

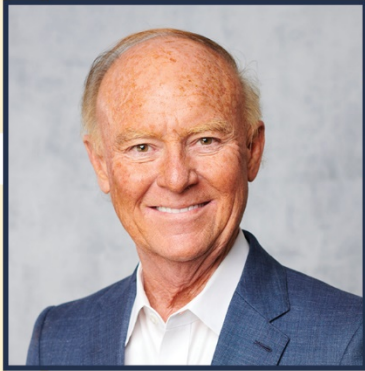
kickoff webinar

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humphreys

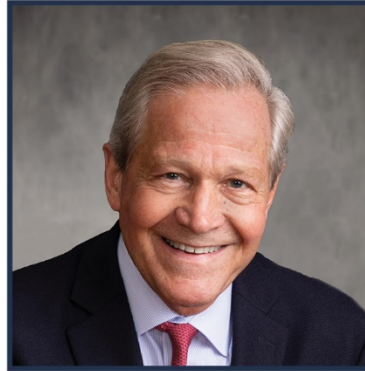
& partners arch.

speakers



MARK HUMPHREYS
CEO/Founder

**HUMPHREYS
& PARTNERS**
ARCHITECTS, L.P.



DOUG BIBBY
President

NMHC



GREG WILLETT
Chief Economist

REALPAGE
Outperform



GREG FAULKNER
President

**HUMPHREYS
& PARTNERS**
ARCHITECTS, L.P.



WALTER HUGHES
C.I.O.

**HUMPHREYS
& PARTNERS**
ARCHITECTS, L.P.

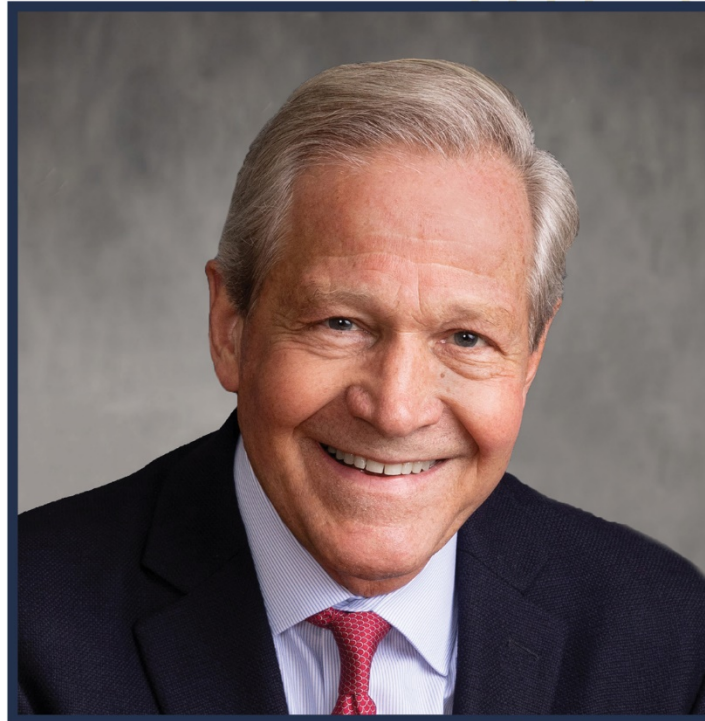


CHELSEA DORA-SHIBLEY
President, Interior Design

**HPA
DESIGN
GROUP**

multifamily

markets



DOUG BIBBY

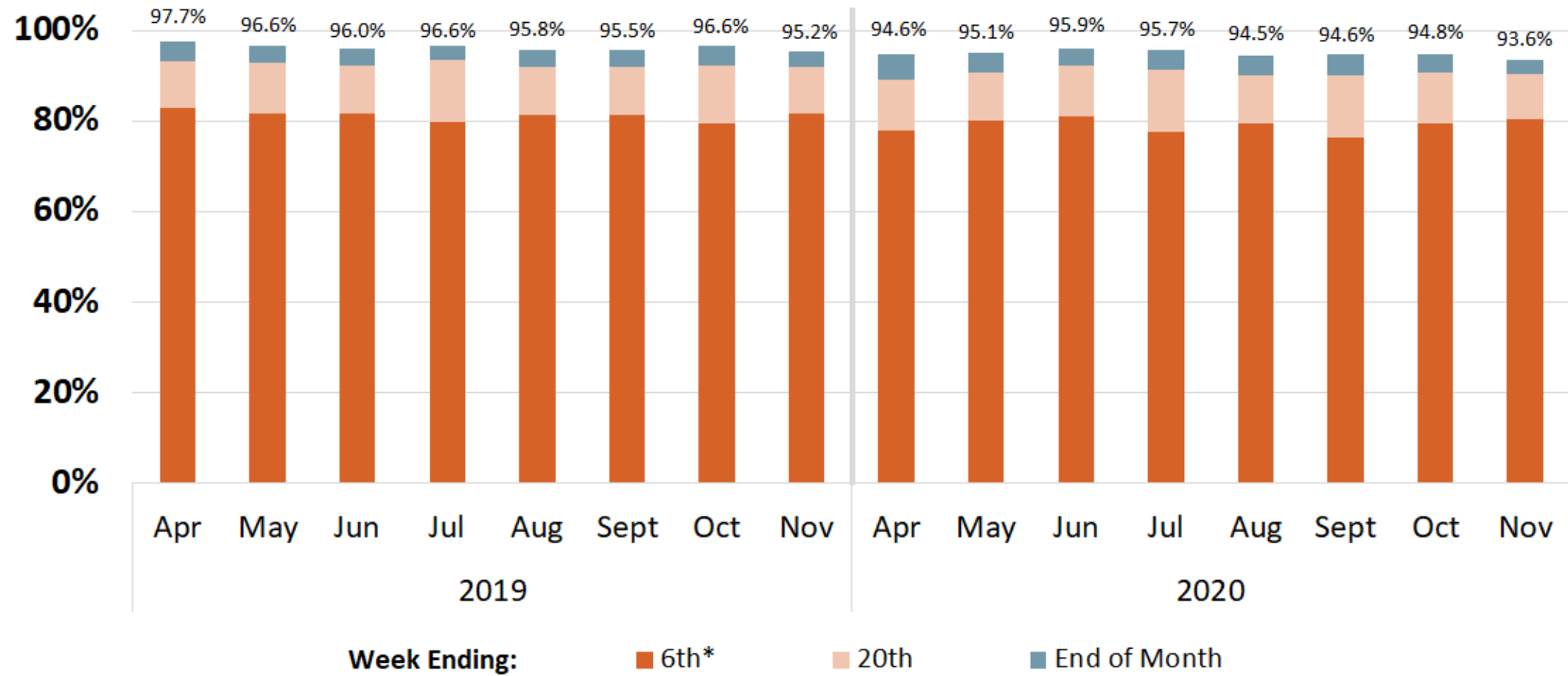
President

NMHC

kickoff
webinar

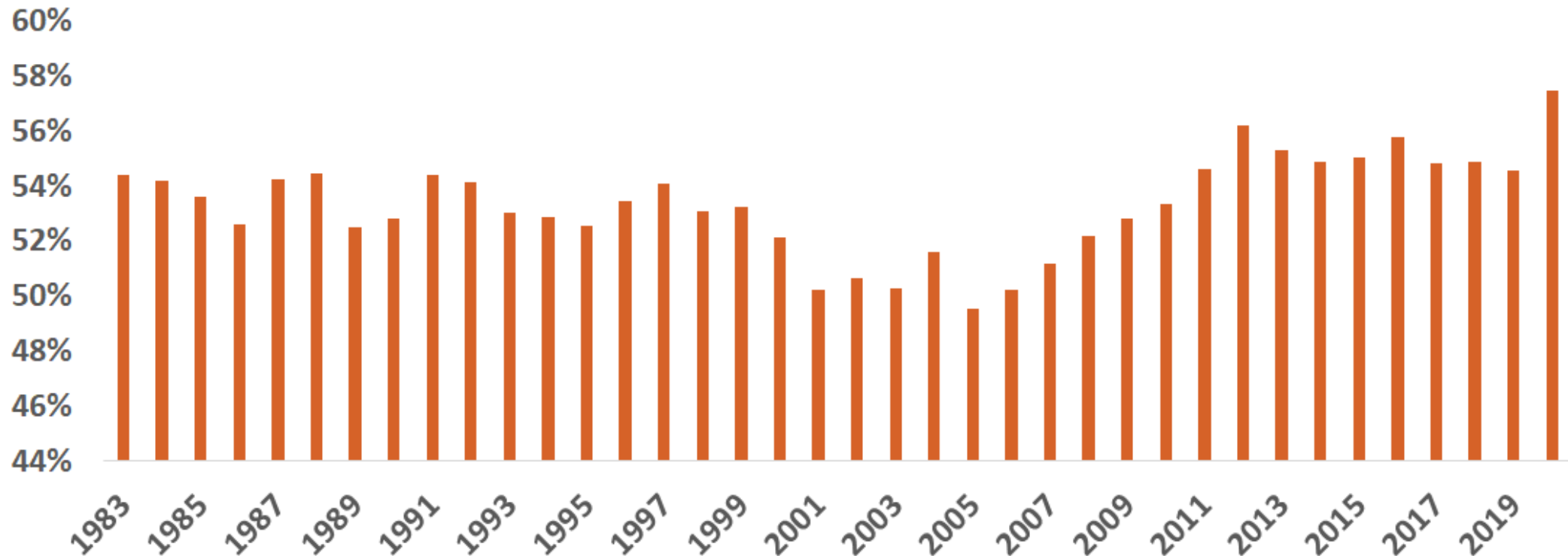
2021

NMHC Rent Payment Tracker: Full Month Results



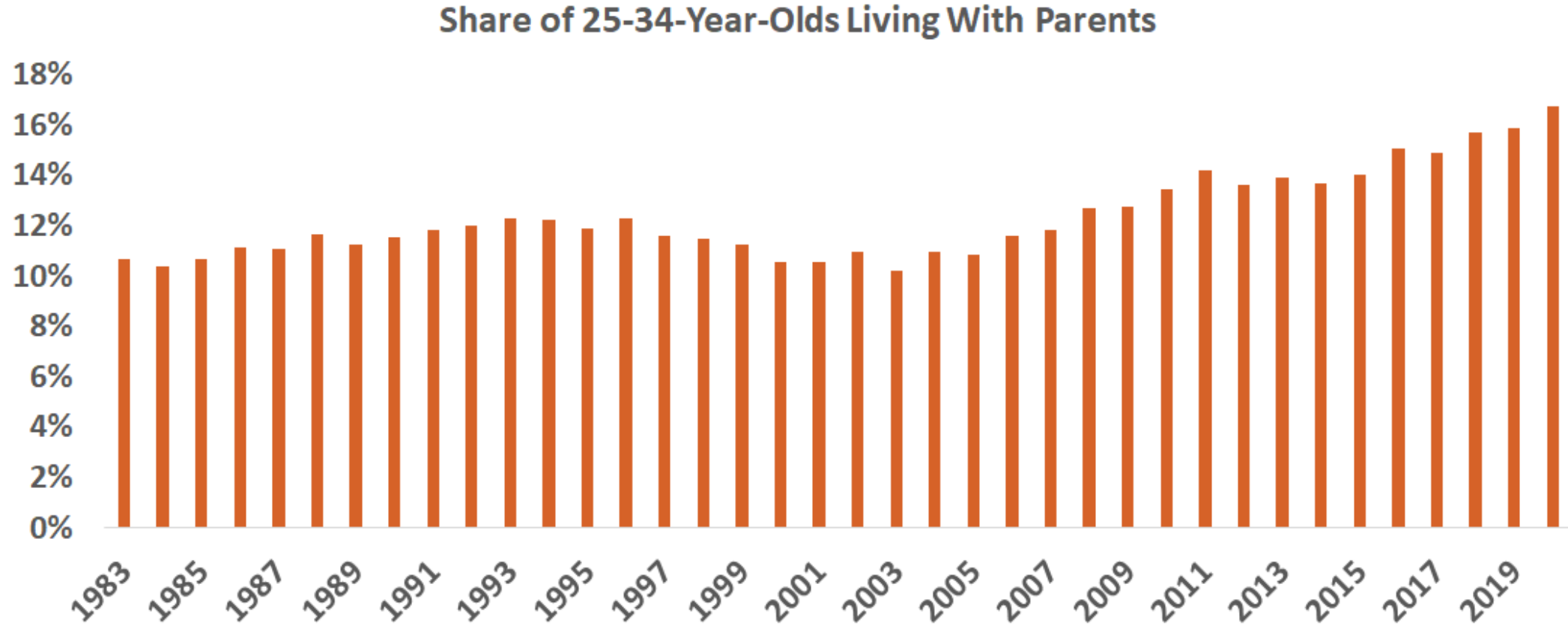
Young Adults Living with Parents: Pent-Up Demand for Apartments?

Share of 18-24-Year-Olds Living With Parents



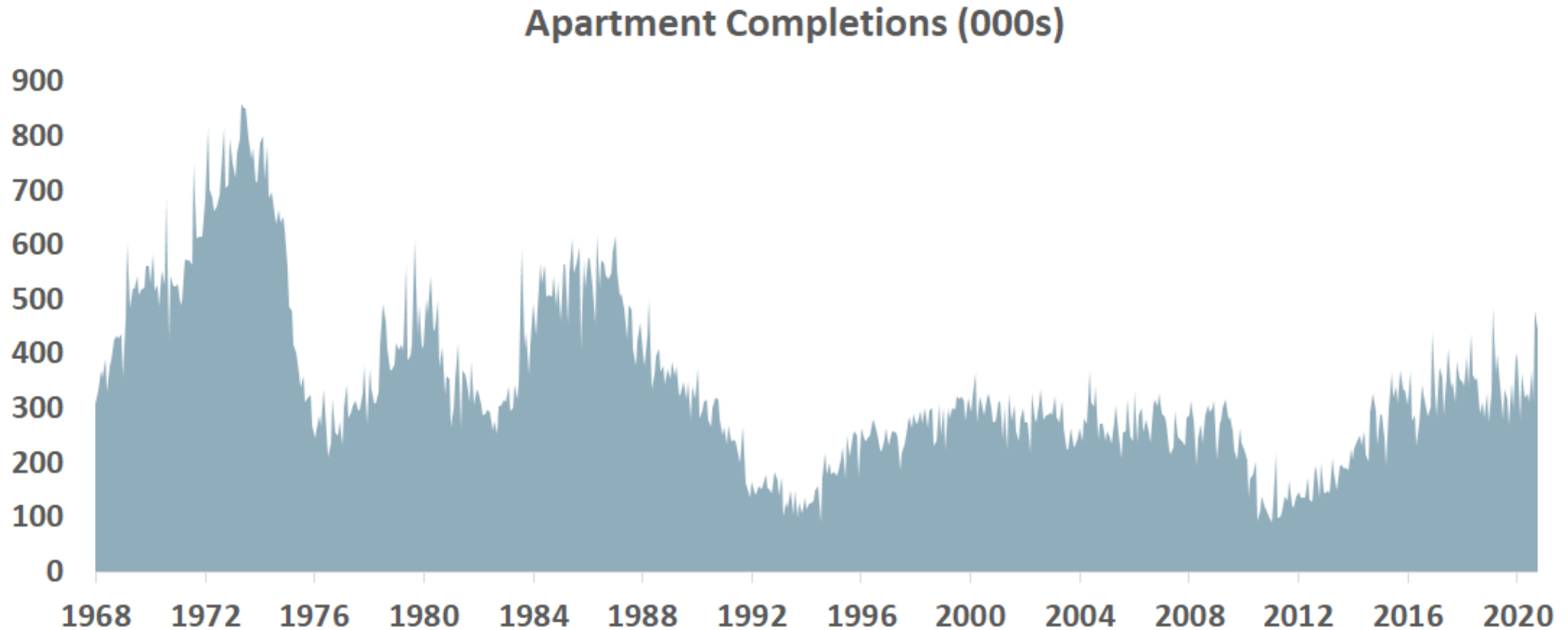
Source: U.S. Census Bureau, Current Population Survey, ASEC

Young Adults Living with Parents: Pent-Up Demand for Apartments?



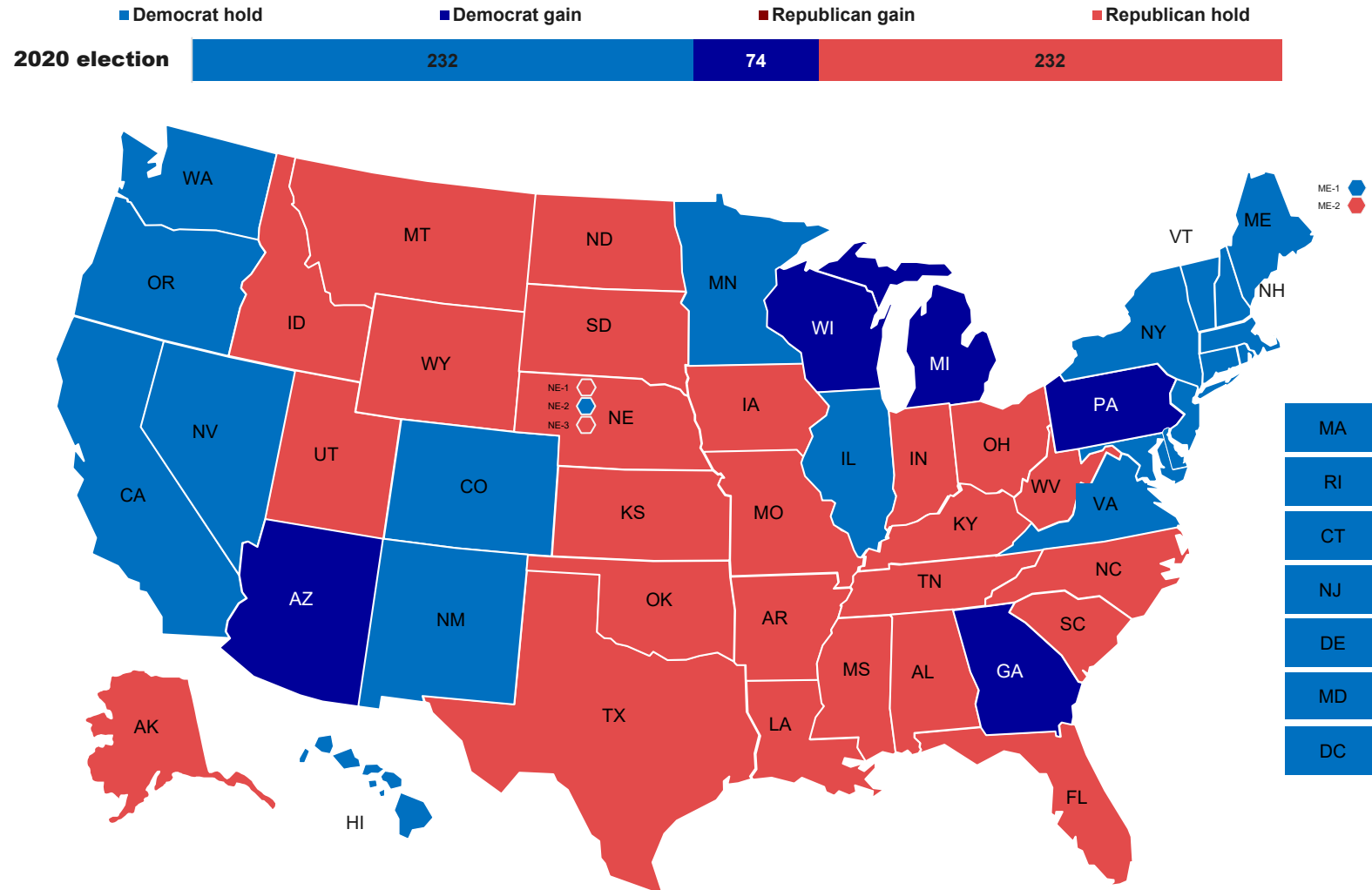
Source: U.S. Census Bureau, Current Population Survey, ASEC

Apartment Construction – A Long View



Source: U.S. Census Bureau

2020 Presidential Election Results

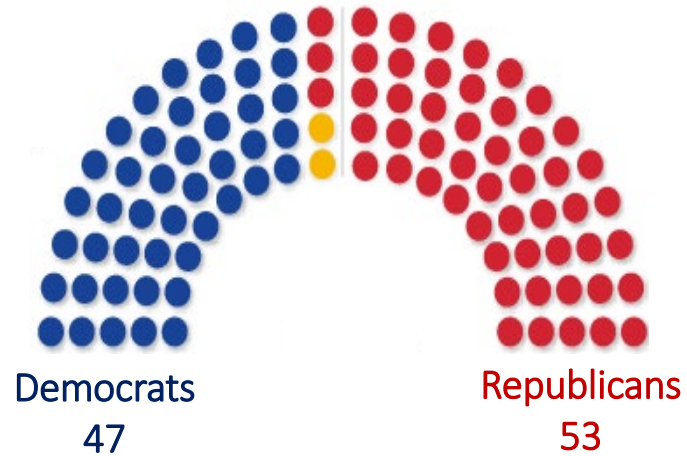


Biden: 306
Trump: 232

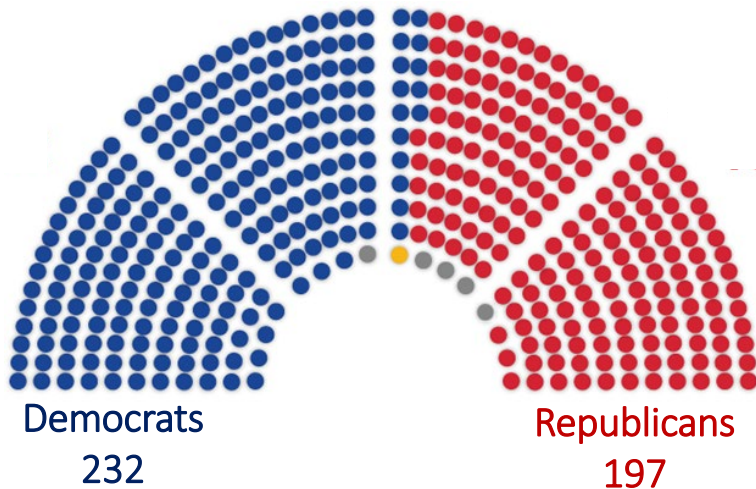
Congress by the Numbers

116th Congress

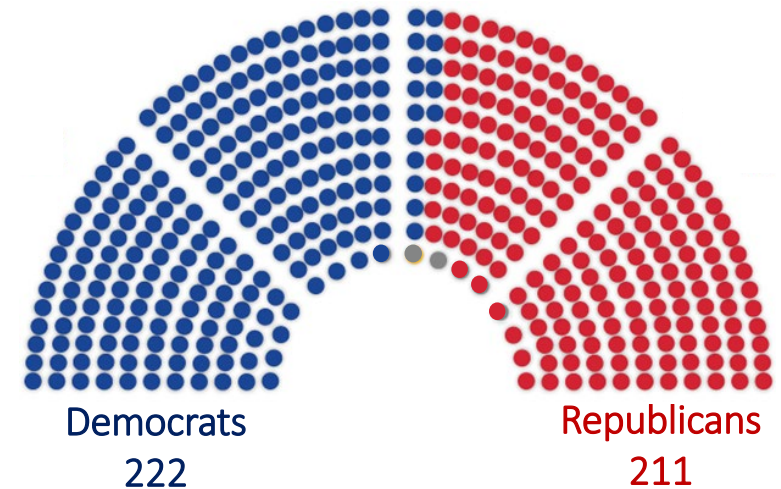
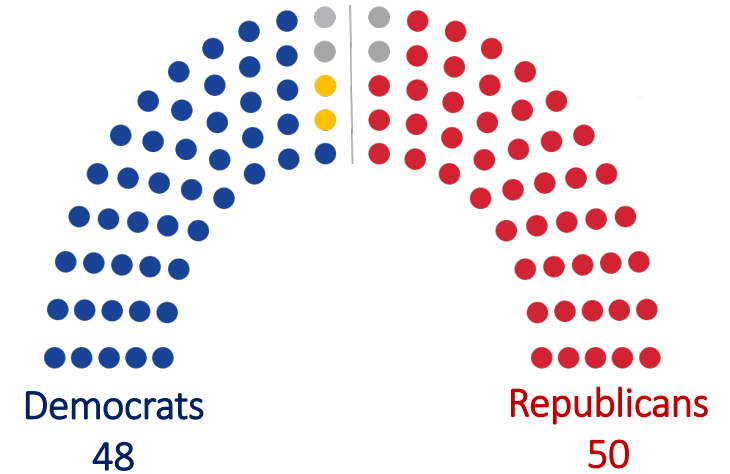
Senate



House



117th Congress



What's Next?



- December 11: Continuing Resolution Expires & New Spending Deal Required



- December 14: Electoral College Votes



- December 18: 116th Congress Scheduled to Adjourn



- January 3: 117th Congress Begins



- January 5: Georgia Senate Runoff Election



- January 20: Inauguration Day

Lame Duck Legislation

**Government Funding Runs Out
December 18**

COVID Relief Package

- Eviction Moratorium
- Assistance for Renters & Property Owners
- Paycheck Protection Program
- Stimulus Checks
- Liability Protections



117th Legislative & Regulatory Priorities

Housing Affordability

Housing Finance Reform

Infrastructure

Risk and Operations



NMHC Diversity, Equity & Inclusion Initiative

- NMHC's Diversity & Inclusion Initiative is a long-term commitment to promote diversity within the multifamily housing industry. Diversity is a business imperative that can drive innovation and organizational success.

THANK YOU

Douglas M. Bibby
President

National Multifamily Housing Council

Website: www.nmhc.org

E-mail: info@nmhc.org

Phone: 202/974-2300

markets

review



GREG WILLETT

Chief Economist



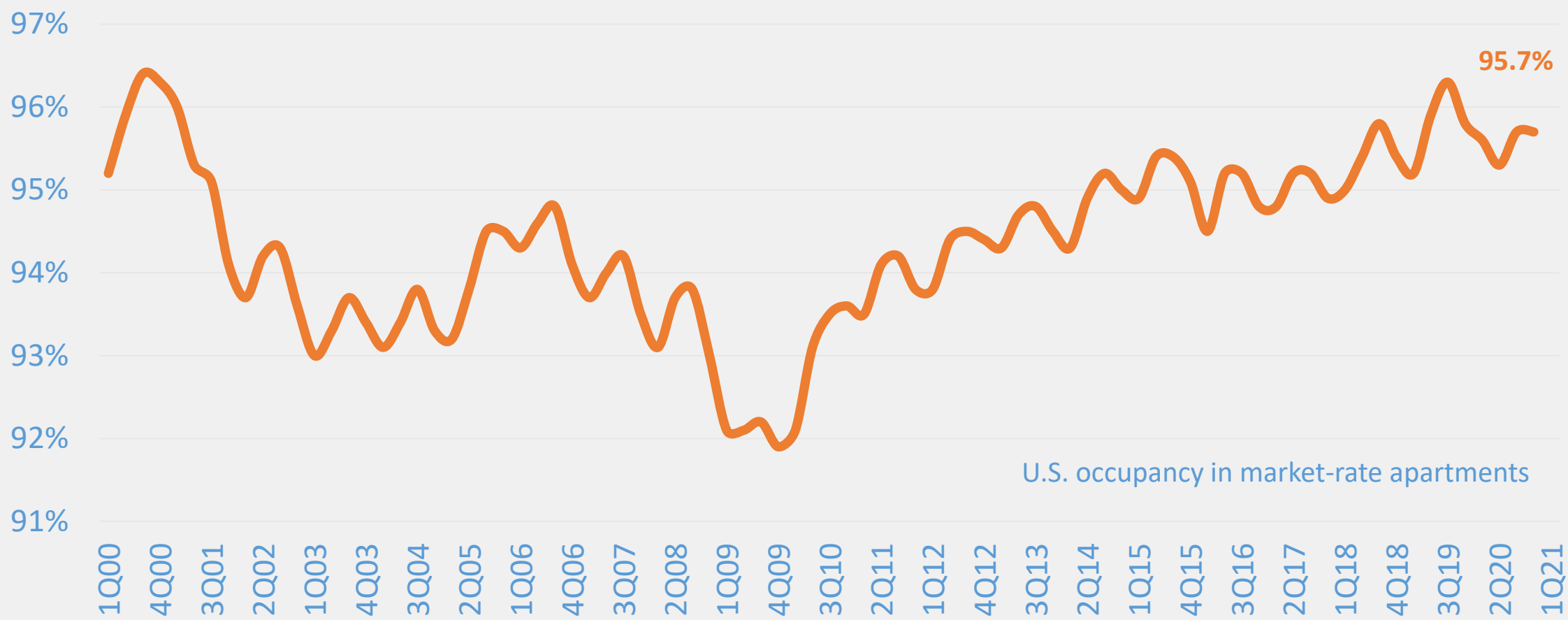
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webinar

2021

○ A big demand comeback in 2020's last half yielded **solid product absorption** for the year in total.

Sun Belt and Midwest markets led the way.

While down from Fall 2019's near-record rate, U.S. apartment occupancy is still in very good shape



Source: RealPage, Inc.

Class B and C properties are full, but there is some loss of occupancy in the luxury segment

94.6%

in Class A product

95.8%

in Class B product

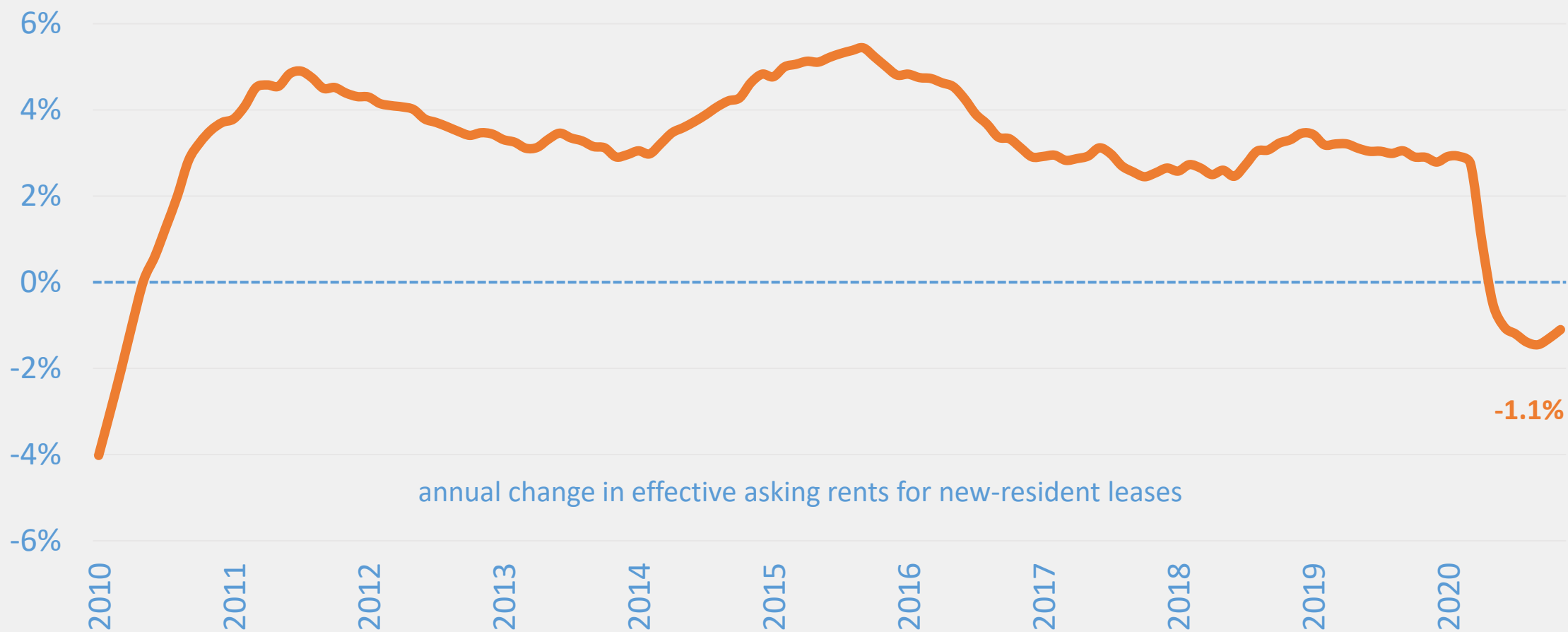
96.3%

in Class C product

- The share of households **up-to-date on rent payments** in professionally-managed properties across the U.S. is mildly off year-ago levels.

But the most expensive metros tend to be trouble spots with more missed payments.

U.S. effective asking rents are a little under year-ago rates on average, but a majority of individual metros are experiencing price bumps



Source: RealPage, Inc.

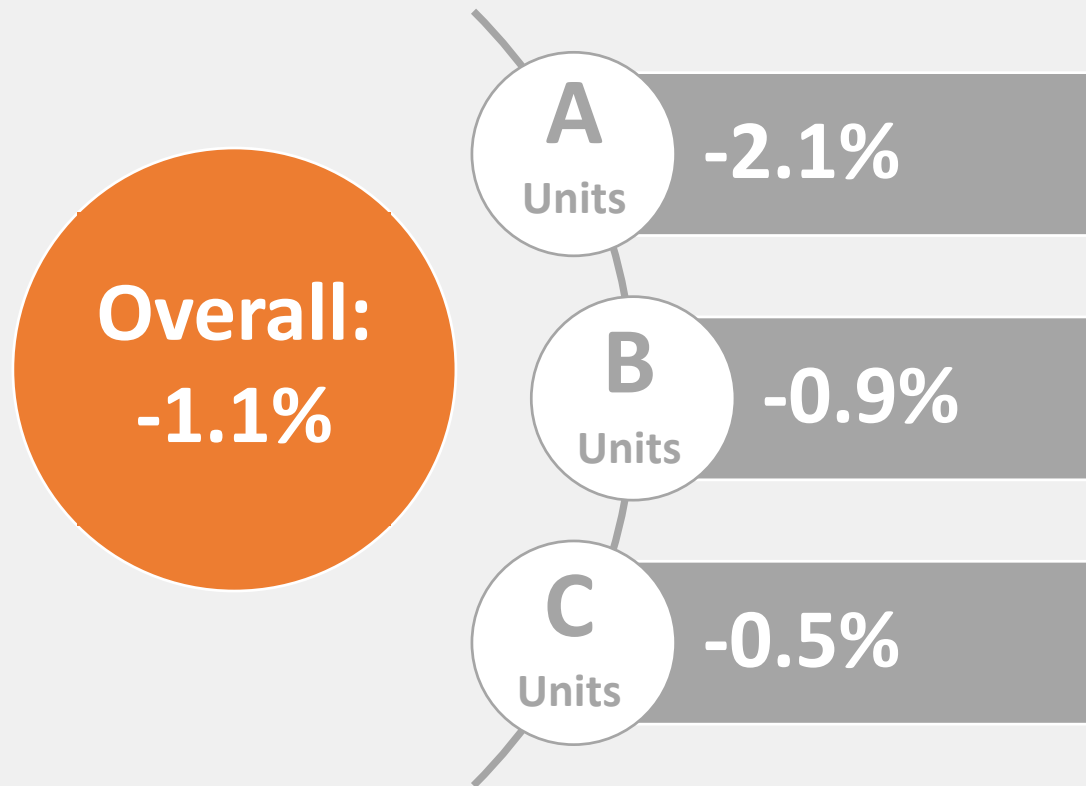
—○ The **spread of annual rent change stats** across the country is stunningly huge, from growth of 8% in Riverside, CA to cuts of 30% in Midland/Odessa, TX.

Today's big-metro rent change leaders tend to be markets that were slow and steady performers in the past

Rent Change Leaders	Annual Change as of November
Riverside/San Bernardino	8.5%
Sacramento	6.3%
Memphis	5.4%
Virginia Beach	5.1%
Detroit	4.7%
Greensboro	4.6%
Phoenix	4.4%
Providence	3.9%
Las Vegas	3.8%
Tampa	3.4%

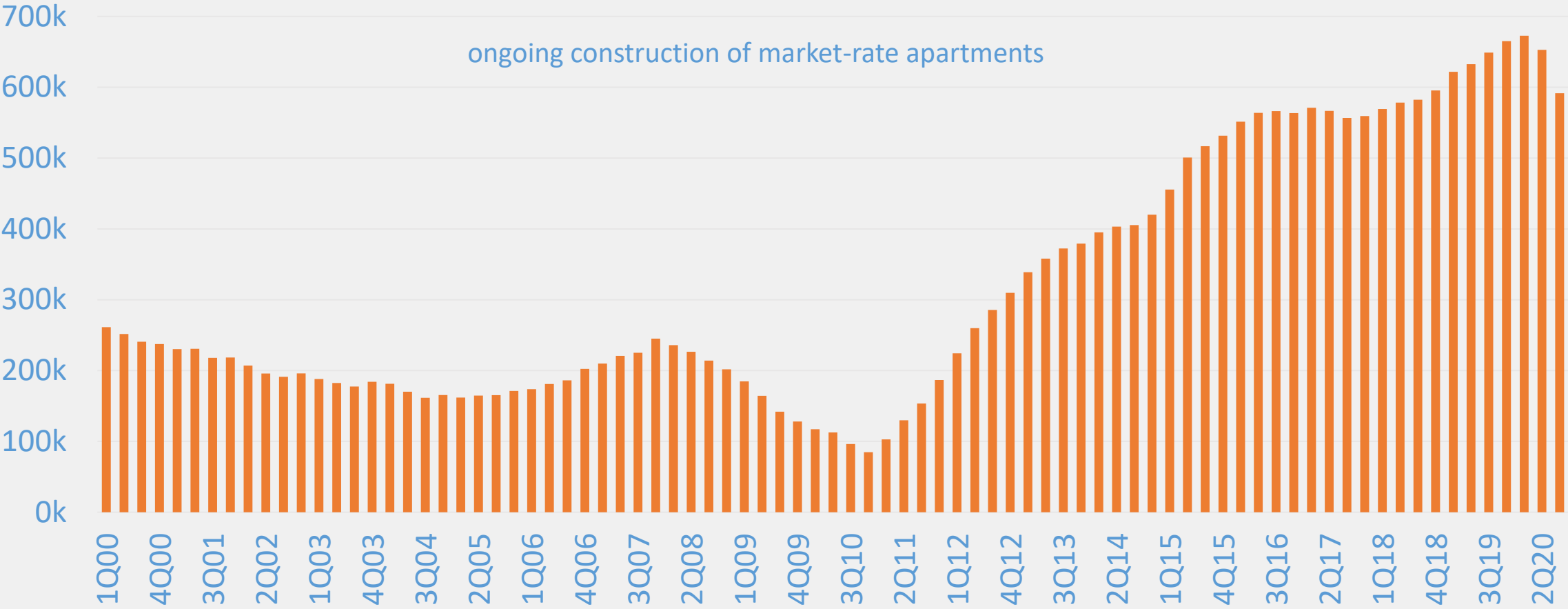
Rent Change Laggards	Annual Change as of November
San Francisco	-18.8%
San Jose	-14.3%
New York	-14.1%
Boston	-8.0%
Los Angeles	-5.6%
Chicago	-5.5%
Seattle	-5.4%
Oakland	-5.4%
Austin	-4.9%
Washington, DC	-4.9%

U.S. annual change in effective asking rents as of November was at:



- Price cuts are quickly getting smaller in the Class B product.
- Rents weren't cut in Class C communities until October.
- Average incomes of the **new renters** at middle-tier and especially at the Class C properties are rising.

There's lots of apartment product still on the way across the country, with Sun Belt markets tending to be the big centers of building activity



Source: RealPage, Inc.

Trends to Watch in 2021



- ✓ **Property performance levels will continue to be bifurcated, reflecting a move toward affordability.**
- ✓ **Property operations will continue to evolve, expanding the use of virtual leasing and communication/resident retention tools, moving functions off site and measuring cost control efforts.**
- ✓ **Property trade volumes will rebound from 2020's somewhat reduced levels, reflecting the faith that capital sources have in the big-picture outlook for the apartment asset class.**



Thank You

greg.willett@realpage.com
www.realpage.com/analytics



new design

& construction



GREG FAULKNER

AIA, NCARB

President

**HUMPHREYS
& PARTNERS**
ARCHITECTS, L.P.

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webinar

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state of the industry

- **Lumber spiking** several times due to demand in homebuilding primarily. Hard costs still high, some decrease in 2021
- Student housing occupancy filled at **Tier One schools**, in spite of 90% online classes
- Entitlements and zoning taking extended amount of time, **2 to 3 year** window delivery on most deals, **4 years if high rise**
- HPA at **all time project highs** going into March 2020, slowed in Q2 and part of Q3 with **deals ramping up Q4**
- **Q1 2021** crystal ball looks **very positive** right now
- We see need for more and more **efficient buildings** on net to gross with **higher density** for urban-suburban type deals with **surface parking** vs \$5 million plus parking garages
- Shift toward more **suburban product** in many markets and more **affordable rents**

market rate

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HERMOSA VILLAGE LEANDER, TX

DENSITY: 12.44 du/ac
UNITS: 238

Located just 30 minutes northwest of Austin, Hermosa Village is an urban farmhouse community with 18 two-story Big Houses® nestled on 20 acres. Stand-out community amenities community farm, herb garden, and outdoor games.

market rate

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CREEKSIDE PARK THE WOODLANDS, TX

DENSITY: 20.31 du/ac
UNITS: 292

As Howard Hughes' first multifamily development, this Craftsman-style community is located just outside of Houston and blends two of HPA's best signature designs and earned a 2019 New Development of the Year award with the Houston Apartment Association.

market rate

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SAWGRASS POINT GONZALES, LA

DENSITY: 28 du/ac
UNITS: 272

Located a mere 30 minutes from Baton Rouge and one hour from New Orleans, Sawgrass offers elevated interiors, a 1500+ square foot fitness center and close proximity to retail and entertainment destinations.

market rate

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TANAGER SUMMERLIN, NV

DENSITY: 29.50 du/ac
UNITS: 267

This 3 & 4 e-Urban is part of the 400-acre urban center master plan designed by Howard Hughes. The community is conveniently located in the heart of downtown Summerlin and offers views of the Las Vegas Strip and walking distance to the Las Vegas Ballpark.

market rate

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& PARTNERS**
ARCHITECTS, L.P.



EDDY AT RIVERVIEW LANDING SMYRNA, GA

DENSITY: 35 du/ac
UNITS: 310

This 2020 Aurora Awards winner earned Silver in the Best 4-story Multifamily Housing Community category. On 17 acres, it is the first phase of a massive master planned community with 3,561 sq ft of ground-level retail and views of the Chattahoochee river.

market rate

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& PARTNERS**
ARCHITECTS, L.P.



LUXE AT MILE HIGH DENVER, CO

DENSITY: 93.63 du/ac
UNITS: 382

Five-story wrap offers views of downtown and Broncos Stadium with rooftop lounge. Close proximity to the Knox light-rail station and a planned mixed-use development.

market rate

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& PARTNERS**
ARCHITECTS, L.P.



LAKEWOOD SUITES LAKEWOOD, CO

DENSITY: 122.7 du/ac
UNITS: 335

Five-story wrap brings a unique live/work environment featuring a 3,509 sq ft leasing office and 15 live/work units. A 6th floor pool deck will occupy space above the 5-level parking garage and a 2,083 sq ft clubhouse with fitness center.

market rate

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ARCHITECTS, L.P.



PRIMROSE AND POMONA MONROVIA, CA

DENSITY: 169.2 du/ac
UNITS: 310

This mixed-use 7-story podium includes 310 residential units with 25 very low-income affordable units and 10,000 sq. ft. for commercial use on 1.83 acres. Parking is subterranean with 479 spaces.

market rate

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& PARTNERS**
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MUSIC ROW NASHVILLE, TN

DENSITY: 148 du/ac
UNITS: 102

Located in the historical district of Music Row, near downtown Nashville, this mixed-use concept includes 5 residential stories over 2 levels of above and below grade parking. Residential portion may be split up to include short term rentals.

market rate

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CENTURY FARMS ANTIOCH, TN

DENSITY: 36 du/ac
UNITS: 212

Set to open in 2021, it will be the first phase of a 300+ acre, mixed-use, master-planned development of great local and regional impact, located along Interstate 24 in Southeast Davidson County.

market rate

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ICON CENTRAL ST. PETERSBURG, FL

DENSITY: 148.7 du/ac
UNITS: 369

This luxury 15-story high rise with a five-star amenity package and resident programming is located in the thriving Central Arts District. The site also includes the historic 1920's Union Trust Bank Building that has been fully restored for future commercial and retail space.

market rate

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& PARTNERS**
ARCHITECTS, L.P.



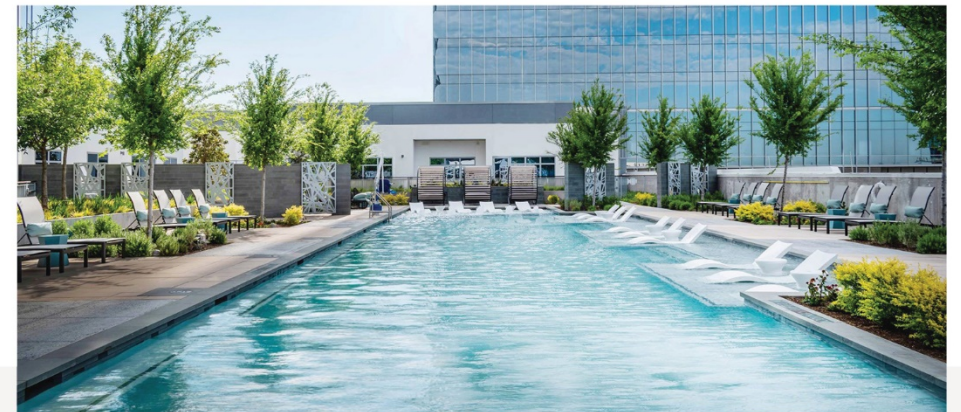
THE ODEON NEW ORLEANS, LA

DENSITY: 350 du/ac
UNITS: 273

At 29 stories, the Odeon is the tallest building constructed in New Orleans in more than 30 years and features over 11,000 sq ft of retail on less than an acre.

market rate

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LVL 29 PLANO, TX

DENSITY: 155 du/ac
UNITS: 328

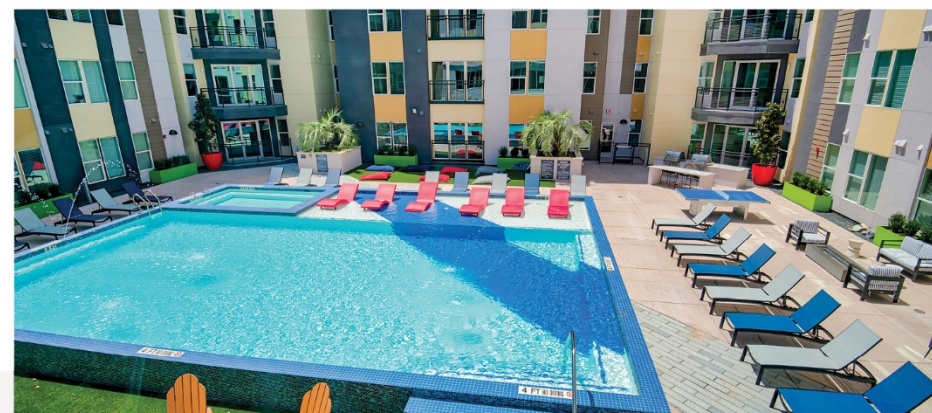
Our signature Home Rise® design is the largest HUD 221(d)(4) project in the Southwest and joins Plano's Legacy West master plan with an extensive unit and community amenity package.



ASPIRE SAN MARCOS, TX

DENSITY: 114.54 b/ac
BEDS: 756 (226 units)

This 13-story mixed-use student high rise is one of the first to have a 17,462 sq ft Target Urban and CVS in the country and is currently 100% leased serving Texas State University.



TOWER 5040 HOUSTON, TX

DENSITY: 114 b/ac
BEDS: 504 (147 units)

Located across from the University of Houston, this 5-story residential over 3-level podium features a swimming pool with a "dive-in" movie screen, private study rooms, game room, indoor and outdoor socializing areas, and a park for pets.



STERLING 5TH STREET DAVIS, CA

DENSITY: 108 b/ac
BEDS: 540 (160 units)

Off-campus 3- and 4-story wrap with 5-level garage near UC Davis campus. A LEED Platinum Certified Community with 3,000 sq ft fitness center, outdoor courtyards, bike storage and social lounge.



SANTA CLARA STATION

DENSITY: 100 du/ac
BEDS: 545 (240 units)

Dynamic mixed-use student and workforce housing podium plans to offer 8 stories and over 11,900 sq ft of ground level retail near a Caltrain hub. Four- and two-bedroom co-living spaces will be rented separately, and 29% will be affordable.



BIXBY ON COLLEGE CLEMSON, SC

DENSITY: 100 du/ac
BEDS: 373 (109 units)

This new mixed-use student housing community will be located in the heart of Tigertown approximately a half mile from Clemson University's main campus with 415 garage parking spaces and 14,000 sq ft of commercial space.



LOFTS ON LINCOLN COLUMBIA, SC

DENSITY: 169 b/ac
BEDS: 676 (278 units)

Off-campus 5-story residential with 6-level garage parking. Planned amenities include 2 courtyards, a 8,461 sq ft clubhouse, expansive pool deck and fitness center to serve the growing USC student body.

student housing

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PARK PLACE DENTON DENTON, TX

DENSITY: 169 b/ac
BEDS: 470 (155 units)

Located 40 miles north of Dallas and serving the University of North Texas' growing student population, this future mixed-use off-campus community offers five floors of residential space and a 1,340 sq ft ground level retail component with 546 garage parking.

student housing

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THE STANDARD AT AUSTIN (PH I) AUSTIN, TX

DENSITY: 738.05 b/ac
BEDS: 989 (287 units)

Off-campus 17-story high rise offers a massive 23,835 sq ft of amenity space to meet the needs of UT Austin students and young professionals. Units range from studio up to 6 bedrooms.

senior living



SAGE AT MATTISON ESTATE UPPER DUBLIN, PA

DENSITY: 31 du/ac
UNITS: 250

This amenity-rich, suburban in-fill community promises to be the “next stage of senior living” with focus on holistic aging. It will be comprised of 156 independent living units, 62 assisted living units and 32 memory care units with secure, structured parking.

senior living



OVATION AT RIVER WALK PLAINSBORO TOWNSHIP, NJ

DENSITY: 10.13 du/ac
UNITS: 260

This 4-story over 1-story podium parking design has a 3-story clubhouse and bistro on the first level. Of the 260 units, 39 will be affordable. The independent living community has 30,000 sq ft of amenity space including a pool, fitness studio and spa.

construction

costs

CONVENTIONAL MULTIFAMILY/STUDENT

GARDEN STYLE / SURFACE PARKED PRODUCT

\$125 - \$135 per NRSF (net rentable sq. ft.) in Texas
(18 to 24 units per acre)

BIG HOUSE® PRODUCT

\$135 to \$140 (NRSF) sq. ft. in Texas

E-URBAN® / SURFACE PARKED PRODUCT

3-story \$130 - \$140 per NRSF in Texas
4-story elevated over 1 level podium \$140 - \$150 per NRSF in Texas
(30 to 45 units per acre)

WRAP GARAGE PRODUCT

4-story elevated over 1 level podium \$165 - \$170 per NRSF in Texas
5-story elevated over 1 level podium \$175 - \$180 per NRSF in Texas
(60 to 70 units per acre)

PODIUM PARKED PRODUCT

4-story elevated over 1 level podium
\$175 - \$180 per NRSF in Texas

5-story elevated over 1 level podium
\$185 - \$195 per NRSF in Texas
(120 to 140 units per acre)

HIGH RISE PRODUCT

\$265 - \$295 per net (NRSF) sq. ft. in Texas
(200-1,000 units per acre)

Variables to Consider

- 7-story light steel: \$185 to \$215
- 15% higher in AZ, NV, UT
- 15% to 30% higher in California, Denver, Midwest, Northeast and Pacific Northwest
- Student can be 5% higher w/ higher mix of 4-bed/4-bath units
- Can be 10% to 20% higher in Austin, TX

multifamily

trends & innovations



WALTER HUGHES

AIA

Chief Innovation Officer

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& PARTNERS**
ARCHITECTS, L.P.

kickoff
webinar

2021

NEW PROTOTYPES

Efficiency:

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

Formula: $\text{Rentable area} \times 100 / \text{Total floor area}$

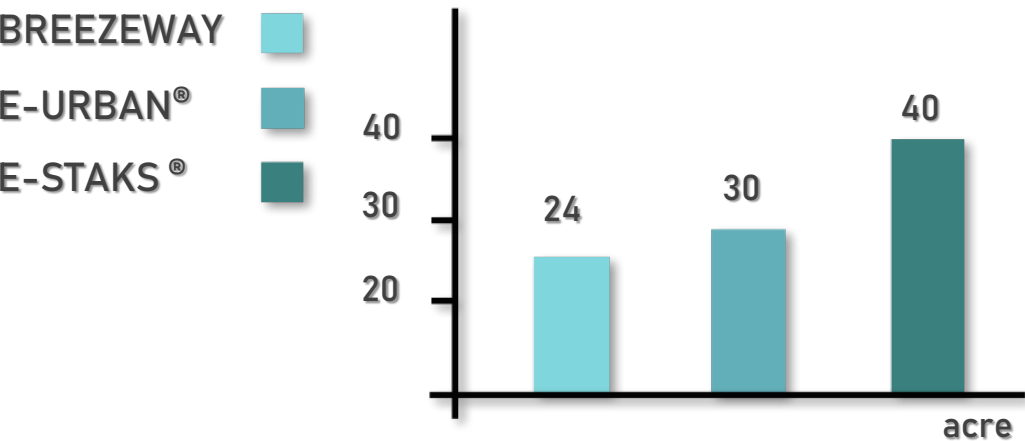
Density:

Number of dwelling units per acre.

Ease of construction.

DENSITY COMPARISON

Units per acre, based on 3-story buildings.



EFFICIENCY COMPARISON

Gross area to be built in order to reach 200 units of 1000 net sq. ft. average.



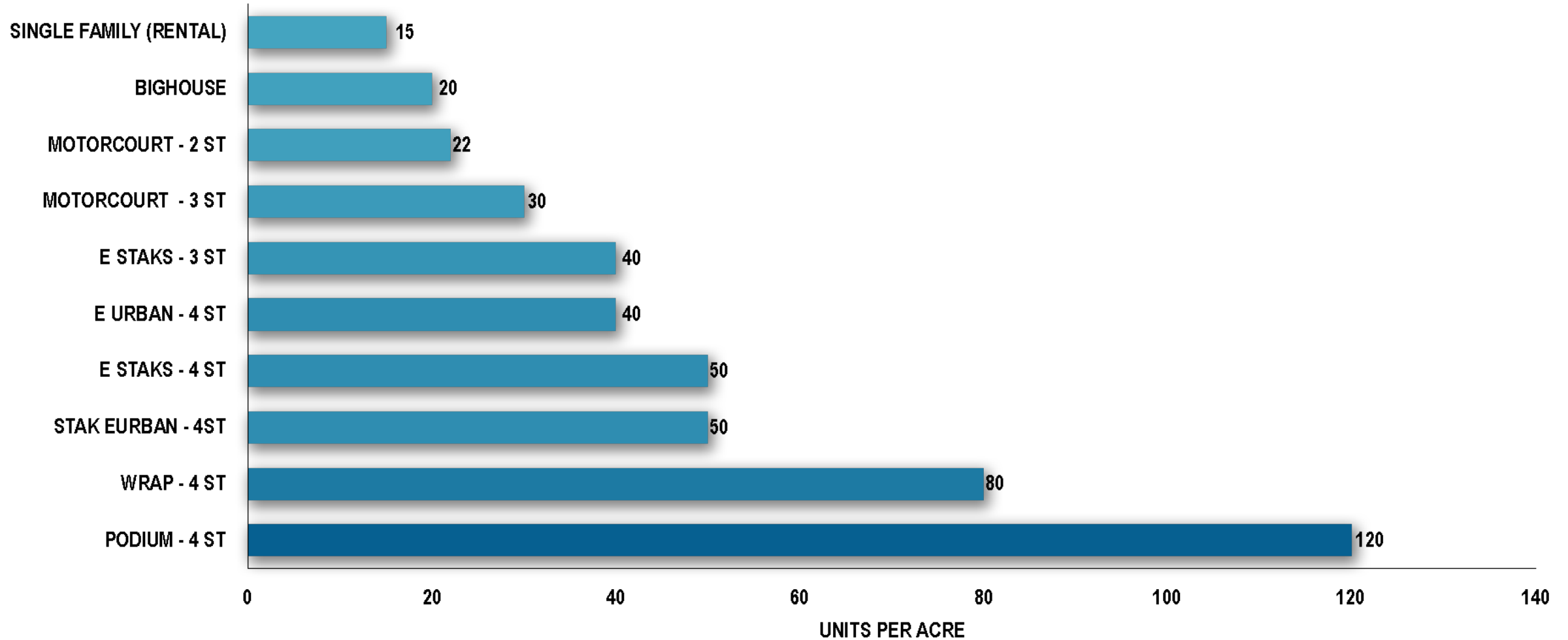
INFO

LAND BASIS

BREEZEWAY 200 units / 24 units per acre : 8 acres

E-URBAN® 200 units / 30 units per acre : 7 acres

E-STAKS® & STAK HOUSE® 200 units / 40 units per acre : 5 acres



UNITS PER ACRE

BIG HOUSE[®]

- Direct unit entries
- Direct access garages available for all units
- Density: up to 18 units per acre
- Efficiency: 100%





HUMPHREYS & PARTNERS ARCHITECTS, L.P.

 Josh Mateo
@joshmateo

Replying to @julesforrest

Was working from my recycling bin the other day 🤪
🌟



♡ 4,469 6:19 PM - Mar 13, 2020

💬 372 people are talking about this

boredpanda.com

 Life in Capitals
@lifeincapitals

Replying to @julesforrest

I'm lucky enough to have a height-adjustable
workstation at home...



♡ 2,619 8:34 PM - Mar 13, 2020

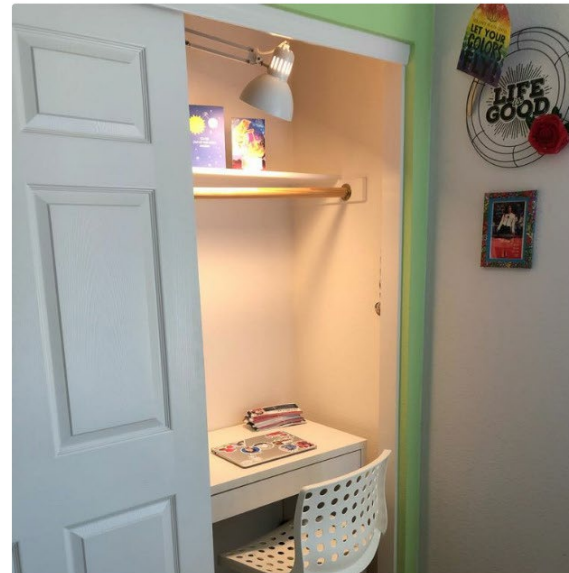
💬 247 people are talking about this

boredpanda.com

 Tempest 🇪🇺 🇺🇸 🇩🇪
@tempestdevyne

Replying to @julesforrest

here's my workspace. Thank you so much for this
thread. It's lovely.



♡ 2 6:52 PM - Mar 14, 2020

👤 See Tempest 🇪🇺 🇺🇸 🇩🇪's other Tweets

boredpanda.com

 Larry Cornett
@cornett

Replying to @julesforrest

I use my pickup as a "desk" when it's nice outside.
[#WorkFromHome](#) [#remotework](#) [#workingremotely](#)



♡ 80 3:18 AM - Mar 14, 2020 · California, USA

👤 See Larry Cornett's other Tweets

boredpanda.com

POST COVID TRENDS

HUMPHREYS & PARTNERS ARCHITECTS, L.P.



BUILDING -1st. FLOOR PLAN



POST COVID TRENDS

HUMPHREYS & PARTNERS ARCHITECTS, L.P.



BUILDING - 2nd FLOOR PLAN



POST COVID TRENDS

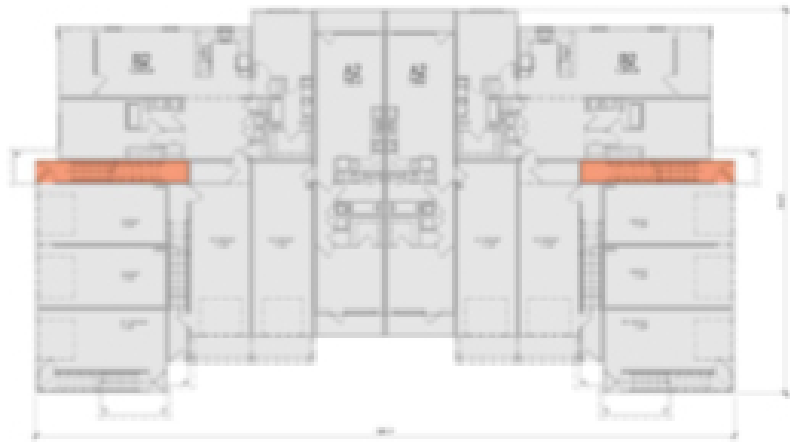
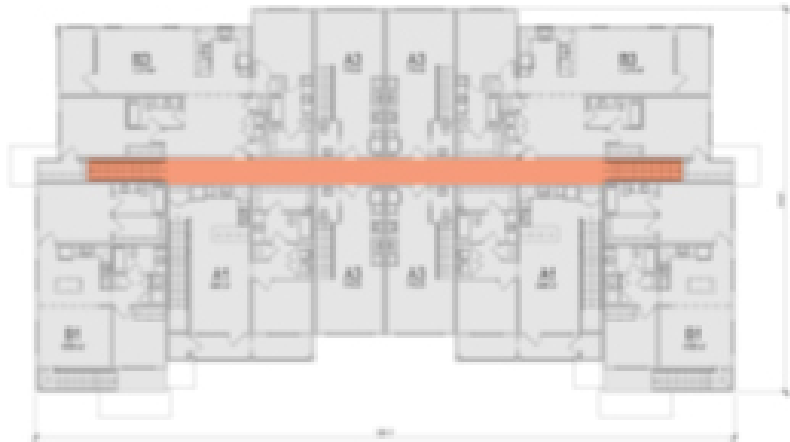
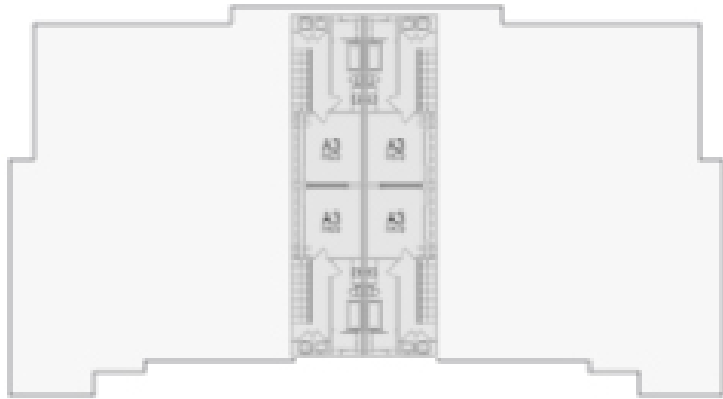
HUMPHREYS & PARTNERS ARCHITECTS, L.P.

STAK HOUSE®

- Combines E-Staks® with our award-winning Big House® signature design.
- It fits seamlessly into suburban single-family neighborhoods with ground-floor units providing private entries and some units boasting direct access garages.
- Up to 26 units per acre.
- 2 and 3 story, with and without garages.
- Efficiency: 93%



HUMPHREYS & PARTNERS ARCHITECTS





BRASS AT BRIGGS RANCH, TX





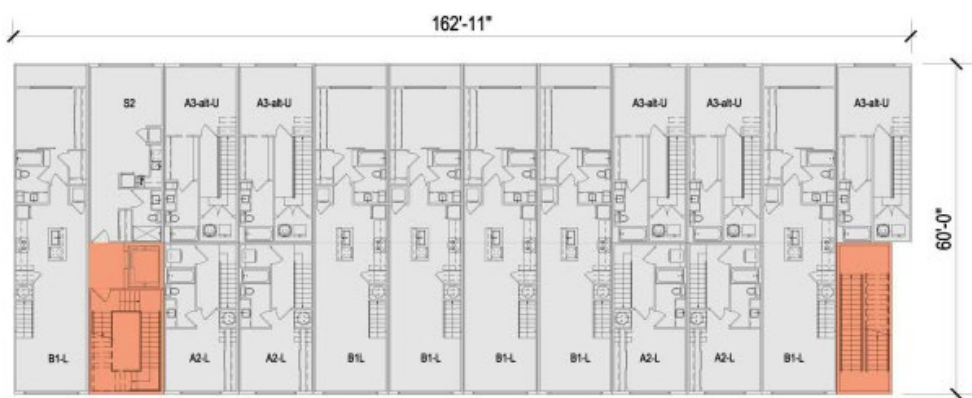
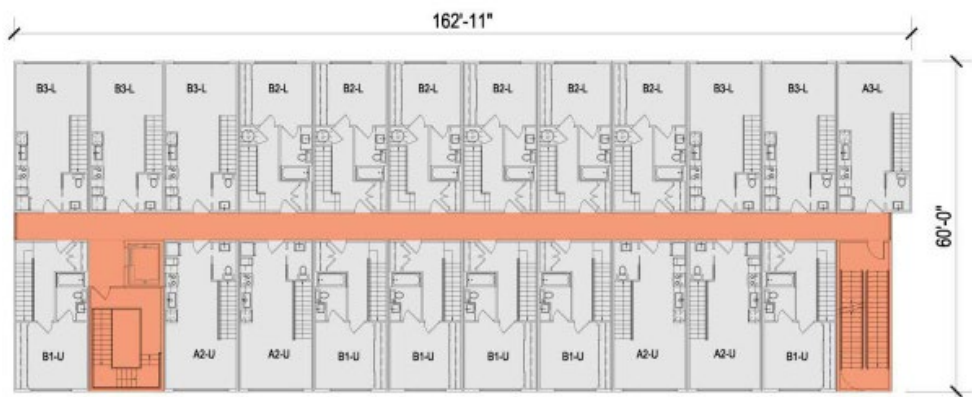
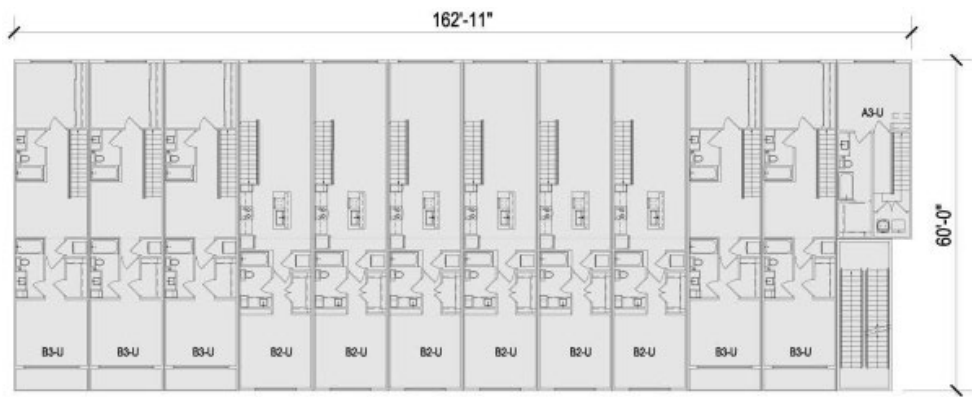
BRASS AT BRIGGS RANCH

HUMPHREYS & PARTNERS ARCHITECTS LLP

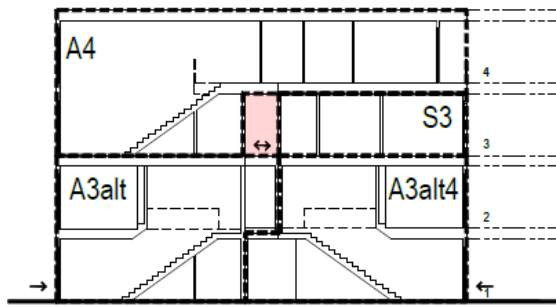
E-STAKS[®]

- One corridor serves three levels
- All units are the same width and depth
- Variety of buildings shapes and lengths
- Efficiency: 93%
- 3-story: up to 40 units per acre (Surface parked)
- 4-story: up to 50 units per acre (Surface parked)



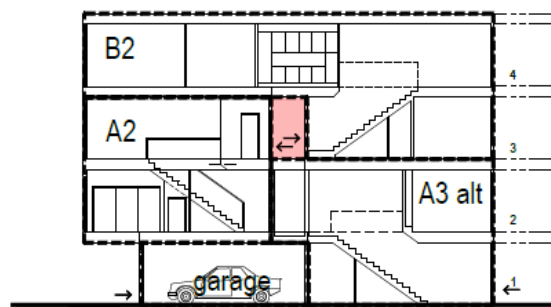


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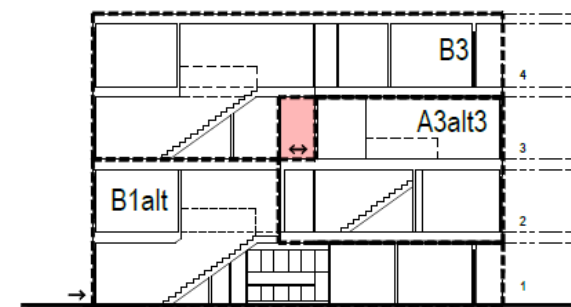
OPTION 1

25 % S units
75 % A units



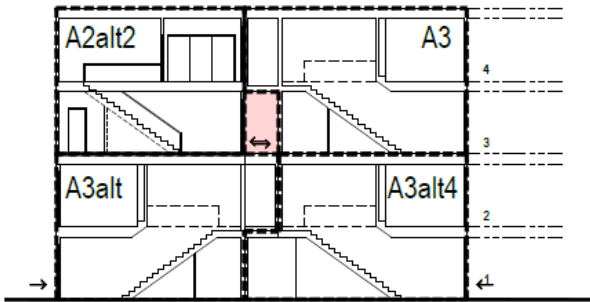
OPTION 4

with garage
66 % A units
33 % B units



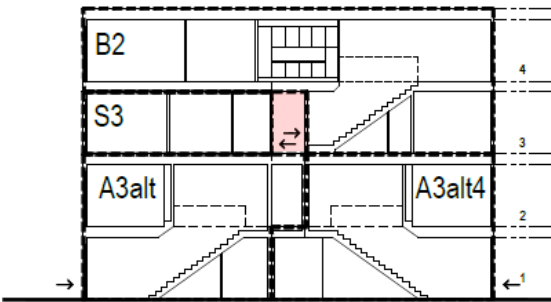
OPTION 7

33 % A units
66 % B units



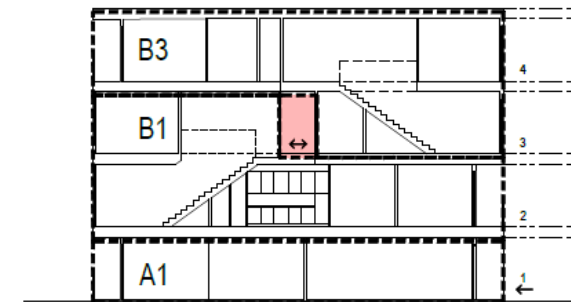
OPTION 2

100 % A units



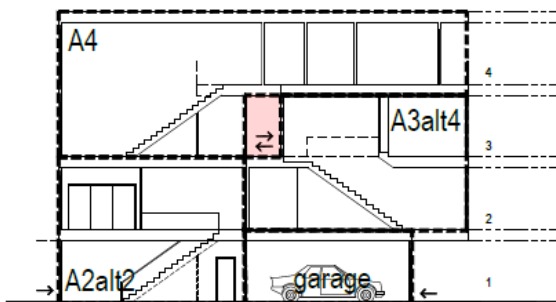
OPTION 5

25 % S units
50 % A units
25 % B units



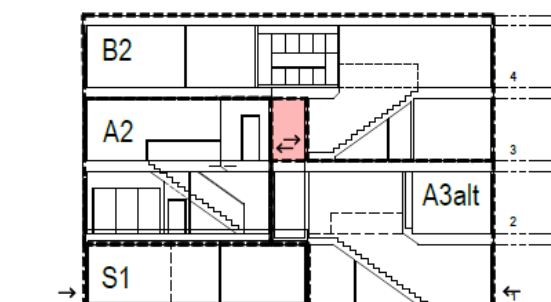
OPTION 8

33 % A units
66 % B units



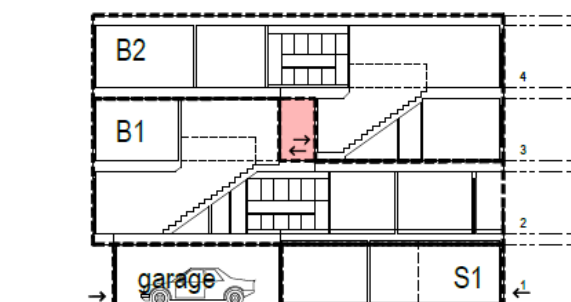
OPTION 3

with garage
100 % A units



OPTION 6

25 % S units
50 % A units
25 % B units

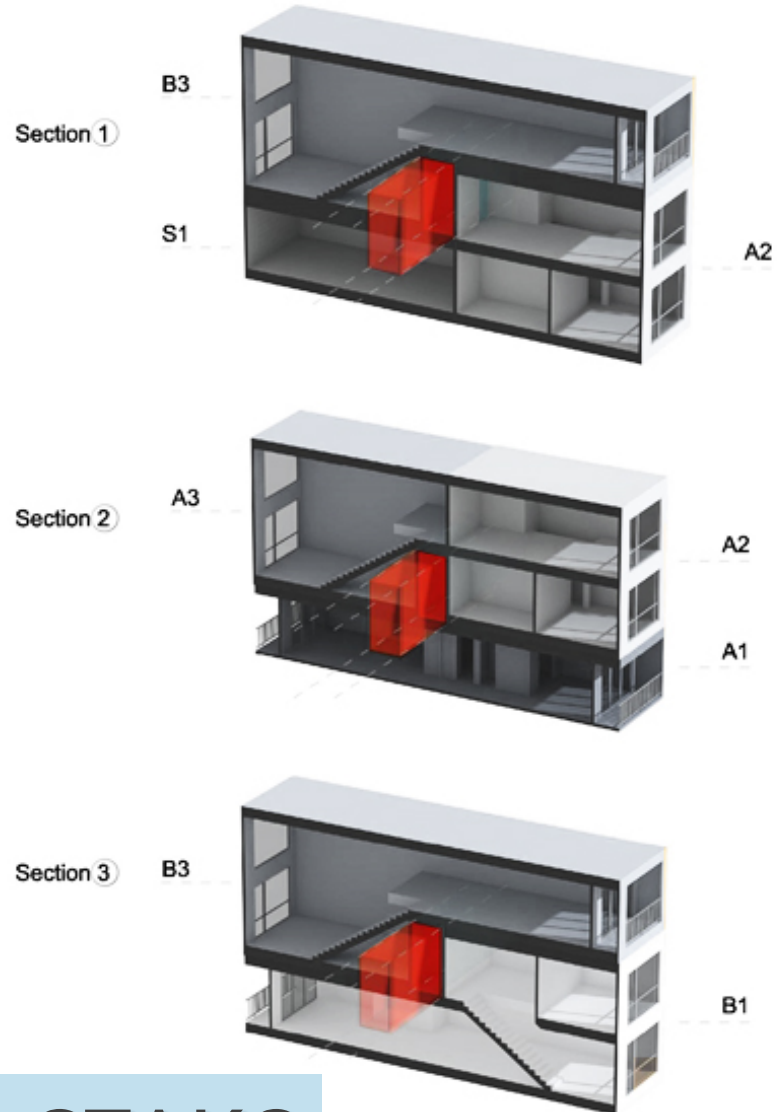


OPTION 9

with garage
33 % S units
66 % B units

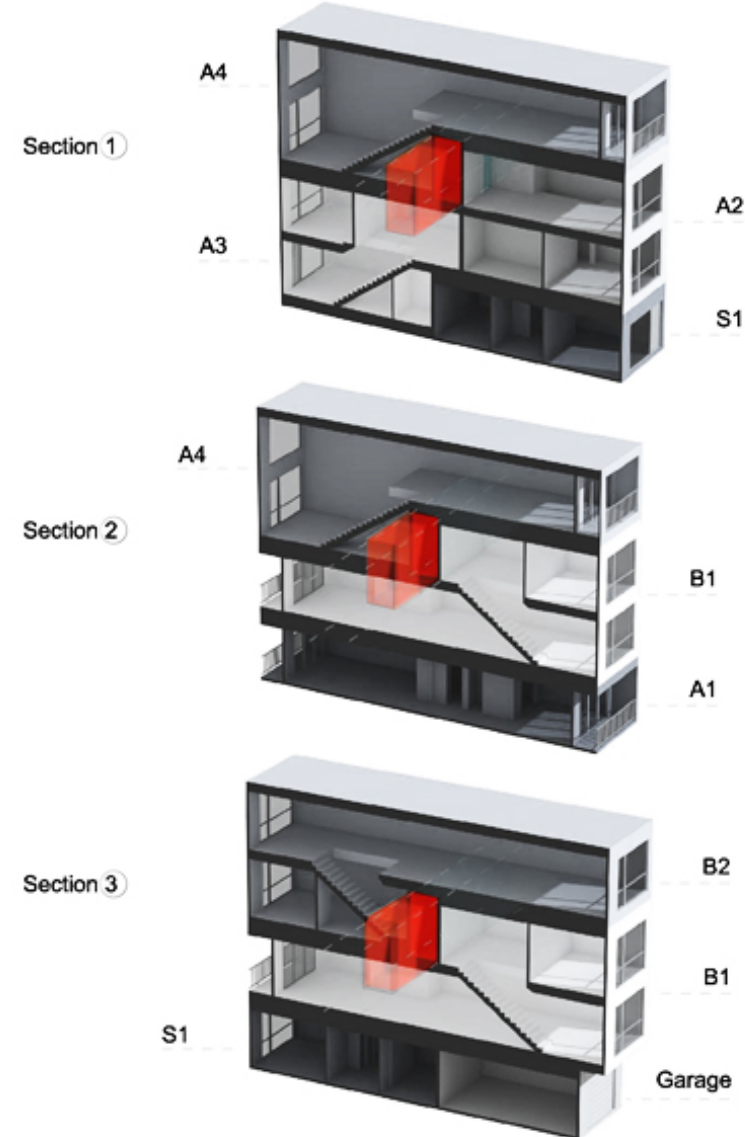
SECTIONS - 4 STORY

E-STAKS - 3 STORY



E-STAKS

E-STAKS - 4 STORY

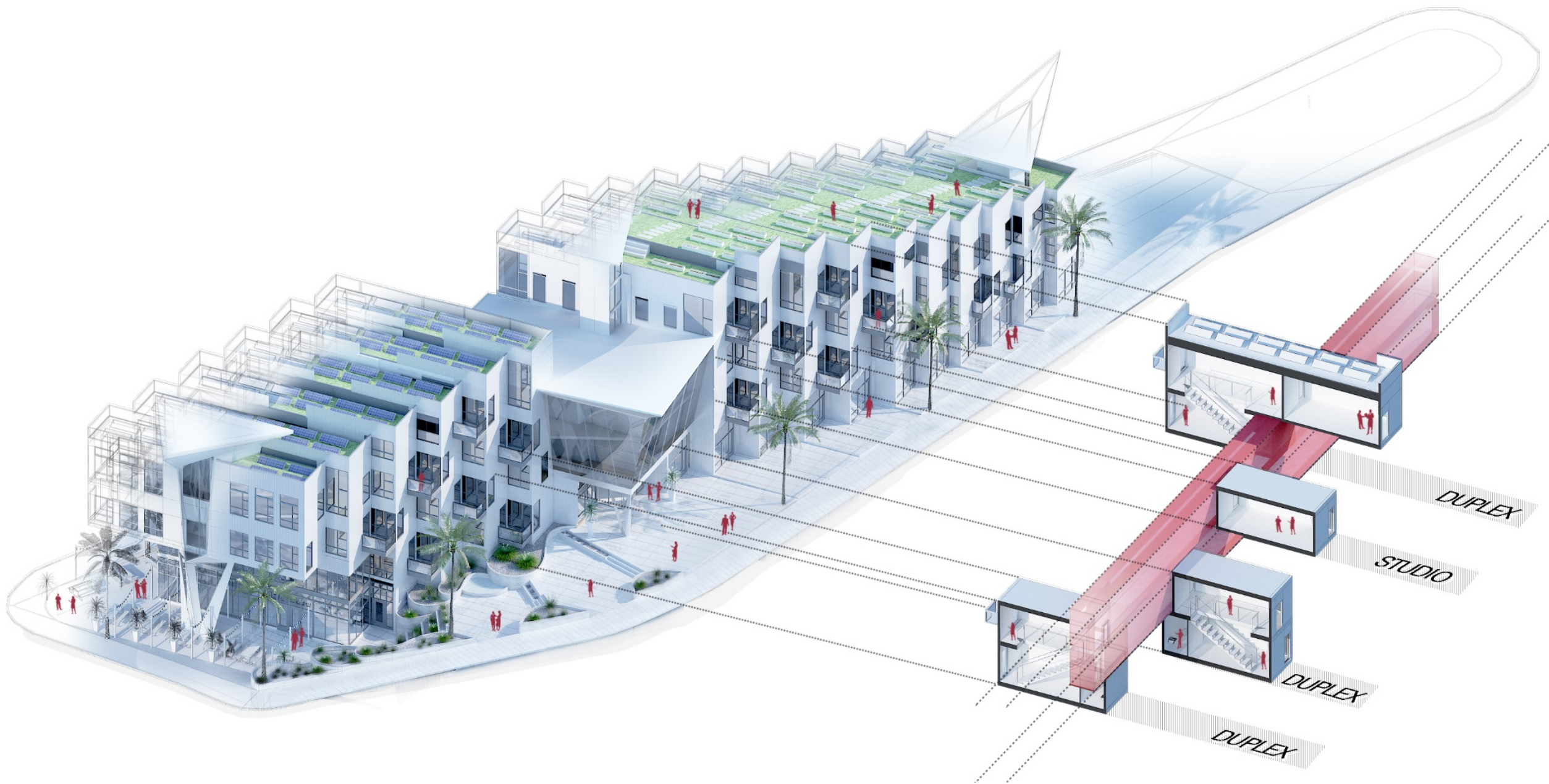


HUMPHREYS & PARTNERS ARCHITECTS, L.P.



SAN FRANCISCO ESTAKS

HUMPHREYS & PARTNERS ARCHITECTS, L.P.

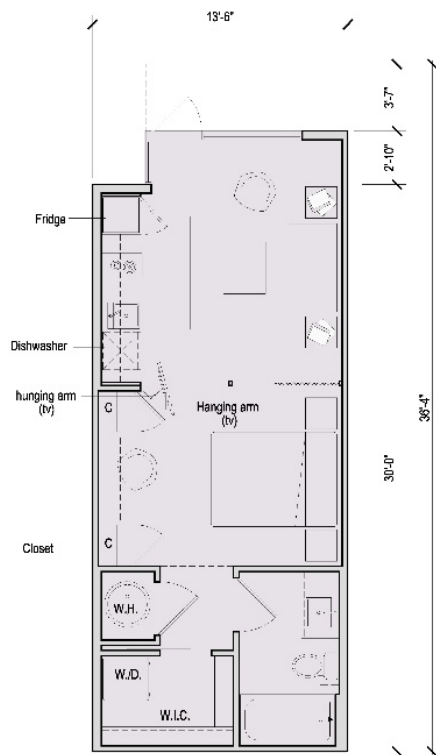


HUMPHREYS & PARTNERS ARCHITECTS, L.P.

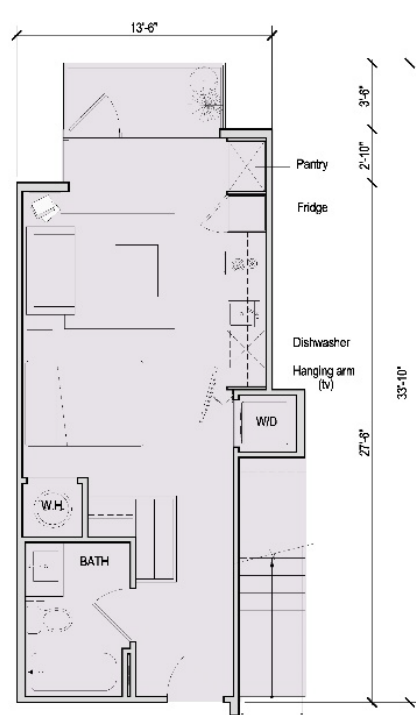
MICRO STAKS

- All units are the same width and depth
- Modular concept
- Variety of buildings shapes and lengths
- 3-story: up to 100 units per acre (surface parking)
- 4-story: up to 140 units per acre (surface parking)
- Efficiency: 85%

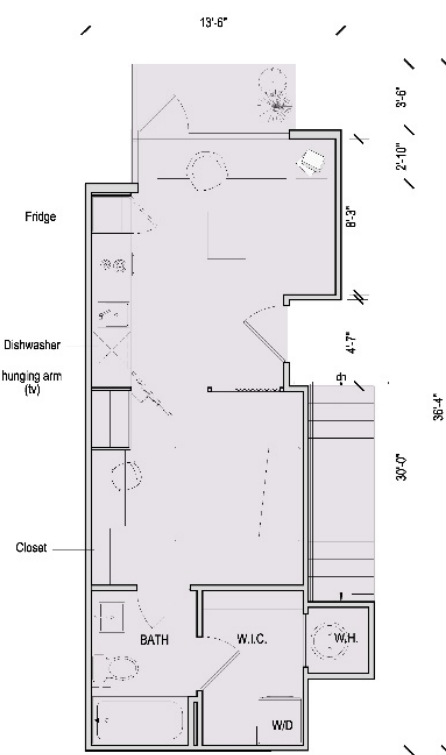




UNIT M1
Net area-436 sf



UNIT M2
Net area-386 sf



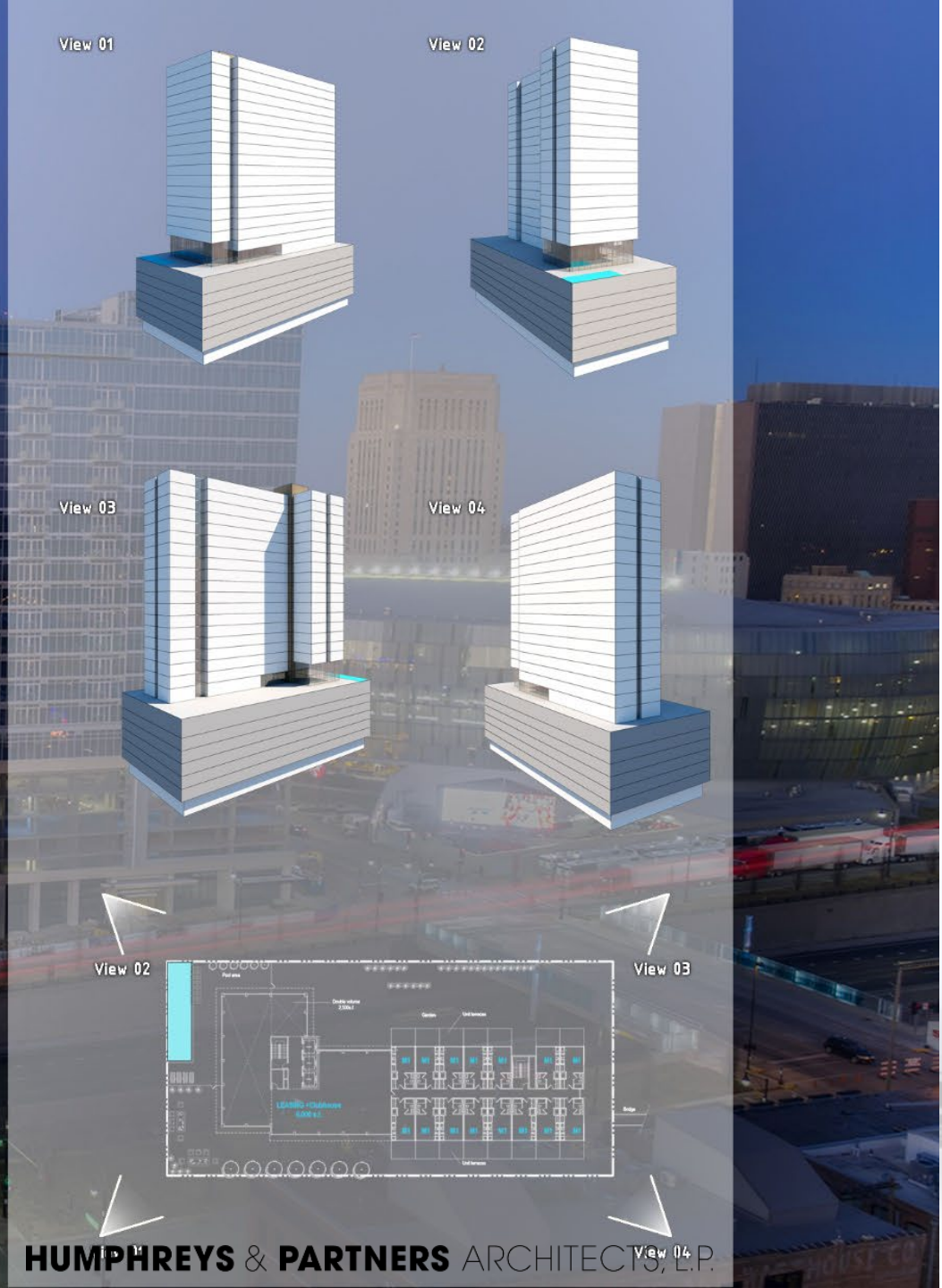
UNIT M3
Net area-404 sf





14th AVENUE

HUMPHREYS & PARTNERS ARCHITECTS, L.P.

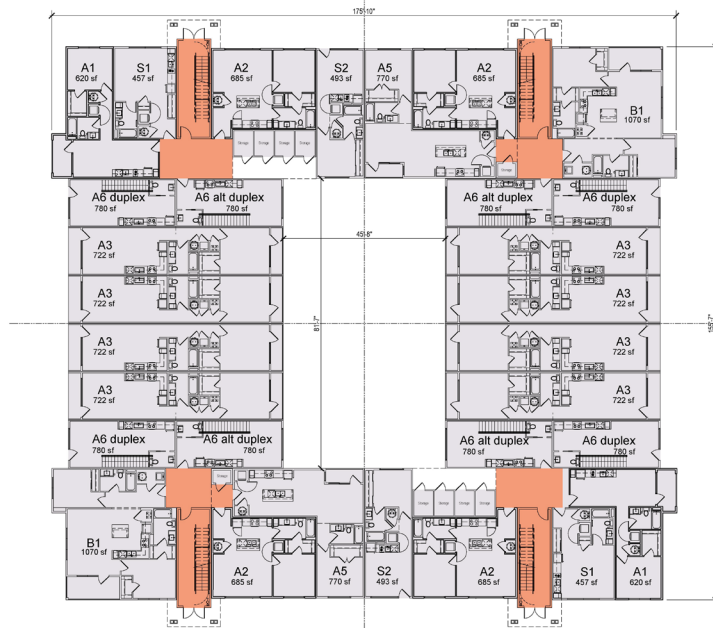


HUMPHREYS & PARTNERS ARCHITECTS, L.P. View 04

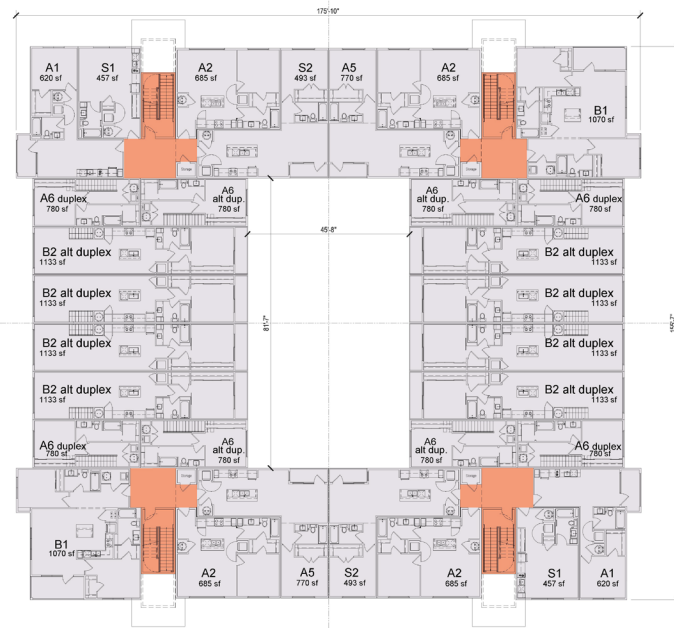
STAK E-URBAN

- One corridor, on the 3rd floor serves 4 levels
- Nimble, efficient and high density
- 4-story: up to 41 units per acre (surface parked)
- Efficiency: 90% unit avg: 870 sq ft

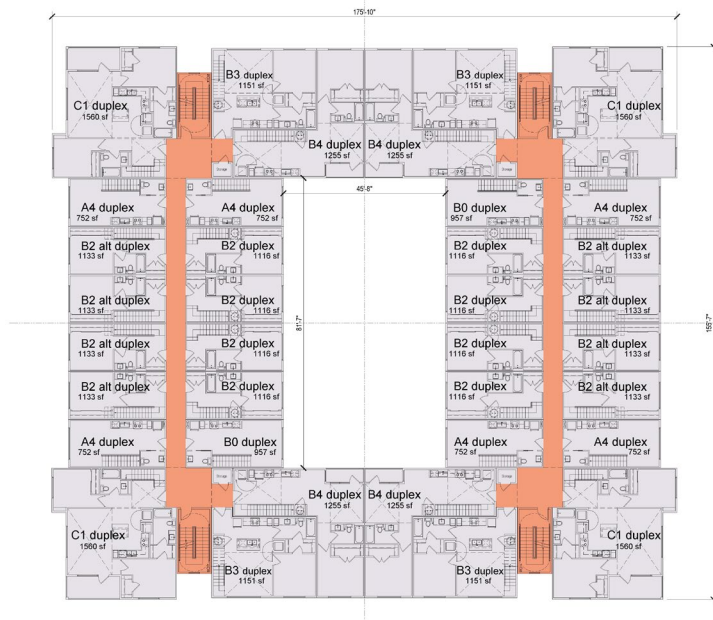




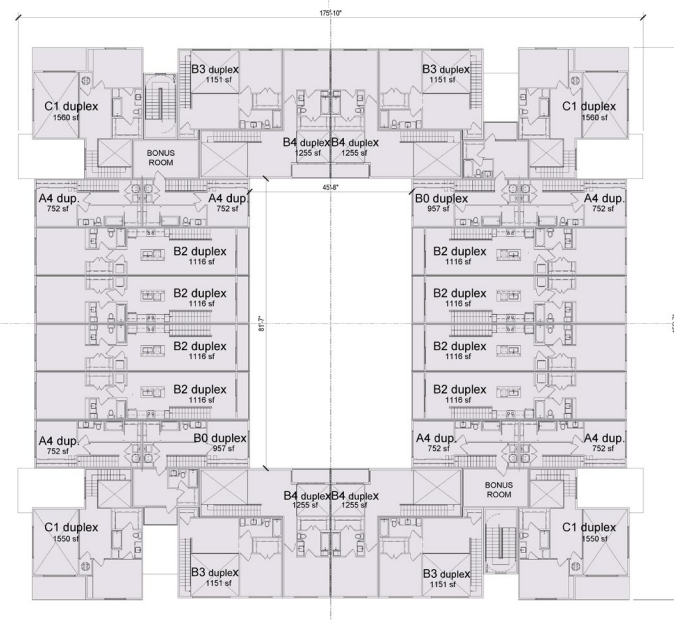
GROUND FLOOR PLAN



2nd FLOOR PLAN



3rd FLOOR PLAN

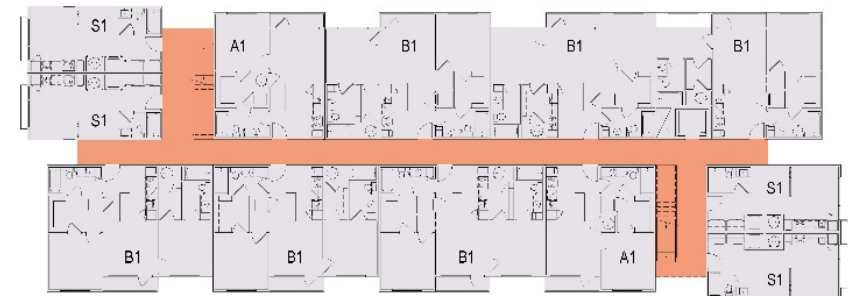
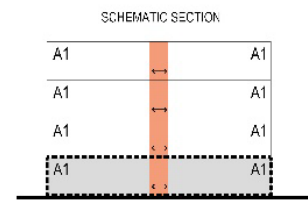
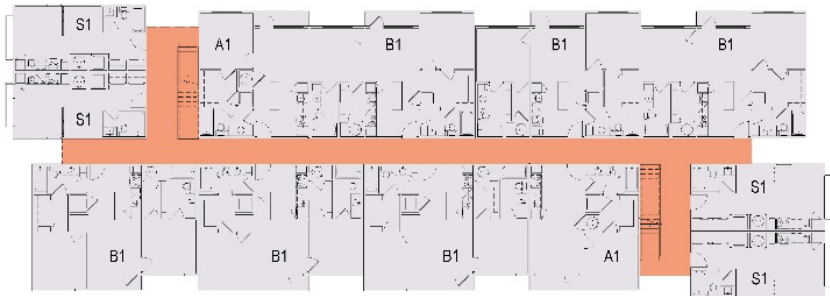
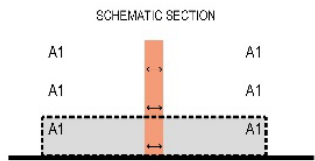
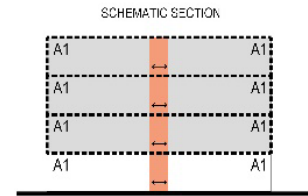
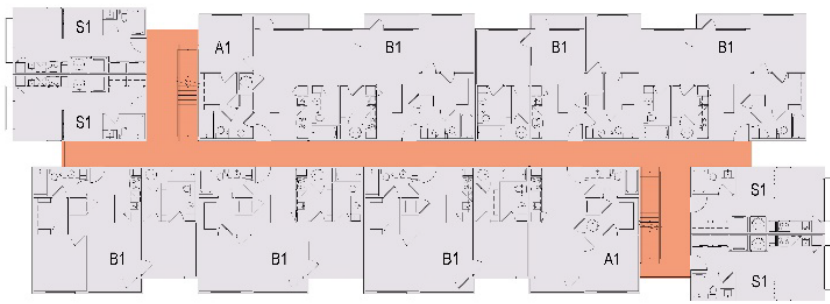
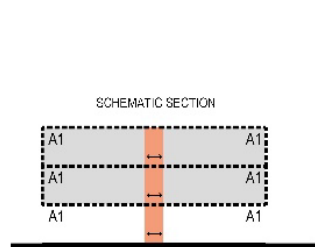


4th FLOOR PLAN

WORKFORCE LIVING

- Affordable concept
- All kitchens and baths are identical
- Modular layout
- Simple and good looking





WORKFORCE

SINGLE FAMILY RENTAL

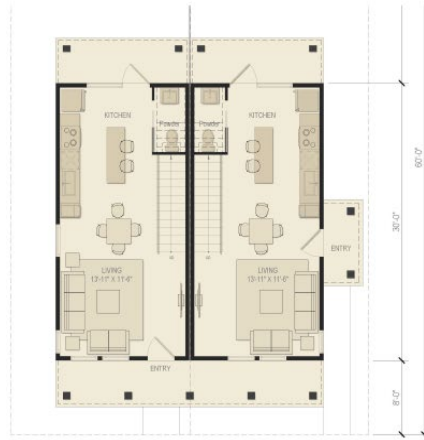
- Hybrid between single family and multifamily
- 1, 2 and 3 bedrooms homes from 830 sq ft to 1,860 sq ft
- Attached garages optional
- Traditional neighborhood development



HUMPHREYS & PARTNERS ARCHITECTS, LP

ONE BEDROOM

NET AREA
from 830sf



First FLOOR PLAN



Second FLOOR PLAN

TWO BEDROOM

NET AREA
from 1285sf



Contemporary Style



Coastal Style



Traditional Style

THREE BEDROOM

NET AREA
From 1,860sf



First FLOOR PLAN



Second FLOOR PLAN



Traditional Style



Traditional Style



Traditional Style

HUMPHREYS & PARTNERS ARCHITECTS, L.P.

STUDENT ON CAMPUS

- Modular and regular framed concept
- New units designed according to post-Covid trends
- Studio units and 2-bedroom units with private bathrooms
- Optional double occupancy





Ground FLOOR

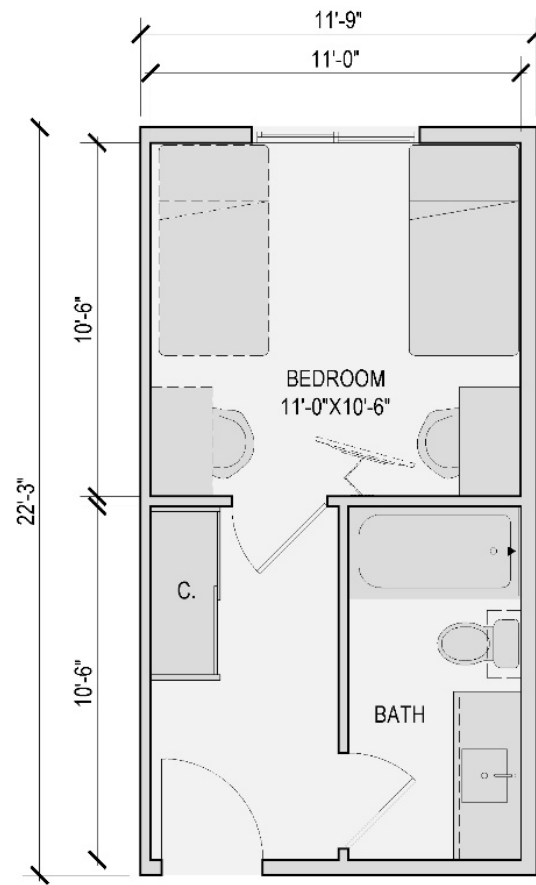


Second & Third FLOOR

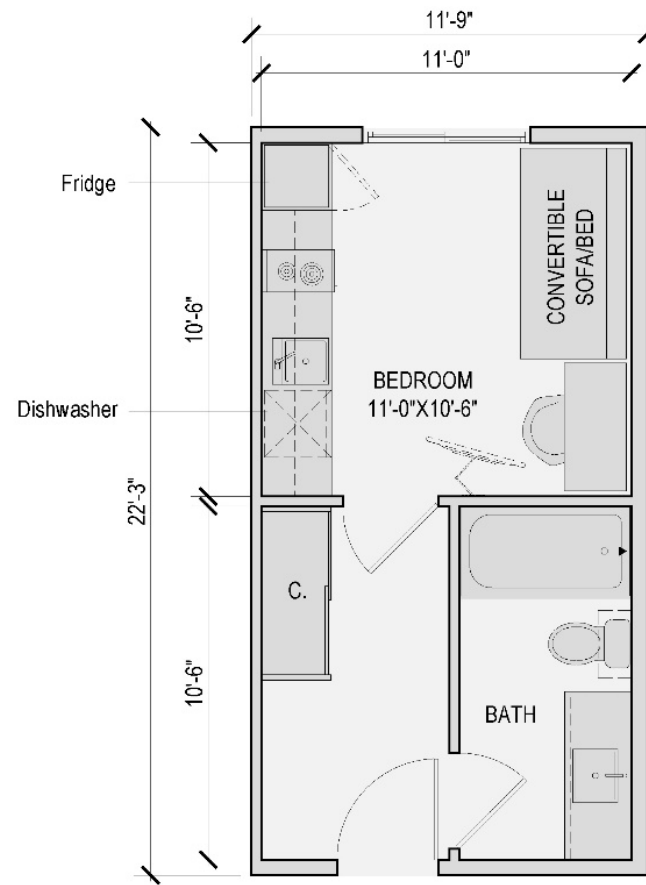


Fourth FLOOR

PLANS



S-A UNIT
NET - 261 sf



S-A UNIT | Option
NET - 261 sf

UNIT OPTIONS



ON CAMPUS

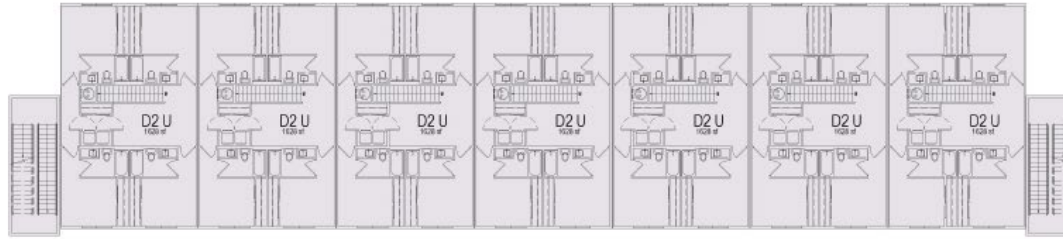


ON CAMPUS

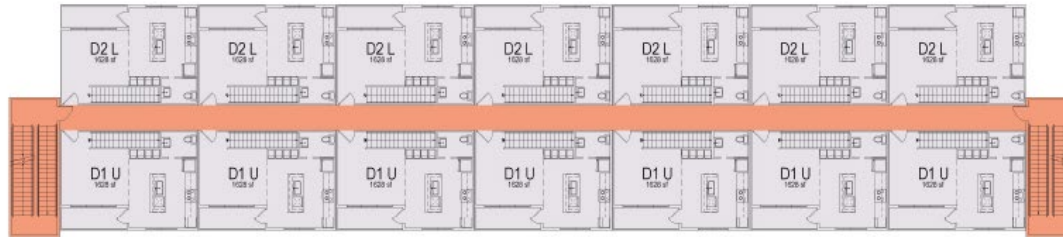
E-STAKS STUDENT OFF CAMPUS

- Modular and regular framed concept
- One corridor serves 3 levels
- 4-story: up to 88 beds/acre
- 5-story: up to 92 beds/acre
- Efficiency: 88 %
- All kitchens, bathrooms and bedrooms are identical

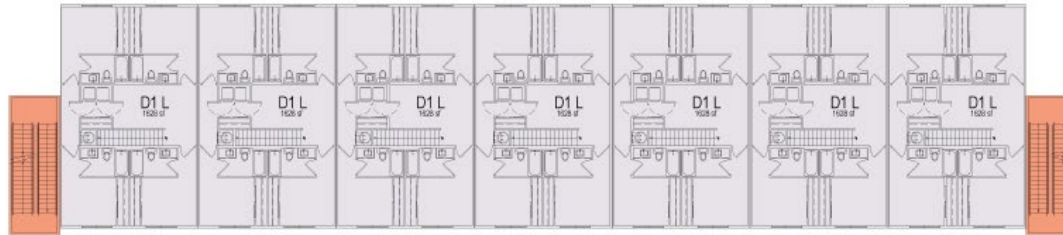




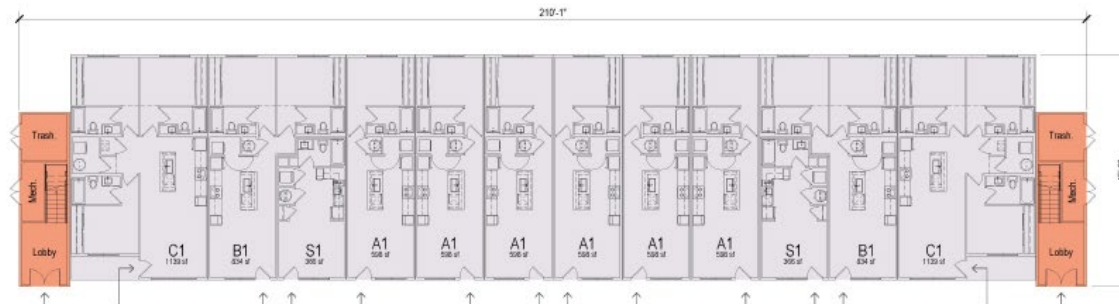
FOURTH FLOOR PLAN



THIRD FLOOR PLAN



SECOND FLOOR PLAN



GROUND FLOOR PLAN

PLANS





MOTOR COURT

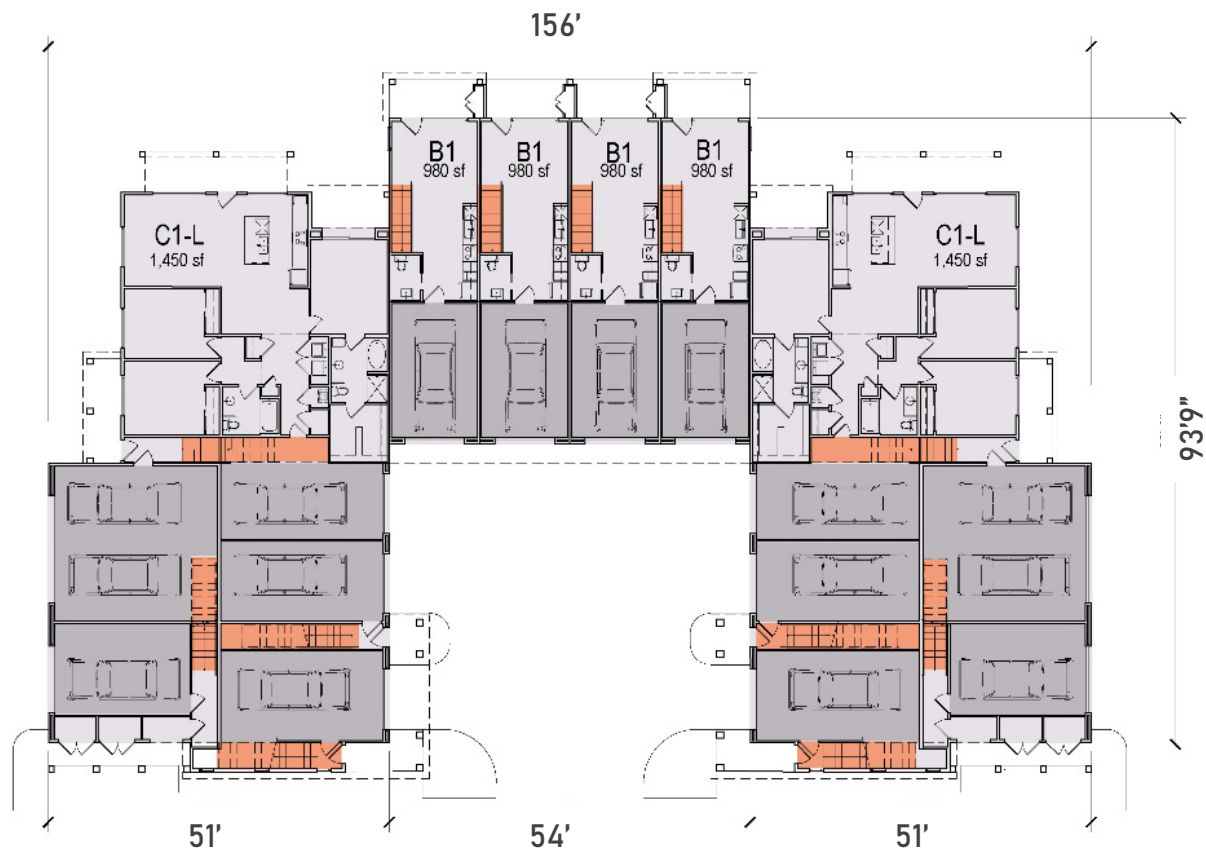
- 4-sided architecture
 - Blends with Big House® to achieve higher densities, or stands on its own
 - Mix of 1- and 2-story units
 - Building designed around a motor court that centralizes garage access
 - 2 and 3 level options
- 2-story: up to 22 units per acre
- Efficiency: 100%
 - All units have direct entries and direct access garage
- 3-story: up to 30 units per acre
- Efficiency: 95%
 - Some units with direct access. Optional garages with private connection



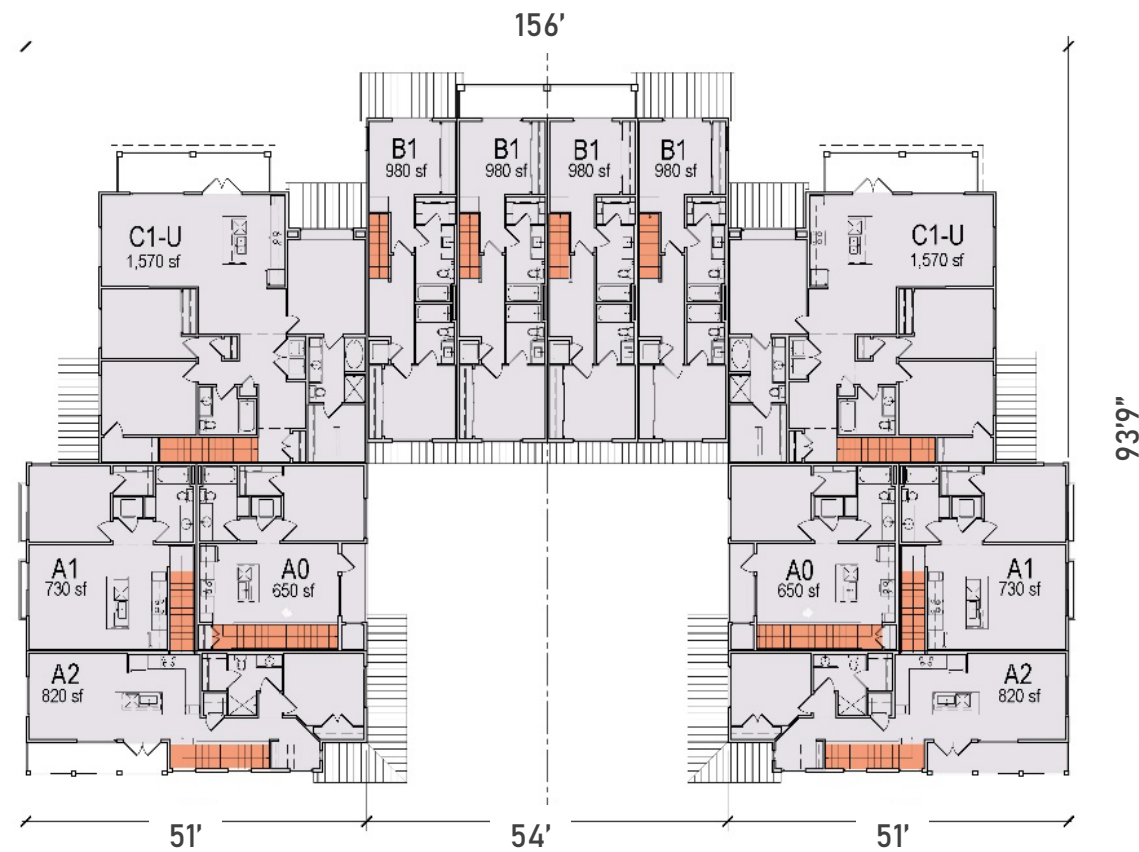
HUMPHREYS & PARTNERS ARCHITECTS, L.P.



HUMPHREYS PARTNERS



1st Floor



2nd Floor

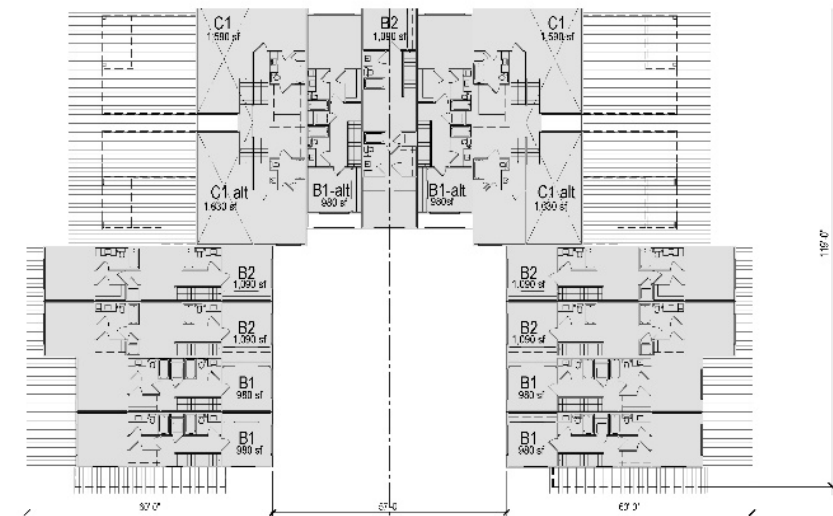
MOTOR COURT 2-STORY



GROUND FLOOR

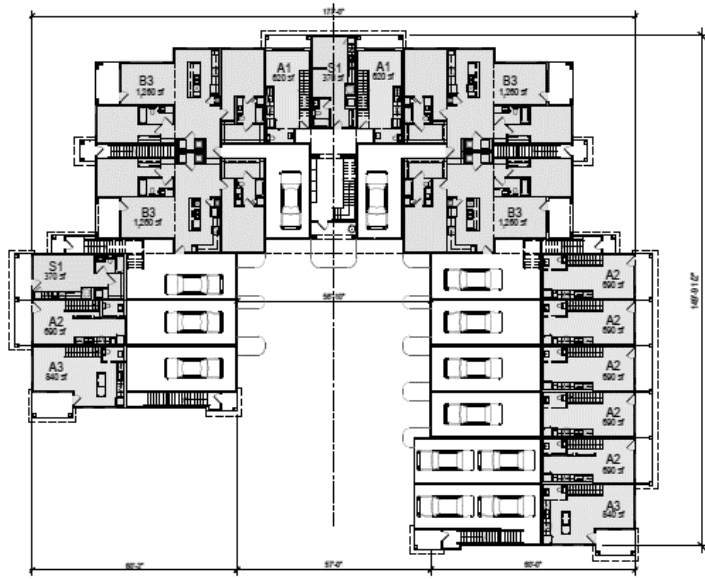


SECOND FLOOR

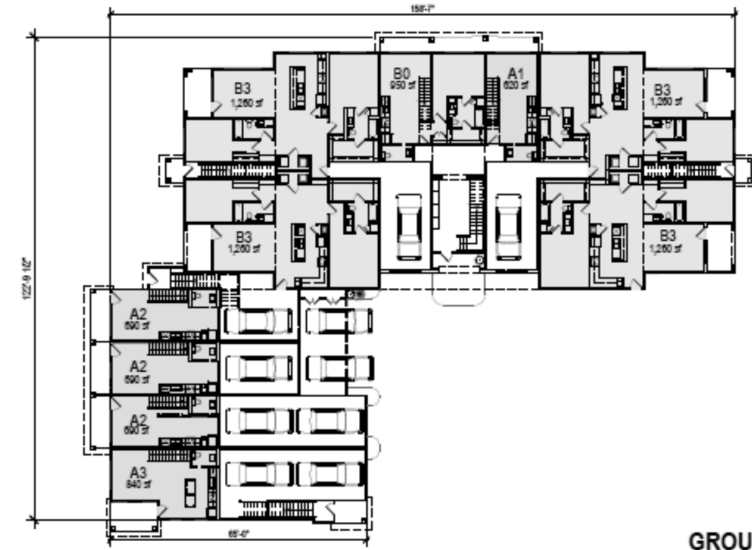


THIRD FLOOR

MOTOR COURT 3-STORY

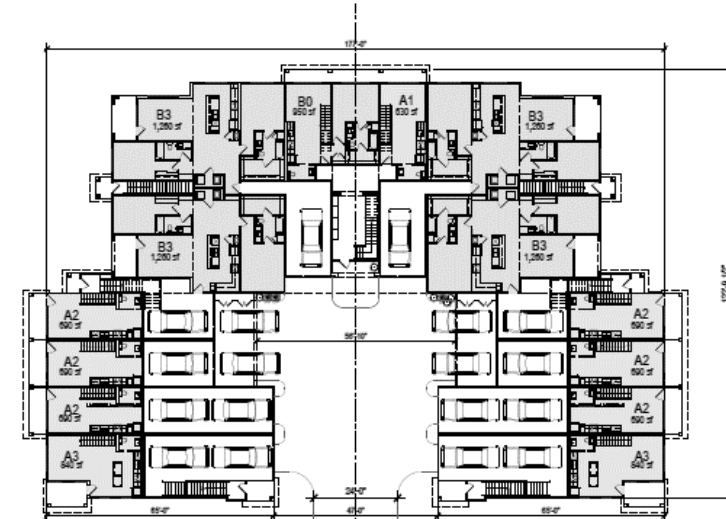


C SHAPE ASIMMETRICAL



GROUND FLOOR

L SHAPE



C SHAPE

GROUND FLOOR

MOTOR COURT PLAN OPTIONS

interior design

trends



CHELSEA DORA-SHIBLEY

RID

President, Interior Design



kickoff
webinar

2021



NAHB MULTIFAMILY PILLARS OF THE INDUSTRY AWARD

Finalist - Best Interior Merchandising of a Leasing or Sales Center
Ascend at Bridges - Humble, TX

Finalist - Best Repositioning/Redevelopment of a Multifamily Community
Camden Dulles Station - Herndon, VA

Finalist - Best Interior Merchandising of a Model Unit
The Charlie OC - Santa Ana, CA

MULTIHOUSING NEWS EXCELLENCE AWARDS

Gold - Interior Design
The Lyndon at Springtown - San Marcos, TX

Gold - Best Development and Design
Octave - Champaign, IL

PCBC GOLD NUGGET AWARDS

Best Affordable Housing Community, under 30 du/acre
Celestina Garden - Sonoma Valley, CA

ASID CELEBRATING DESIGN TEXAS

1st Place Commercial: Multi-Family
Jefferson Woodlands - Garland, TX

SOUTHEAST BUILDER'S COUNCIL AURORA AWARDS

Silver, Best Interior Merchandising Community Amenity or Clubhouse
Mag & May - Ft. Worth, TX

Silver, Best Interior Merchandising Community Amenity or Clubhouse
Jefferson Mockingbird - Dallas, TX

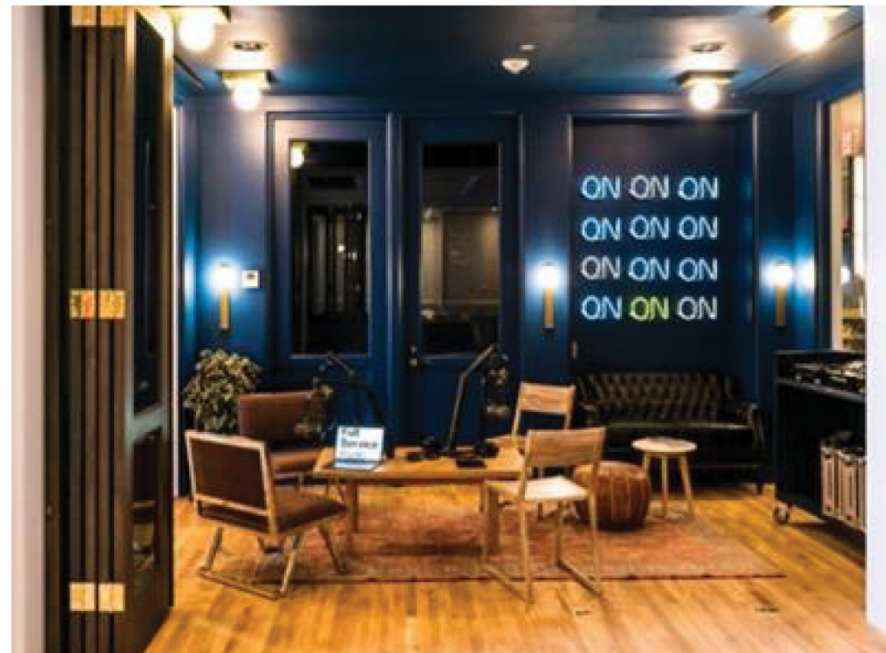
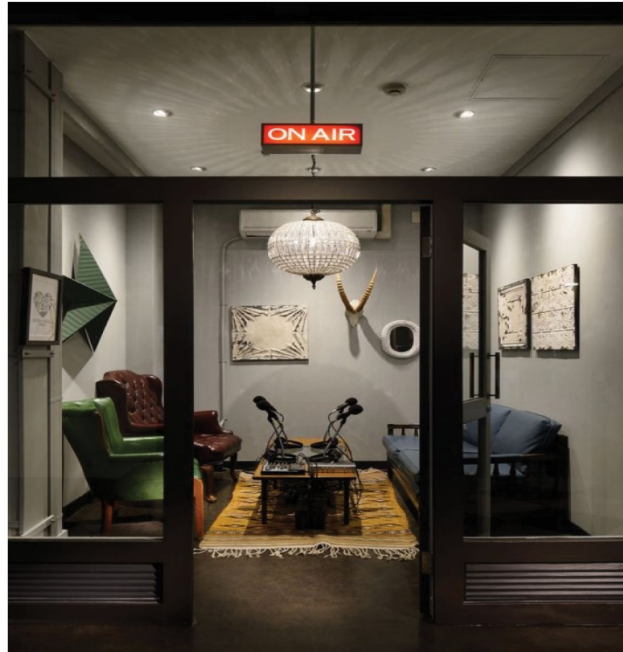
Grand Award, Best On the Boards Mixed Use or Multifamily Community
West Vue - Orlando, FL

ASID DALLAS DESIGN OVATION AWARDS

First Place, Commercial, Unique Space
The Lyndon at Springtown - San Marcos, TX

Second Place, Commercial, Multifamily
The Charlie OC - Santa Ana, CA

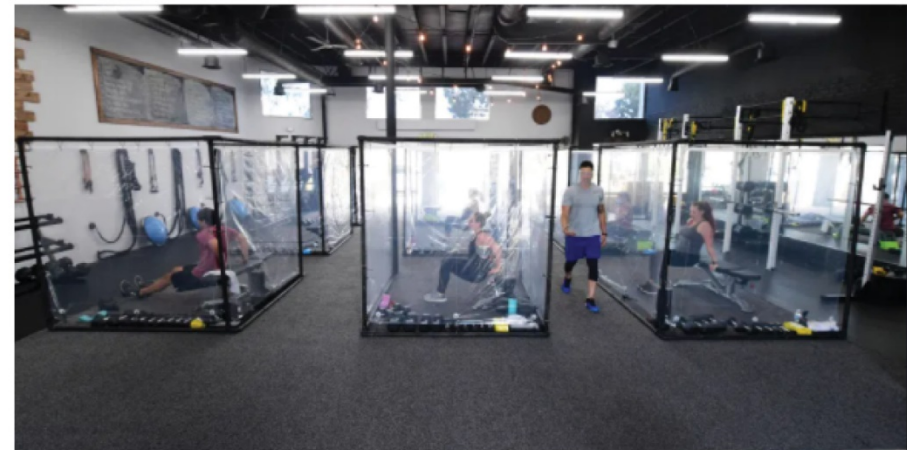
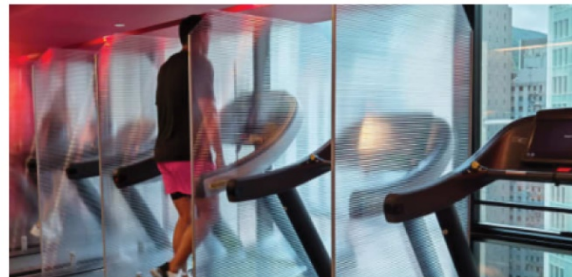
**PODCAST
& TIK TOK
STUDIOS**



CULTURAL
COMMUNITY
EXPERIENCES



APPLIED SOCIAL DISTANCING

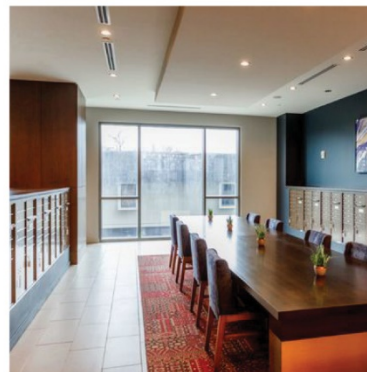


INDOOR/
OUTDOOR
WELLNESS
RETREATS



multifamily interior
trends

ACTIVATED
MAILROOMS

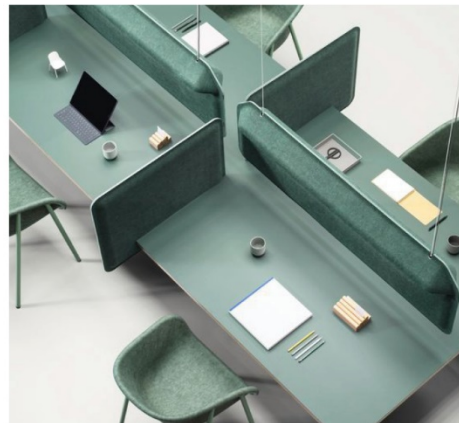


PERSONALIZED PROGRAMMING



multifamily interior
trends

CO-WORKING
& COMMUNITY



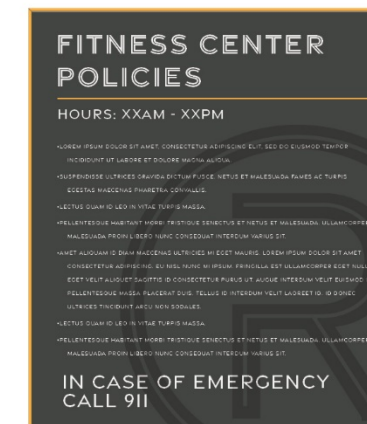
TRANSIT &
DOOR STEP
CONVENIENCES



ENHANCED PET OFFERINGS



CAMBER RANCH





1234



AFFORDABLE

EL RANCHO VERDE
SAN JOSE, CA



multifamily design

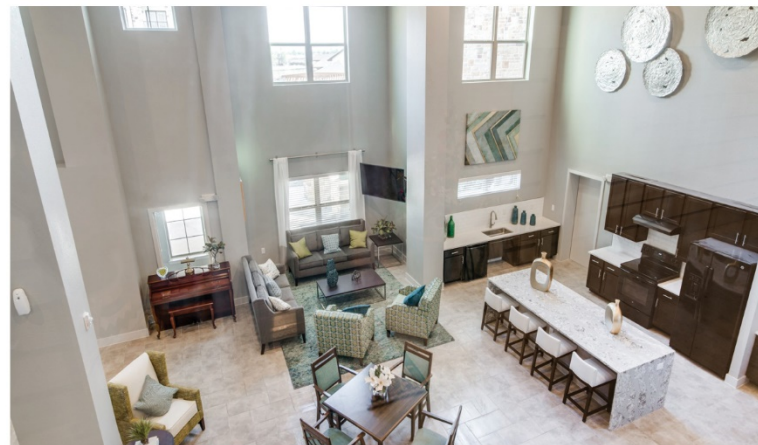
AFFORDABLE

INOVA
RENO, NV



SENIOR

PALLADIUM
VAN ALSTYNE, TX



STUDENT

TOWER 5040
HOUSTON, TX

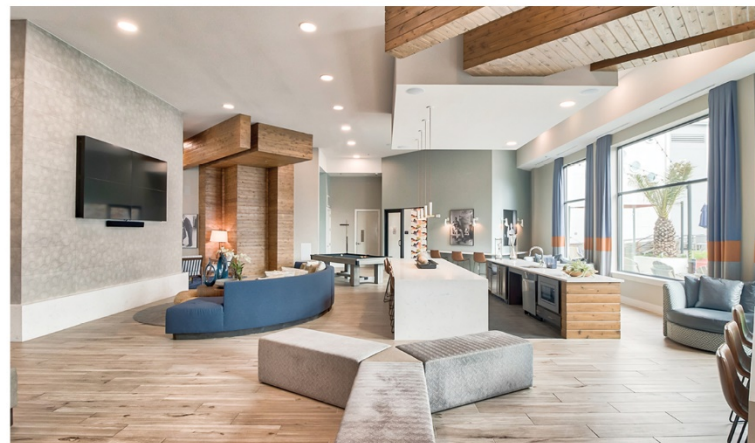


STUDENT

LYNDON AT SPRINGTOWN
SAN MARCOS, TX

**MULTIHOUSING NEWS
EXCELLENCE AWARDS**
2020 - GOLD
INTERIOR DESIGN

**ASID DALLAS DESIGN
OVATION AWARDS**
2020 - FIRST PLACE
COMMERCIAL, UNIQUE SPACE



RENOVATION

CAMDEN DULLES STATION
HERNDON, VA

NAHB MULTIFAMILY PILLARS
OF THE INDUSTRY

FINALIST , BEST REPOSITIONING/
REDEVELOPMENT OF A MULTIFAMILY
COMMUNITY



RENOVATION

ARRIVE 2801
ALEXANDRIA, VA



thank you

LEADERSHIP



CHELSEA DORA-SHIBLEY
President of Interior Design



KAREN STILLWAGON
Design Director, East



LINDSEY NATION
Design Director, West

BUSINESS DEVELOPMENT



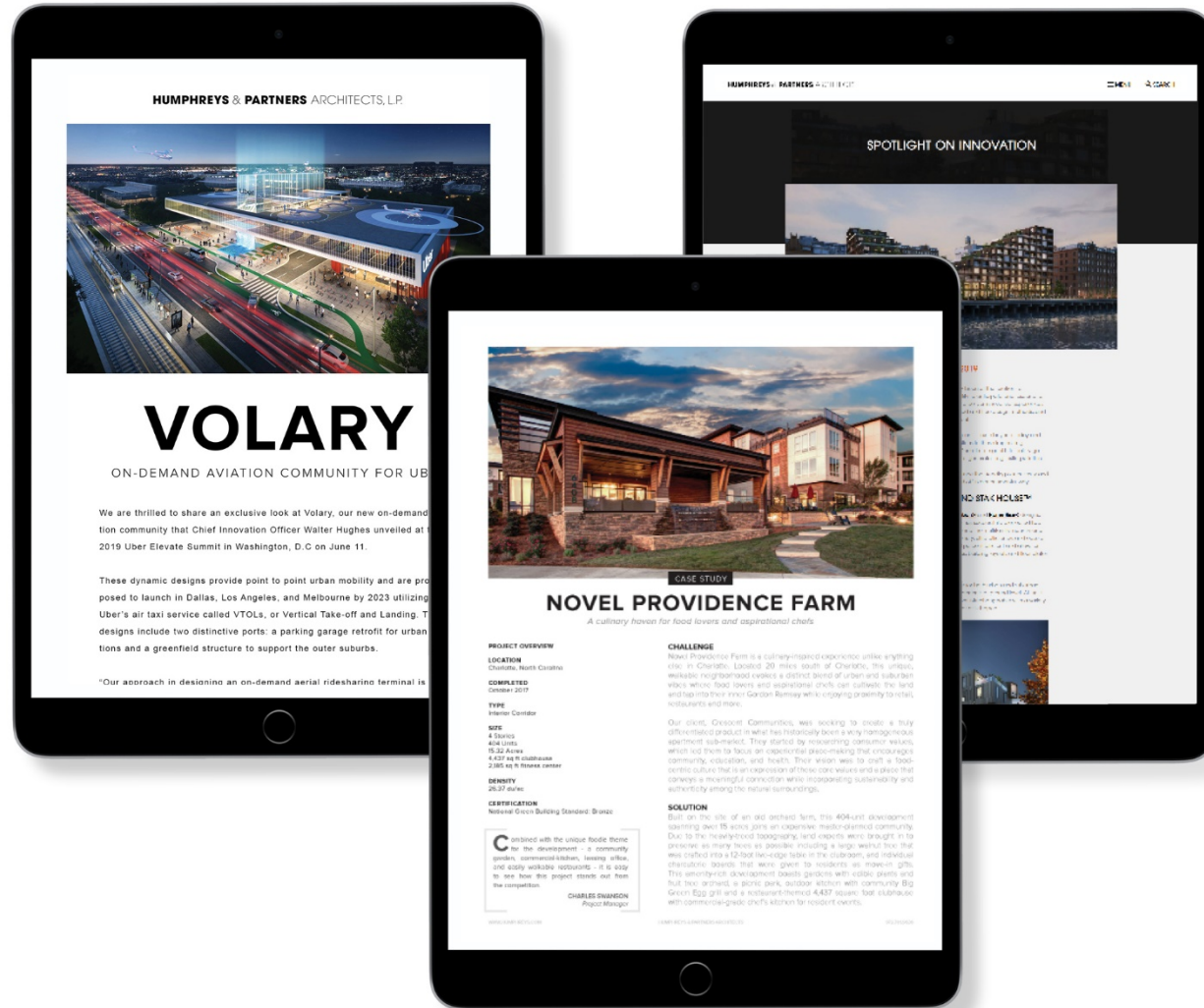
LISA LLEWELLYN
West Region



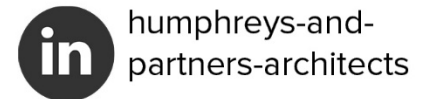
AMY LOREN BECKER
*Southeast, Mid-Atlantic,
& Northeast Region*

stay informed

**HUMPHREYS
& PARTNERS**
ARCHITECTS, L.P.



stay connected



upcoming events

**HUMPHREYS
& PARTNERS**
ARCHITECTS, L.P.

FEB 09	NAHB INTERNATIONAL BUILDER'S SHOW X FEBRUARY 09 – 12, 2021 VIRTUAL EVENT	SEPT TBD	MULTIFAMILY EXECUTIVE CONFERENCE SEPTEMBER – OCTOBER LAS VEGAS, NV BELLAGIO RESORT & CASINO
JUN 08	NMHC ANNUAL MEETING & APARTMENT STRATEGIES OUTLOOK CONFERENCE JUNE 08 – 10, 2021 MANCHESTER GRAND HYATT SAN DIEGO, CA	OCT 04	NMHC STUDENT HOUSING CONFERENCE OCTOBER 04 – 06, 2021 HYATT REGENCY HUNTINGTON BEACH RESORT & SPA HUNTINGTON BEACH, CA
JUN 16	PCBC CONFERENCE AND EXHIBIT HALL JUNE 16 – 17, 2021 SAN FRANCISCO MOSCONE CENTER SOUTH	DEC 05	ICSC RECon DECEMBER 05 – 07, 2021 LAS VEGAS, NV VIRTUAL EVENT

our shared services

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& PARTNERS**
ARCHITECTS, L.P.



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**, **Costa Mesa**, and **Orlando**.



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**.

civil engineering

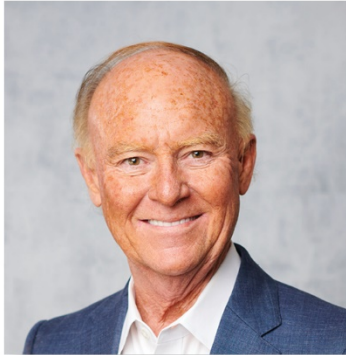
A full service firm with experience and proficiency in the Multi-Family, Single Family Subdivisions, Senior Living, Retail, Commercial, Office, Industrial and Healthcare industries.



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.

contact us



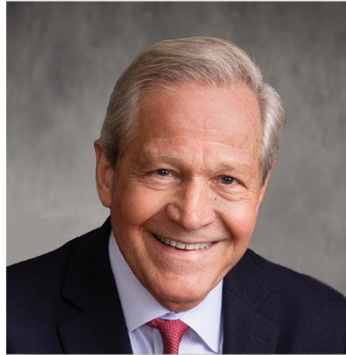
MARK HUMPHREYS AIA
CEO/Founder

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President

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Chief Innovation Officer

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