



2019 SAN GABRIEL VALLEY  
**ECONOMIC FORECAST  
SUMMIT**



# Affordable Housing

**Brandywine Homes**

Brett Whitehead



# Challenges of Affordable Housing



# Entitlements

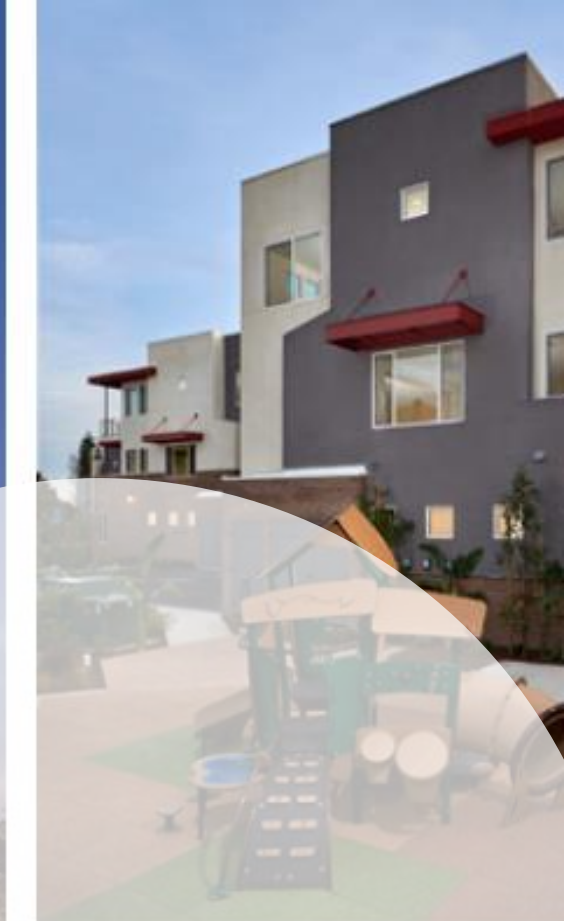
- **Processing Timelines**
  - County of Los Angeles
  - County of Orange
- **Zone Changes (include time)**
- **General Plan Amendments**
- **Nimby's**

# Rising Costs

- **City Fees**
- **Plan Checks**
  - Typically go through 4-6 plan checks
  - No accountability because Cities are using outside consultants
- **New Builder Codes**
  - Net Zero
    - Requires Solar on all new for-sale products
      - Costs range from \$6,800 to \$12,000 per unit
    - Stucco
      - Single coat application adds 5% to the overall cost. This is a potential \$6 to \$12 per square foot cost
- **Product Cost Increasing**
  - 2-Story Townhomes have gone from \$65 psf to \$100 psf in 5 years
- **Project Delays**
  - Shortage of Labor
  - Subs not showing up to work
  - Utility Companies

# Rising Costs Continued

- **Density**
  - Parking requirements
    - Tandem/Traditional style garages
    - Bed count
    - Guest parking
      - Can range from 0.25 to 1 per unit
    - Open space
    - Height Restrictions
    - Yield



# Solution #1

3-Story Townhomes plotted at 18 to 24 du/ac



## Solution #2

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**3 to 4-Story product over wood lid  
with parking below at 30 to 44 du/ac**



## Solution #3

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**Wrap or Podium product at 65 to 100 du/ac**

An 85-unit development that includes street fronting retail and shopkeeper units with two levels of subterranean parking, BLU is located on a tight urban site on the Metro Blue Line. Two active courtyards brighten the interior spaces.