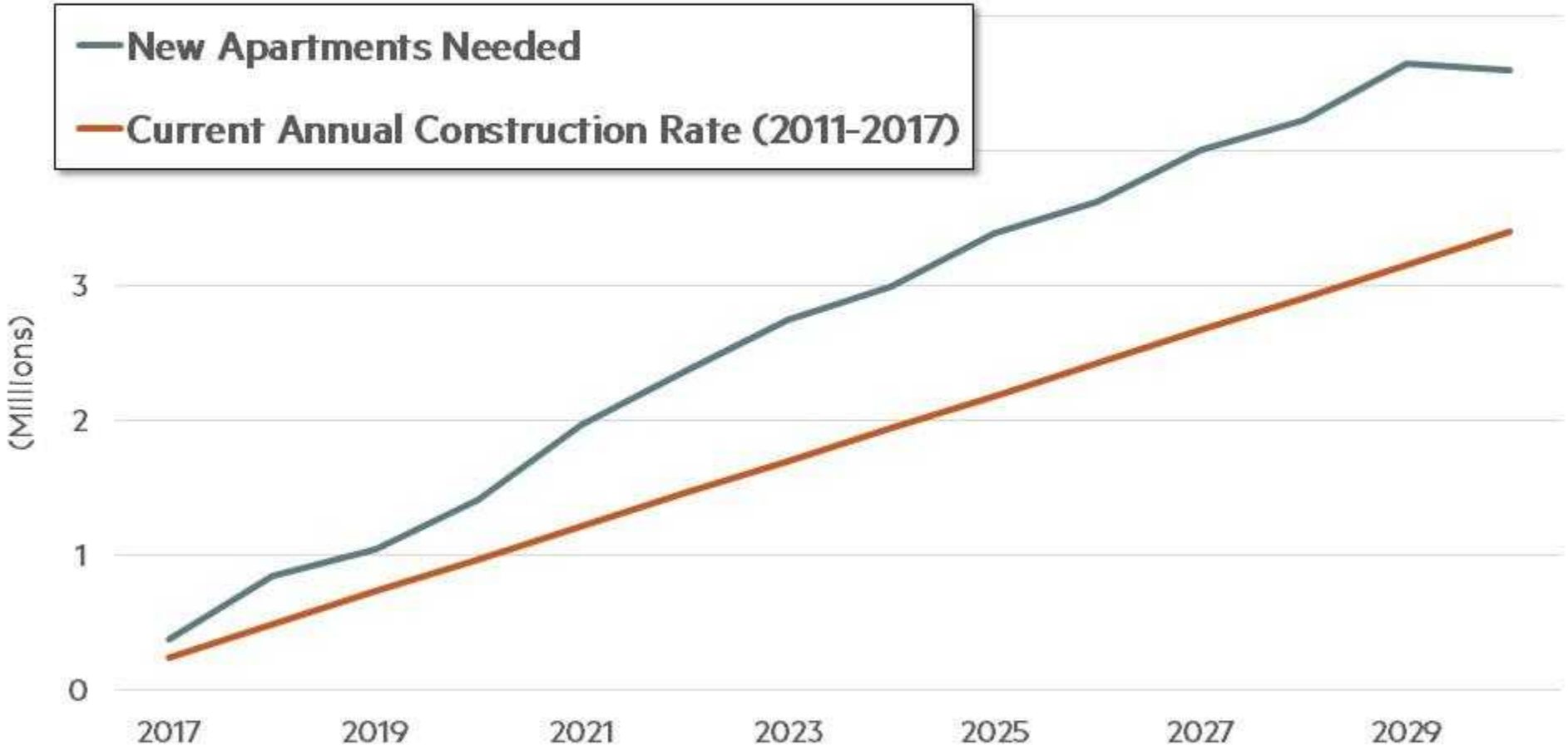
Humphreys & Partners Apartment Development Webinar

Presented By, Douglas Bibby

STATE OF THE INDUSTRY

- Despite softening of rents, near-term prospects remain solid:
  - Rent moderation, not declines in most cases
  - Demand/absorption remain strong
  - Supply catching up, but is still behind
- International Capital still very attracted to multifamily, although our lead has shortened
- Domestic debt and equity capital abundant; underwriting remains conservative
- Buying deals continues to be challenging, given prices, cap rates and abundant capital

WE MUST BUILD 328,000 NEW APARTMENTS PER YEAR BY 2030 TO KEEP UP WITH DEMAND



Source: Hoyt Advisory Services; NMHC/NAA; U.S. Census Bureau.

FUTURE APARTMENT DEMAND BY METRO AREA

MSA	# New Units Needed by 2030
New York	278,634
Dallas-Fort Worth	266,296
Houston	214,176
Miami	185,414
Atlanta	170,095
Los Angeles	164,201
Phoenix	150,302
Orlando	130,177
Washington, D.C.	127,962
Austin	114,076

Source: Hoyt Advisory Services; NMHC/NAA.

WHAT WE'RE WORKING ON AT THE FEDERAL LEVEL

NMHC focuses on a broad range of legislative and regulatory issues that impact all facets of the multifamily and student housing industry.

Primary Policy Priorities & Goals:

- Flood Insurance
- Fair Housing
- Data Security and Privacy
- Housing Finance Reform
- Consumer Reporting
- Tax
- Section 8 Rental Assistance
- Accessibility
- Building Codes
- Music Licensing

Other Significant Priorities and Goals:

- Construction & Development
- Housing Policy
- Finance and Capital Markets
- Energy Policy
- Immigration
- Operations
- Risk Management
- Labor & Employment
- Military Housing

NMHC PRIMARY POLICY ISSUES

- Housing Affordability & Regulatory Barriers
- Tax Reform Implementation
- Housing Finance Reform
- Building Codes
- Flood Insurance
- Broadband and Connectivity
- Data Security and Privacy

HOUSING AFFORDABILITY IMPACTS THE INDUSTRY

- Housing Demand is strong
- Additional supply is coming online
- Industry continues to attract investment
- Yet, the country is facing a housing affordability crisis

AFFORDABILITY AND REGULATORY BARRIERS

- NMHC Housing Affordability Toolkit addresses local regulatory barriers
- White House establishes Council on Eliminating Regulatory Barriers to Affordable Housing
- Multiple presidential candidates and legislators introduce regulatory reducing legislation

growing homes together

2019 YEAR-END TAX PRIORITIES

- Congress is considering multifamily tax provisions to year-end legislation
- NMHC is advocating for:
- 30-Year Depreciation Fix: Working to ensure that a 30-year depreciation period applies to multifamily buildings placed in service before and after 2018 for taxpayers electing out of limits on interest deductibility.
- Energy Efficiency Tax Credits: Extending the expired New Energy Efficient Home Credit and the Energy Efficient Commercial Buildings Deduction.
- Low-Income Housing Tax Credit: 50 percent increase in credits available to be allocated, as well making permanent the 12.5 percent increase in credits available for 2018-2021.

HOUSING FINANCE REFORM

- Presidential Memorandum Directs Treasury and HUD to Develop Housing Finance Reform Plans
  - Issued September 5
- Recommended Administrative and Legislative Steps
  - Constrain footprint
  - Serve only affordable and moderate-income properties
  - Modify exclusions
  - Change UW practices to recognize rent control
  - Changes could be implemented by FHFA Director and Treasury

FHFA DIRECTOR TAKES ACTION

- Announces new purchase caps for GSEs
- Each GSE has $100 billion capacity over 5 quarters
- No exclusions
- 37.5% must meet affordability constraints
- Capital Standards Rule

OTHER KEY REGULATORY AND LEGISLATIVE ISSUES

- Fair Housing and Accessibility Reform
- Short-Term Rental and Legal Advocacy
- National Flood Insurance Program
- Data and Cyber security
- Energy Sustainability
- Davis Bacon Reform
- Section 8 Reform

BUILDING CODES

- NMHC successfully opposed onerous provisions to boost efficiency requirements for virtually all building envelope components without regard for realistic energy savings or payback.
- We also held back costly changes to day-to-day operational features and preserved the use of typical equipment like thermostats, water heaters and lighting.
- We continue to work on problematic proposals that fail to recognize individualized, locality-specific needs and capabilities related to renewable energy requirements and electric vehicle equipment – specifically through our Voter Guide.

THANK YOU

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2020

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REALPAGE
Outperform

MARKETS REVIEW

2020 U.S. Apartment Market Outlook

Greg Willett

Chief Economist, RealPage, Inc.

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Today's Results

Occupancy is at a near-record level. Rent growth, while past the performance peak, remains healthy.

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The U.S. apartment occupancy rate is about in line with the two-decade high

Source: RealPage, Inc.

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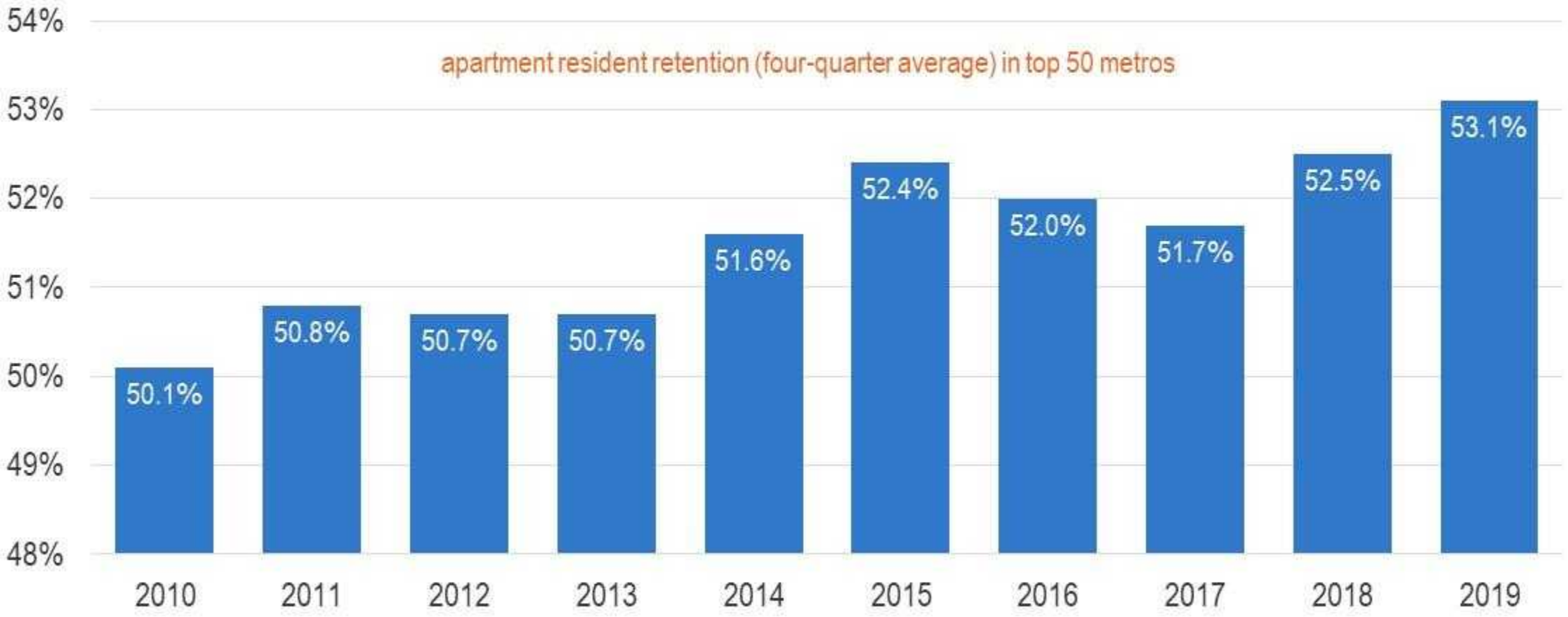
Overall occupancy is helped by the improving ability to hang onto more existing renters when initial leases expire



Source: RealPage, Inc.

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Effective rents for new-resident leases continue to climb at a very solid clip

Source: RealPage, Inc.

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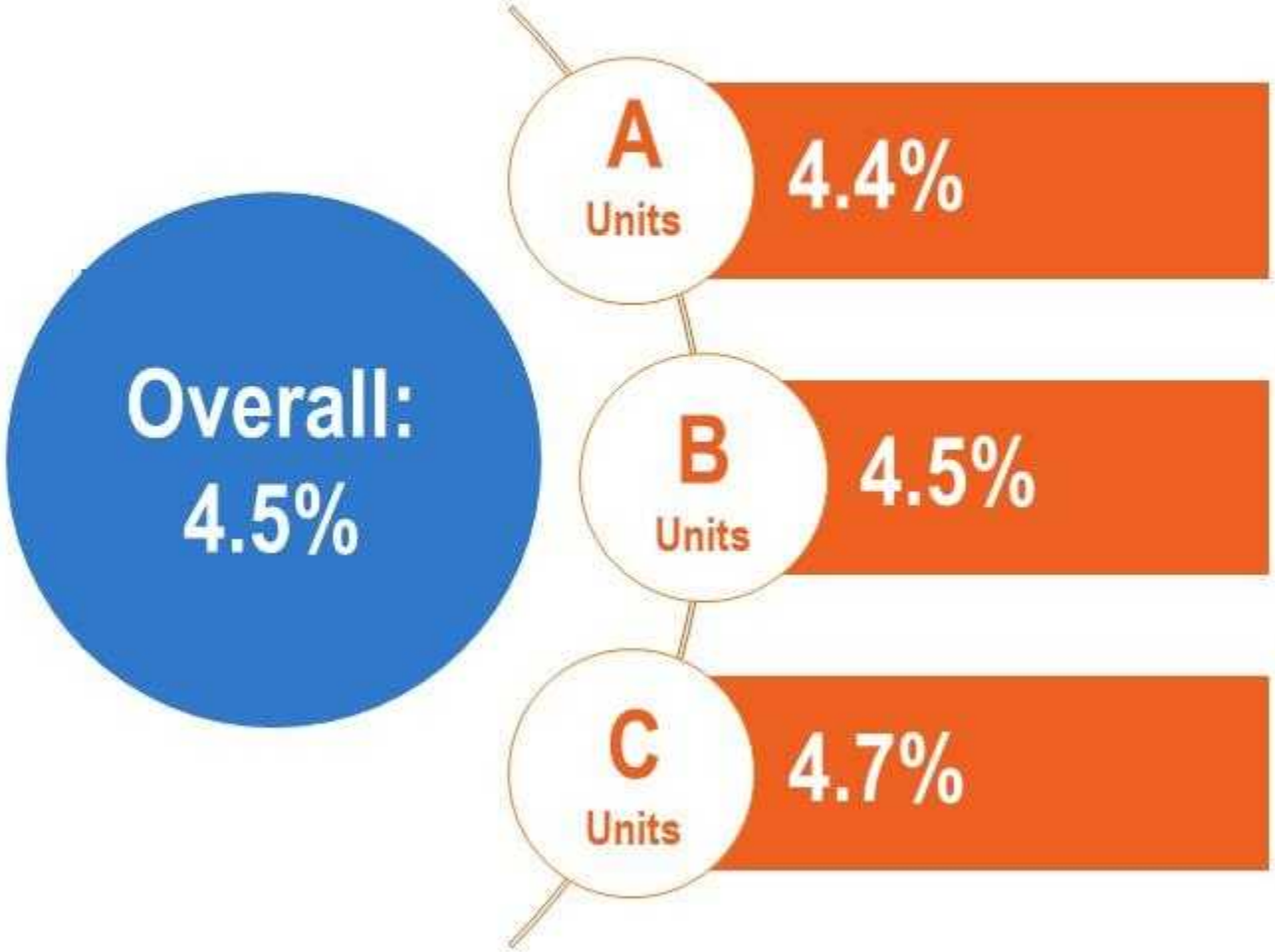
Renewal-lease rent growth tops pricing power for new-resident leases … and is substantial across the product spectrum



Source: RealPage, Inc.

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Investor appetite to deploy capital continues to be aggressive

Source: Real Capital Analytics

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The Near-Term Outlook

Expect competitive leasing conditions for luxury product, but the market's overall performance should remain solid.

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The low unemployment rate could begin to limit job additions … while encouraging wage growth

Source: Bureau of Labor Statistics, Federal Reserve Bank of Atlanta

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While demand could cool a bit in 2020, ongoing construction points to a continued high level of new supply

Source: RealPage, Inc.

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Metros that have led for new supply during the current cycle tend to still have the most product on the way

Metro	Units Under Construction
Dallas-Fort Worth	43,998
Washington, DC	32,186
Los Angeles	26,087
Houston	24,493
Seattle	18,557
New York	18,343
Newark-Jersey City	17,554
Atlanta	17,105
Phoenix	15,276
Boston	15,239
Austin	14,589
Denver	14,110
Miami	13,767
Chicago	12,497
Charlotte	11,663

Source: RealPage, Inc.

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High rents for Class A product preclude pulling renters from the Class B stock to fill luxury supply

Source: RealPage, Inc.

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U.S. apartment market expectations for 2020

95.2%

average occupancy

2.6%

average annual rent growth

Source: RealPage, Inc.

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Expected Rent Growth Leaders in 2020
Atlanta
Boston
Greensboro/Winston-Salem
Las Vegas
Nashville
Phoenix
Providence
Raleigh/Durham
Riverside
Seattle

Phoenix, Las Vegas and key Southeast metros appear likely to be 2020's stand-out performers

Source: RealPage, Inc.

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Watch to see if capital deployment shifts away from rent control states to Texas and the Southeast (especially the Carolinas and Tennessee).

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THANK YOU!

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2020

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HUMPHREYS & PARTNERS ARCHITECTS, L.P.

NEW DESIGN & CONSTRUCTION COSTS

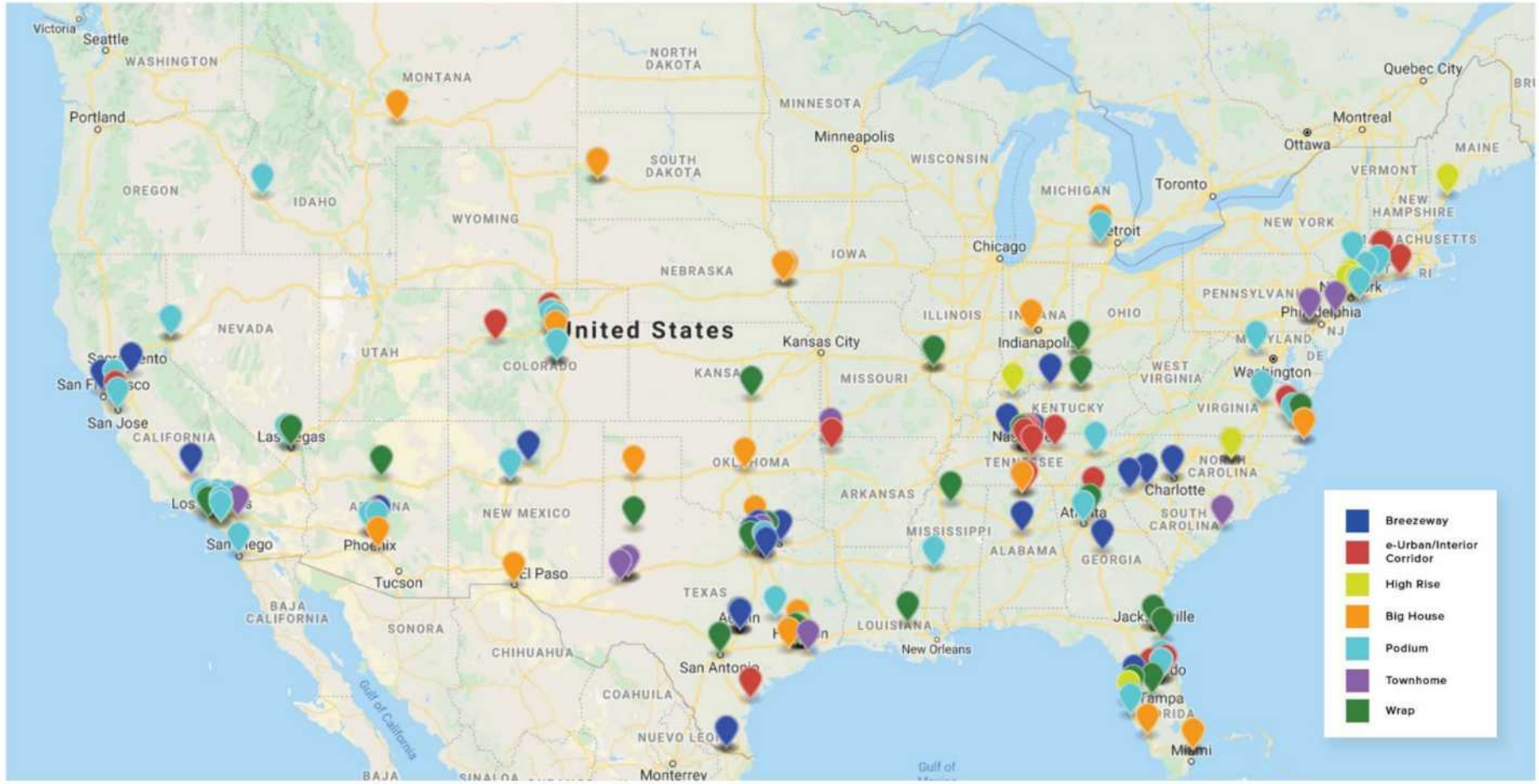
2020

STATE OF THE INDUSTRY

- *Conventional multifamily still **strong nationally, some markets a little soft** (conventional & student)*
- *Hard costs still high*
- *Entitlements/zoning taking **too long***
- *Most deals still going **ahead** as far as **funding** and **financing***
- ***Student housing** market is **steady***
- ***3% rent growth, 97% occupancy** year over year*
- *Bill Bayless - "3rd/4th inning"*

2020

HPA'S PROJECT & OFFICE LOCATIONS



US OFFICES		
CHARLOTTE	HOUSTON	NEWPORT BEACH
CHICAGO	LOS ANGELES	ORLANDO
DALLAS (HQ)	NEW ORLEANS	SCOTTSDALE
DENVER	NEW YORK	

INTERNATIONAL OFFICES	
CHENNAI	MEXICO CITY
HANOI	MONTEVIDEO
HO CHI MINH CITY	
LONDON	

MARKET RATE

NEW & UPCOMING DESIGN

2020

MULTI-AWARD WINNER

TOWN TRELAGO

BIG HOUSE®/BREEZEWAY

Maitland, FL

Stories: 2 & 3

Density: 20.72 du/ac

Units: 350

20
20

CREEKSIDE PARK

BIG HOUSE® & E-URBAN®

The Woodlands, TX

Stories: 2 & 4

Density: 20.31 du/ac

Units: 292

20
20

JEFFERSON LANDMARK

MARKET RATE

Farmers Branch, TX

Stories: 5

Density: 79.0 du/ac

Units: 324

20
20

UNDER CONSTRUCTION

LUXE AT MILE HIGH

WRAP

Denver, CO

Stories: 5

Units: 382

2020

MULTI-AWARD WINNER

FREMONT9

MIXED USE, PODIUM

Las Vegas, NV

Stories: 5

Density: 184 du/ac

Units: 258

20
20

ON THE BOARDS

550 27TH

MODULAR

Oakland, CA

Stories: 5

Density: 127 du/ac

Units: 40

20
20

THE LOCAL

MIXED-USE

Tempe, AZ

Stories: 8

Density: 85.27 du/ac

Units: 110

2020

AWARD WINNER

ICON CENTRAL

HIGH RISE, MIXED-USE

St. Petersburg, FL

Stories: 15

Density: 148.7 du/ac

Units: 369

2020

MULTI-AWARD WINNER

LVL29

HOME RISE®

Plano, TX

Stories: 29

Density: 155.60 du/ac

Units: 328

20
20

UNDER CONSTRUCTION

OVATION AT RIVERWALK

SENIOR LIVING

Plainsboro Township, NJ

Stories: 5

Density: 10.13 du/ac

Units: 260

STUDENT HOUSING

NEW & UPCOMING DESIGN

2020

PARK PLACE TEMPE

STUDENT HOUSING

Tempe, AZ

Stories: 5

Density: 169 b/ac

Beds: 782 (285units)

20
20

OCTAVE

STUDENT HOUSING

Champaign, IL

Stories: 7

Density: 114.46 b/ac

Beds: 538 (167 units)

20
20

CITY CENTRE

STUDENT HOUSING

Ithaca, NY

Stories: 8

Density: 303.94 b/ac

Beds: 231 (192 units)

20
20

THE DEGREE UNLV

STUDENT HOUSING, WRAP

Las Vegas

Stories: 5

Density: 139 b/ac

Beds: 758 (226 units)

2020

UNDER CONSTRUCTION

TOWER 5040

STUDENT HOUSING, PODIUM

Houston TX

Stories: 5

Density: 269.3 b/ac

Beds: 404 (147 units)

2020

ON THE BOARDS

ASPIRE SAN MARCOS

MIXED-USE, STUDENT HOUSING

San Marcos, TX

Stories: 13

Density: 154 du/ac

Beds: 754 (225 units)

20
20

ON THE BOARDS

THE STANDARD AT AUSTIN PHASE II

STUDENT HOUSING

Austin, TX

Stories: 15

Density: 177 b/ac

Beds: 977 (279 units)

2020

CONSTRUCTION COSTS

SPRING VALLEY
CONSTRUCTION COMPANY

RANDY STEPHENS
214.340.9800
erstephens@svcc.biz

Garden	$128-$136
4-Story Wrap	$150-$165
5-Story Wrap	$160-$175
4-Story Podium	$170-$185
5-Story Podium	$180-$200+

Prices per NRSF

LIVE OAK CONTRACTING

KEVIN POWELL
904.497.1500
kpowell@liveoakcontracting.com

Surface/Garden	$125-135
3-story Surface/Garden	$135-145 *(NE only)*
4-story E-Urban	$140-150
4-story Wrap	$160-165
5-story SOG	$145-155 *(No garage)*

Prices per NRSF

HUMPHREYS & PARTNERS
ARCHITECTS, L.P.

Garden Style/Surface Parked (18 to 24 du/ac)
$125 - $135

E-Urban®/Surface Parked (30 to 45 du/ac)
3-story $130 - $140
4-story elevatored $140 - $150

Wrap Garage (60 to 70 du/ac)
4-story elevatored $165 - $170
5-story elevatored $175 - $180

Podium Parked (120 to 140 du/ac)
4-story w elevator, 1-level podium $175 - $180
5-story w elevator, 1-level podium $185 - $195

High Rise (200-1000 du/ac)
$265 - $295

Prices per NRSF in Texas

** 7 story light steel $185 to $215 range*
** 15% higher West (AZ, NV, UT)*
** 15% to 30% higher in California, Denver, Midwest, Northeast and Pacific Northwest*
** Student can be 5% higher w/ high mix of 4 bed/4 bath units*

2020

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HUMPHREYS & PARTNERS ARCHITECTS, L.P.

TRENDS & INNOVATION

SIGNATURE DESIGNS

BIG HOUSE®

1994
100% efficient

HOME RISE®

1999
87% efficient

E-URBAN®

2007
86% efficient

2020

THE BIG HOUSE®

FRESH LOOKS FOR THE NEW DECADE

Colorado Mountain

Martha’s Vineyard

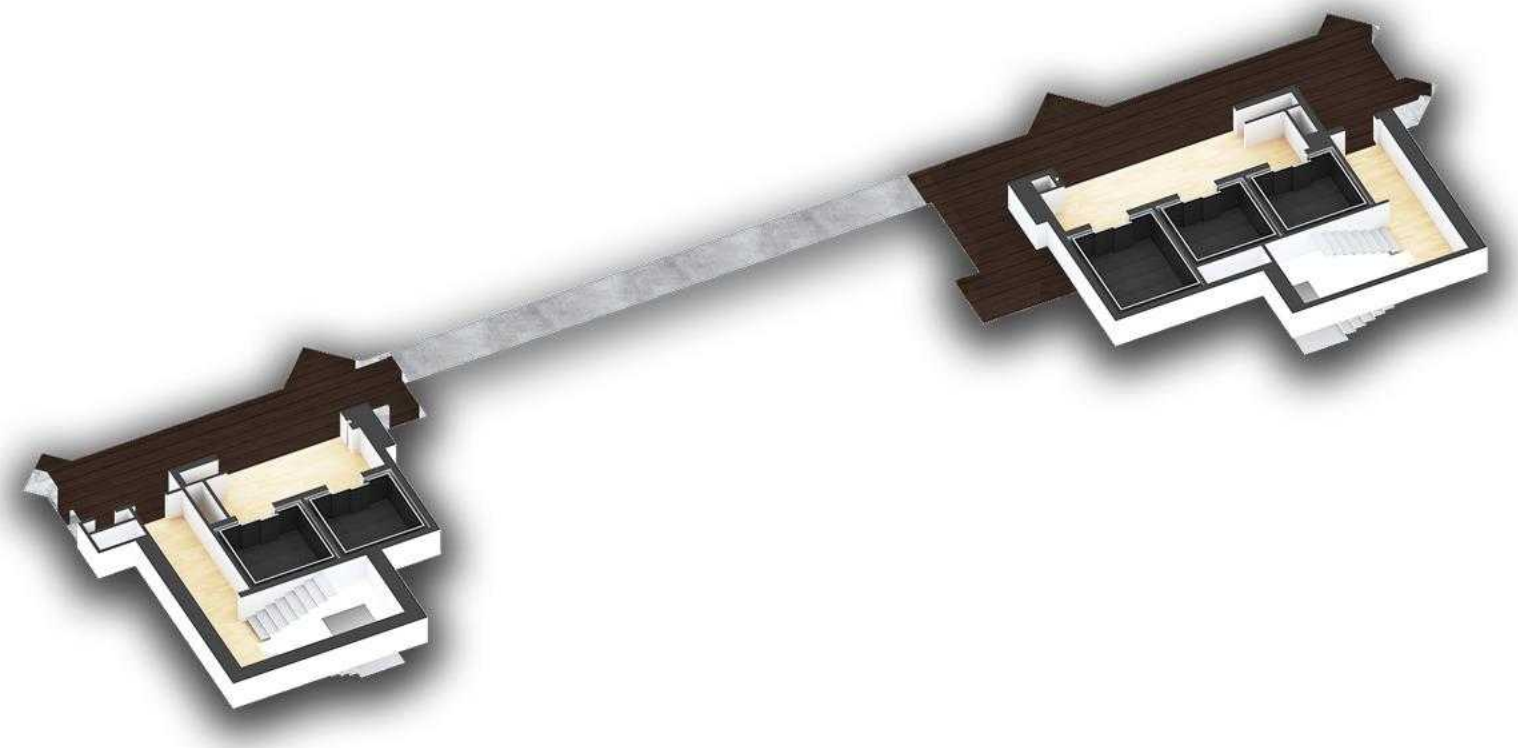
Tuscan Villa

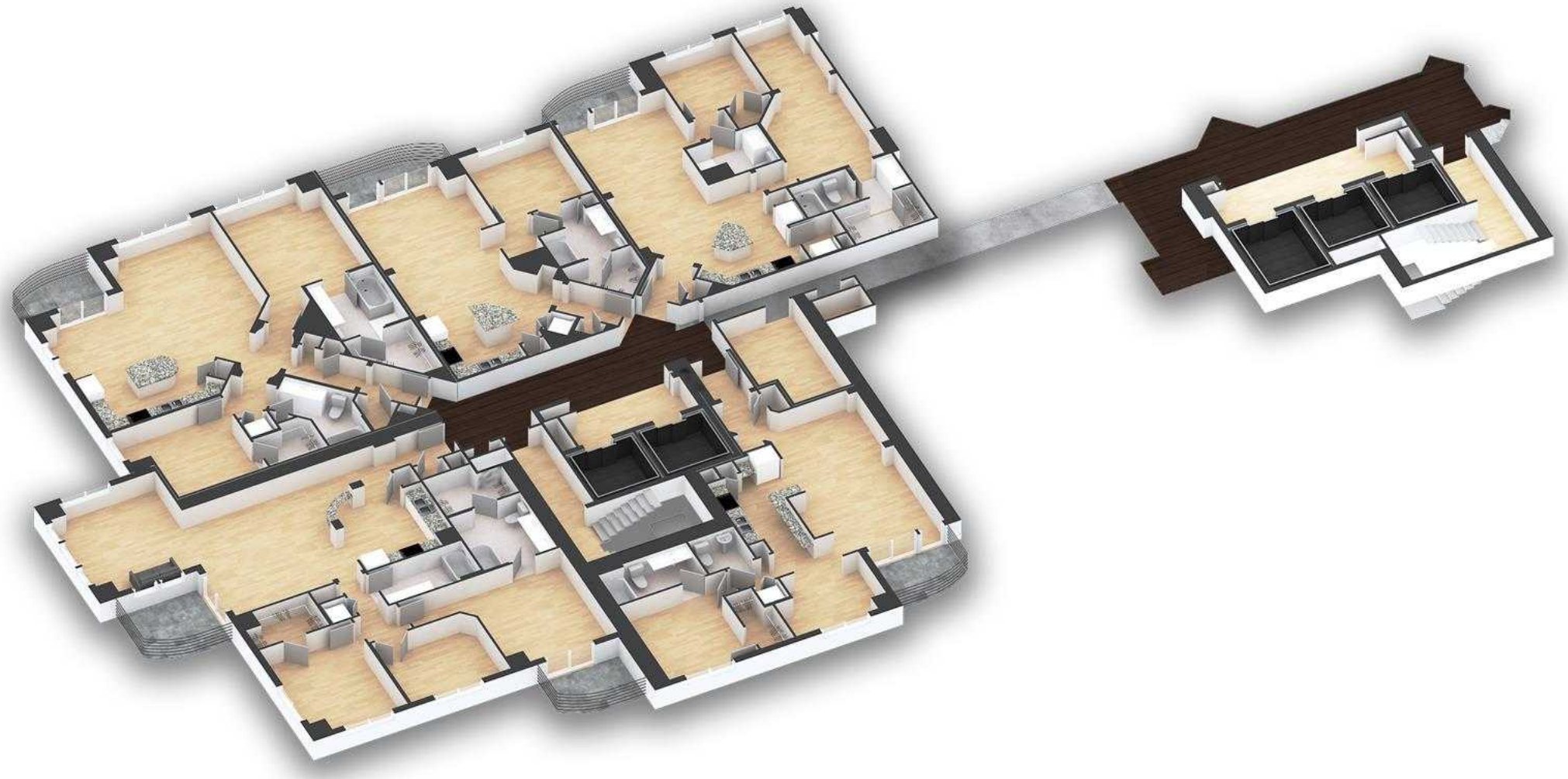
Hill Country
3215

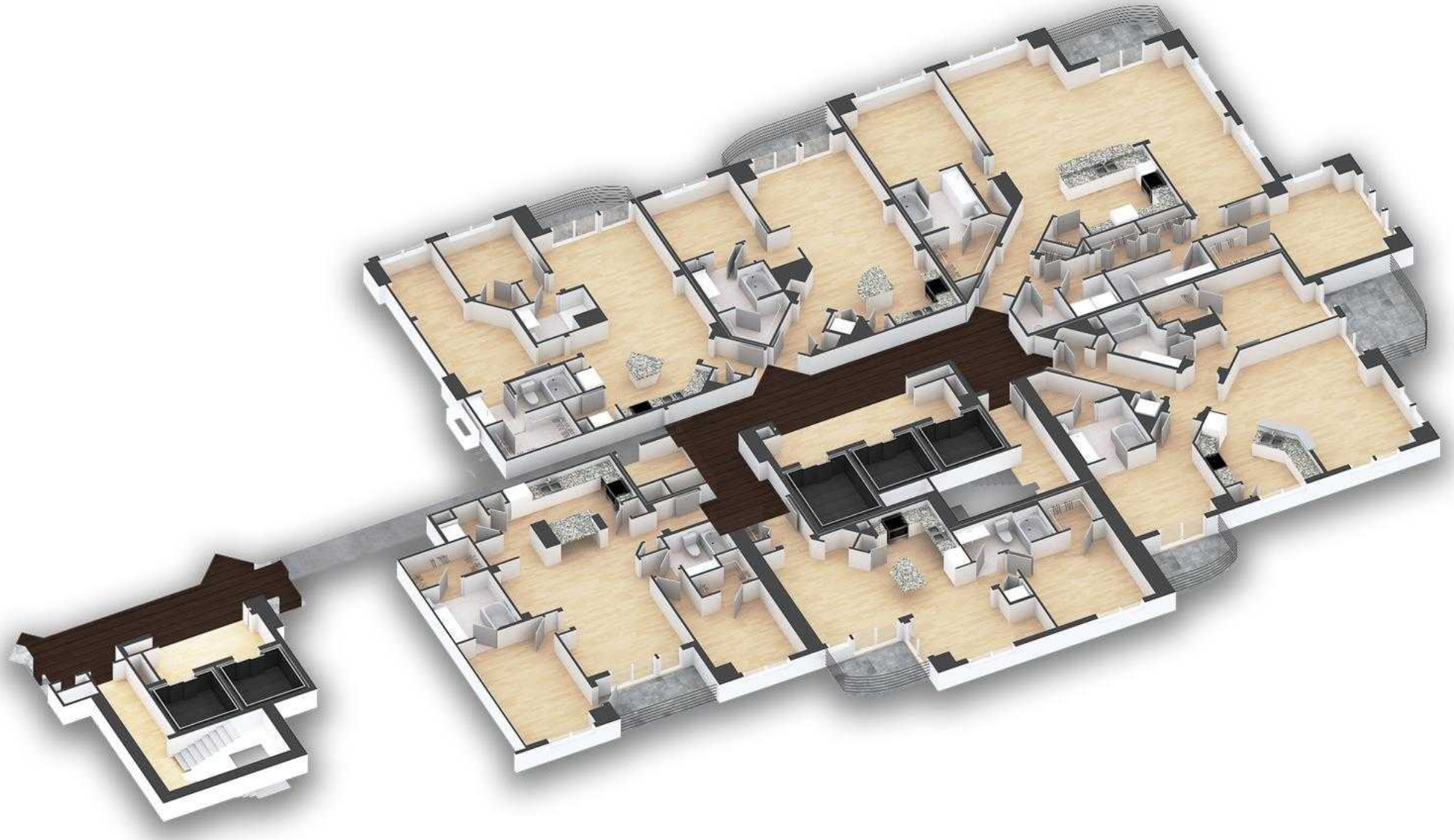
2020

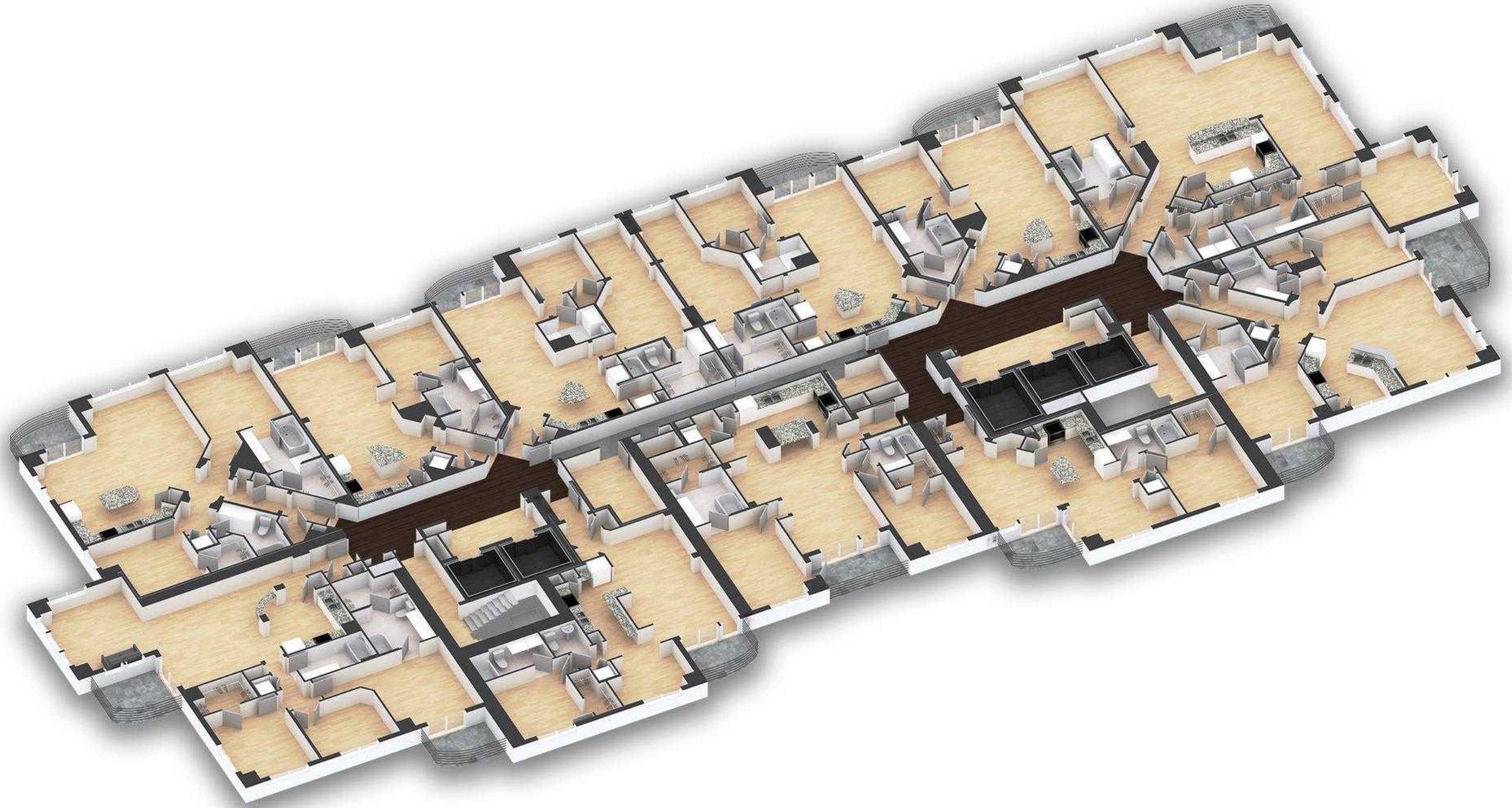
THE HOME RISE®

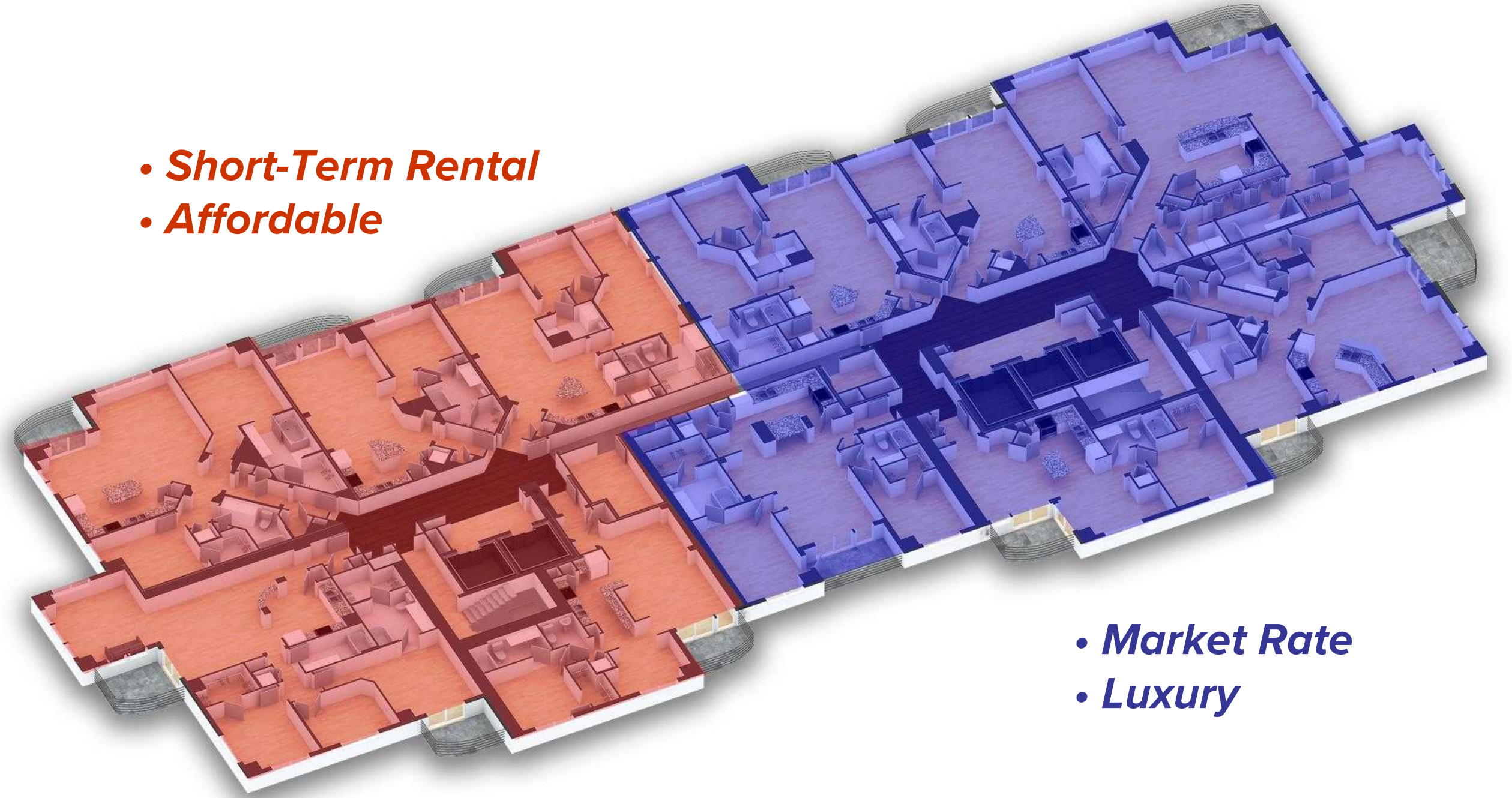
INNOVATIVE FLEXIBILITY










• Short-Term Rental
• Affordable
• Market Rate
• Luxury

THE STAK CONCEPTS

Efficiency, Density, Ease of Construction

2020

STAK FAMILY

- E-STAKS®
- STAK HOUSE®
- STAK HOUSE MODULAR®
- STAK E-URBAN®
- STAK STUDENT®

FOCUSED DESIGN

EFFICIENCY

Percentage proportion of a building's rentable area, not counting the area occupied by elevators, equipment, hallways, lobby, restrooms, etc.

- ***Rentable area x 100 / Total floor area***

DENSITY

Number of dwelling units per acre

EASE OF CONSTRUCTION

Simple to build and replicate

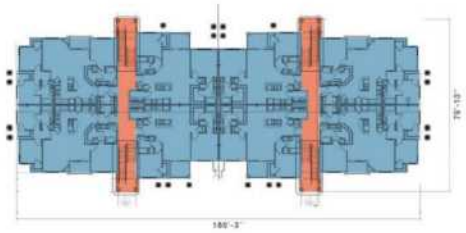
COMPARISON

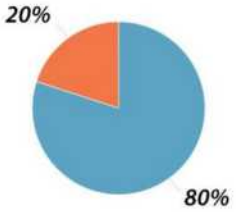
BREEZEWAY

2 and 3 story

Efficiency: 80%

***Density: 2** story - **18** units/acre*
***3** story - **24** units/acre*



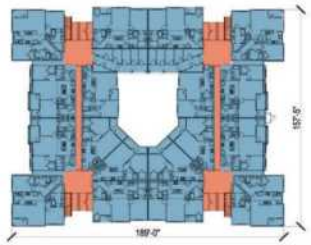


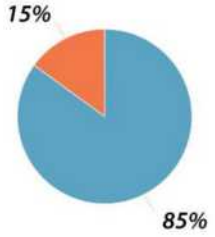
E-URBAN®

3, 4 and 5 story

Efficiency: 85%

***Density: 3** story- **28-30** units/acre*
***4** story - **38-40** units/acre*
***5** story - **48-50** units/acre*

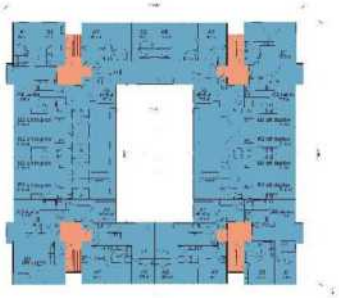


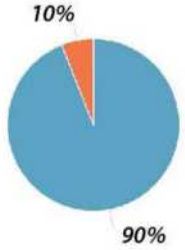


STAK E-URBAN®

Efficiency: 90%

***Density: 4** story - **41** units/acre*



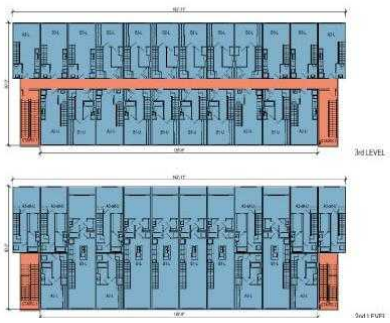


COMPARISON

E-STAKS®

Efficiency: 93%

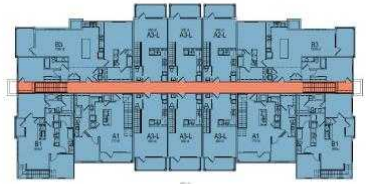
***Density: 3** story - up to **40** units/acre*
***4** story - up to **50** units/acre*

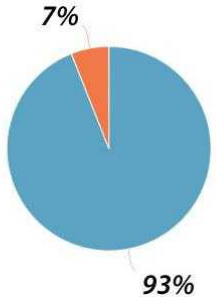


STAK HOUSE®

Efficiency: 93%

***Density: 2/3** story - up to **26** units/acre*

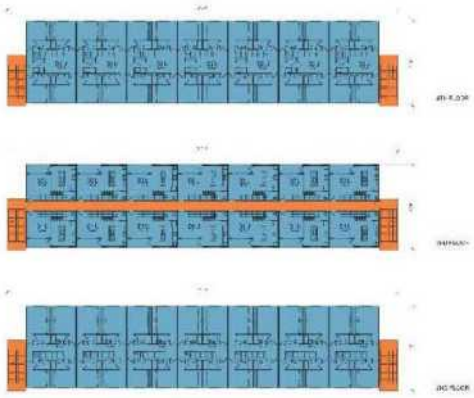


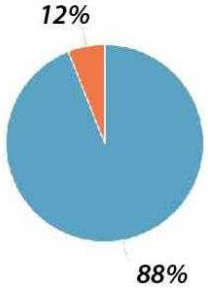


STAK STUDENT®

Efficiency: 88%

***Density: 4** story - **88** bed count/acre*
***5** story - **92** bed count/acre*

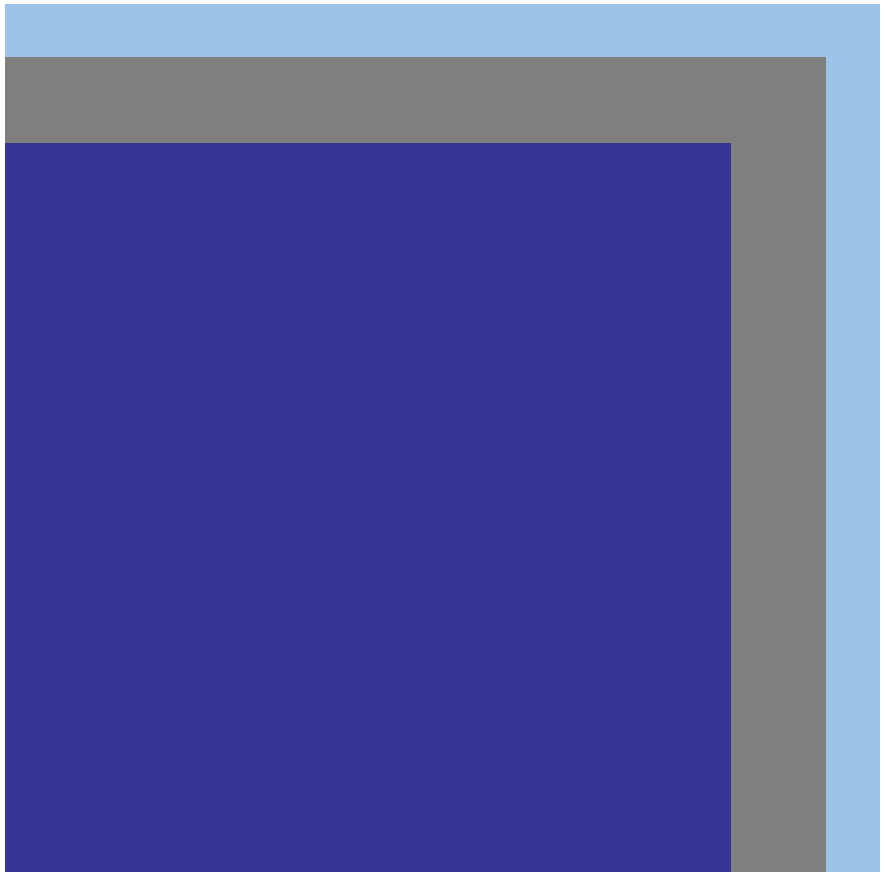




EFFICIENCY COMPARISON

Area that should be built in order to reach 200 units at 1000 sq ft average

BREEZEWAY	*250,000 sq ft*
E-URBAN®	*235,000 sq ft*
E-STAKS® & STAK HOUSE®	***215,000 sq ft***



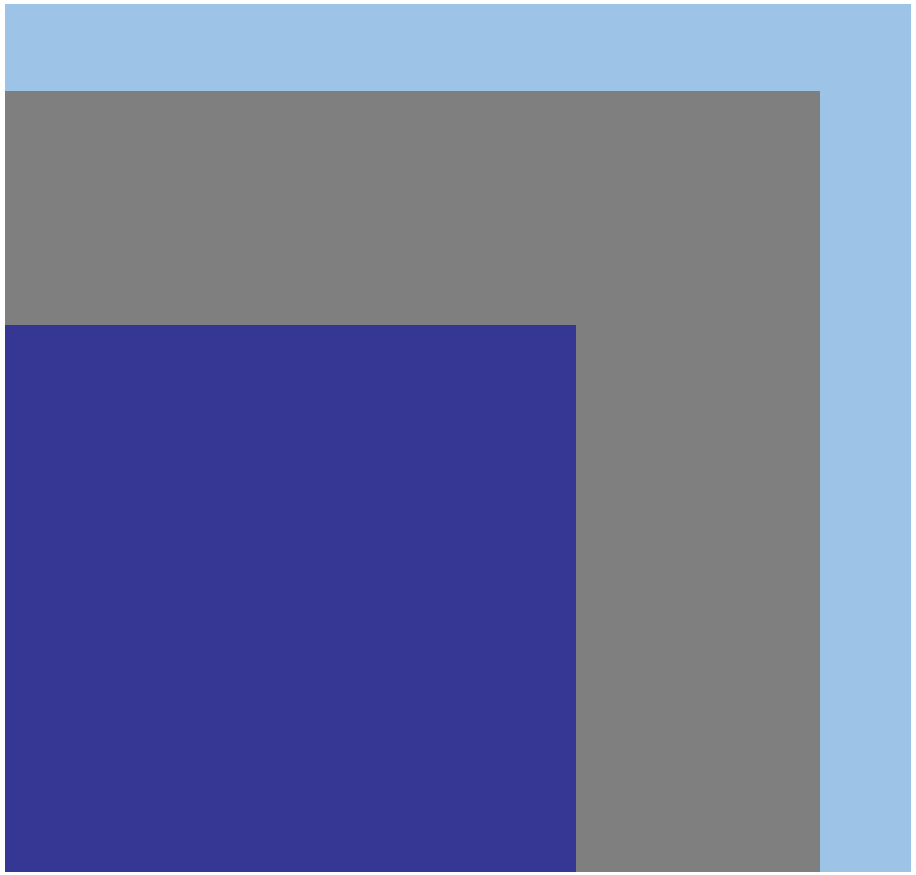
DENSITY COMPARISON

Acreage that should be bought in order to build 200 units

BREEZEWAY *8.33 acres*

E-URBAN® *7.10 acres*

E-STAKS® & STAK HOUSE® ***5.00 acres***

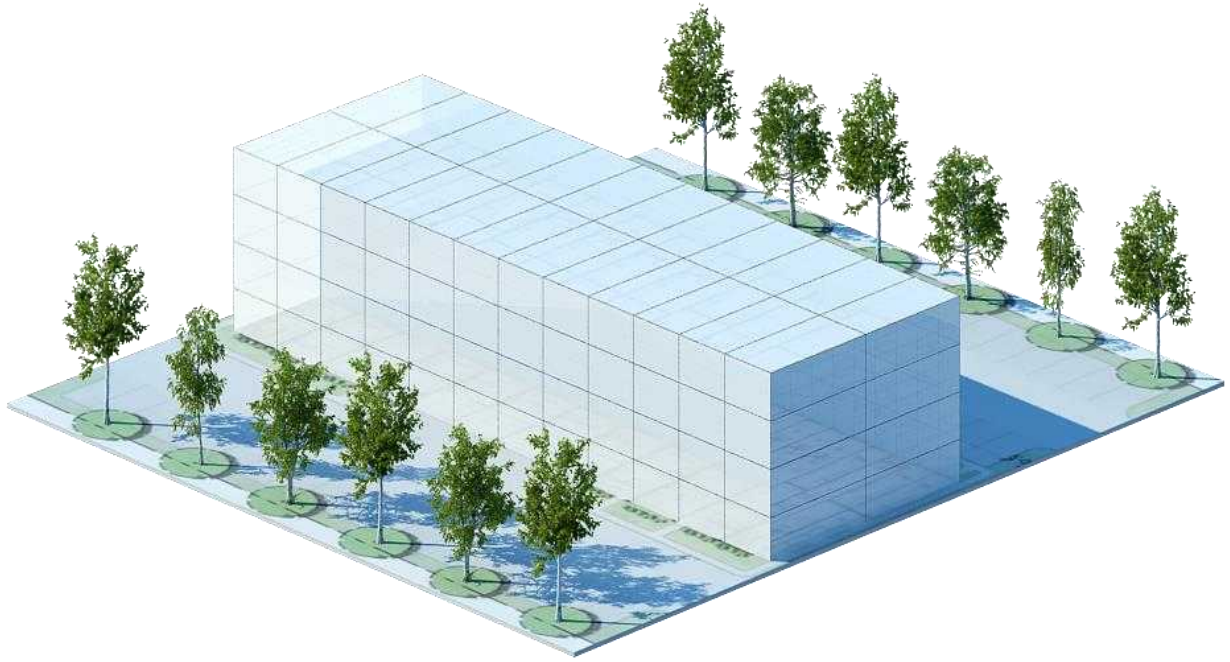


E-STAKS®

- Nimble, efficient, high density
- One corridor serves three levels
- Variety of building shapes and lengths
- Customizable architectural facades
- All units are the same width & depth
- Interchangeable units
- Surface, podium or high Rise parking
- Estimated construction cost in Texas: $123-125 / sq ft

E-STAKS®

SITE PLAN



3-STORY BUILDING

Density	*Up to 40 units/acre*
Efficiency	*93%*
Parking/unit	*1.45*
Unit Avg. Sq Ft	*800 to 950*

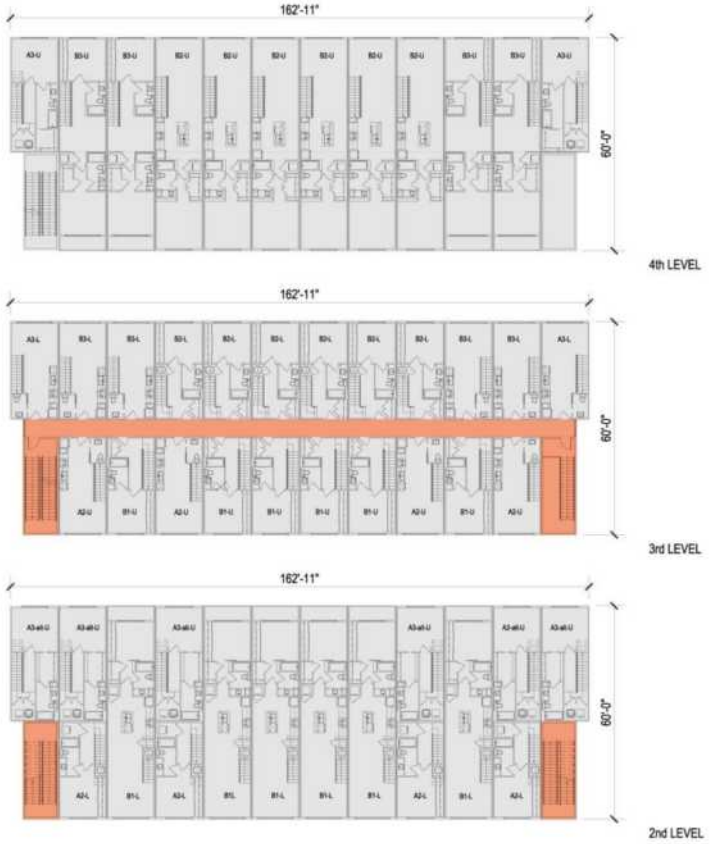
4-STORY BUILDING

Density	*Up to 50 units/acre*
Efficiency	*93%*
Parking/unit	*1.50*
Unit Avg. Sq Ft	*800 to 950*

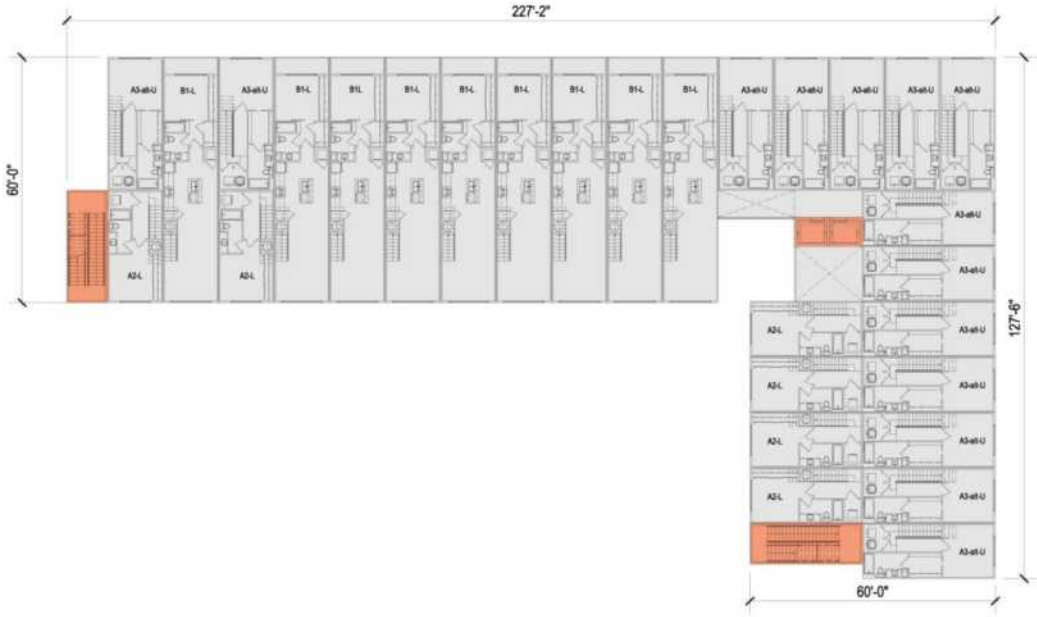
E-STAKS®

BUILDING SHAPE OPTIONS

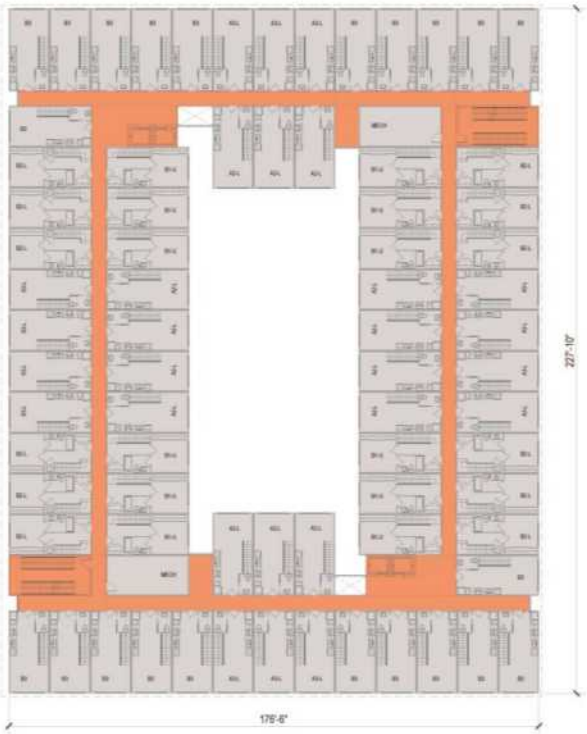
LINEAL



L-SHAPED



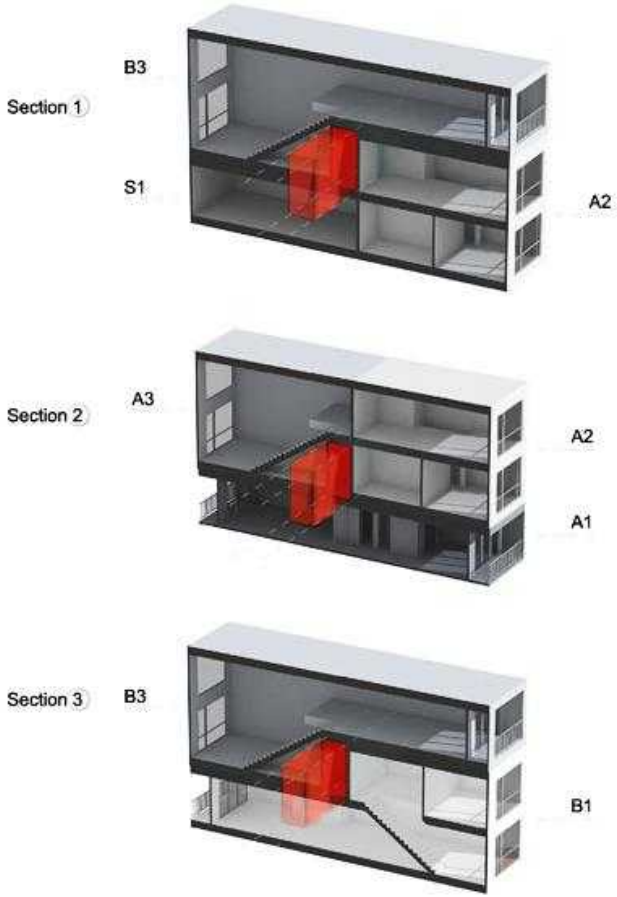
DONUT



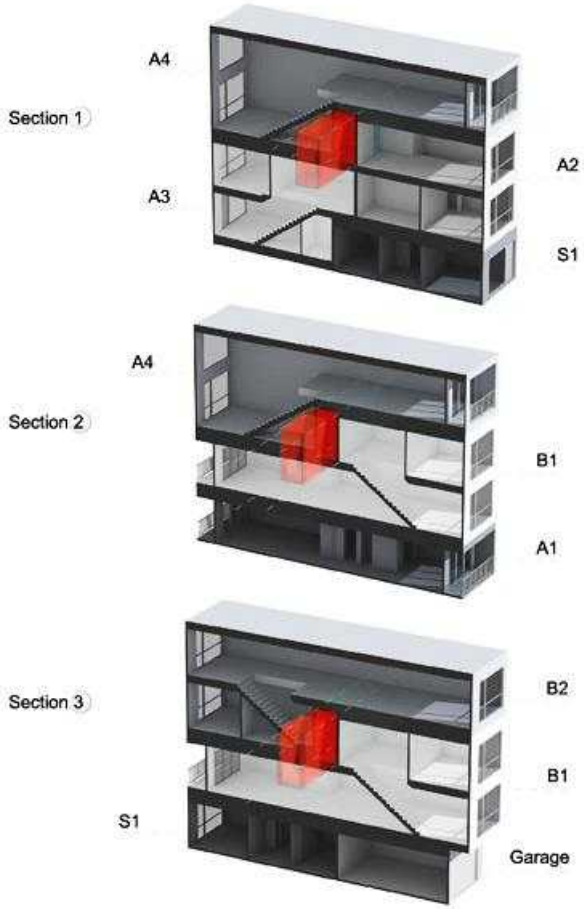
E-STAKS®

STACKING PLANS

3-Story Building



4-Story Building



HUMPHREYS
& PARTNERS
ARCHITECTS, L.P.

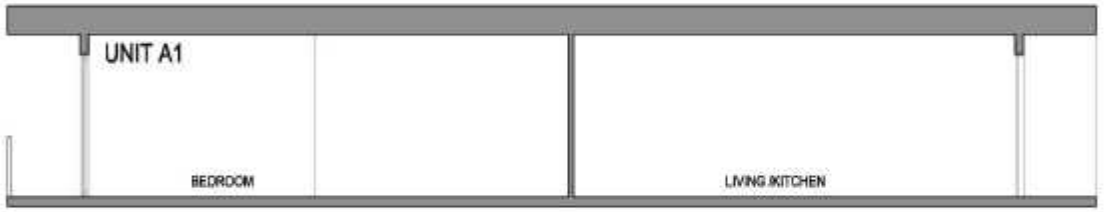
E-STAKS®

UNIT PLANS

UNIT A1

1ST Level 702 SF

Total Net 702 SF



CROSS SECTION

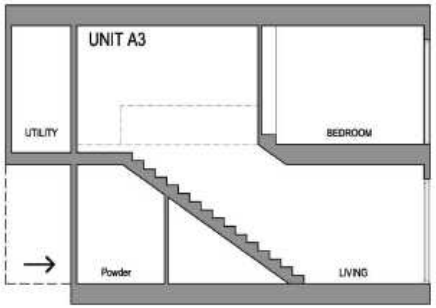
BOTTOM FLOOR

UNIT A3

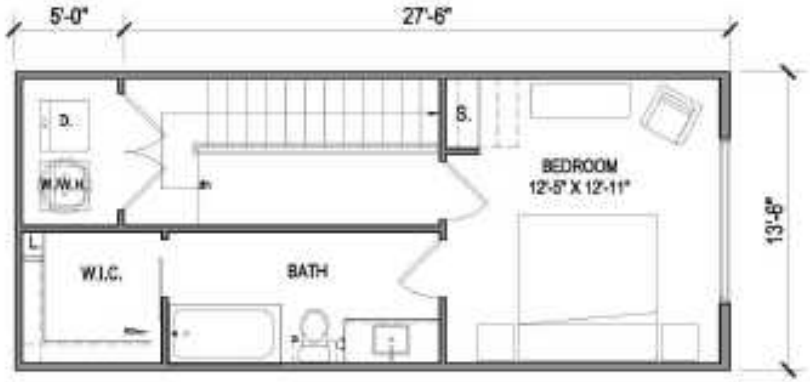
1ST Level 371 SF

2ND Level 383 SF

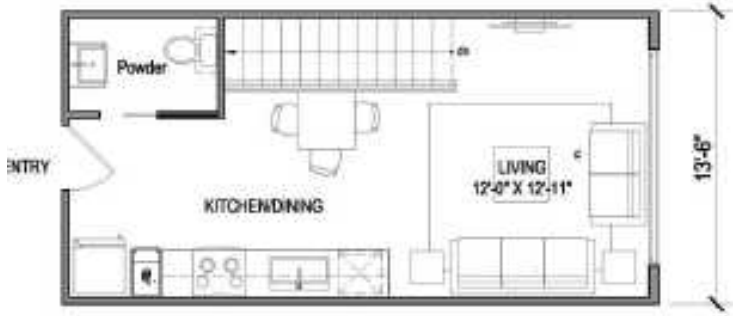
Total Net 754 SF



CROSS SECTION



TOP FLOOR



BOTTOM FLOOR

E-STAKS®

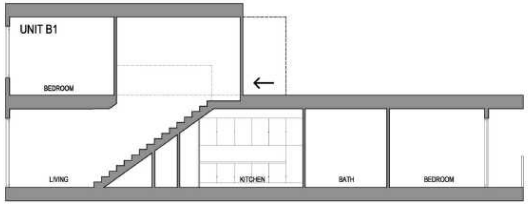
UNIT PLANS

UNIT B1

1ST Level 701 SF

2ND Level 319 SF

TOTAL NET 1020 SF



CROSS SECTION

TOP FLOOR

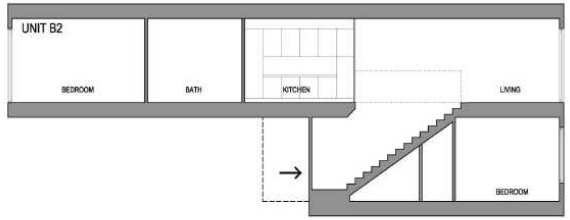
BOTTOM FLOOR

UNIT B2

1ST Level 371 SF

2ND Level 764 SF

TOTAL NET 1,135 SF



CROSS SECTION

TOP FLOOR

BOTTOM FLOOR

E-STAKS®

E-STAKS®

STAK HOUSE®

- An efficient combo of our Big House® & E-Staks®
- Look of a Big House® with density of a 3-story product
- 2 & 3-story
- Variety of building shapes and lengths
- Customizable architectural facades
- Estimated construction cost in Texas: $125 / sq ft

STAK HOUSE®

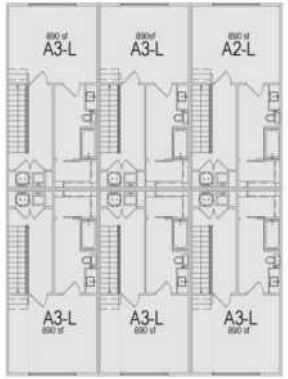
SITE PLAN

2&3 - STORY BUILDING

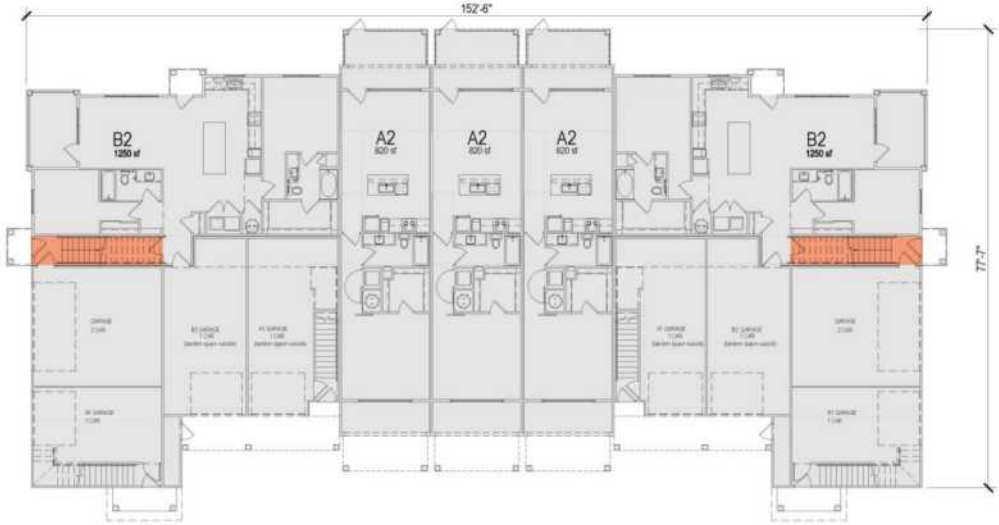
Density	*26 units/acre*
Efficiency	*90%*
Unit Avg. Sq Ft	*850 to 1000*

STAK HOUSE®

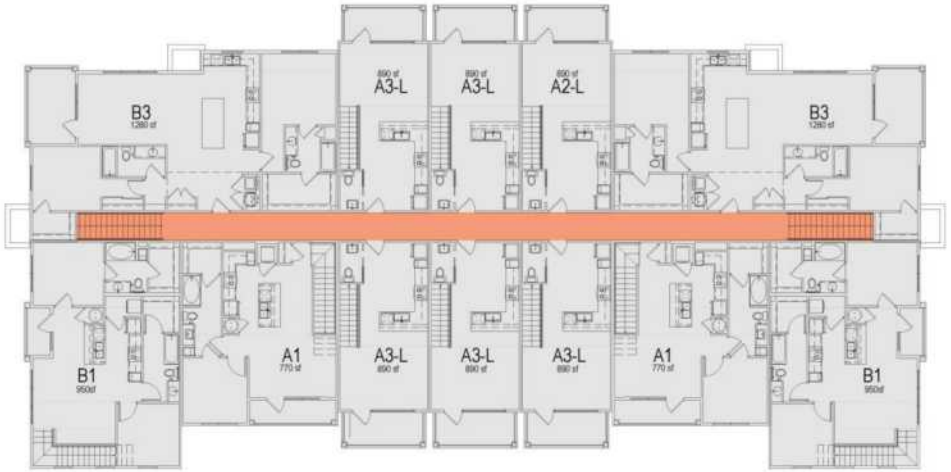
BUILDING PLAN



THIRD FLOOR



FIRST FLOOR



SECOND FLOOR

2020

STAK HOUSE®

STAK HOUSE®
MODULAR

All units based on 12‘ & 13’-6’’ Modules

STAK E-URBAN®

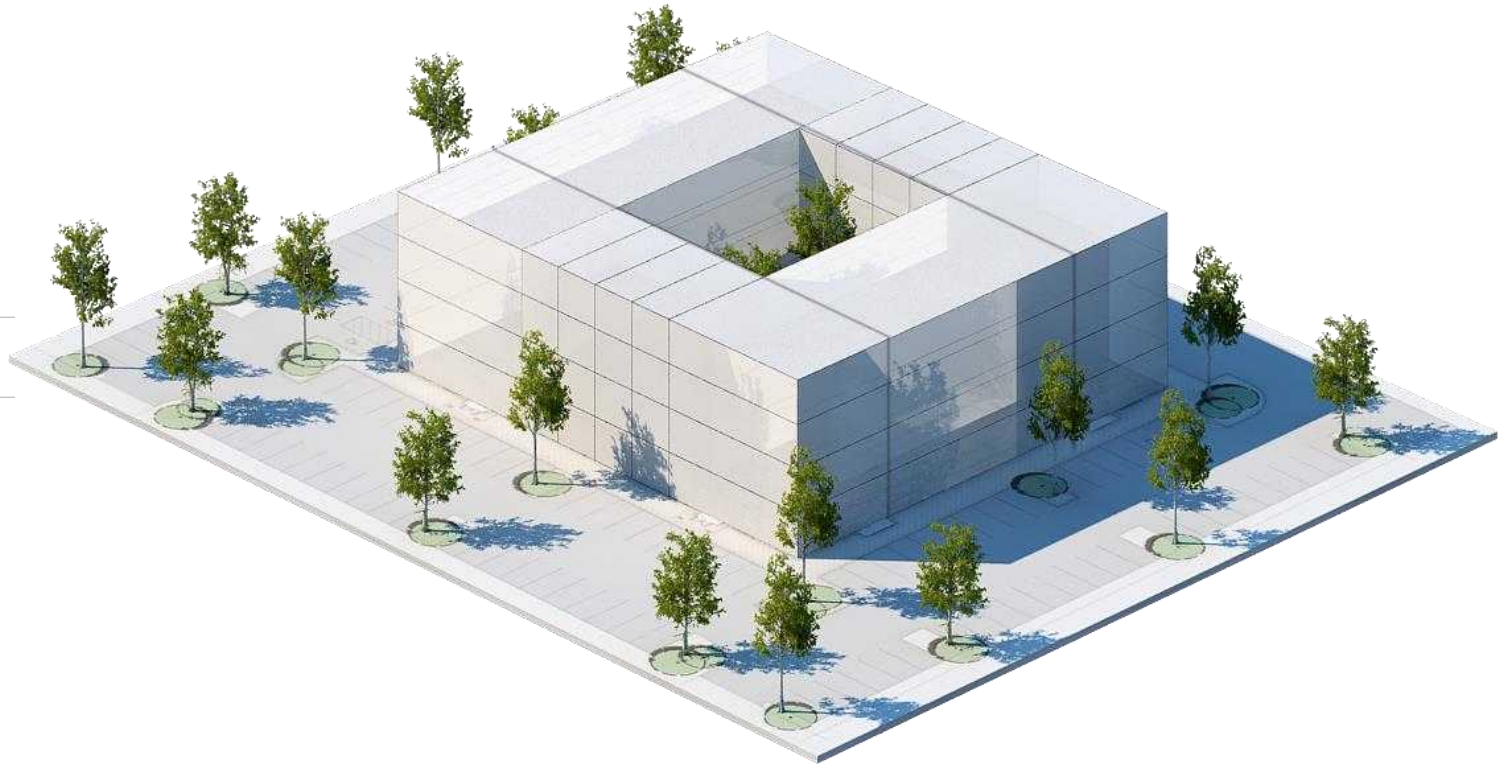
- Third-level corridor serves all four levels
- Flat and stack units combined
- Efficiency up to 91%

STAKS E-URBAN®

SITE PLAN

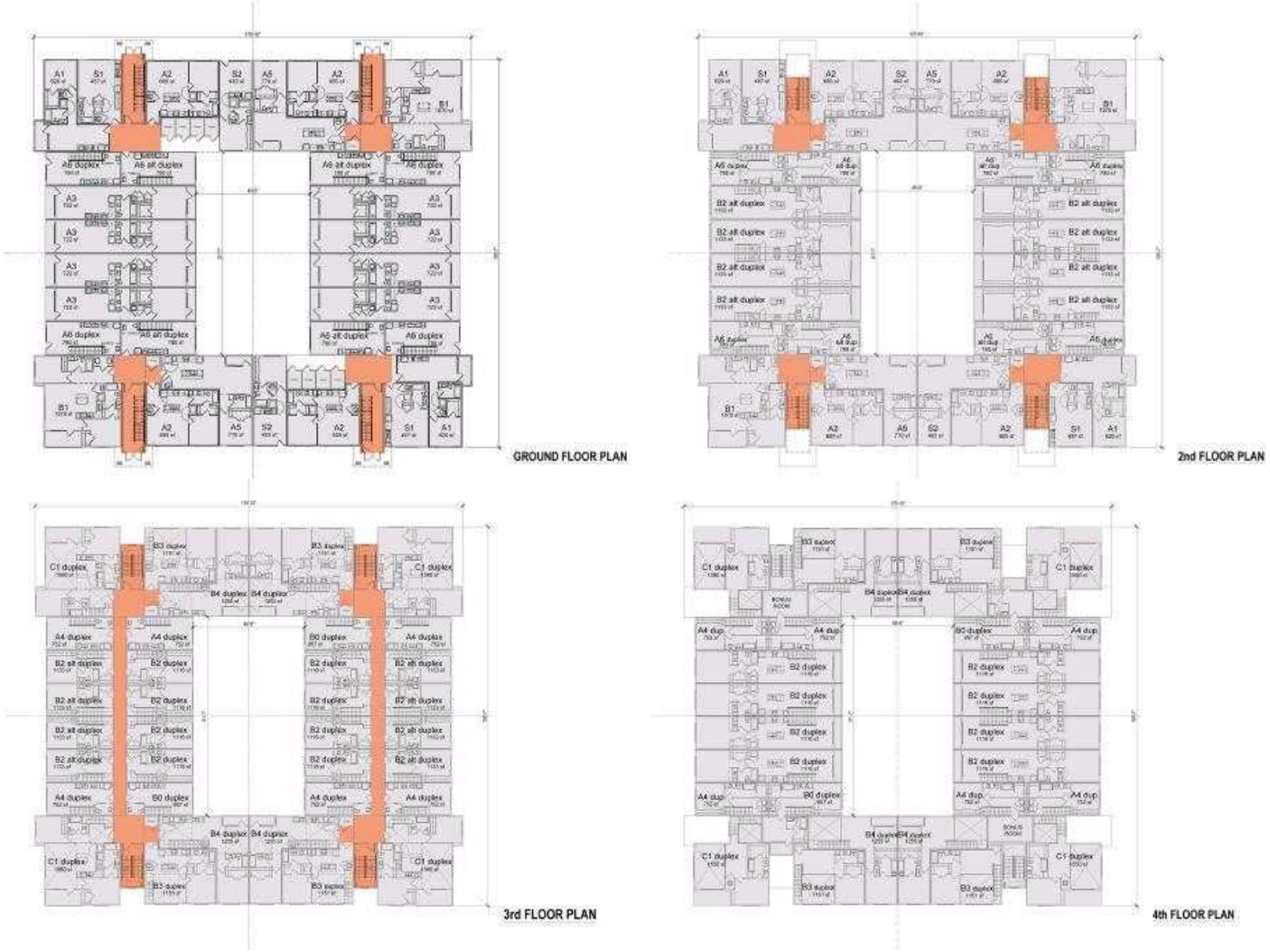
4-STORY BUILDING

Density	*41 units/acre*
Efficiency	*90%*
Unit Avg. Sq Ft	*870*



STAKS E-URBAN®

BUILDING PLAN



STAKS E-URBAN®

STAKS E-URBAN®

STAK STUDENT®

- Standardized modules (bedroom, bath + kitchen)
- Only 1 corridor to serve 4 to 5 levels
- Nimble, efficient, and high density

STAK STUDENT®

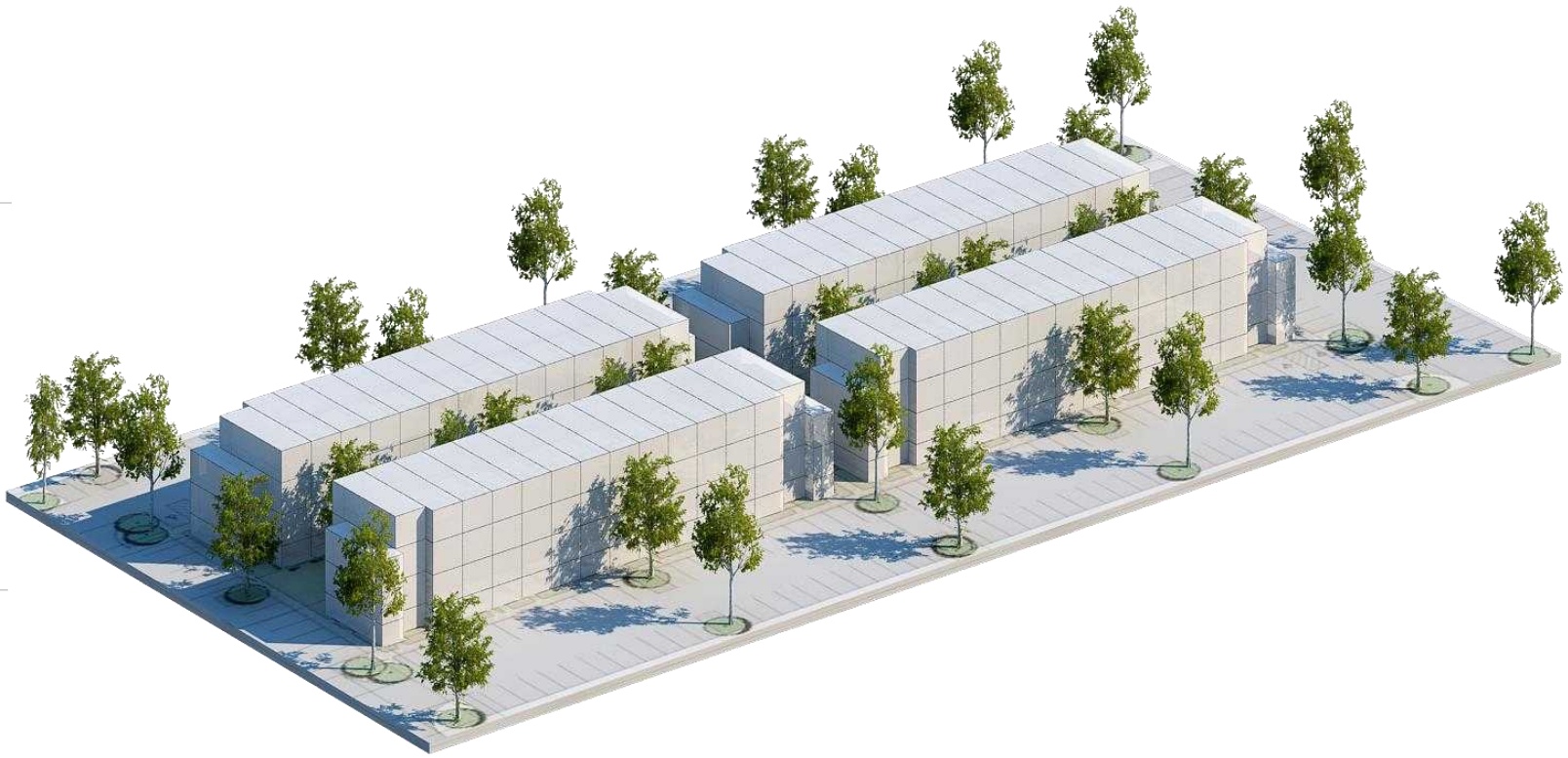
SITE PLAN

4-STORY BUILDING

Density	*88 beds/acre*
Efficiency	*88%*
Unit Avg. Sq Ft	*850 to 1100*

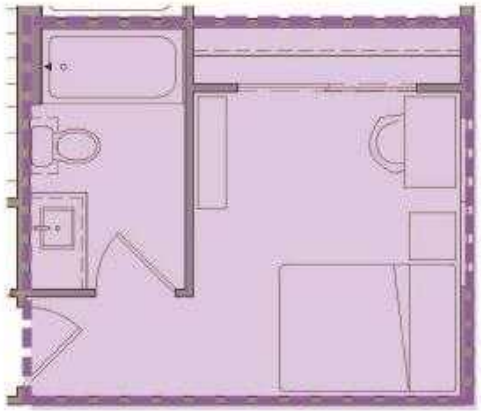
5-STORY BUILDING

Density	*92 beds/acre*
Efficiency	*88%*
Unit Avg. Sq Ft	*1050 to 1300*

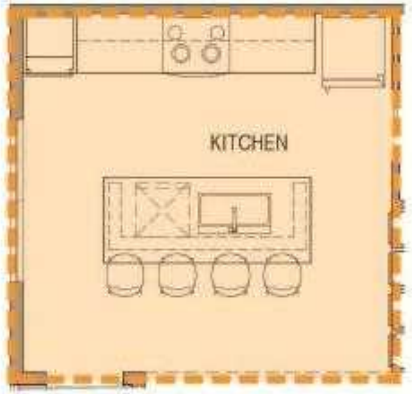


STAK STUDENT®

SHARED ELEMENTS



01. BEDROOM & BATH



02. KITCHEN

2020

STAK STUDENT®

2020

CHELSEA DORA-SHIBLEY RID

VP of Interior Design

HPA DESIGN GROUP
5339 Alpha Road, Suite 250
Dallas, Texas 75240
972.596.1700
chelsea@hpadesigngroup.com

HPA DESIGN GROUP
INTERIOR DESIGN

INTERIOR DESIGN

2020

2019 HIGHLIGHTS
AWARDS

FINALIST
Best Mid-Rise Apt. Community (6-9 Stories)
The Harrison - Glendale, CA

FINALIST
Affordable, Multifamily
The Cannery at Lewis Street - Gilroy, CA

SECOND PLACE
Commercial Single Space, Dedicated Function
Echo Park at Perry Crossing - Plainfield, IN

FIRST PLACE
Sustainable Design
Chroma - St. Louis, MO

FIRST PLACE
Historic Preservation/Renovation
The Douglas (now ReNew Wichita) - Witchita, KS

20
20

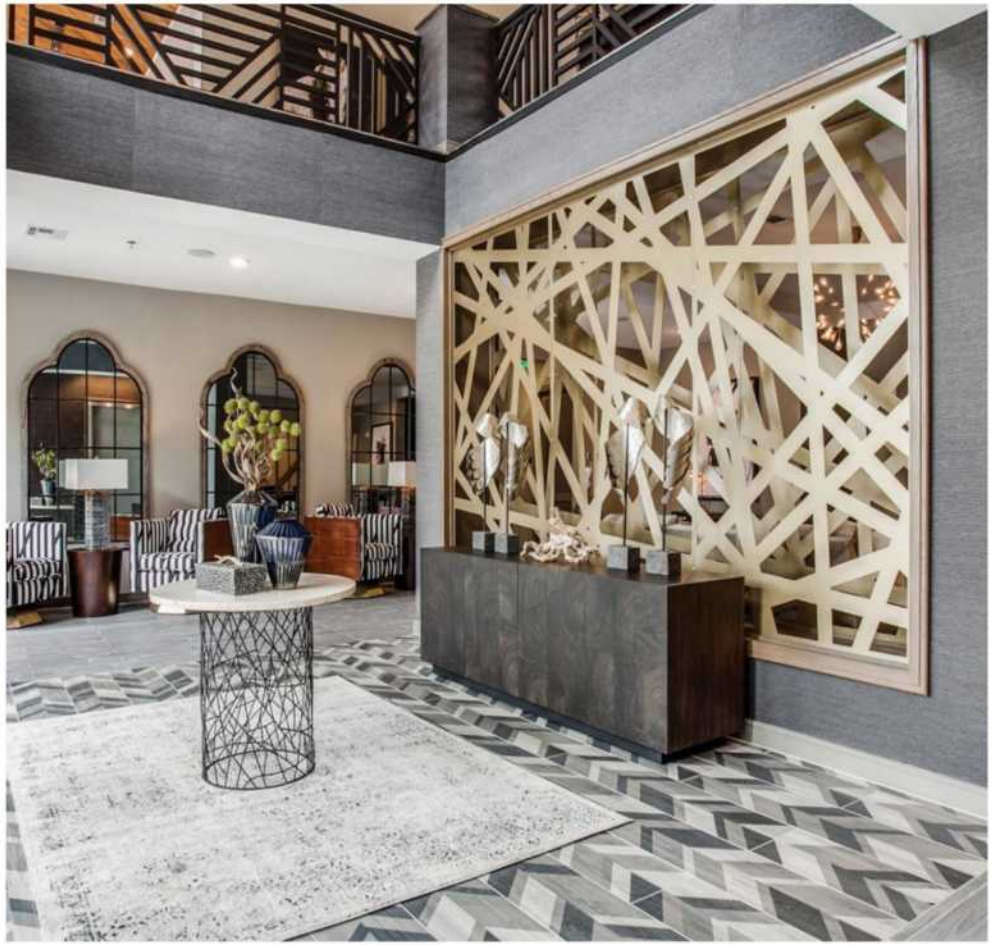
2019 HIGHLIGHTS

SIGNAGE & WAYFINDING SERVICES

- Andrei Bucur, our new signage, branding, and environmental designer
- Streamline our interior services & aim to be a one-stop-shop for our clients
- Providing all facets of branding, environmental design, fabrication, manufacturing, and installation in-house.

2020

NEW DESIGN & STYLE



JEFFERSON WOODLANDS
GARLAND, TX

2020

NEW DESIGN & STYLE

THE LYNDON AT SPRINGTOWN
SAN MARCOS, TX

2020

NEW DESIGN & STYLE

THE CHARLIE
SANTA ANA, CA

2020

NEW DESIGN & STYLE

MAG & MAY
FORT WORTH, TX

2020

COLORS OF THE YEAR

A DYNAMIC SHIFT FROM NEUTRALS TO SATURATED COLORS

SHERWIN WILLIAMS

NAVAL

PANTONE

CLASSIC BLUE

2020

COLOR MARKETING GROUP™

COLORS OF 2021

MIST

CMG 2021+ NORTH AMERICAN FORECAST

KEY COLOR

UNI-CORAL

CMG 2020+ ASIA PACIFIC FORECAST

KEY COLOR

RAISON D'ÊTRE

CMG 2021+ EUROPEAN FORECAST

KEY COLOR

RENACER

CMG 2021+ LATIN AMERICAN FORECAST

KEY COLOR

20
20

GAME CHANGING TRENDS

STAND OUT AGAINST THE COMPETITION

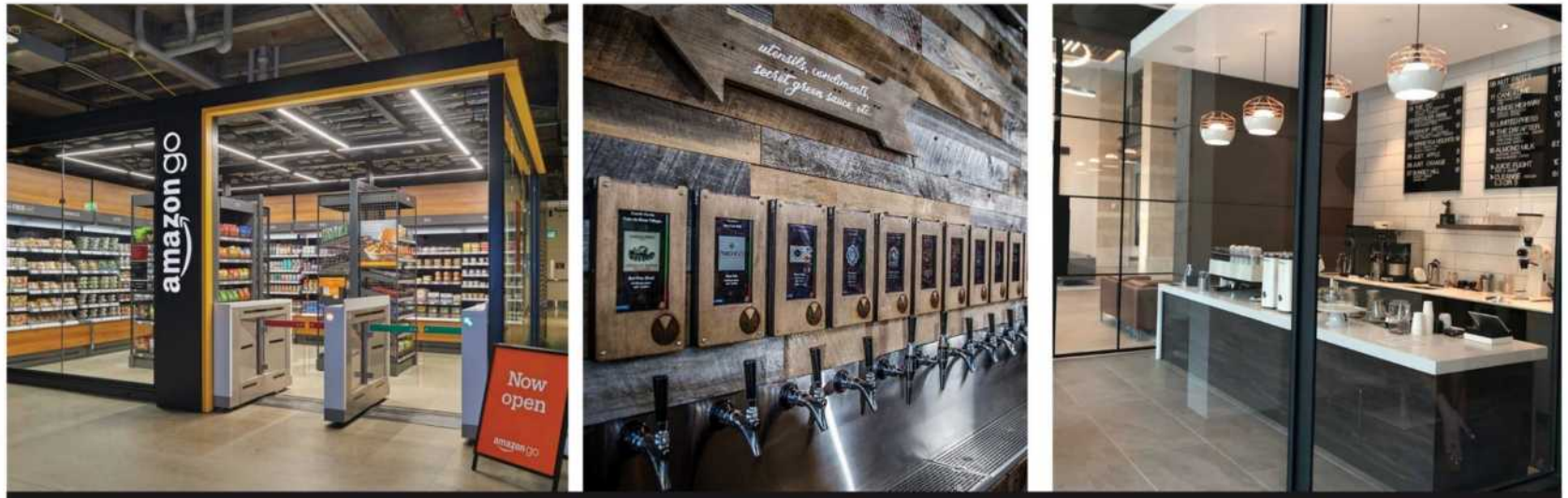
INSTAGRAMMABLE HOT SPOTS (MURALS, WALLS, & STAIRS)

WORK/LIFE SPACES (FOR THE GIG ECONOMY)

20
20

GAME CHANGING TRENDS

SMART HOME TECH (MONEY SAVING & VOICE ACTIVATED)

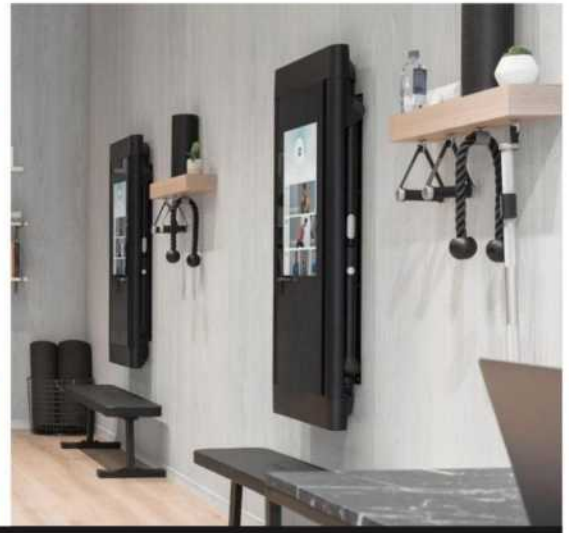


MINI MARKETS, BEER & COFFEE SHOPS (ON-SITE PERKS)

20
20

GAME CHANGING TRENDS

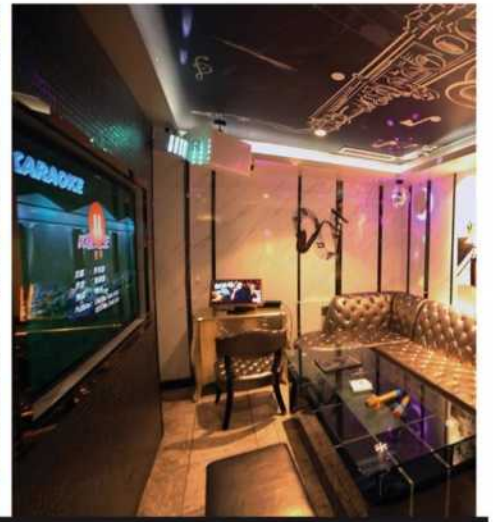
INTERACTIVE ART & INSTALLATIONS (IMMERSIVE EXPERIENCES TO INSPIRE TARGET AUDIENCES)



ON DEMAND FITNESS (PELOTON, MIRROR, TONAL)

20
20

GAME CHANGING TRENDS



MUSIC & KARAOKE ROOMS (ON-SITE, ACCESSIBLE FUN)

UNIT TRENDS (COLORED KITCHEN CABINETS, ENTRY MUDROOMS, STANDING SHOWERS, & UNIQUE TILE PATTERNS)

20
20

ON THE BOARDS

MODA LUXE

SALT LAKE CITY, UT

2020

ON THE BOARDS

THE VIEW

CARROLLTON, TX

20
20

ON THE BOARDS

WEST VUE

ORLANDO, FL

2020

ON THE BOARDS

RENAISSANCE AT SANTA ROSA

SANTA ROSA, CA

2020

ON THE BOARDS

TOWER 5040

HOUSTON, TX

2020

HPA DESIGN GROUP LEADERSHIP TEAM

CHELSEA DORA-SHIBLEY
VP, Interior Design
Dallas, TX

KAREN STILLWAGON
Design Director, East
Dallas, TX

LINDSEY NATION
Design Director, West
Costa Mesa, CA

THANK YOU!

2020

SHARED SERVICES

HPA DESIGN GROUP
INTERIOR DESIGN

Award-winning studio leading the industry in inventive interior multifamily design. With an ever expanding portfolio into Student Housing, Senior Living, High Rise and Hospitality and multiple office locations in **Dallas, Chicago, Costa Mesa,** and **Orlando**.

civil engineering

A full service firm with experience and proficiency in the Multi-Family, Single Family Subdivisions, Senior Living, Retail, Commercial, Office, Industrial and Healthcare industries.

hpla studio

HPLA provides landscape architecture and site planning consulting services to the private and public sector specializing in the landscape architectural design for multifamily and mixed-use projects with two office locations in **Scottsdale** and **Dallas.**

GLASS RECYCLED
SURFACES

GRS turns glass bottles and recycled porcelain fixtures into gorgeous slab material. Unique countertops, flooring, and wall applications are created from a variety of products for commercial and residential use.

2020

UPCOMING EVENTS

JAN 21

NMHC ANNUAL MEETING & APARTMENT STRATEGIES OUTLOOK CONFERENCE
JANUARY 21 – 23
ORLANDO, FL
HILTON ORLANDO BONNET CREEK

JAN 21

NAHB INTERNATIONAL BUILDER'S SHOW (IBS)
JANUARY 21 – 23
LAS VEGAS, NV
LAS VEGAS CONVENTION CENTER (LVCC)

APR 07

INTERFACE STUDENT HOUSING CONFERENCE
APRIL 07 – 09
AUSTIN, TX
JW MARRIOTT AUSTIN

MAY 17

ICSC RECon
MAY 17 – 19
LAS VEGAS, NV
LAS VEGAS CONVENTION CENTER (LVCC)

JUN 10

PCBC CONFERENCE AND EXHIBIT HALL
JUNE 10 – 11
SAN FRANCISCO
MOSCONE CENTER SOUTH

SEPT 30

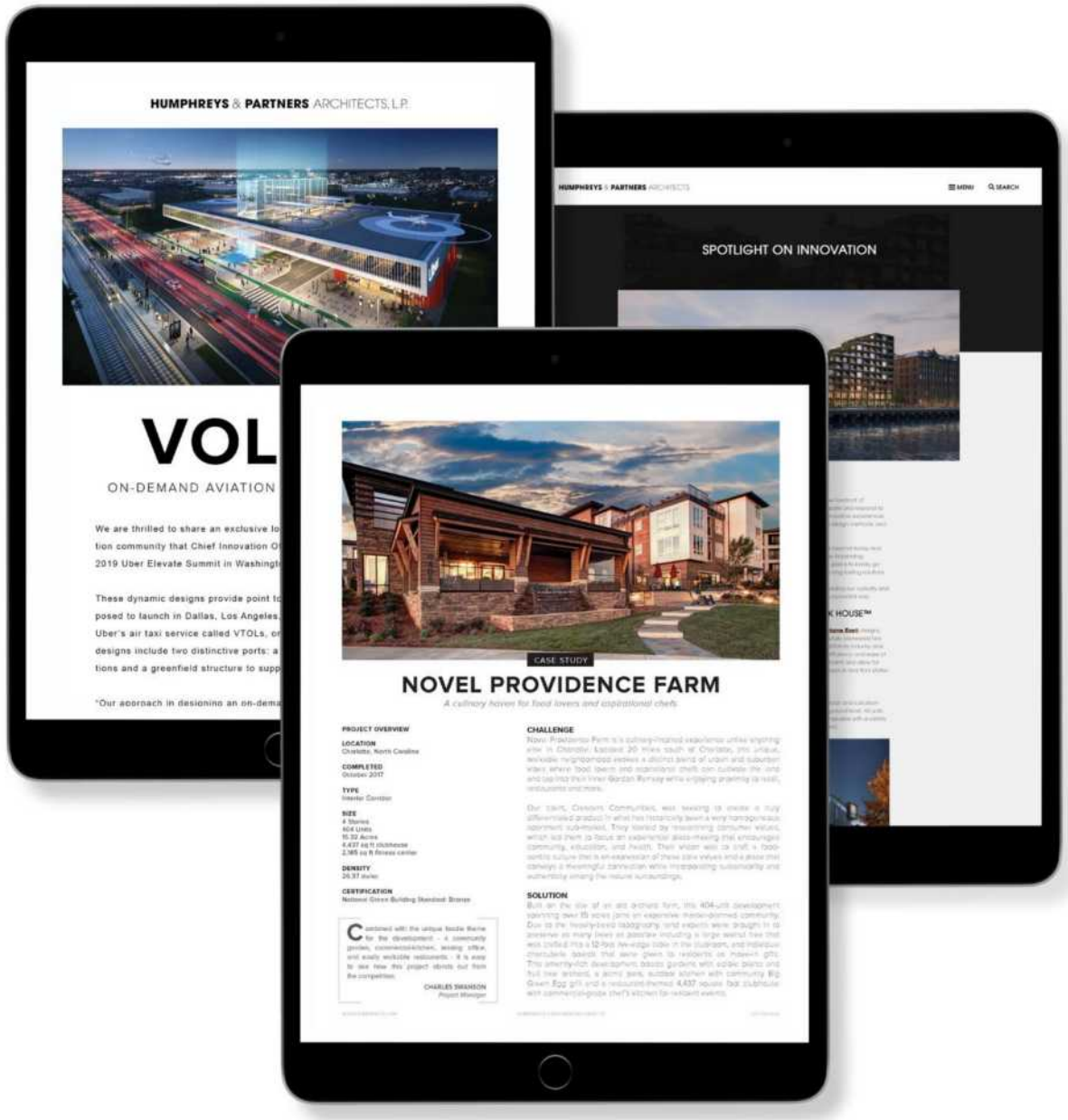
MULTIFAMILY EXECUTIVE CONFERENCE
SEPTEMBER 30 – OCTOBER 02
LAS VEGAS, NV
BELLAGIO RESORT & CASINO

OCT 06

NMHC STUDENT HOUSING CONFERENCE
OCTOBER 06 – 08
MIAMI, FL
LOEWS MIAMI BEACH

2020

STAY CONNECTED



STAY CONNECTED WITH US

humphreysarch

humphreys-and-partners-architects

humphreys_arch

humphreys_arch

2020

CONTACT US

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President

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