

# Reshaping Communities with EQUITABLE DEVELOPMENT

---

MEEA KANG

Domus Development

Honolulu, Hawaii

November 22, 2014





## DOMUS DEVELOPMENT: INNOVATIVE INFILL LEADER

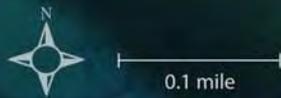
- Mixed-use
- Adaptive Reuse
- Transit-oriented
- Affordable
- Supportive Services
- Revitalizing Communities



KINGS BEACH | FIVE SCATTERED SITES



**KINGS BEACH, CA**  
*Lake Tahoe Basin*



28

© Google Earth

KINGS  
BEACH  
*Before*



KINGS BEACH  
*After*



# Kings Beach

LAKE TAHOE, CA

77 units of family housing

First affordable housing ever entitled and built in the Lake Tahoe Basin

Approvals required by overlapping jurisdictions, Placer County and the Tahoe Regional Planning Agency

Precipitated a complete re-write of two sets of zoning codes

One of a handful of rural projects to be awarded CA Prop 1C Infill Infrastructure Grant Program (IIG) funds



LA VALENTINA  
*Before*



LA VALENTINA  
*After*



# La Valentina

SACRAMENTO, CA

Sacramento Region's first true  
transit-oriented development

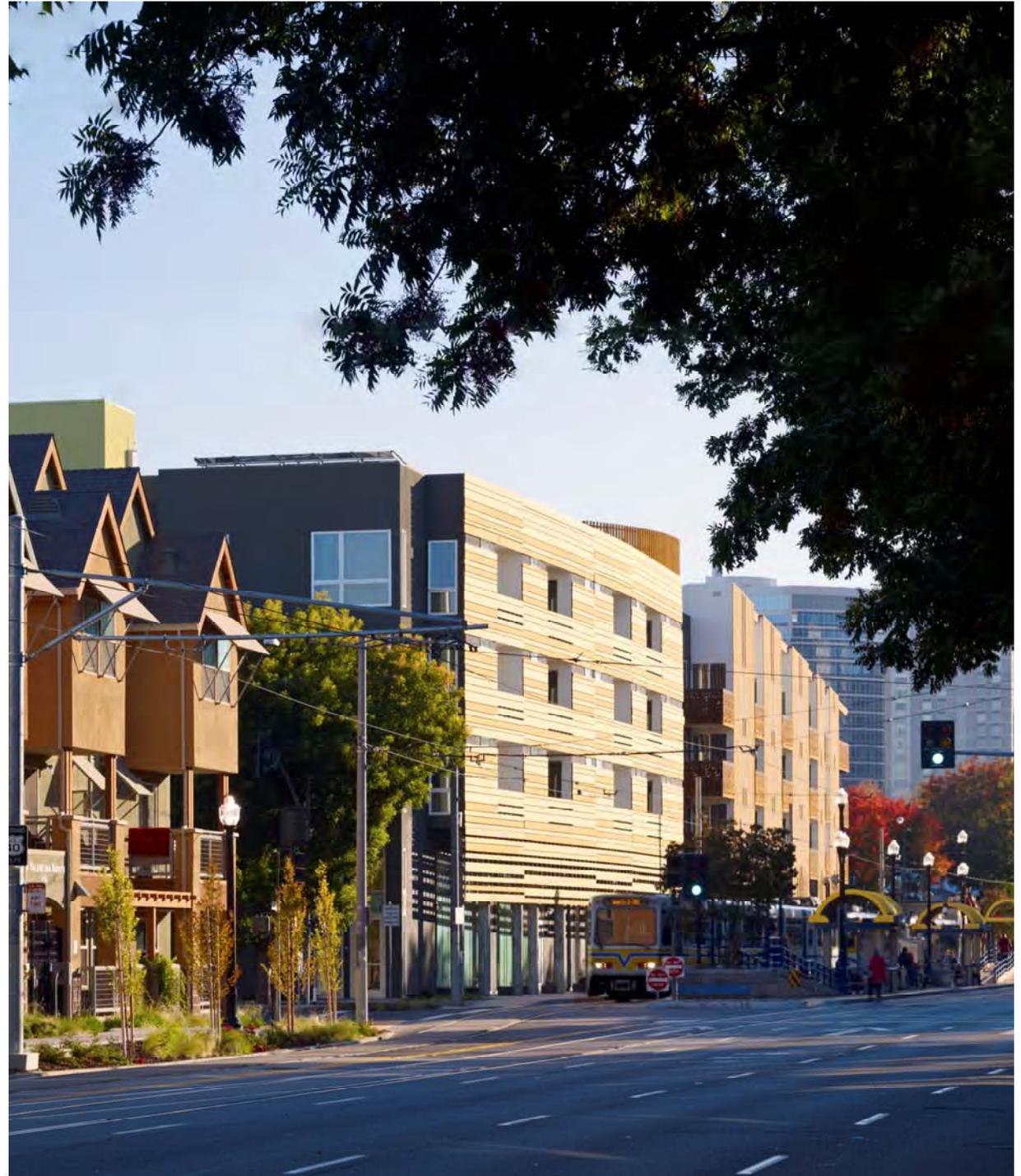
Mixed-use development:  
81 apartments, 4,500 SF retail

Former brownfield site

Designed by renowned  
architecture firms  
David Baker + Partners  
and YHLA

Notable Awards & Honors:

- EPA
- SACOG
- Sacramento Business Journal
- Pacific Coast Builders (PCBC)
- Sacramento RT
- SMUD Pilot Project



LINCOLN COURT  
*Before*

*“Neighbors claim Hillcrest Motel is frequented by drug dealers and prostitutes.”*

### Dimond residents want local motel shut down

By Matt DeMello  
The Montclairian

and they did not respond. The city attorney is the next step.” Barber is hoping that the city

Roberts said that residents of the motel frequently shoplift from his store, but that the pro-

the entire  
terrible for

of the Di-  
ed across  
otel, said  
vity in the  
you can't  
es or drtg  
a definite  
”  
me of her  
had been  
utes. She  
“colorful  
e of her  
hurt her  
ned about  
y rate and  
ildren are  
de sight of  
es.  
both in, the  
re's a lot



LINCOLN COURT  
*After*



# Lincoln Court

OAKLAND, CA

82 units of supportive senior housing

Made possible by the "Blight Law" (City of Oakland's Public Nuisance Act)

Entitlement process done in record time due to strong community support

Supported by community stakeholders and elected officials, namely then-Councilmember Jean Quan

First project in Oakland funded with Supportive Housing Multifamily Housing Program (SHMHP) funds



LINCOLN COURT



GARVEY COURT  
*Before*

GARVEY COURT  
*After*



# Garvey Court

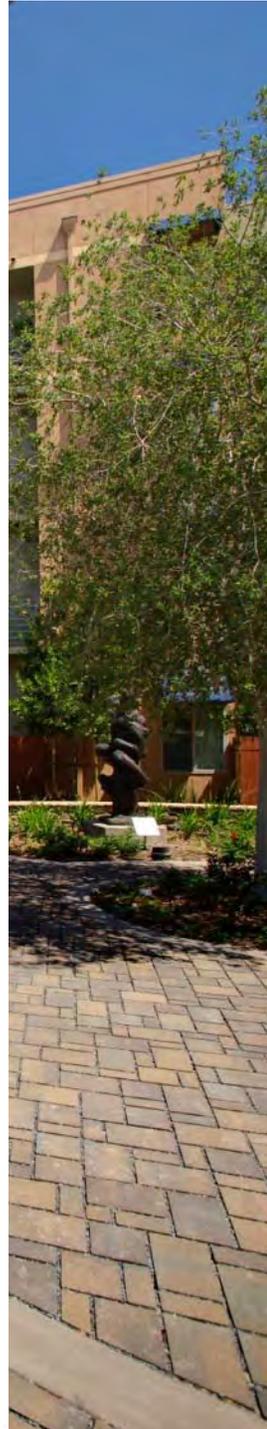
EL MONTE, CA

68 units of senior housing

Leveraged federal recovery funding through the Neighborhood Stabilization Program (NSP)

First LEED building in the City of El Monte (Los Angeles County)

Certified LEED Platinum



GARVEY COURT

# Thank You!

M E E A K A N G

Domus Development

meea@domusd.com

www.domusd.com

