PELICAN LANDING
(FORMERLY KNOWN AS SANDPIPER COVE)

PRESENTATION TO CITY OF GALVESTON
FEBRUARY 23, 2017
THE MILLENNIA COMPANIES

- INCLUDES:
  - MILLENNIA HOUSING MANAGEMENT, LTD. (FORMED 1995)
  - MILLENNIA HOUSING DEVELOPMENT, LTD. (FORMED 1995)
  - AMERICAN PRESERVATION BUILDERS, LLC (FORMED 2006)
  - MILLENNIA HOUSING CAPITAL, LTD. (FORMED 2013)

- OWNS AND MANAGES OVER 20,000 APARTMENT HOMES

- 195 PROPERTIES LOCATED IN 22 STATES

- OUR AFFORDABLE HOUSING WORK IS ONLY POSSIBLE THROUGH STRONG RELATIONSHIPS WITH LOCAL, STATE, AND FEDERAL AGENCIES

- OUR MISSION IS TO SERVE AS A DEDICATED LONG-TERM OWNER AND MANAGER OF QUALITY APARTMENT COMMUNITIES

- WE TAKE ON DIFFICULT PROJECTS WITH THE GOAL OF CREATING A TRANSFORMATION (PHYSICALLY AND CULTURALLY) TO ESTABLISH A HIGH QUALITY OF LIFE FOR OUR RESIDENTS
SANDPIPER COVE – MILLENNIA BEGINS MANAGING IN EARLY 2015

PHOTOS OF CONDITIONS UPON ACQUISITION
IMPROVEMENTS SINCE ACQUISITION

- EXTERIOR REPAIRS AND PAINTING; COMMUNITY BUILDING UPGRADES
- STRENGTHEN RELATIONSHIP WITH POLICE; SET NEW MGMT STANDARDS
EXAMPLE OF WORK: MORNING STAR TOWER (CLEVELAND, OH)

BEFORE
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AFTER
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TRANSFORMING SANDPIPER COVE INTO PELICAN LANDING

- UNDERSTANDING LOCATION
- NEARBY DEVELOPMENT
- PROXIMITY TO SERVICES
- ORIENTATION TO NEIGHBORS, ETC.

- TAKING ADVANTAGE OF OPPORTUNITIES
- CITY MASTERPLANS?
- EXISTING SECURITY MEASURES
- DENSITY CAN BE A POSITIVE (SHARED AMENITIES AND LIGHTING, RESIDENT ASSISTANCE WITH SECURITY, ETC.)
PELICAN LANDING – CONCEPTUAL DESIGN AND SCOPE OF WORK

- Resurface parking lots
- Address water & sewer piping issues
- Install security camera system and new lighting
- Add bike racks, picnic pavilion, playscapes
- Replace mail kiosk, gated access
- New signage
- New approach to landscaping
- Renovate community building
• REPLACE HEATING & COOLING SYSTEMS W/ HIGH-EFFICIENCY EQUIPMENT
• INSTALL ENERGY STAR LIGHTING, APPLIANCES AND EXHAUST FANS
• COMPLETELY RE-PLUMB UNITS AND INSTALL LOW-FLOW WATER FIXTURES
• UPGRADE 5% OF UNITS (10 APARTMENT HOMES) TO MEET ACCESSIBILITY REQUIREMENTS
• ADD GREASE SHIELDS IN KITCHEN AND UPGRADE LIFE SAFETY EQUIPMENT
• **COMMUNITY BUILDING:**
  - Open Great Room to Mgmt Offices

• **NEW COMPUTER LEARNING / EMPLOYMENT CENTER**

• **NEW FITNESS ROOM**

• **INTRODUCE NEW PROGRAMMING TO SECOND FLOOR (AND MAKE ACCESSIBLE)**

• **BRING SECURITY OFFICE TO FIRST FLOOR; ENCOURAGE INTERACTION WITH RESIDENTS**
PELICAN LANDING – CONCEPTUAL DESIGN AND SCOPE OF WORK

- EXTERIOR TRANSFORMATION:
- REPLACE EXTERIOR BALCONIES AND STAIRS
- INSTALL NEW EXTERIOR LIGHTING
- REPLACE UNIT ENTRY DOORS
- REPAIR AND CLEAN EXISTING MASONRY