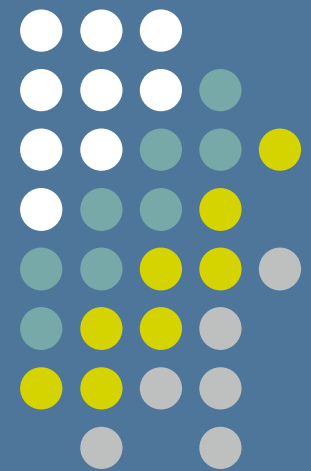


KINGS BEACH *Housing Now*

SIERRA SOLUTIONS CONFERENCE 2008



DOMUS DEVELOPMENT, LLC

Meea Kang | President

Creating extraordinary homes, building stronger communities

- Formed in 2003 by developers and investors with more than four decades of experience
- Creates sustainable communities that enhance the living experience of our residents while benefiting the surrounding neighborhood
- Varied backgrounds enable us to provide informed leadership to the entire project team



AFFORDABLE HOUSING AS GREEN AND SUSTAINABLE SOLUTION FOR SIERRA COMMUNITIES



Promotes reduction of automobile dependence

- Provides housing for workers near jobs
- Affordable housing financing provides incentives for green building and requires that housing is built near amenities (transit, groceries, pharmacy, schools, library, job centers, etc)

Higher density and infill

- SB1818 allows up to a 35% density bonus and development incentives such as reduction in parking, setbacks and open space, etc.

CEQA Exemptions available for Affordable Housing Projects

- Categorical Exemption available for Infill Development
- Categorical Exemption available for Low Income Housing
- Categorical Exemption available for Farm Worker Housing

CHALLENGES TO BUILDING IN MOUNTAIN COMMUNITIES



- Short building season
- Need to build near services and transit but often lack available land to build infill
- NIMBYs
- Environmental issues (CEQA, rare plants, water, etc.)
- Fire Safety

CHALLENGES TO BUILDING AFFORDABLE HOUSING



- Higher development costs
- Securing financing
- Finding suitable location for housing
- NIMBYs and the stereotypes of affordable housing
- Meeting financing requirements AND unique zoning requirements of mountain communities

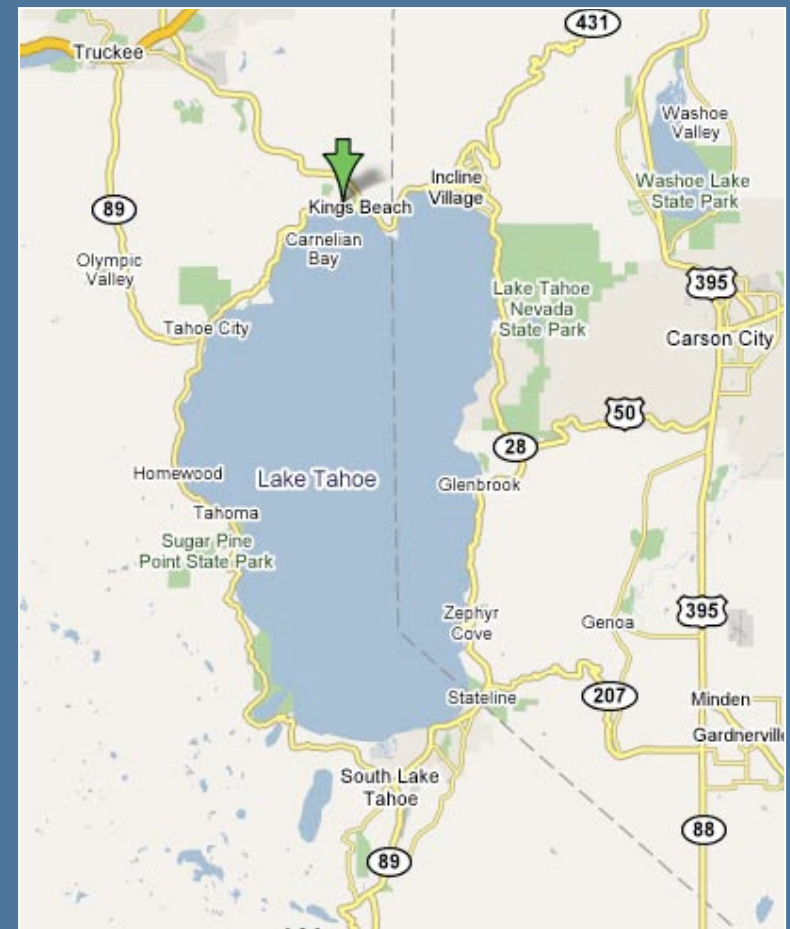
SUSTAINABLE SOLUTIONS FOR LAKE TAHOE

- Renowned for water clarity
- Losing clarity at a rate of 1 foot per year
- Tourism is the primary industry in the basin
- More than two-thirds of purchased homes reported as vacation homes
- Median single family home price for North Lake Tahoe is \$825,000



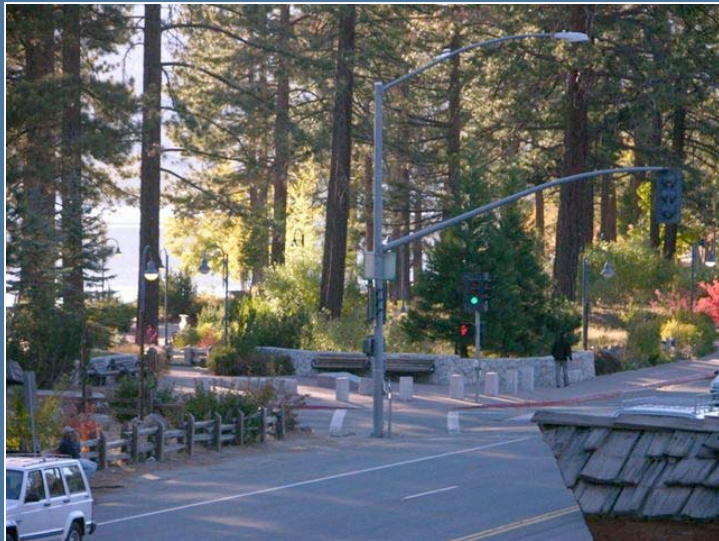
KINGS BEACH, CA

- Small community of about 4,000 residents
- Provides housing for many workers in the tourism / resort industries
- Very little new construction in the last 50 years
- Poor infrastructure and lack of Best Management Practices (BMPs)



KINGS BEACH, CA

- In the 2000 Census, the median household income was \$35,307
- Neighboring towns had median household incomes ranging from \$55,000 to \$95,000



KINGS BEACH HOUSING SURVEY RESULTS



- Median Annual Household Income = **\$30,000**
- **50%** spend over *half their income* on housing
- **25%** considered *extremely low income*
30% considered *very low income*
21% considered *low income*
- **42%** live in *overcrowded conditions*



BUILDING IN KINGS BEACH



- Regulated by Tahoe Regional Planning Agency (TRPA) - goal is to preserve the natural beauty of Lake Tahoe
- Community Enhancement Program (CEP) Process
- Need for Best Management Practices (BMPs)
- Short building season
- NIMBY's fears of "affordable housing"



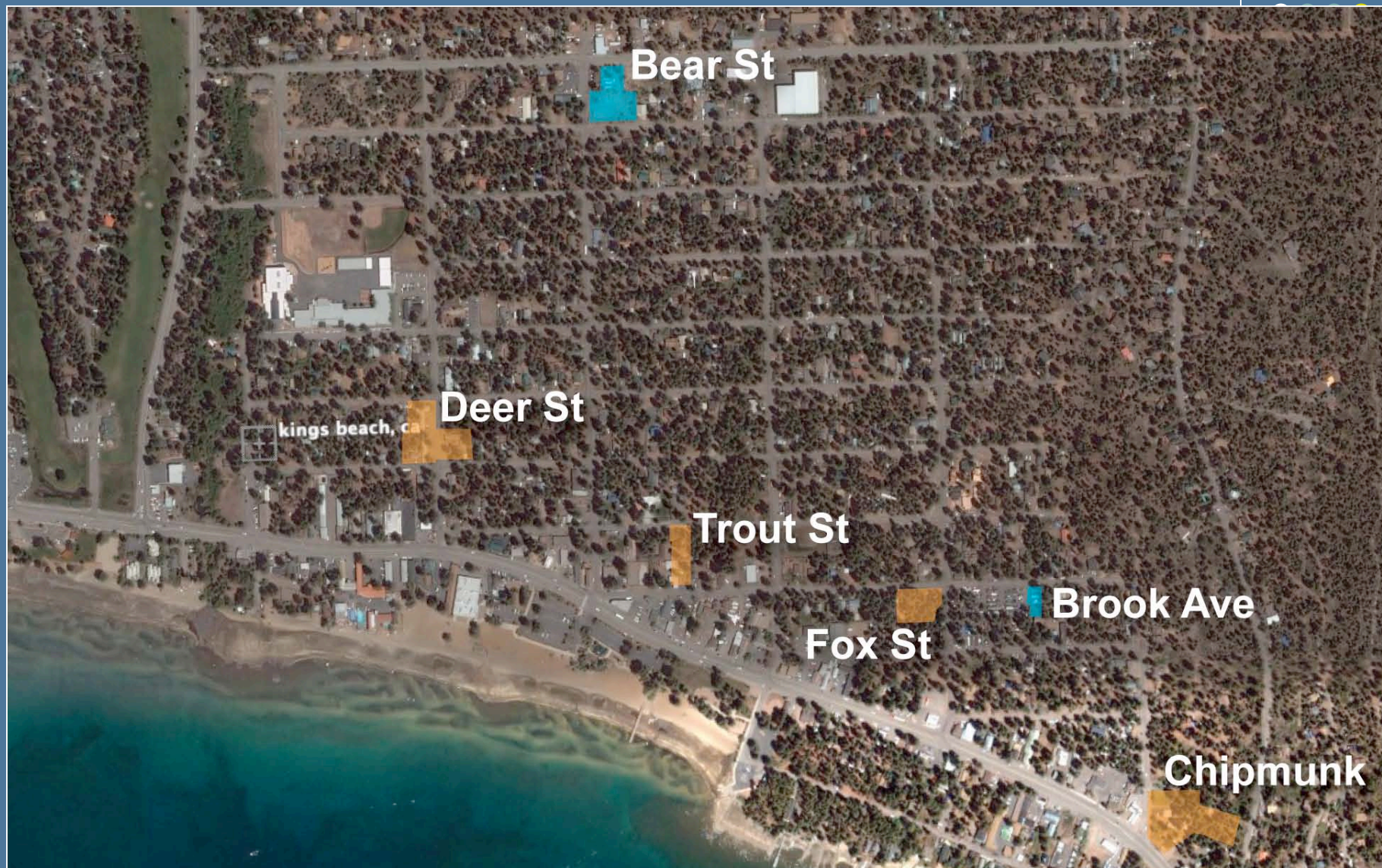
WORKFORCE HOUSING IN KINGS BEACH



- Reserved for Households Earning Between **30% - 60%** Area Median Income (AMI)
- **60% of AMI** for 4 Person Household in Placer County = **\$40,320**
- Kings Beach Median Income = **\$30,000**
- 60% Rents for 2008:
\$745 for Studios to
\$1,107 for 3 Bedroom Units
- Rents will be required to remain affordable for **55 years**



SCATTERED SITES

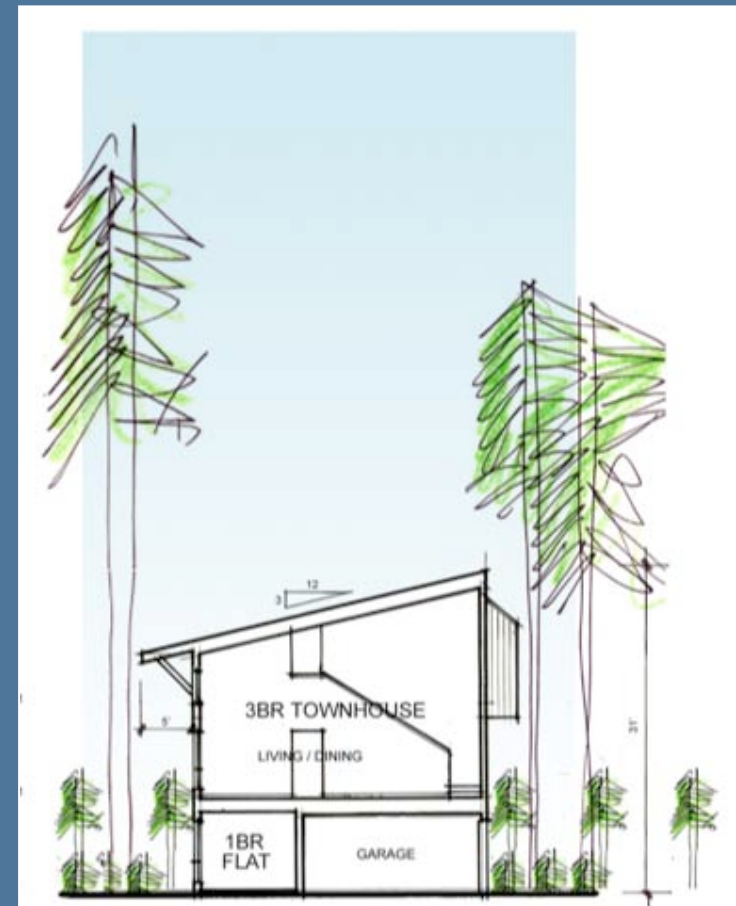


CEP Sites

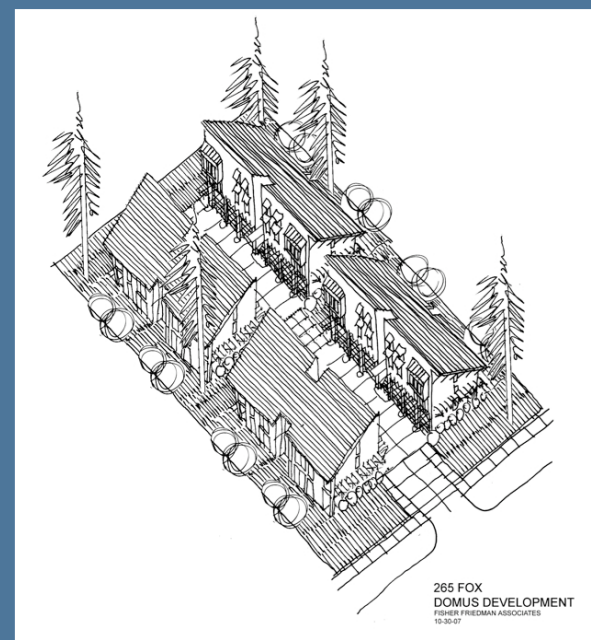
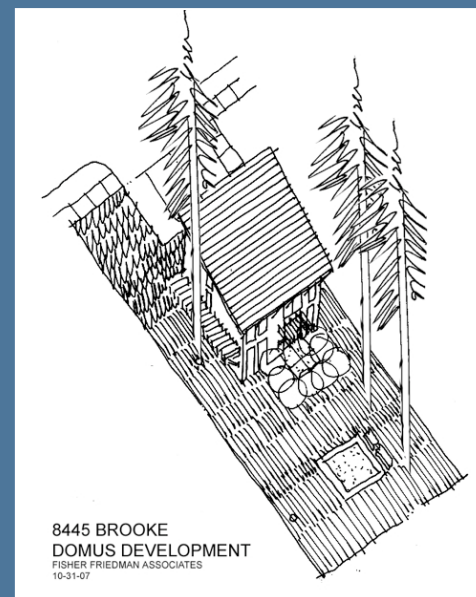
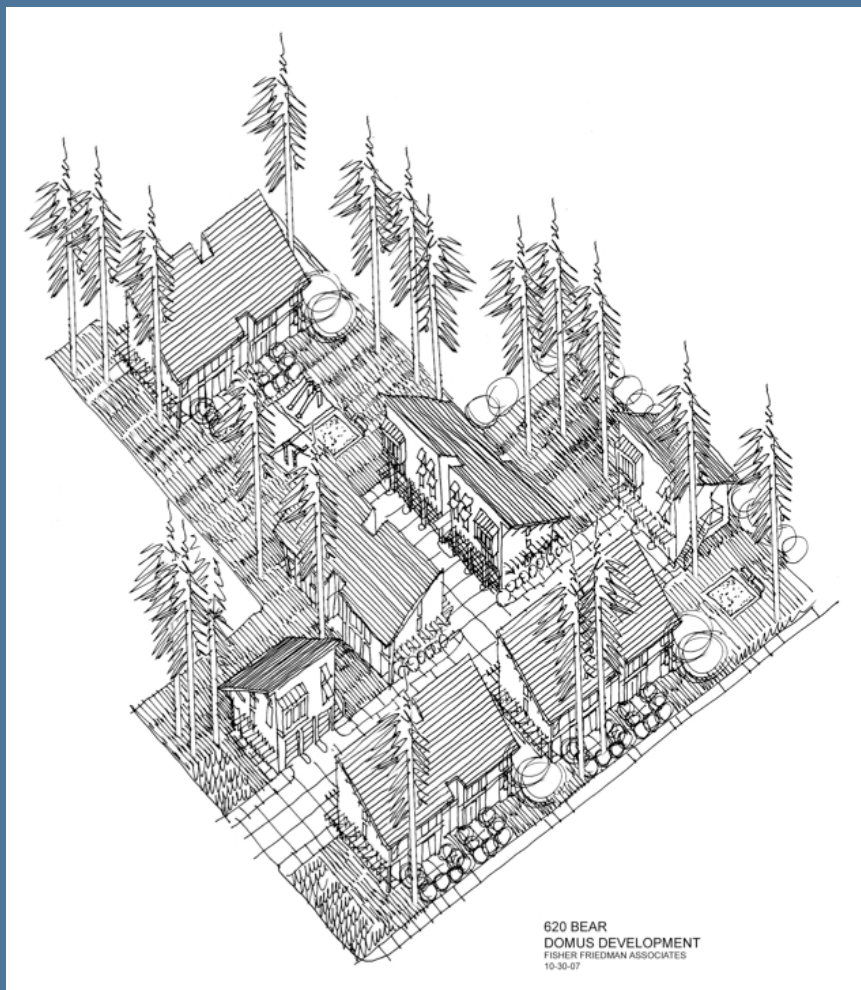


Other Sites in Development

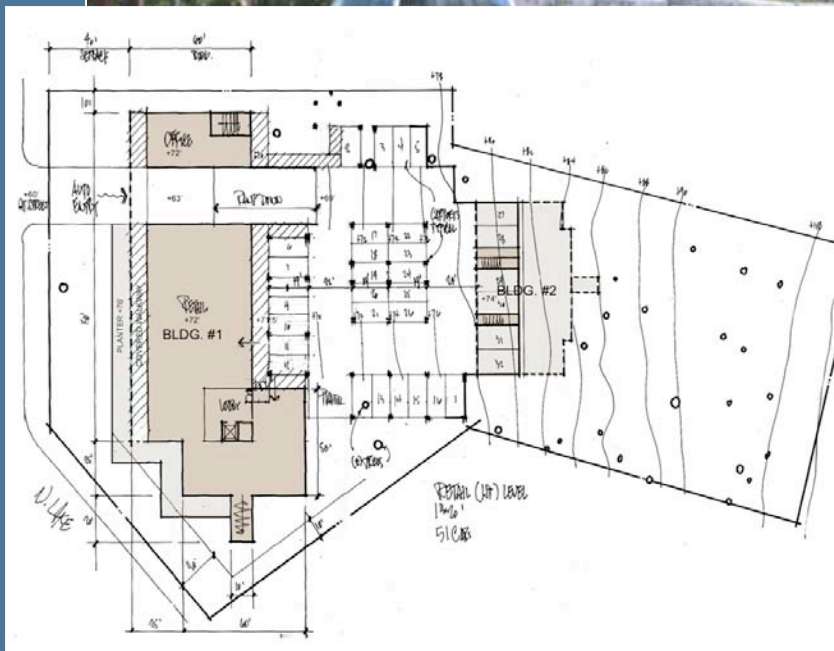
ARCHITECTURAL PROTOTYPES



MASSING CONCEPTS



ARCHITECTURAL CONCEPT - Gateway Site



STRIVING FOR LEED GOLD CERTIFICATION



- Compact developments on infill parcels
- Site selection based on proximity to existing infrastructure
- Homes with ready access to community resources and open space
- Limited outdoor water use through native drought resistant landscaping
- Homes which are smaller than the national average
- Energy efficient building envelope for more affordable utility bills (minimum 20% energy savings)
- Investigating alternative energy solutions such as solar PV and geothermal ground water heating
- Sustainable materials provide improved durability, are environmentally responsible and improve indoor air quality



CONTACT INFORMATION

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