Reshaping Communities with INFILL

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- 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

“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

CIBA's 8 Ways Compact Development is Cost-Effective and Better for California.
Less Traffic & **SHORTER COMMUTES**

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

Photos: Kate McCarthy and The Diplomat
Better LOCATION EFFICIENCY

2011 EPA-Funded Study:

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

Credit: AFP/Getty Images
Cleaner air & HEALTHIER PEOPLE

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

Photo: Team AMP
Closer families & STRONGER COMMUNITIES

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

Photo: University of Buffalo
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.”
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