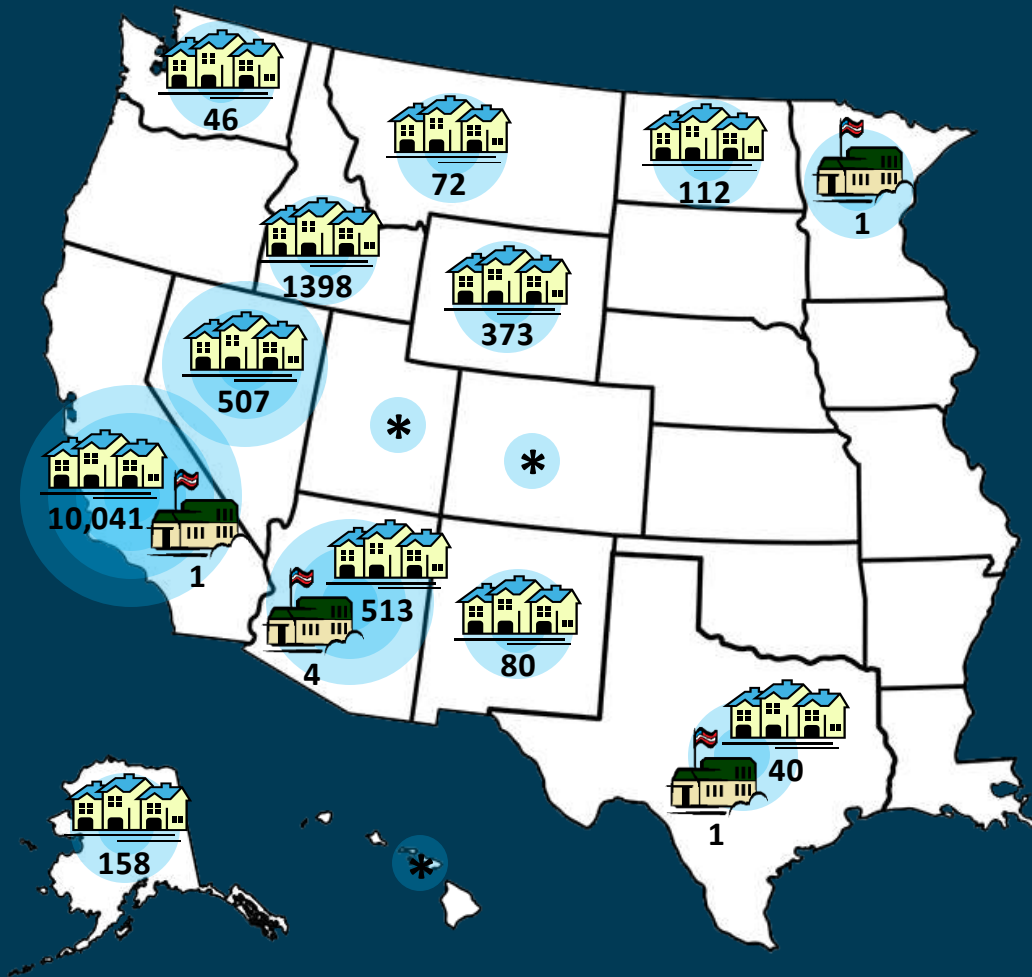




Celebrating 20 Years of Service

TPC Production History *1998-2018*



- Housing
 - 180+ Developments
 - 10,000+ *Affordable* Units
- Charter Schools
 - 7 Facilities + 3 Expansions
 - 455,000+ Sq. Ft.
- Commercial / Office / Retail
 - 10 Assets
 - 120,000+ Sq. Ft.

* land owned for future development



Workforce Housing Development



Local Leadership
Collaboration
Partnership

Jackson, WY



West Sacramento, CA

A modern, multi-story apartment building with green and blue siding, red railings, and a red fire hydrant in the foreground. The building features a mix of green horizontal siding, blue vertical corrugated metal panels, and beige accents. Red metal railings are on the balconies. The ground floor has large glass windows and doors, with a sign that says "LEASING OFFICE". In front of the building is a paved parking lot with white lines, a blue handicapped parking space with a wheelchair symbol, and a blue "NO PARKING" zone. A red fire hydrant is visible in the foreground on the left. The sky is clear and blue, and there are palm trees in the background.

Mammoth Lakes, CA



Oxnard, CA





BLDG
C

**THE
ASPENS**
AT SOUTH LAKE

EQUAL HOUSING
OPPORTUNITY

RENTAL OFFICE
530-541-1800

3521 PIONEER TRAIL

TDD
800-735-2929

South Lake Tahoe, CA

Truckee, CA



Maui, HI





Boise, ID

Dollar Creek Crossing





11 million households - 1 in 4 of all renter households -
spend more than 50% of their income on rent.



The People Affected



14.6 Million
Women



8.6 Million
Children



7.9 Million
Millennials



2.3 Million
Seniors



757,000
Veterans

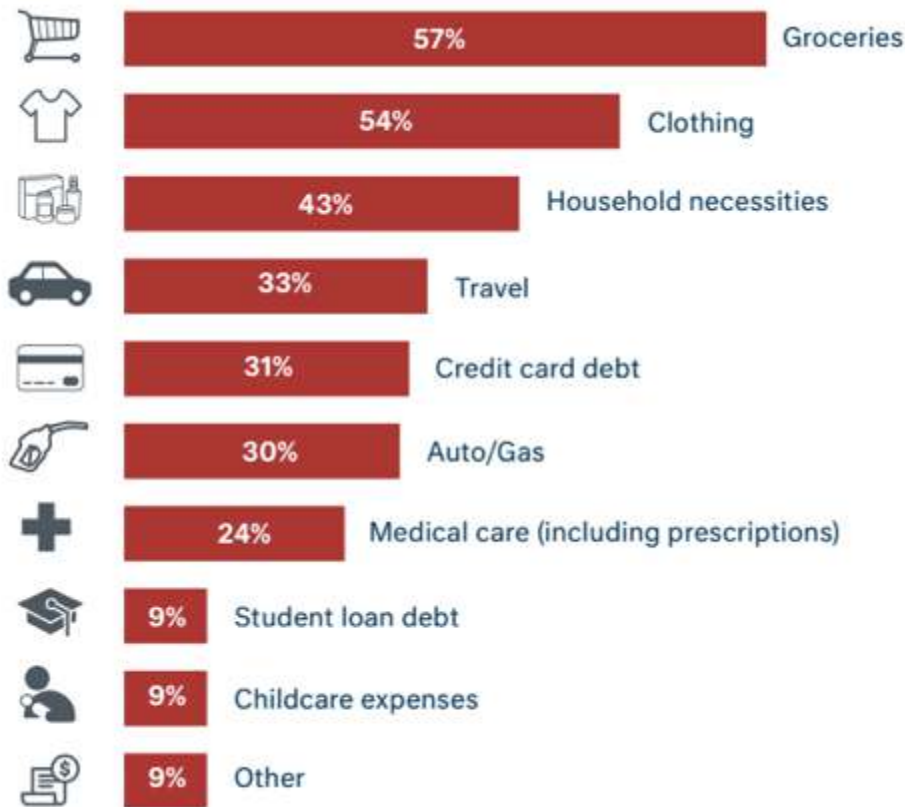
Total exceeds 25 million due to overlap in categories.

Source: US Census Bureau's 2015 1-year American Community Survey Public Use Microdata Series as provided by IPUMS-USA, University of Minnesota, www.ipums.org

**MAKE
ROOM**

The Tradeoffs

Groceries rank as the **#1 tradeoff for renters**, contributing to food insecurity in America. We're the third largest producer of food, and yet **42.2 million Americans live in food-insecure households**.



Source: Proctor, B.D., J.L. Semega, & M.A. Kollar. (2016). *Income and Poverty in the United States: 2015*. U.S. Census Bureau

**MAKE
ROOM**

California's Housing Crisis

- 1.5 million renters pay $> 50\%$ of income for housing related costs
- Current shortage of 2 million homes
- 3.5 million homes needed by 2025
- Production rates are 100,000 homes short of current annual demand
- Least affordable place to live in the U.S.
- Avg. home price is \$437K, $144\% >$ national avg.
- Overcrowding rate is 2X national avg.

AVM Autovol Modular Factory – Nampa, ID

