

# SUMMERHILL HOUSING

COMMUNITIES OF DISTINCTION **GROUP**

SUMMERHILL HOMES™

SUMMERHILL APARTMENT  
COMMUNITIES



BUILDING COMMUNITIES OF DISTINCTION SINCE 1976

BRE #01301398

A Marcus & Millichap Company  
[summerhillhousinggroup.com](http://summerhillhousinggroup.com)



# MARKET RATE INFILL HOUSING

- **Land Supply Constraints**
- **Land Use Policy & Partnership Opportunities**
- **Community & Communication Opportunities**

# LAND SUPPLY CONSTRAINTS

- **Legacy Ownership & Small Parcels**
- **Existing Zoning & Uses**
- **Competing Land Uses in Marketplace**



# LAND USE POLICY & PARTNERSHIP OPPORTUNITIES

- **Form-based Zoning**
  - **Certainty**
  - **Setting Expectations**
- **Residential Overlay Zoning**
  - **Housing Element Opportunity Sites**
  - **Site Specific Focus**
- **Public-Private & Private-Partnerships**



# LAND USE POLICY & PARTNERSHIP OPPORTUNITIES

- **Form-based Zoning**
  - **Certainty**
  - **Setting Expectations**
- **Residential Overlay Zoning**
  - **Housing Element Opportunity Sites**
  - **Site Specific Focus**
- **Public-Private & Private-Private Partnerships**

# COMMUNITY & COMMUNICATION OPPORTUNITIES

- **Community Demographics**
- **Residential Trends & Preferences**
- **School Enrollment Data & Generation Rates**
- **Design**
  - **Outreach**
  - **Design & Density**



SUMMERHILL HOUSING  
COMMUNITIES OF DISTINCTION **GROUP**

SUMMERHILL APARTMENT  
COMMUNITIES

COMMUNITIES OF DISTINCTION

SUMMERHILL HOMES<sup>SM</sup>

COMMUNITIES OF DISTINCTION