

Reshaping Communities
with **INFILL**

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Domus Development, LLC



- Mixed-use
- Affordable
- Integrated services
- Fit into communities & neighborhoods
- **Infill**



California Infill Builders Association



- Non-profit trade group
- Great projects and neighborhoods in existing towns/cities
- Make it easier, faster, cheaper to design, fund & build
- State and local levels



The OLD DYNAMIC



Photo: Motherrr.com

“All building is good” vs. “All building is bad”



The NEW DYNAMIC



Some building is better than others!



Overview



- What is infill?
- What are the benefits?
- What are the obstacles?
- How does it really work?



What is INFILL?



“Infill is building homes, businesses and public facilities on unused and underutilized lands within existing urban areas.”

- Greenbelt Alliance





It's about turning THIS...





...into **THIS.**



It can be **URBAN...**





Or it can be **RURAL.**

What are the **BENEFITS?**

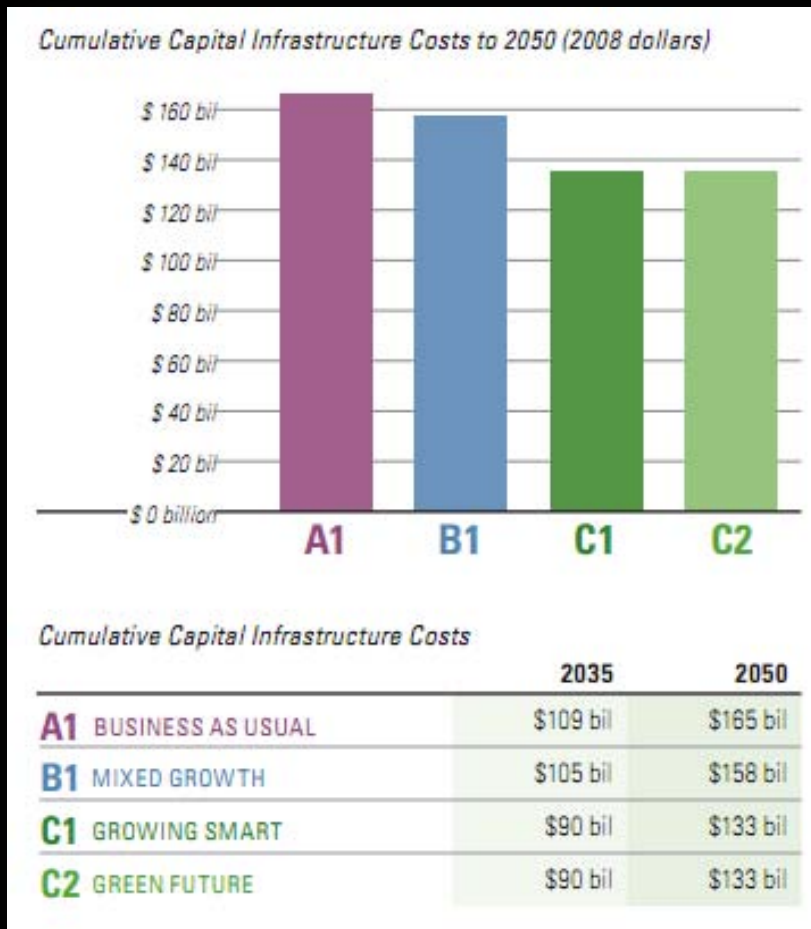


LOWER COSTS to:

- Governments
- Families
- Businesses



Lower Costs to GOVERNMENTS



Lower infrastructure costs:

- Roads, sewers, drinking water, utility lines... → \$32 billion (2050)

And higher revenues...

\$120 billion (2050)



Lower Costs to **FAMILIES & BUSINESSES**



Savings by 2050:

- Up to 30% less driving
→ **\$9,300 savings/household**
- Up to 43% less energy use
→ **\$15 billion savings**
- Less absenteeism
- More productivity



Protects AGRICULTURE/OPEN SPACE



Photo: Tutorial Freaks

CIBA's 8 Ways Compact Development is Cost-Effective and Better for California.



Less Traffic & **SHORTER COMMUTES**



Photos: Kate Mccarthy and
The Diplomat

CIBA's 8 Ways Compact Development is Cost-Effective and Better for California.



Better LOCATION EFFICIENCY



Credit: AFP/Getty Images

2011 EPA-Funded Study:

- Even conventional homes near transit use less energy than Energy Star homes in suburbs.



Location Efficiency and Housing Type: Boiling it Down to BTUs,
Jonathan Rose Companies, March 2011

Cleaner air & HEALTHIER PEOPLE



Photo: Team AMP

CIBA's 8 Ways Compact Development is Cost-Effective and Better for California.



Closer families & **STRONGER COMMUNITIES**



Photo: University of Buffalo

CIBA's 8 Ways Compact Development is Cost-Effective and Better for California.



What are the OBSTACLES?



- Need for infrastructure investment
- Uncertain regulatory environment
- Higher upfront costs
- Skewed tax incentives
- Restrictive land use policies
- Public investment in affordable housing



Is Infill the **SOCIAL EQUITY** *Solution?*



Photo AP/Jacquelyn Martin

Photo: John Quiqley



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 Montclairion

A murder at a MacArthur Boulevard motel has convinced

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

Barber is hoping that the city will close the motel under one of two state abatement acts, one

involves prostitution and one involving drugs. So far, there has been little success.

“I have not found anything that would substantiate closure under the abatement acts,” said Sgt. Mike Martin of the police division.

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“Roberts said that residents of the motel frequently shoplift from his store, but that the problem was one affecting the entire neighborhood. “It’s terrible for business,” he said.

Dr. Deborah Moreno of the Dimond Pet Clinic, located across the street from the motel, said that she sees a lot of activity in the parking lot. “Of course you can’t prove they are prostitutes or drug dealers, but it puts a definite energy around the area.”

Moreno said that some of her employees and clients had been approached by prostitutes. She was not sure if the “colorful neighborhood,” as one of her customers put it, hurt her business or not.

Barber is also concerned about the area’s high burglary rate and the fact that school children are regularly “treated” to the sight of drug sales and prostitutes.

“There are four schools in the neighborhood, and there’s a lot



Lincoln Court AFTER



Neighborhood crime down
40%



Spurred revitalization of entire
Dimond district



Meeting Community Needs



- 82 senior apartments
- 30% with disabilities
- On-site senior center
- Computer center
- Life enrichment classes
- Healthy lunch program

If You Build It, They Will Come.



- **Garvey Court:**
1000 on wait list for
63 apartments
- **La Valentina:**
535 on wait list for
81 units
- **Kings Beach
Housing Now:**
325 on wait list for
63 remaining units



Kings Beach, CA: BEFORE



- Most residents can't afford market rate homes
- 75% of households with 5 people, live in a 1-BR or studio
- Housing old & dilapidated
- 80 miles to Reno and back



Kings Beach, CA: AFTER



- **Housing.** 77 affordable units
- **Jobs.** About 400 during construction + additional permanent
- **Energy.** Units are 66% more energy efficient




**“Best Housing
Project in the
Basin”
- Tahoe Regional
Planning Agency**

Way Shorter Commutes

King Beach Housing Now eliminates the need for up to **2.3 million** driving miles/year – about **TEN TIMES** the distance to the moon!

237,674 miles



Key TAKEAWAYS



- Powerful tool
- Huge benefits to communities
- Major obstacles to overcome
- You can do it!



Thank You!



www.domusd.com
www.infill-builders.org