Response to the Request for Proposals for the

MACE RANCH III & WOODBRIDGE

AFFORDABLE HOUSING SITES

Presented to:
CITY OF DAVIS

Prepared by:
DOMUS DEVELOPMENT
and
TAORMINO & ASSOCIATES
and
DIGNITY HEALTH

NOVEMBER 14, 2014
TABLE OF CONTENTS

A. Cover Sheet

B. Proposed Development
   1. Narrative Description
   2. Conceptual Plans
   3. Anticipated Timeline
   4. Proposed Financing Structure

C. Developer Capacity
   1. Narrative
   2. Testimonials
   3. References
   4. Organizational Chart
   5. Financial Capacity
   6. Development Experience
   7. Development Team Profiles
A. COVER SHEET

CITY OF DAVIS
REQUEST FOR PROPOSALS
LAND DEDICATION FOR AFFORDABLE HOUSING
MACE RANCH III AND WOODBRIDGE SITES

PROPOSAL COVER SHEET

APPLICANT: Domus Development
ADDRESS: 1000 K Street, Ste. 250, Sacramento, CA 95814
CONTACT PERSON & ORGANIZATION: Meea Kang, President, Domus Development
PHONE: (415) 856-0010 x8801  FAX: (415) 856-0264  EMAIL: meea@domusd.com

CO-APPLICANT: Taormino & Associates
ADDRESS: 505 Second Street, Davis, CA 95616
CONTACT PERSON & ORGANIZATION: Jason Taormino, Vice President, Taormino & Associates
PHONE: (530) 758-3080  FAX: (530) 753-8825  EMAIL: Jason@taormino.org

CO-APPLICANT: Dignity Health
ADDRESS: 1321 Cottonwood Street, Woodland, CA 95695
CONTACT PERSON: Dawn Myers Purkey, Program Manager, Adult Day Health Center
PHONE: (530) 666-8828  FAX: (530) 666-8826  EMAIL: yadhc@dcn.org
B. PROPOSED DEVELOPMENT

1. Narrative Description
2. Conceptual Plans
3. Anticipated Timeline
4. Proposed Financing Structure
1. NARRATIVE DESCRIPTION

PROPOSAL OVERVIEW

Last month the Davis Enterprise featured articles discussing how the city and county are going to grapple with what has been dubbed a “silver tsunami.” Census data tells us that 10,000 Americans turn 65 years old every day. In 2013, the California Department of Finance projected that by 2050 there will be over 65,000 seniors in Yolo County. Last year the County reported that 87% of the entire population lives in the four incorporated cities, and Davis is the most populous of these. Acutely aware of the rising tide of seniors, the Yolo Healthy Aging Alliance convened the Yolo Healthy Aging Summit in October. Congressman John Garamendi, Senator Lois Wolk, Assemblywoman Mariko Yamada, County Supervisor Jim Provenza, and Domus Development President Meea Kang joined stakeholders across several disciplines to discuss the most pressing unmet needs for seniors in Yolo County. The top two needs identified were affordable housing and adult day health services.

Award-winning affordable housing developer Domus Development, Davis-based real estate developer Taormino & Associates, and Dignity Health affiliate Yolo Adult Day Health Center have come together to submit an application for the City of Davis Request for Proposals for the Mace Ranch III and Woodbridge Affordable Housing Sites. This proposal provides a solution for these two sites that is both mixed-use and mixed-income. The site designs balance smart growth principles with a respect for and responsiveness to each neighborhood’s aesthetics. Most importantly, this team has a specific and achievable plan that can realistically secure financing and ensure completion.

KEY PROJECT CONCEPTS

Range of Housing Types

Our proposal offers a range of housing types. Collectively, the development of both sites would include approximately 50 deed-restricted affordable senior apartments, two deed-restricted below-market rate for-sale homes, eight to ten for-sale homes that are affordable by design, and seven market rate for-sale homes. This innovative approach provides diverse housing products for a range of Davis residents accomplished through the partnership of two highly-experienced real estate developers. Domus Development will ensure that the rental properties are run well through vertically integrated property management and asset management affiliates. Taormino & Associates includes in-house residential brokers who work directly with home buyers towards the goal of creating cohesive communities of owner-occupied homes. Domus Development and Taormino & Associates strive to create high-quality homes with performance histories that are detailed in the Developer Capacity section of this proposal.

Innovative Financial Structure

The development team has a proven track record of securing financing for a diverse array of housing types. Taormino & Associates is providing both financial contributions and in-kind expertise on the integration of market rate housing and affordable housing. In addition to offsetting the land costs on both sites, they will contribute towards site design, infrastructure design, and land improvements. Taormino & Associates proposes to contribute funds for land acquired from both proposed sites. These proceeds will then be invested in Domus Development’s
affordable senior housing. The value of the land and these land acquisition proceeds, collectively estimated at $1.9 million, can be used to leverage additional funding. These proceeds will then be invested in Domus Development’s affordable senior housing. With a demonstrated ability to secure competitive financing, Domus plans to finance the entire affordable housing portion of the project using tax credits, bonds, state funding, and financing from the City of Davis at the conversion to permanent financing.

**MACE RANCH III**
The Mace Ranch III proposal takes advantage of being centrally located on the Fifth Street corridor. This site will serve as a senior-focused, mixed-use development that includes market rate housing, affordable senior housing, and supportive services administered by Dignity Health.

**Supportive Services for Seniors and Caregivers**
For the past 12 months the Yolo Adult Day Health Center operated by Dignity Health in Woodland has been operating at full capacity with a current waiting list of 30 individuals. They are actively seeking a second program site to better serve the Davis community, as current Davis participants must ride a bus up to 90 minutes each way to access care. A new Davis site will relieve pressure on the crowded Woodland center. At the proposed Davis site, Dignity Health would serve up to 25 individuals per day, providing a full day of stimulating social and therapeutic activities for individuals needing assistance and support in their activities of daily living due to chronic illness such as dementia, stroke, diabetes, or Parkinson’s Disease.

In addition to adult day services provided by Yolo Adult Day Health Center, social services will be provided free of charge to the residents of the senior apartments. Yolo Adult Day Health Center and affiliated non-profit service providers are contemplated to occupy 5,000 to 8,000 square feet, with approximately 40 shared parking spaces for staff and clients.

**Affordable Rental Housing**
Yolo Adult Day Health Center would be housed on the ground floor of the affordable rental housing with supportive services for seniors, offering a great synergistic opportunity for shared space and resources. This attractive mixed-use building will be a three-story, elevator-served building with serene views of the adjacent creek. Amenities include on-site management, on-site services, private patios and decks, and indoor and outdoor common areas. Residents will have access to a community garden located at the southwest corner of the property. Upon successful selection through this RFP process, Domus Development will enter into negotiations with the City to expand the site footprint with the goal of developing a more robust community garden on the existing easement to the southern boundary of the site.

This affordable housing is contemplated to be affordable to extremely low-, very low-, and low-income seniors. A portion of these senior households will be reserved for veterans at risk of homelessness. Our current proposal anticipates 50 one- and two-bedroom dwelling units with a total of 85 parking spots.

**Affordable by Design Ownership Housing**
The market-rate ownership housing would be affordable by design. Our current proposal anticipates up to ten attached single family homes providing a residential-scale rather than commercial-scale elevation along Fifth Street. Each home would have a front porch accessible by the public sidewalk with additional rear parking adjacent to the parking lot shared by the clinic and affordable housing. The for-sale homes along Fifth Street change the general public’s interaction from one dominated by sound walls and commercial applications to a warm and traditional housing streetscape. Small front yards add to the friendliness of the views. The height of the buildings also buffers the public view from the parking and more practical aspects of adult day program and rental housing. The expectation is that demand for these homes will come from those who want to access the adult day program facility. This presents an opportunity to have demand for the care facility to come from differing income levels but within close proximity.

**WOODBRIDGE**
In contrast to the Mace Ranch III site, the Woodbridge site is nestled within an existing neighborhood near the intersection of La Paz Drive and Hackberry Place. The proposed plan for this site includes three priorities for the design of this new neighborhood: connectivity, community, and intimacy. First, the new home designs take into account the feeling that homes will evoke from the community as they walk along the path on the Putah Creek nature corridor. Wrought iron fences, rather than wood, will define the back yards of the homes on the east and west. On the south side of the property, the same wrought iron fence will define the side yards of the two homes while allowing the view down the private lane to remain open. Access points from one or both existing paths will allow people to stroll through to the corner of La Paz and Hackberry. The second priority will be porches or verandas on the homes that will evoke a friendly feeling from passersby. In consideration of existing residents, the third priority is on accommodations for the adjacent neighbors. This is achieved by having a single-story home next to the one adjacent neighbor. The site plan strives to protect the privacy for the existing homeowner so that the new home does not have the ability to look into the adjacent yard. The other three new homes on the eastern side will have window placements that address privacy concerns.

**Affordable Ownership Housing**
The proposal includes two affordable for-sale homes that blend seamlessly and stylistically within the new neighborhood. Each attached home includes three bedrooms and two baths on each side that will be a single-level home. Locating this building next to the existing homes to the east allows for a better streetscape and privacy for both the new and existing homes. The intent is to sell these two below market-rate as part of the City’s inclusionary housing program. The goal of this proposal is to maximize the number of affordable units, geographic distribution, and diversity of housing types with the City’s existing resources. An alternative to building this duplex would be to meet the inclusionary obligation for the Woodbridge site at the Mace Ranch III site and increase the financial contribution from Taormino & Associates towards the Mace Ranch III site.
2. CONCEPTUAL PLANS

- MACE RANCH III -
2. CONCEPTUAL PLANS

- WOODBRIDGE -
Utilizing gravel driveway with secure substructure in order to increase on-site water infiltration and improve aesthetics will be explored.

The concept for the site would link the new neighborhood with two existing walking paths and an adjacent park.

Porches, while aesthetically pleasing, also provide functionality in creating spaces to see neighbors and meet with friends and family.

The cobblestone drive is both aesthetically pleasing and is pervious to allow greater on-site water retention and reduced runoff.
### 3. ANTICIPATED TIMELINE

**AFFORDABLE SENIOR HOUSING AT MACE RANCH III**

<table>
<thead>
<tr>
<th>Community Process</th>
<th>Preliminary Timeline</th>
</tr>
</thead>
<tbody>
<tr>
<td>Participate in Initial Neighborhood Meeting</td>
<td>November 19, 2014</td>
</tr>
<tr>
<td>Present to Social Services Commission</td>
<td>December 3, 2014</td>
</tr>
<tr>
<td>Selection by City Council</td>
<td>December 16, 2014</td>
</tr>
<tr>
<td>Enter into Exclusive Negotiating Agreement</td>
<td>January 2015</td>
</tr>
<tr>
<td>Enter into MOU for Resident Services</td>
<td>January 2015</td>
</tr>
<tr>
<td>Conduct Stakeholder and Community Outreach</td>
<td>January–March 2015</td>
</tr>
<tr>
<td>Determine Scope of Work and Budget</td>
<td>March 2015</td>
</tr>
<tr>
<td>Enter into Disposition and Development Agreement</td>
<td>March 2015</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Entitlements and Environmental Clearance</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Initiate CEQA Process</td>
<td>December 2014</td>
</tr>
<tr>
<td>Submit for Entitlements, including Rezone</td>
<td>April 2015</td>
</tr>
<tr>
<td>Secure Entitlements</td>
<td>June 2015</td>
</tr>
<tr>
<td>Secure Environmental Clearance</td>
<td>June 2015</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Financing</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Submit Application for Cap and Trade Funding</td>
<td>April 2016</td>
</tr>
<tr>
<td>Submit Application for VHHP Funding</td>
<td>April 2016</td>
</tr>
<tr>
<td>Receive Allocation of Cap and Trade Funding</td>
<td>June 2016</td>
</tr>
<tr>
<td>Receive Allocation of VHHP Funding</td>
<td>June 2016</td>
</tr>
<tr>
<td>Submit Application for 4% Tax Credits</td>
<td>July 2016</td>
</tr>
<tr>
<td>Submit Application for Tax-Exempt Bonds</td>
<td>July 2016</td>
</tr>
<tr>
<td>Receive Tax Credit Allocation</td>
<td>September 2016</td>
</tr>
<tr>
<td>Receive Bond Allocation</td>
<td>September 2016</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Disposition of Property</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Close on Construction Financing</td>
<td>December 2016</td>
</tr>
<tr>
<td>Record Transfer of Title</td>
<td>December 2016</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Construction Period</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Commence Construction</td>
<td>January 2017</td>
</tr>
<tr>
<td>Complete Construction</td>
<td>June 2018</td>
</tr>
</tbody>
</table>
4. PROPOSED FINANCING STRUCTURE

AFFORDABLE SENIOR RENTAL HOUSING

Domus Development plans to finance the affordable housing at Mace Ranch III by leveraging tax
credit equity with funding from the City of Davis and state funding sources. The development can
be financed through either of two types of Low Income Housing Tax Credits. Domus has extensive
experience with both 4% Low Income Housing Tax Credits that are funded in conjunction with
tax exempt bonds, as well as a high success rate in securing highly-competitive 9% Low Income
Housing Tax Credits. As detailed in the Developer Capacity section, Domus has a demonstrated
track record working with a variety of state financing sources, including Infill Infrastructure Grant
(IIG), Transit Oriented Development (TOD) Program, and Multifamily Housing Program (MHP)
funds.

<table>
<thead>
<tr>
<th>Sources</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Acquisition Costs</td>
<td>$1,000,000</td>
</tr>
<tr>
<td>Hard Construction Costs – Residential</td>
<td>$9,000,000</td>
</tr>
<tr>
<td>Hard Construction Costs – Tenant Improvements</td>
<td>$400,000</td>
</tr>
<tr>
<td>Soft Costs</td>
<td>$3,200,000</td>
</tr>
<tr>
<td>Financing Costs</td>
<td>$1,400,000</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$15,000,000</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Uses</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land Donation</td>
<td>$1,000,000</td>
</tr>
<tr>
<td>City Contribution</td>
<td>$1,000,000</td>
</tr>
<tr>
<td>Conventional Loan</td>
<td>$1,000,000</td>
</tr>
<tr>
<td>Cap and Trade</td>
<td>$3,500,000</td>
</tr>
<tr>
<td>VHHP</td>
<td>$3,000,000</td>
</tr>
<tr>
<td>LIHTC Equity</td>
<td>$3,850,000</td>
</tr>
<tr>
<td>Taormino &amp; Associates – Land Sales Proceeds</td>
<td>$900,000</td>
</tr>
<tr>
<td>Dignity Health Contribution – Tenant Improvements</td>
<td>$400,000</td>
</tr>
<tr>
<td>Domus Development – Deferred Developer Fee</td>
<td>$350,000</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$15,000,000</strong></td>
</tr>
</tbody>
</table>


<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Lease Up Period</td>
<td>($67,434)</td>
<td>($23,884)</td>
<td>($22,178)</td>
<td>13,606</td>
<td>116,968</td>
<td>($18,203)</td>
<td>($21,637)</td>
<td>($251,510)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Annual Rent</td>
<td>$20,400</td>
<td>$45,135</td>
<td>$60,000</td>
<td>$30,600</td>
<td>$48,450</td>
<td>$20,400</td>
<td>$55,482</td>
<td>$73,757</td>
<td>$91,764</td>
<td>$104,633</td>
<td>$119,533</td>
<td></td>
</tr>
<tr>
<td>Administrative</td>
<td>$20,400</td>
<td>$11,900</td>
<td>$26,329</td>
<td>$17,850</td>
<td>$26,660</td>
<td>$20,400</td>
<td>$25,077</td>
<td>$29,783</td>
<td>$34,849</td>
<td>$40,863</td>
<td>$48,675</td>
<td></td>
</tr>
<tr>
<td>Operate/Maint</td>
<td>$45,135</td>
<td>$26,329</td>
<td>$55,482</td>
<td>$37,615</td>
<td>$59,434</td>
<td>$45,135</td>
<td>$55,482</td>
<td>$65,530</td>
<td>$76,896</td>
<td>$89,473</td>
<td>$103,460</td>
<td></td>
</tr>
<tr>
<td>Payroll</td>
<td>$60,000</td>
<td>$35,000</td>
<td>$59,434</td>
<td>$39,000</td>
<td>$65,694</td>
<td>$60,000</td>
<td>$73,757</td>
<td>$84,666</td>
<td>$96,842</td>
<td>$109,782</td>
<td>$123,691</td>
<td></td>
</tr>
<tr>
<td>Mgmt Fee/Services</td>
<td>$30,600</td>
<td>$17,850</td>
<td>$37,615</td>
<td>$24,195</td>
<td>$30,294</td>
<td>$30,600</td>
<td>$37,615</td>
<td>$45,305</td>
<td>$54,212</td>
<td>$63,107</td>
<td>$72,896</td>
<td></td>
</tr>
<tr>
<td>Beginning Balance</td>
<td>$350,000</td>
<td>$311,507</td>
<td>$295,186</td>
<td>$278,694</td>
<td>$262,126</td>
<td>$245,582</td>
<td>$229,168</td>
<td>$213,853</td>
<td>$199,617</td>
<td>$186,469</td>
<td>$174,407</td>
<td></td>
</tr>
<tr>
<td>Debt Service Coverage</td>
<td>1.22</td>
<td>1.27</td>
<td>1.27</td>
<td>1.27</td>
<td>1.27</td>
<td>1.27</td>
<td>1.27</td>
<td>1.27</td>
<td>1.27</td>
<td>1.27</td>
<td>1.27</td>
<td></td>
</tr>
<tr>
<td>Replacement Reserves</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td></td>
</tr>
<tr>
<td>Soft Debt Payments</td>
<td>($6,096)</td>
<td>($6,650)</td>
<td>($6,650)</td>
<td>($6,650)</td>
<td>($6,650)</td>
<td>($6,650)</td>
<td>($6,650)</td>
<td>($6,650)</td>
<td>($6,650)</td>
<td>($6,650)</td>
<td>($6,650)</td>
<td></td>
</tr>
<tr>
<td>Bond/Other Fees</td>
<td>($14,438)</td>
<td>($15,750)</td>
<td>($15,750)</td>
<td>($15,750)</td>
<td>($15,750)</td>
<td>($15,750)</td>
<td>($15,750)</td>
<td>($15,750)</td>
<td>($15,750)</td>
<td>($15,750)</td>
<td>($15,750)</td>
<td></td>
</tr>
<tr>
<td>Hard Debt Payments</td>
<td>($55,516)</td>
<td>($60,563)</td>
<td>($60,563)</td>
<td>($60,563)</td>
<td>($60,563)</td>
<td>($60,563)</td>
<td>($60,563)</td>
<td>($60,563)</td>
<td>($60,563)</td>
<td>($60,563)</td>
<td>($60,563)</td>
<td></td>
</tr>
<tr>
<td>Total Debt Service</td>
<td>($77,604)</td>
<td>($78,869)</td>
<td>($78,869)</td>
<td>($78,869)</td>
<td>($78,869)</td>
<td>($78,869)</td>
<td>($78,869)</td>
<td>($78,869)</td>
<td>($78,869)</td>
<td>($78,869)</td>
<td>($78,869)</td>
<td></td>
</tr>
<tr>
<td>Debt Service Coverage</td>
<td>1.22</td>
<td>1.27</td>
<td>1.27</td>
<td>1.27</td>
<td>1.27</td>
<td>1.27</td>
<td>1.27</td>
<td>1.27</td>
<td>1.27</td>
<td>1.27</td>
<td>1.27</td>
<td></td>
</tr>
<tr>
<td>Replacement Reserves</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td></td>
</tr>
<tr>
<td>Soft Debt Payments</td>
<td>($6,096)</td>
<td>($6,650)</td>
<td>($6,650)</td>
<td>($6,650)</td>
<td>($6,650)</td>
<td>($6,650)</td>
<td>($6,650)</td>
<td>($6,650)</td>
<td>($6,650)</td>
<td>($6,650)</td>
<td>($6,650)</td>
<td></td>
</tr>
<tr>
<td>Bond/Other Fees</td>
<td>($14,438)</td>
<td>($15,750)</td>
<td>($15,750)</td>
<td>($15,750)</td>
<td>($15,750)</td>
<td>($15,750)</td>
<td>($15,750)</td>
<td>($15,750)</td>
<td>($15,750)</td>
<td>($15,750)</td>
<td>($15,750)</td>
<td></td>
</tr>
<tr>
<td>Hard Debt Payments</td>
<td>($55,516)</td>
<td>($60,563)</td>
<td>($60,563)</td>
<td>($60,563)</td>
<td>($60,563)</td>
<td>($60,563)</td>
<td>($60,563)</td>
<td>($60,563)</td>
<td>($60,563)</td>
<td>($60,563)</td>
<td>($60,563)</td>
<td></td>
</tr>
<tr>
<td>Total Debt Service</td>
<td>($77,604)</td>
<td>($78,869)</td>
<td>($78,869)</td>
<td>($78,869)</td>
<td>($78,869)</td>
<td>($78,869)</td>
<td>($78,869)</td>
<td>($78,869)</td>
<td>($78,869)</td>
<td>($78,869)</td>
<td>($78,869)</td>
<td></td>
</tr>
</tbody>
</table>

**Notes:**
- The above data is a sample and may not reflect actual financial figures.
- The data includes various financial metrics such as revenue, operating costs, and debt service.
- The data is provided for illustrative purposes and may not be complete or accurate.
- The data is subject to change based on market conditions and other factors.

**Contact Information:**
- 2026 5th Street
- Davis, CA 95616
- Phone: (530) 111-2222
- Email: info@sampleco.com

**Website:**
- www.sampleco.com
C. DEVELOPER CAPACITY

1. Narrative
2. Testimonials
3. References
4. Organizational Chart
5. Financial Capacity
6. Developer Experience
   a. Blue Mountain Terrace, Winters
   b. Kings Beach Housing Now, Placer County
   c. Siena Court, Pittsburg
   d. Lincoln Court, Oakland
   e. Garvey Court, El Monte
7. Development Team Profiles
   a. Domus Development
   b. Taormino & Associates
   c. Dignity Health
   d. YHLA Architects
   e. Cunningham Engineering
   f. Domus Management Company
1. NARRATIVE

DEVELOPMENT PARTNERS
The development of the affordable housing for the Mace Ranch III and Woodbridge sites is being led by Domus Development in partnership with two key development partners, Taormino & Associates and Yolo Adult Day Health Center. Taormino & Associates will be responsible for the development of market rate and below market rate for-sale homes on both the Woodbridge and Mace Ranch III sites. Yolo Adult Day Health Center will operate adult day programs in the service portion of the mixed-use development at the Mace Ranch III site.

Domus Development will develop the mixed-use affordable senior housing project on the Mace Ranch III site. This project will be funded through conventional affordable housing financing as detailed in the proposed financing section. The development experience, references, and financial capacity sections speak to Domus Development’s proven track record in financing affordable housing through Low Income Housing Tax Credits, tax exempt bonds, and a variety of public and private gap funding sources.

DEVELOPMENT TEAM

Architecture
The two project sites have been preliminarily designed by award-winning architecture firm YHLA Architects. Firm principal and Davis resident Robert Lindley has designed some of the city’s most notable buildings, including the McCormick and Roe Buildings and the Historic City Hall at Bistro 33.

Civil Engineering
Civil Engineering services for both sites will be provided by Cunningham Engineering. Founded in Davis 30 years ago, Cunningham Engineering principals have provided their expertise on several of the city’s developments, including most recently West Village and New Harmony.

Property Management
Property management of the Mace Ranch III site will be provided by Domus Development affiliate Domus Management Company. Domus Management Company principals have over 40 years of experience in affordable housing property management including a portfolio of six properties in the Sacramento Region.

Resident Services
Resident services will be provided on-site at Mace Ranch III. Following successful selection in this RFP process, Domus Development will enter into negotiations with Dignity Health for their affiliate Yolo Adult Day Health Center to provide services that could include information support and care coordination to maximize successful aging in place and avoid unnecessary hospitalizations or nursing home stays.

Company profiles for the entire development team are included in the following sections.
DOMUS DEVELOPMENT

At Domus we have spent more than a decade creating and preserving affordable housing and innovative infill mixed-use projects. In fulfilling our mission, we are committed to using our development expertise and creativity to finance and build attractive, well-designed assets that promote economic and community prosperity. Domus firmly believes in the importance of collaboration between the public and private sectors in order to create the highest quality product. Through a robust public input process, we seek the broad support of community organizations and neighbors throughout all stages of project development to ensure a successful project. We endeavor to create sustainable communities that enhance the living experience of our residents while equally benefiting the neighborhood and the environment.

Domus is a developer of affordable housing with strong local ties. The company president is a Davis resident, and all project staff live in Yolo County. Domus Development is a woman- and minority-owned business. With a proven track record to meeting regulations required through complex financial layering, Domus agrees to comply with local and federal requirements for contracts, which could include women- and minority-owned businesses, competitive bidding, and cost reporting. Domus Development agrees to produce financial and management documents for city review as required by the city during the life of the project.

TAORMINO & ASSOCIATES

Taormino & Associates is a residential and commercial real estate development corporation with forty years of experience. Primarily focused on Davis and Woodland but with experience across Northern California, Taormino & Associates has focused on infill projects. Four of the most recent projects in Davis include Willow Bank Park, Parque Santiago, Phoenix Place, and Fifth Street Commerce Center. The design, construction and sale of below market rate for sale housing as part of these projects has provided valuable experience that has allowed Taormino & Associates to refine their approach over the years. During the past seven years Taormino & Associates has participated in the refinement of the City of Davis’ affordable housing programs, universal design and aging in place guidelines. They are also the first developer in Davis to implement photovoltaic power generation for a new development and have achieved an 85% installation rate on market rate housing. Taormino & Associates has demonstrated an approach to both market rate and affordable housing components that focuses on quality design and construction materials that relate to the top quartile of home buyers.

Taormino & Associates is a family-run company that has been operating in Davis for two generations. David Taormino is the founder and managing partner. Steve Boschkin and Jason Taormino are partners in the firm and both have an extensive background in real estate development in Davis. Taormino & Associates agrees to produce financial and management documents for city review as required by the city during the life of the project.

YOLO ADULT DAY HEALTH CENTER AT WOODLAND HEALTHCARE

A Dignity Health Member

Woodland Healthcare is an integrated health network, comprised of Woodland Clinic Medical Group and Woodland Memorial Hospital, which means our medical offices, doctors, hospital, surgery center and adult day services are all part of the same system. With primary and specialty care, laboratory, pharmacy and imaging services at our Woodland Medical Office, patients have convenient access and seamless care at Woodland Clinic. At our Davis Medical Office, services offered include primary and specialty care, imaging and laboratory services. Woodland Clinic’s medical staff of nearly 100 physicians and allied health professionals offers a full range of healthcare services, including primary care and medical specialties. And, as part of the nationally recognized Mercy hospitals of Dignity Health, Woodland Healthcare is connected to the highest standard of healthcare in the greater Sacramento area. Woodland Clinic Medical Group and Woodland Memorial Hospital bring excellence home.

Yolo Adult Day Health Center (YADHC) has been providing adult day services to Yolo County communities since 1994. Over the past 30 years, the mission of Yolo Adult Day Health Center has remained unchanged: to support individuals and families struggling with chronic care needs to stay at home by providing medical, social, rehabilitative and respite services. The Center works closely with each person to maximize independence, prevent hospitalizations, avoid premature nursing home placement and provide support and relief to family caregivers.

Programs offered include: adult health day care; Alzheimer Day Care Resource Center; adult day care, care coordination, senior transportation voucher program, community education; caregiver training; respite; caregiver counseling; information/referral and support groups. Services are provided by a multidisciplinary staff consisting of registered nurses, social workers, physical, occupational and speech therapists, program assistants, dietitian, psychiatric consultant, activity specialists and a corps of volunteers.

For the past 12 months the Center has been operating at full capacity with a current waiting list of 30 individuals. Located in Woodland and with the growing demand for services related to staggering demographic trends of the aging baby boomers, Dignity Health is seeking a second program site to better service the Davis community as current Davis participants must ride a bus up to 90 minutes each way to access care. A Davis site will also relieve pressure on the crowded Woodland center.

The Center currently serves 17 clients from Davis. Of these clients, 75% suffer from dementia related to either Alzheimer’s Disease, post-stroke or Parkinson’s Disease (compared to 49% for the total Center clientele). As we work closely with the entire family, we know that 63% of the caregivers receiving services at the Center are at very high risk of burn out. With respect to living situation, 25% of clients live alone, and 50% live with working caregivers.

The YADHC service area is Yolo County. This includes Woodland, Davis, West Sacramento, Winters, Knight’s Landing, Yolo and other small towns. The head executive of YADHC is a Davis resident. YADHC agrees to produce financial and management documents for city review as required by the city during the life of the project.
2. TESTIMONIALS

TESTIMONIALS FOR DOMUS DEVELOPMENT

Senator Lois Wolk, California’s Third District
“The Davis community and communities all around California are fortunate to have someone with [Meea Kang’s] commitment to sustainable, affordable housing...[Her] work as founder of Domus Development has created over 1,600 housing units all while helping educate tenants about the environment. I am proud to represent such an innovative and conscientious individual in the California Senate.”

Joanne Marchetta, Executive Director, Tahoe Regional Planning Agency (TRPA)
“There’s a belief here in the basin that development is almost impossible, improving ourselves in almost impossible. And that sense that we can’t invite capital investment into the basin has been a source of maintaining the status quo here...Domus created a sense of possibility.”

Congresswoman Doris Matsui, California’s Sixth District
“The La Valentina project is the beautiful result of a tremendous partnership between the City of Sacramento, Sacramento Housing and Redevelopment Agency and Domus. The project is proof that energy efficient, transit-oriented, low-income housing projects can emerge when federal tax credits, grants and local sources of funds are combined and put to good use.”

Mayor Kevin Johnson, City of Sacramento
“Domus Development and the La Valentina project are realizing Sacramento’s vision of downtown infill revitalization through smart growth, energy efficiency, economic sustainability and housing that complements transit. This project sets a standard for cities and industry to work together to develop integrated and vibrant spaces that server our communities. The City of Sacramento commends Domus on this distinctive award and the uniquely visible and catalytic impact that La Valentina has created at the gateway toward a thriving downtown community.”

Shaun Donovan, Secretary, Housing and Urban Development (HUD)
“Congratulations on behalf of the Department of Housing and Urban Development and the American Institute of Architect (AIA)...superb work!”

Mike McKeever, Executive Director, Sacramento Area Council of Governments
“[La Valentina is] a prime example of how smart growth can be achieved through urban infill development in the Sacramento Region.”

Councilmember Marti Brown, City of Vallejo
“Domus has been a tremendous partner in revitalizing this historic gem and preserving a critical part of Vallejo’s history. Without their hard work and gift for financing complex projects, this building would have been demolished, the site would have laid vacant for years to come and we would have lost a precious piece of our past.”

TESTIMONIALS FOR YOLO ADULT DAY HEALTH CENTER

Guadalupe Morgan, YADHC Client
“I would like to give thanks for the hard attention from all the center staff. I am very grateful to be back at the center sharing with others, joy, sadness, and friendship of all the good people.”

Alma Troccoli, YADHC Caregiver
“It is already an excellent adult care facility and the staff provides not only professional services, but also the human touch that means so very much and increases interaction. It can be considered a life saving facility, not only for participants, but also caretakers and families.”

Alice Moore, YADHC Caregiver
“Bravo—Good Job the center has greatly enhanced mom’s psycho-social wellness. It gives her something to look forward to each day and gives me time to work away from home guilt free.”

Donna Hawkins, YADHC Caregiver
“Helene loves going to the center. As her world gets smaller, you folks are a bright spot in her week!”

Mary Koompin-Williams, YADHC Caregiver
“My mother really enjoys her day at the center. She likes the staff and enjoys being able to help them with the aprons and any other activity. She feels valued and always has a smile on her face as she tells us about her day.”
3. REFERENCES

The focus of this proposal is on the capacity of the developer to securing the financing required for the affordable housing. The following references are for Domus Development, the firm responsible for the financing and construction of the affordable housing obligation.

FUNDERS
John Chan, Vice President
US Bank
621 Capitol Mall, Suite 800
Sacramento, CA 95814
(916) 438-3803
john.chan@usbank.com

Tony Palaigos
Alliant Capital
21600 Oxnard Street, Suite 1200
Woodland Hills, CA 91367
(818) 668-2803
tony.palaigos@alliantcapital.com

William Pavão, Executive Director
California Tax Credit Allocation Committee
915 Capitol Mall, Suite 485
Sacramento, CA 95814
(916) 654-6340
wpavao@treasurer.ca.gov

Eugene Lee, Division Chief
Housing and Community Development
Department of Financial Assistance
2020 West El Camino Avenue, Suite 500
Sacramento, CA 95833
(916) 324-1861
eulee@hcd.ca.gov

LOCAL JURISDICTIONS
John Shirey, City Manager
City of Sacramento
915 I St
Sacramento, CA 95814
(916) 808-7213
jfshirey@cityofsacramento.org

John Donlevy, City Manager
City of Winters
318 First St
Winters, CA 95694
(530) 795-4910 x110
john.donlevy@cityofwinters.org

John Sbranti, City Manager
City of Pittsburg
65 Civic Avenue
Pittsburg, CA 94565
(925) 252-4850
jsbranti@ci.pittsburg.ca.us

Craig Whittom, Assistant City Manager
City of Vallejo
555 Santa Clara Street
Vallejo, CA 94590
(707) 648-4579
cwhittom@ci.vallejo.ca.us

SOCIAL SERVICE PROVIDERS
Craig A. Gillett
11847 Wilshire Boulevard, Suite 300
Los Angeles, CA 90025
(323) 500-9303
craig@lifeSTEPSusa.org

David Rydquist
Alta California Regional Center
2241 Harvard Street, Suite 100
Sacramento CA 95815
(916) 978-6222
drydquist@altaresional.org

Anni Chung
Self Help for the Elderly
407 Sansome Street
San Francisco, CA 94111-3123
(415) 982-9171
annic@selfhelpelderly.org

4. ORGANIZATION INFORMATION

OWNERSHIP STRUCTURE

DEVELOPMENT PARTNERSHIP*

MANAGING GP
NONPROFIT ORGANIZATION**
0.05% OWNERSHIP

CO-GENERAL PARTNER
DOMUS GP, LLC
0.05% OWNERSHIP

LIMITED PARTNER
INVESTOR**
99.9% OWNERSHIP

* This entity will be a California Limited Partnership created for development purposes.
** Domus Development, LLC has a proven track record of working with experienced investor and nonprofit partners.
*** These entities will be determined following developer selection.
5. **FINANCIAL CAPACITY**

- DOCUMENTS INCLUDED UNDER SEPARATE COVER -

6. **DEVELOPMENT EXPERIENCE**

The focus of this proposal is on the capacity of the developer to execute the development of affordable housing. The following projects are for Domus Development, the firm responsible for the financing and construction of the affordable housing obligation.

**RESPONSIVE TO COMMUNITIES**

Our development team has a demonstrated commitment to Davis, Yolo County, and the greater Sacramento region. Collectively, we have a track record of defining and preserving aesthetic qualities unique to the City of Davis by designing and developing some of the city's most notable projects.

Our development team has a proven ability to balance community requests with financial constraints. What sets Domus Development apart from other affordable housing developers is our innovative approach to designing projects and structuring deals that maximize resources. Our design and development team can value engineer projects while ensuring high-quality features and materials. Domus excels at identifying and securing diverse funding sources and structuring complex financial structures. With offices adjacent to the State Capitol building, Domus is at the forefront of shaping policies and state funding opportunities for affordable housing.

Following selection through this RFP process, Domus Development is committed to working closely with City staff, neighborhood residents, service providers, and other stakeholders to design, finance, and build a true community asset. We manage our portfolio of projects with highly qualified property managers and experienced asset managers to ensure the long-term success of the project.

**KINGS BEACH HOUSING NOW**

The first workforce housing ever built in Lake Tahoe

The Kings Beach Housing Now project addresses the urgent need for affordable workforce housing in Kings Beach while helping to protect the natural beauty of Lake Tahoe and its surrounding environment. To better understand the critical demand for affordable housing, Domus formed partnerships with community advocates and nonprofits to sponsor the first documented Housing Needs Assessment in Kings Beach. The results of the Housing Needs Assessment are now available to all organizations to guide and plan for new affordable housing and services for the Kings Beach community. The development team listened closely to the community every step of the way, striving to create extraordinary housing while simultaneously strengthening the community as a whole.
EXPERIENCE SERVING SENIORS

Domus has created and preserved several affordable housing properties dedicated to seniors. Each property is distinct, featuring architectural details that complement the surrounding neighborhood. These buildings are designed to meet the unique needs of elderly populations, including on-site social services, lush landscaping, and Universal Design that allows residents to age in place. Domus partners with local non-profit social service providers to provide services tailored to the distinctive needs of each community.

LINCOLN COURT
Oakland’s first affordable senior supportive housing complex

In 2003, Domus set out to replace a crime-ridden motel with a distinctive, modern building that is home to a mix of active and frail seniors. The on-site 4,500 square foot community center is run by Self-Help for the Elderly, a well-respected Bay Area-based nonprofit that provides health and wellness activities, educational classes, and social events for seniors living in the complex and neighborhood residents. As Oakland’s first affordable senior supportive housing complex, Domus developed the project in partnership with Self-Help for the Elderly. The project includes 82 affordable apartments, where 30% are reserved for homeless or at risk of homeless seniors with significant disabilities. The property has a senior and computer-learning center just off its ground floor lobby. Free case management and social service programs are available to all residents. The programs are designed to empower residents to stay healthy and independent despite their frailty with the hope that residents can age in place and continue to live in their homes without being institutionalized prematurely. This was one of the first projects funded statewide with through the Supportive Housing Multifamily Housing Program (SHMHP).

SMART GROWTH AND GREEN BUILDING

Our commitment to environmental sustainability and social equity is evidenced by our accolades in the areas of smart growth, green building, and responsive design. Our developments have included a number of the building industry's most cutting-edge green building practices, including a pilot of the Sacramento Municipal Utility District's near Net-Zero Energy program and a green roof on a parking structure completed in 2012.

GARVEY COURT
A Los Angeles County city’s first LEED platinum building

Garvey Court breathed new life into a vacant, blighted site located along a major transportation corridor for the San Gabriel Valley. The first mixed-use project in the City of El Monte, Garvey Court features 68 residential units for low-income seniors, a wellness center, and clinic office space. The site also includes landscaped courtyards and displays of public art. Domus partnered with the local nonprofit Cleaver Family Wellness Center to offer comprehensive social, recreational and support services. Garvey Court was the city’s first LEED building, which was certified LEED Platinum. Earlier this year Domus completed Tyler Court affordable senior housing, the city’s second LEED Platinum building on a compact infill site.

CURTIS PARK COURT
Sacramento’s first transit-oriented development for seniors

Curtis Park Court will be the first development within Curtis Park Village, a 72-acre infill development on a remediated brownfield that was formerly home to Union Pacific Railyards. The project will feature 91 apartment homes affordable to seniors living on a fixed income. The building entrance will be adjacent to a bike and pedestrian bridge connecting residents to a variety of amenities, including Sacramento City College, Sacramento Zoo, and Land Park. Curtis Park Court is a transit oriented development within walking distance of Curtis Park, a Sacramento Regional Transit light rail station, and neighborhood-serving retail with a grocery anchor tenant.
EXPERTISE IN COMPLEX FINANCIAL LAYERING

Our portfolio contains entrepreneurial projects that result from strong public-private partnerships and complex financial layering. Eight properties are located on sites previously controlled by the local jurisdiction. Two projects are located on brownfields remediated by the local jurisdiction. Four developments involved comprehensive infrastructure improvements funded through state infrastructure financing programs. Our portfolio of 16 completed projects leveraged nearly $100 million in tax credit equity from both Low Income Housing and Historic Tax Credits. Gap financing has been provided by local tax increment, local housing trust funds, state Multifamily Housing Program (MHP), state Proposition 1C Infill Infrastructure Grant (IIG) and Transit-Oriented Development (TOD) Programs, federal Affordable Housing Program (AHP), U.S. Department of Agriculture (USDA), federal Neighborhood Stabilization Program (NSP), federal Home Investment Partnership Program (HOME), and federal Community Development Block Grant (CDBG).

TEMPLE ART LOFTS
Preserving two historic treasures in a bankrupt city

Temple Art Lofts is a mixed-use development in the heart of downtown Vallejo’s burgeoning Arts and Entertainment District. This community of artists grew out of the historic preservation and adaptive reuse of the 1917 Masonic Temple and 1872 City Hall. Sitting vacant for years in an economically depressed city, these once-grand edifices were left dilapidated and inhabited solely by birds and pests. Now, the historic buildings are home to 29 artist live/work lofts, a community art studio, a grand performance hall, and over 6,000 square feet of ground floor retail space. Development of this property began the year the City of Vallejo became the first major U.S. city to declare bankruptcy. Domus assembled a complex financial structure that included city, county, state, and federal funds. The project was recognized as a finalist for the Most Advanced Financial Structure by the National Housing and Rehabilitation Association. Temple Art Lofts has also been honored with a Preservation Design Award from the California Preservation Foundation and a Growing Smarter Together: Urban Design Award from the Association of Bay Area Governments.

PROJECT BROCHURES

a. Blue Mountain Terrace, Winters
b. Kings Beach Housing Now, Placer County
c. Siena Court, Pittsburg
d. Lincoln Court, Oakland
e. Garvey Court, El Monte
Blue Mountain Terrace will be the critical housing portion of a key infill development site in the City of Winters. Nestled between the historic downtown and the main entrance into the city, Blue Mountain Terrace will provide area seniors convenient access to goods and services. The site will also be home to a senior community center and a forthcoming health clinic. Blue Mountain Terrace will provide 63 apartment homes and a senior community center on vacant land between Grant Avenue and Baker Street in downtown Winters. The three-story residential building will be home to studio, one- and two-bedroom apartments affordable to seniors on a fixed income. The community center has been designed to include a commercial-grade kitchen and performance stage. Outdoor amenities include passenger loading areas, a public plaza with seating, drought-tolerant landscaping, and a community garden. Blue Mountain Terrace will allow seniors from the area to age in place within walking distance of the historic downtown, health services, markets, restaurants, and Putah Creek.
KINGS BEACH HOUSING NOW

• 77 units for low-income families
• Located on five scattered sites
• First deed-restricted housing ever built in the Lake Tahoe Basin
• Multi-award winning development
• All sites located near transit/amenities
• 100% onsite stormwater detention
• LEED Silver

Kings Beach Housing Now is a breakthrough affordable workforce housing project in the Lake Tahoe Basin. This award-winning project is outstanding because it answers a region’s desperate call for affordable, sustainable housing. Prior to Kings Beach Housing Now, decent, affordable living solutions for the workforce simply did not exist in the area. Kings Beach Housing Now addresses the urgent need for affordable workforce housing while helping to protect the natural beauty of Lake Tahoe and its surrounding environment. Kings Beach Housing Now has been honored with several prestigious awards, including the 2014 AIA/HUD Housing and Community-Informed Design Award from the American Institute of Architects and the U.S. Department of Housing and Urban Development.

SIENA COURT

• 111 units for low-income seniors
• Senior services provided by LifeSteps
• 10,000 SF of ground floor retail along key commercial corridor
• Amenities include senior center, computer lab, and exercise room
• Landscaped courtyard with bocce court
• Green roof over parking structure
• 100% onsite stormwater detention

Siena Court is a mixed-use project in downtown Pittsburg that represents a true public-private partnership to revitalize an area decimated by the Great Recession. The development filled a vacant parcel central to Old Town Pittsburg, providing homes, jobs, and social services in a sustainable building. Siena Court consists of 111 new affordable apartments for seniors, a senior center offering resident services, as well as approximately 10,000 square feet of ground floor retail along a key downtown commercial corridor. The significant undertaking at Siena Court also represents the swan song of redevelopment efforts in which the City of Pittsburg Redevelopment Agency leveraged over $21 million in state and private investment with $10.5 million in redevelopment funds to bring Siena Court to fruition.
Located in Oakland’s vibrant Dimond District, Lincoln Court provides 82 apartments for low-income seniors, many of whom have disabilities. In partnership with neighborhood groups and the City of Oakland, Domus was able to transform the long-troubled site into a valuable addition to the community. Lincoln Court redeveloped a site that was previously occupied by the Hillcrest Motel, a blighted motel known for drug activity and prostitution. The new landmark building establishes a fresh neighborhood identity and represents a valuable addition to the community. An expansive on-site senior center managed by Self-Help for the Elderly offers supportive services, allowing residents to age in place gracefully. In 2008, Lincoln Court was named a Best Affordable Residential Finalist by the SF Business Times.

- 82 units for low-income seniors
- Replaced crime-ridden motel with neighborhood gem
- On-site 4,300+ SF senior center
- Senior supportive services provided by Self-Help for the Elderly
- Lushly landscaped central courtyard
- Designed by YHLA Architects

Garvey Court represents the first mixed-use development and the first LEED-certified building ever built in the City of El Monte. The project replaces a vacant, blighted site located along a major transportation corridor with 68 residential units for low-income seniors. The LEED Platinum building includes a comprehensive health and wellness center, a landscaped courtyard with public art fixtures, and commercial space on the ground floor. The residential units are restricted to seniors aged 55 and older, with 100 percent of the units restricted to tenants with incomes at or below 50 percent of the area’s median income. Domus has partnered with the Cleaver Family Wellness Center to offer comprehensive social, recreational, and supportive services for the residents of Garvey Court.

- 68 units for low-income seniors
- Certified LEED Platinum
- First mixed-use development in the City of El Monte
- On-site wellness center
- Ground floor commercial
- Rooftop photovoltaic panels
- Landscaped courtyard with public art
7. DEVELOPMENT TEAM PROFILES

a. Domus Development
b. Taormino & Associates
c. Dignity Health
d. YHLA Architects
e. Cunningham Engineering
f. Domus Management Company
**CREATING EXTRAORDINARY HOMES, BUILDING STRONG COMMUNITIES**

Domus Development has been creating and preserving affordable housing and innovative infill mixed-use projects since 2003. In fulfilling our mission, we are committed to using our development expertise and creativity to finance and build attractive, well-designed assets that promote economic and community prosperity. Domus firmly believes in the importance of collaboration between the public and private sectors in order to create the highest quality product. We seek the broad support of community organizations and concerned neighbors during the early phases of project development to ensure a successful project. We endeavor to create sustainable communities that enhance the living experience of our residents while equally benefiting the neighborhood and the environment.

**OUR COMPANY**

**Expertise**
Domus has the expertise in-house to structure and execute complex deals, and our development partners include the industry’s most knowledgeable professionals. We are an efficient, vertically-integrated operation with expertise in development, design, financing, syndication, construction, property management, and asset management. Our ongoing partnerships include Newport Partners for syndication, NP Construction for general contracting, and Domus Management Company for property management.

**Innovation**
Each of our projects is unique; design and development decisions are made after evaluating the individual needs of each site and its surrounding neighborhood. Using this approach, we are able to create projects that not only serve the needs of our residents, but also act as a catalyst in revitalizing neighborhoods. Domus is highly skilled in complex financial layering and has a demonstrated track record of securing highly-competitive funding sources. We have expertise in utilizing ground leases, air rights, mixed-use and mixed-income properties.

**Efficiency**
One key to Domus’ success is that we are a small, nimble firm. Domus retains experienced in-house staff that can manage the development process from project conception through completion. We have been recruited to respond to eyesores in several jurisdictions because we can act quickly on funding opportunities.

**Accuracy**
Domus was formed in 2003 by principals with more than two decades of experience acquiring, developing, and financing multifamily residential developments. Although we are a boutique operation, our development team members have decades of experience utilizing a wide array of public and private financing tools. Domus has the expertise in-house to structure and execute complex deals, and our development partners include the industry’s most knowledgeable professionals.

**Commitment**
Our portfolio of projects demonstrates Domus’ focus on a triple bottom line of environmental sustainability, social responsibility, and economic viability. All of our projects are high-density infill products that epitomize smart growth and responsible land use. Our portfolio of high-quality affordable housing shows our ongoing commitment to working families and seniors on a fixed income.

**Excellence**
We hold ourselves and our development partners to the highest standards. We have earned a reputation for completing the most challenging projects under the most difficult circumstances. Our firm has been the beneficiary of a number of honors from prestigious agencies and organizations, including the U.S. Environmental Protection Agency, U.S. Department of Housing and Urban Development, American Institute of Architects, and the U.S. Green Building Council.
OUR PROJECTS

La Valentina
81 units of mixed-use, transit-oriented, affordable housing in Sacramento, CA

Kings Beach Housing Now
77 units of affordable workforce housing in Kings Beach, CA

Temple Art Lofts
29 units of mixed-use, affordable housing for artists in Vallejo, CA

Curtis Park Court
91 units of LEED Silver affordable senior housing in Sacramento, CA

Laurel Terrace
120 units of LEED Silver affordable senior housing in San Pablo, CA

Winters Senior Housing
63 units of LEED Silver affordable senior housing in Winters, CA

Garden Village
195 affordable family units rehabilitated in Sacramento, CA

Siena Court
111 units of mixed-use, affordable senior housing in Pittsburg, CA

Lincoln Court
82 units of affordable supportive senior housing in Oakland, CA

Garvey Court
68 units of LEED Platinum, mixed-use, affordable senior housing in El Monte, CA

Kelsey Village
20 units of affordable special needs housing in Sacramento, CA

Tyler Court
20 units of LEED Platinum affordable senior housing in El Monte, CA

Entrata
28 units of mixed-use, affordable and market rate housing in Pittsburg, CA

La Almenara
20 units of affordable family housing in Pittsburg, CA

Santa Fe Commons
10 units of affordable family housing on six scattered sites in Pittsburg, CA

Southcrest
30 affordable family units rehabilitated in Sacramento, CA

Northland Village
145 affordable family units rehabilitated in Sacramento, CA

Oak Ridge
35 affordable senior units rehabilitated in Sonoma, CA

Citrus Commons
32 affordable senior/family units rehabilitated in Cloverdale, CA

OUR DISTINCTIONS

DOMUS DEVELOPMENT / MEEA KANG, PRESIDENT

LOCUS Leadership Award, 2014
Smart Growth America

Growing Smarter Together: Public-Private Partnership Honorable Mention, 2014
Association of Bay Area Governments

Women Who Mean Business Award, 2013
Sacramento Business Journal

Housing Innovator Award, 2013
Sacramento Housing Alliance

Leaders of the Year, 2012
Sacramento Business Journal

Northern California Real Estate Women of Influence, 2011
San Francisco Business Times

Visionary 2020 Award, 2010
Sierra Business Council

Cool California Small Business, 2010
California Air Resources Board

LA VALENTINA

National Award for Smart Growth Achievement, 2013
U.S. Environmental Protection Agency

Gold Nugget Award: Best Sustainable Residential Development, 2013
Pacific Coast Builders Conference

Best Infill Project, 2012
Sacramento Business Journal

Transit-Oriented Development of the Year, 2012
Sacramento Regional Transit

Blueprint Excellence Award, 2012
Sacramento Area Council of Governments

Home of the Future Pilot Project (La Valentina North)
Sacramento Municipal Utility District

KINGS BEACH HOUSING NOW

AIA/HUD Secretary’s Housing and Community-Informed Design Award, 2014
Department of Housing and Urban Development / American Institute of Architects

Green Building Super Heroes Award, 2013
U.S. Green Building Council

Gold Nugget Award: Judges Special Award of Excellence
Outstanding Responsive Design Addressing Special Needs, 2013
Pacific Coast Builders Conference

Best in the Basin, 2011
Tahoe Regional Planning Agency
TEMPLE ART LOFTS
Growing Smarter Together: Urban Design Award, 2014
Association of Bay Area Governments
Preservation Design Award, 2013
California Preservation Foundation

KELSEY VILLAGE
Best Affordable Residential Finalist, 2013
Sacramento Business Journal

LINCOLN COURT
Best Affordable Residential Finalist, 2008
San Francisco Business Times

Domus Development has a proven track record of innovative financing for innovative projects. Our staff is skilled at complex financial structuring and the administration and reporting required by multiple agencies. Domus leverages private investment with a diverse array of local, state, and federal funding sources.

Federal Funds
- Home Investment Partnership Program (HOME)
  Department of Housing and Urban Development (HUD)
- Community Development Block Grant (CDBG)
  Department of Housing and Urban Development (HUD)
- Neighborhood Stabilization Program (NSP)
  Department of Housing and Urban Development (HUD)
- Rural Rental Housing Loan (Section 515)
  United States Department of Agriculture (USDA)
- Project Based Vouchers (Section 8)
  Department of Housing and Urban Development (HUD)
- Project Rental Assistance Demonstration Program (Section 811)
  Department of Housing and Urban Development (HUD)
- Affordable Housing Program
  Federal Home Loan Bank
- Low Income Housing Tax Credits
- Housing Tax Credits

State Funds
- Multifamily Housing Program (MHP)
  California Department of Housing and Community Development (HCD)
- Infill Infrastructure Grant (IIG) Program
  California Department of Housing and Community Development (HCD)
- Transit Oriented Development (TOD) Program
  California Department of Housing and Community Development (HCD)
- California Recycle Underutilized Sites (CALReUSE)
  California Pollution Control Financing Authority (CPCFA)
- State Low Income Housing Tax Credits
- Tax Exempt Bonds

Local Funds
- Tax Increment Financing
- Local Housing Trust Funds
- Fee Credits, Waivers, and Deferrals
Taormino & Associate's approach to real estate development focuses on the site, its surroundings and community in order design the most appropriate homes. This methodology has allowed the final results to range from high density town homes to one acre lots with estate homes to commercial office space in the core of cities. Taormino & Associates is a privately held and family run real estate development company based in Davis, California.
**Project Experience**

**Willowbank Park**
22 single family up market detached homes and four affordable homes. Davis, CA

**Parque Santiago**
6 bungalows, 14 attached town homes and 5 affordable homes. Davis, CA

**Phoenix Place**
Attached town homes on less than one acre. Davis, CA

**Heritage Park, Centennial Place & Sommerset Circle**
80 custom home lots. Woodland, CA

**Springlake**
Master planned community of more than 1,500 homes. Original developer. Woodland, CA

**North Davis Meadows I & II**
Large lot estate home subdivisions with a typical lot size of one acre. Davis, CA

**Chico WCS**
Industrial and Commercial warehouse and retail center. Chico, CA

**Grass Valley Commercial Center**
Showroom and roll up door shop space commercial development. Grass Valley, CA

**Covell Health Center 1,2,3 & 4**
Multi office space for medical use. Davis, CA

**Mace & Cowell**
20 single family attached craftsmen style homes for sale and for rent. Davis, CA

**Heidrick Ranch 1,2 & 3**
Single family detached development, entitlement of affordable housing and multifamily housing. Woodland, CA

**Fifth Street Commerce Center**
13 acre commercial subdivision in Mace Ranch. Davis, CA.

**Company Bios**

**David Taormino**
David Taormino graduated from the University of California at Davis and McGeorge School of Law. He is the co-owner of the Coldwell Banker real estate brokerage in Davis and has forty years of real estate development experience. Until recent years, when he has expanded his development team, he has completed all of Taormino & Associates projects as the sole leader of the company. David’s philanthropic activities have been ongoing and include the Streng-Warren-Taormino grove at the UCD football stadium as well as hundreds of contributions to Davis-based causes.

**Jason Taormino**
Jason Taormino is a Davis native who is proud to have gone through the Davis school system from kindergarten to graduating from Davis High. He is a graduate of Dickinson College in Carlisle, PA and the Theseus Management Institute MBA program in Sophia Antipolis, France. He is an active member of the Davis community and currently serves on the board of directors of the Davis Chamber of Commerce and is a past board member of the Davis Aquatic Masters. Prior to engaging in real estate development he owned a winery, bottling facility, and brand development company in Napa, CA.

**Steve Boschkin**
Steve Boschkin graduated from Davis High and the University of California at Davis. He also holds an MBA from the University of Maryland. In addition to his work with Taormino & Associates Steve is the CEO of Boschkin Enterprises. As CEO he is responsible for a real estate brokerage business, property management company, real estate development company as well as a mortgage company which he founded in 1997. Steve is proud of his local volunteer service in Davis including – Sunset Rotary, City of Davis Business and Economic Development Committee, Water Advisory Commission, and more than twenty years as volunteer fireman. Additionally, Steve is an appointed court receiver for the Superior Court of California, former grand jury member and former member of the Yolo County Sheriff’s aero squadron.
Professional Overview
Accomplished director of clinical services with broad expertise in project management, staff development and community collaboration. Possess a unique combination of analytical skills, knowledge of service delivery, barriers in low-income communities and understanding of essential health-related issues. Strong background in community consensus and coalition building. Seasoned public speaker with significant training/teaching experience. Solid leadership related to statewide issues.

Core Qualifications
- Program Management
- Quality Writing
- Staff Development
- Computer Competency
- Community Development
- Networking Skills
- Program Evaluation
- Industry Leadership

Accomplishments
- Management of $1.2 million annual budget for adult day health program
- Raised over $700,000 via grantwriting
- Designed and implemented multiple service lines with evaluation components
- 18 years of solid regulatory and grant compliance
- Board Member California Association of Adult Day Services 2004-present, President 2008-2010

Policy Development
- Appointed California Health and Human Services Alzheimer’s and Related Disorders Advisory Council 2009-2013
- Plaintiff settlement team for Darling v Douglas pertaining to elimination of adult day health care as a Medi-Cal benefit 2012

Education
- Master of Social Work, Policy and Program Management, 1989
  University of California, Berkeley - Berkeley, California
- Bachelor of Science, Mathematics, 1983
  University of Rhode Island - Kingston, RI

Experience
Program Director
- Oct 1996 to Present
  Yolo Adult Day Health Center - Woodland, California
- Responsible for staff development, budget management, program development, fundraising, quality assurance, community education

Stay Connected to Us
To learn more about our programs or other community resources:
Tel: (530) 666-8828
Email: yadhc@dcn.org
Website: www.woodlandhealthcare.org under Medical Services
workshops and regulatory compliance.
- Program serves 120 frail adults per year at risk of nursing home placement.
- Program emphasis on quality, health and person-centered care.
- Special services for caregiver support.

**Program Manager**  
May 1994 to Oct 1996  
Area 4 Agency on Aging - Sacramento, California
- Provided oversight to over 15 social service programs serving older adults in a seven-county area.
- Conducted program evaluations, provided planning consultation and facilitated local and multi-county collaborations.
- Reviewed proposals for funding, provided recommendations for program enhancement and responsible for local agency on aging representation.

**Post Graduate Researcher**  
Apr 1992 to Apr 1994  
University of California
- Management of data collection for two-year study regarding caregiver stress and its impact on health.
- Responsible for recruitment, interviewing and follow-up of study participants.

**Student Intern**  
Sep 1988 to Jun 1989  
On Lok Senior Health Services - San Francisco
- Legislative advocacy for implementation of 10 new P.A.C.E sites in California.
- Developed support materials presented to State governing bodies and legislative branches.

**High School Mathematics Teacher**  
Jul 1983 to Sep 1985  
Peace Corps, Mali

---

**Fellowships and Awards**
- California Assembly Woman of the Year 2011, Assemblymember Mariko Yamada
- Dignity Health: Innovation and Excellence Award 2006
- Sierra Health Leadership Fellowship 2005

**Presentations**
- Patient Centered Care Concepts
- Interdisciplinary Team and Improved Patient Outcomes
- Developing Individualized Plans of Care
- Tracking Strategies for Regulatory Compliance

**Committees**
- Adult and Aging Commission Yolo County 1998 - present
- Yolo Healthy Aging Alliance 2012 - present
- Yolo County Health Council 2009- present
YHLA Architects

For over three decades, YHLA Architects has met the challenge to enhance the quality of life for the people who live and work in the projects we design. As a generalist architectural and planning firm, we are experienced in a wide variety of project types and work closely with our clients to create innovative, appropriate, and sustainable projects. Our designs evolve as unique responses to specific challenges and specific locations, enriching and complimenting the character of place.

YHLA has become a leading designer in projects ranging from sports arenas to urban plazas; from commercial centers to airport terminals; from historic renovations to urban infill mixed use developments; and from luxury condominiums to affordable housing. Regardless of project size, our goal is achieving design excellence while delivering projects on time and on budget. We take great pride in listening carefully and meeting our commitments with focused attention to detail throughout design and construction. This philosophy has earned YHLA a diverse roster of satisfied and repeat clients. A partial list of which includes:

- EBALDC Development (Affordable Housing)
- Oakland Housing Authority (Affordable Housing)
- Domus Development (Affordable and Senior Housing)
- Asian Health Services (Community Clinic Design)
- Oakland Unified School District (Program Management)
- City of Oakland (Façade Improvements & TI)
- Port of Oakland - Oakland International Airport (Terminal Building Design)
- Crocker Plaza Company (Commercial Tenant Improvements)
- Peralta Community College District (Campus Renovation)
- Bay Area Rapid Transit, BART (Station Renovation)
- City of Davis (Civic Improvements)
- USX Corporation Realty Development (Residential and Mixed Use)
- Woodmont Real Estate Services (Residential and office)
- Harrison Development (Retail and Office)
- Separovich/Domich Real Estate Development (Retail)
- CourseCo, Inc. (Golf Course Clubhouse Design)
- AF Evans Development, Inc. (Affordable Housing)

YHLA is comprised of a highly trained and motivated professional staff. Our main office is in Oakland, with a branch studio in Davis. Our efficient size, experience and established working relationships with our engineering consultants give us an unparalleled advantage in delivering high quality work within tight time frames. We are large enough to undertake major projects, yet small enough to maintain our design principals’ involvement in each project from start to finish. YHLA is comprised of four licensed architects, five talented designers with computer applications expertise (CAD and rendering illustration software), and administrative and information technology staff. We are a full service architectural firm offering a wide range of in-house services including:

- Feasibility Studies
- Programming
- Urban Planning
- Site Planning
- Project Management
- Site and Building Evaluations
- Interior Design
- Construction Documents
- Code Consulting
- Program Management
- Construction Administration
- LEED
- 3D Modeling
- Design Presentations

YHLA Architects
1617 Clay Street, Oakland, CA 94612
510.836.6688

Other Completed Davis Projects

Roe Building Residential Mixed-Use
The Roe Building is a three-story mixed-use project in downtown Davis with first floor retail / restaurant space and eight two-story loft residences above. The 17,000 SF building has a playful assemblage of forms creating a “gateway” to downtown Davis. The “Art Deco” design cues allure to the site’s former “Streamline Modern” gas station. The design also captures the spirit of nearby light industrial and manufacturing buildings. The stepped roofline creates dynamic interior living spaces, enhanced sun and light penetration and a comfortably scaled and lively street edge.

Madsen Center Office Condominiums
The 12,000 SF Madsen Center incorporates two distinct buildings in a small “campus” arrangement containing four separate office condominiums. The site and buildings were designed with a “stepped” configuration to allow day lighting, an interesting “street-scape” and views for interior spaces. A landscaped courtyard, front and rear entries as well as bioswale storm water design are additional enhancements. YHLA also provided complete tenant improvement plans for Natura Pet Corporate Headquarters, Dr. Doms, DDS Dental Clinic and two other professional suites.

Helmus Optometry Professional Building
Helmus Optometry and two other professional tenants occupy this new 5,750 SF two-story building. The project incorporates a photo-voltaic energy array, high-efficiency lighting and HVAC systems as well as natural day-lighting and solar shading for a highly energy-efficient design. The optometry clinic, also designed by YHLA, includes exam rooms, contact fitting room, records and reception area, offices, break room and an eyewear display studio. The design recalls the residential character of the surrounding neighborhood, while enhancing the commercial appeal of an emerging downtown location.

Bistro 33 Restaurant Historic Adaptive Re-Use
The 10,000 SF Bistro 33 Restaurant building was constructed in 1938, serving as Davis City Hall and Fire Station. YHLA was retained to de-construct non-historic additions and renovate the building for adaptive re-use as a restaurant. A number of structural modifications were made to seismically up-grade the building. In addition, the exterior was restored to historic condition. The project contributes to Davis’ architectural heritage, as well as serving its new role as Bistro 33. The project was awarded the “Best Rehab / Renovation Development” of 2005 in the Sacramento area by the Sacramento Business Journal.

Mishka’s Cafe & Historic Tankhouse
The 3,650 SF Mishka’s Cafe building is the new home for a much-loved local coffee house and provide the perfect complement to the newly-renovated historic Varsity Theater to the east. The two story (with basement) structure features 2nd floor professional offices with a beautiful terrace overlooking 2nd street. YHLA was also retained by the City of Davis to re-locate and restore an existing historic water tower on the site of the Hunt-Boyer Mansion, along with site amenity up-grades.
naturally daylighted. An "overlook" café and sports bar affords unobstructed views into the various sports in minutes, allowing programming flexibility. The 25,000 SF rink is 100% café, sports bar, pro shop and offices. The recreational space can convert between the facility combining indoor hockey, soccer, volleyball, basketball and fitness activities with a professionals as possibly the finest of its type in California.

The completed facility has been identified by many indoor sports buildings designed for two separate clients: Klein Educational Services and JD Harrison Insurance Services. The concurrent planning of the two adjacent sites served to maximize the development potential of the small lots and minimize costs by providing for shared public access, parking, utilities and waste removal. The challenging process resulted in a harmonious neighbor for each client as well as significant overall construction cost savings.

The 10,000 SF Spafford Center consists of a pair of architecturally-unified 2-story office buildings designed for two separate clients: Klein Educational Services and JD Harrison Insurance Services. The concurrent planning of the two adjacent sites served to maximize the development potential of the small lots and minimize costs by providing for shared public access, parking, utilities and waste removal. The challenging process resulted in a harmonious neighbor for each client as well as significant overall construction cost savings.

The 35,000 SF Davis Indoor Sports Center, completed in 2000 for $2.5 million, is a two-story facility combining indoor hockey, soccer, volleyball, basketball and fitness activities with a café, sports bar, pro shop and offices. The recreational space can convert between the various sports in minutes, allowing programming flexibility. The 25,000 SF rink is 100% naturally day lighted. An "overlook" café and sports bar affords unobstructed views into the rink while dining. The completed facility has been identified by many indoor sports professionals as possibly the finest of its type in California.

The 5,000 SF Davis Home Trends building is the new home for a long-time local business providing art supplies and picture framing, paint and home decorating materials, and pool and spa supplies. The building features an open plan with an expansive merchandise display room and integrated work and storage areas. A stained concrete floor and soaring wood beam ceilings bring in natural light and extensive operable windows afford cross-ventilation for natural lighting, exposed concrete floors and bio-swale storm water treatment.

Far Western Anthropological Research Center
Far Western Anthropological Research Group as well as three other professional tenants occupies this 11,500 SF two-story facility, completed in 2002 for $1.1 million. Sky-Hi, vaulted ceilings bring in natural light and extensive operable windows afford cross-ventilation for natural cooling much of the year. The site has been configured to provide both "front" and "back" doors for employees and visitors as well as to open up to informal recreation spaces located to the north. These amenities include a decomposed granite courtyard for "bocce" ball, and a convertible basketball and volleyball court.

Spafford Center Offices
The 10,000 SF Spafford Center consists of a pair of architecturally-unified 2-story office buildings designed for two separate clients: Klein Educational Services and JD Harrison Insurance Services. The concurrent planning of the two adjacent sites served to maximize the development potential of the small lots and minimize costs by providing for shared public access, parking, utilities and waste removal. The challenging process resulted in a harmonious neighbor for each client as well as significant overall construction cost savings.

Davis Indoor Sports Center
Davis Indoor Sports Center
The 35,000 SF Davis Indoor Sports Center, completed in 2000 for $2.5 million, is a two-story facility combining indoor hockey, soccer, volleyball, basketball and fitness activities with a café, sports bar, pro shop and offices. The recreational space can convert between the various sports in minutes, allowing programming flexibility. The 25,000 SF rink is 100% naturally day lighted. An "overlook" café and sports bar affords unobstructed views into the rink while dining. The completed facility has been identified by many indoor sports professionals as possibly the finest of its type in California.

McCormick Building Residential Mixed-Use
The McCormick Building uniquely interprets the craftsman style, blending with a transitional residential and commercial downtown neighborhood. The 30,000 SF mixed-use in-fill project was awarded "Best Commercial Development" for Yolo County in 2003 by the Sacramento Business Journal and also won the top award for "Excellence in New Downtown Construction" for 2003–2005 from the Davis Downtown Business Association. The three-plus story development combines eight townhouse live-work lofts with 17,000 SF of retail and office space while incorporating many green design features.

Davis Home Trends Retail Store
The 5,000 SF Davis Home Trends building is the new home for a long-time local business providing art supplies and picture framing, paint and home decorating materials, and pool and spa supplies. The building features an open plan with an expansive merchandise display room and integrated work and storage areas. A stained concrete floor and soaring wood beam ceilings bring in natural light and extensive operable windows afford cross-ventilation for natural lighting, exposed concrete floors and bio-swale storm water treatment.

Wolcott-Weaver Single-Family Residence
The Wolcott-Weaver Residence, situated on an abandoned well site, fits over 1,600 SF of living space into a 50’ x 50’ "left-over" parcel and takes in spectacular farm-land views. In addition to California modernist inspiration, careful attention to energy efficiency led to design features such as steel "fin" sunscreens, cantilevered decks, awnings and trellises as well as state of the art radiant floor heating. Operable clerestory windows, coupled with low operable windows on the first floor provide natural convective cooling. The project was recently featured in Sac Town Magazine for its exceptional design.

Brady Family Aquatic Center Civic Pool Facility
The Brady Family Aquatics Center was constructed to house two long-time Davis community swim organizations under one multi-purpose roof. The Davis Aqua Darts youth program and the Davis Aquatic Masters adult program both make extensive use of the Davis Civic Center Pool and the new building provides a sun-protected refuge for coaches, a large exercise and team meeting area, two administrative offices and ample equipment storage. The simple geometry as well as donated professional services by YHILA and others allowed the project to succeed with extremely limited funds.

Davis Central Park Restroom Building
The Davis Central Park restroom project replaced an aging and out-dated facility with a durable and low-maintenance building to better serve the expanding needs of the park. In addition to new restrooms, the building provides an enclosed trash room and storage for park landscape maintenance use. The new building features pre-glazed concrete block, natural ventilation and natural day lighting, all of which minimize the number of building materials and systems, contributing to energy efficiency and sustainability.

Trokanski Dance Workshop & Performing Arts Center
The 5,000 SF Trokanski Dance Workshop, completed in 2002 for $750,000, incorporates three dance and movement studios with a lobby, offices, break room, and changing rooms. Independent studios combine together to create a large dance performance space with stepped theater seating. All studios feature "sprung" hardwood flooring, clerestory windows for natural light and ventilation and direct / indirect lighting of vaulted ceilings. The decomposed granite courtyard is suitable for Tai Chi and other movement classes, as well as providing space for receptions and performance pre-function.

All Things Right & Relevant Consignment & Thrift Store
All Things Right and Relevant, an established and highly successful Davis non-profit community organization, outgrew its old space and approached YHLA to design a new 10,000 SF retail building. The now completed new building incorporates a large consignment store, a thrift store and donation storage and processing center under one roof. The building utilizes pre-fabricated steel and other industrial components to provide a visually appealing yet very affordable design. Sustainable features include abundant natural lighting, exposed concrete floors and bio-swale storm water treatment.
Davis Projects in Progress

3rd + G Building Retail and office in-fill on Third Street (in construction)
5,000 SF mixed-use building with ground floor retail and second floor office currently planned to include Temple Coffee as the ground floor anchor tenant.

Del Rio Live-Work Residential live-work lofts on Del Rio Place (in construction documents)
16 units of three-story market rate townhomes with fully accessible ground level “work” space and two floors of living space above to include two bedrooms, mezzanine office space and attached garages.

Lawson Housing Residential single family homes on Eighth Street (in entitlements)
Two custom homes on a sub-divided large lot will include shared driveway, fully accessible ground floor living spaces and craftsman detailing.

Life in 11D Arts and holistic living center on Del Rio Place (in design)
22,000 SF expansion of existing dance workshop and theater to include a black box theater with seating for 200, recording studio, Stone Soup restaurant, Bikram yoga, wellness center, visual arts studios and gallery, events center, childcare, organic garden and plaza court with outdoor theater.

Yui Hay Lee, Architect
Founder and Managing Principal

Yui Hay Lee is the President and founder of YHLA Architects, an architectural and planning firm located in Oakland, California. Throughout his professional career, he has been committed to excellence in design and to providing the highest caliber of architectural services with his enthusiastic personal touch. This commitment has earned him a prestigious roster of satisfied and repeat clients.

In 1967 Yui Hay was recruited by RTKL Associates, Inc., a multi-disciplined national architectural firm in Baltimore, Maryland. He became an Associate of the firm in 1970 and an Associate Principal in 1979. During his 13-year tenure with RTKL, he worked on a number of significant, large-scale architectural and urban design projects throughout the country. In 1980, he moved to San Francisco as an Associate with the firm of Bull Field Volkman and Stockwell.

Yui Hay launched his own practice (originally Y. H. Lee Associates) in Oakland, in 1981. He has built the firm on two strong principles: achieving top quality in architectural and urban design, and providing efficient and responsive services.

Celebrating over three decades in business in Oakland, YHLA has projects in California, Florida, Taiwan, and the People’s Republic of China. Because of its capabilities, experience, and willingness to aggressively pursue optimal design solutions, the firm has become recognized for its successful delivery of large-scale development projects - ranging from resort complexes and multi-phased high-rise condominiums to regional shopping centers and professional sports facilities. The firm produced the winning design in the Oakland City Hall Plaza Competition. Construction was completed in October 1998 and the plaza was later named Frank H. Ogawa Plaza in memory of the late City Council At-Large of Oakland. Other well known local projects in the City include the Swans Market, Golden State Warriors Arena, Coliseum Garden Hope VI Housing, and the Terminals One and Two Renovation at the Oakland International Airport.

Long active in public affairs in local community, Yui Hay is a commissioner of the Oakland/Alameda County Coliseum Authority; was a member of the Oakland Landmarks Preservation Advisory Board; Commission member of the City Planning Commission for the City of Oakland from 1991 to 1994 (Chairman of the Commission 1993-1994). He is a member of the Coordinating Committee for the Strategic Plan for Oakland; has served as president of the East Bay Chapter of the Organization of Chinese Americans; as vice president of both the Oakland Asian Cultural Center and the Oakland Consolidated Chinese Association; and on the Board of Directors of several organizations: Coalition of Chinatown Development, the Chinatown PAC, the College Preparatory School; the Metropolitan-Oakland Chamber of Commerce, and the Summit Hospitals Foundation of Oakland.

ARCHITECTURAL REGISTRATION
California, C-11824 NCARB Certificate Holder

PROFESSIONAL BACKGROUND
YHLA Architects, Founder 1981-Present

EDUCATION / AWARDS
Harvard Graduate School of Design Executive Education 2001
Golf Clubhouse Design and Site Planning
Harvard Graduate School of Design 1967
Master of Architecture in Urban Design
Miami University, Oxford, Ohio 1965
Bachelor of Architecture
Ecole des Beaux Arts, Fontainebleau, France 1964
Diploma in Architecture

YHLA Architects
1617 Clay Street, Oakland, CA 94612  510.836.6688  510.836.6689 fax
Winner, Oakland City Hall Plaza Competition 1965
Winner, 16-B Baltimore Office Building Design Competition 1969
Harvard University Graduate School of Design Scholarship 1966-1967
Miami University International Scholarship 1961-1965
Winner PCA Mid-West Region Design Competition 1964
Alpha Rho Chi Architectural Medal, Miami University 1965

COMMUNITY AND PROFESSIONAL SERVICE
Oakland/Alameda County Coliseum Authority Commissioners 2008-Present
Oakland Landmarks Preservation Advisory Board 2000-2008
Oakland Metropolitan Chamber Of Commerce, Board of Directors 1996-1999
The Summit Medical Center Foundation, Board of Trustee 1996 -1998
The College Preparatory School, Board of Directors 1994-1996
Oakland City Planning Commission 1991-1994
Chairman 1993-1994
Oakland Asian Cultural Center, Vice President 1990-1994
Oakland Consolidated Chinese Association, Vice President 1990-1993
Coalition of Chinatown Development, Oakland, CA, Board of Directors Present
Organization of Chinese Americans, East Bay, Board of Directors Present
President 1990-1991
Oakland Asian Pacific American Redistricting Task Force, Chair 1994
Chinatown PAC, Oakland, CA, Board of Directors 1986-1992
Strategic Plan for Oakland, Member of Coordinating Committee 1991

RELEVANT PROJECT EXPERIENCE
Garvey Court – Senior Affordable Housing, El Monte, CA
Asian Health Services, Oakland, CA
Relocation of the entire outpatient clinic, and headquarter offices
Terminal One Renovation, Oakland International Airport, Oakland, CA
Oakland Unified Schools District, Program Management, Oakland, CA
Kings Beach Housing – Family Affordable Housing, Kings Beach, CA
Sierra Court – Senior Affordable Housing, Pittsburg, CA
Mission Hill Development, Fremont, CA
Peninsula Plaza, San Bruno, CA
Welcome Market Distribution Center, Union City, CA
Woodbury Height Subdivision, San Jose, CA
Peralta Community College District, Oakland, CA
Laney College Campus – renovation, expansion, refurbishment, interiors; DSA jurisdiction
Salvation Army, Chinatown Corporation, Oakland, CA
Parc Pacific Center, Fremont, CA
World Journal Center, Fremont, CA
Gateway Housing, Menlo Park, CA
Peralta Community College District, Oakland, CA
Marketplace Building C, Cupertino, CA
South Pointe Tennis and Beach Club, Miami Beach, FL
The International, Oakland, CA
The Webster, Oakland, CA
South Pointe Tower One, Miami Beach, FL
227 17th Street Condominium, Oakland, CA
Bellagio Garden, San Jose, CA
St. Clare Hotel Expansion, San Jose, CA
227 17th Street Condominium, Oakland, CA
Sabercat Neighborhood Center – Residential Mixed-Use, Fremont, CA
Lion Creek Crossing Apartments, Oakland, CA
Brickell Financial Center, Miami, FL
Story Road Commercial Center, San Jose, CA
Brickell Key Phase III - Housing, Miami, FL
Lincoln Court Senior Apartments, Oakland, CA
Brickell Key Master Plan, Phase I and II - Housing, Miami, FL
In-Line Explosive Detection System, Oakland International Airport
Brickell Key Sales Center, Miami, FL
Terminal Two Renovation, Oakland International Airport, Oakland, CA
Brickell Key Master Plan, Phase I and II - Housing, Miami, FL
Ping Yuen - Senior Housing, Sacramento, CA

Winners of design competitions:
- 1965, Oakland City Hall Plaza Competition
- 1969, 16-B Baltimore Office Building Design Competition
- 1966-1967, Harvard University Graduate School of Design Scholarship
- 1961-1965, Miami University International Scholarship
- 1964, PCA Mid-West Region Design Competition
- 1965, Alpha Rho Chi Architectural Medal, Miami University

Service highlights:
- Oakland/Alameda County Coliseum Authority Commissioners (2008-Present)
- Oakland Landmarks Preservation Advisory Board (2000-2008)
- Oakland Metropolitan Chamber Of Commerce, Board of Directors (1996-1999)
- The Summit Medical Center Foundation, Board of Trustee (1996-1998)
- The College Preparatory School, Board of Directors (1994-1996)
- Chairman (1993-1994)
- Oakland Asian Cultural Center, Vice President (1990-1994)
- Oakland Consolidated Chinese Association, Vice President (1990-1993)
- Coalition of Chinatown Development, Oakland, CA, Board of Directors (Present)
- Organization of Chinese Americans, East Bay, Board of Directors (Present)
- President (1990-1991)
- Oakland Asian Pacific American Redistricting Task Force, Chair (1994)
- Chinatown PAC, Oakland, CA, Board of Directors (1986-1992)
- Strategic Plan for Oakland, Member of Coordinating Committee (1991)

Projects:
- Garvey Court – Senior Affordable Housing, El Monte, CA
- Asian Health Services, Oakland, CA
- Terminal One Renovation, Oakland International Airport, Oakland, CA
- Oakland Unified Schools District, Program Management, Oakland, CA
- Kings Beach Housing – Family Affordable Housing, Kings Beach, CA
- Sierra Court – Senior Affordable Housing, Pittsburg, CA
- Mission Hill Development, Fremont, CA
- Peninsula Plaza, San Bruno, CA
- Welcome Market Distribution Center, Union City, CA
- Woodbury Height Subdivision, San Jose, CA
- Peralta Community College District, Oakland, CA
- Laney College Campus – renovation, expansion, refurbishment, interiors; DSA jurisdiction
- Salvation Army, Chinatown Corporation, Oakland, CA
- Parc Pacific Center, Fremont, CA
- World Journal Center, Fremont, CA
- Gateway Housing, Menlo Park, CA
- Peralta Community College District, Oakland, CA
- Marketplace Building C, Cupertino, CA
- The International, Oakland, CA
- The Webster, Oakland, CA
- 227 17th Street Condominium, Oakland, CA
- Bellagio Garden, San Jose, CA
- St. Clare Hotel Expansion, San Jose, CA
- 227 17th Street Condominium, Oakland, CA
- Sabercat Neighborhood Center – Residential Mixed-Use, Fremont, CA
- Lion Creek Crossing Apartments, Oakland, CA
- Story Road Commercial Center, San Jose, CA
- Lincoln Court Senior Apartments, Oakland, CA
- In-Line Explosive Detection System, Oakland International Airport
- Terminal Two Renovation, Oakland International Airport, Oakland, CA
Robert Lindley, Architect
Principal, YHLA Architects

Robert Lindley has over 30 years experience in a wide range of project types including residential, office, commercial, industrial, research laboratory, educational, recreational and historic preservation / adaptive re-use. Joining YHLA in 1985, Robert has been the pivotal force behind many of YHLA’s award winning projects and has designed some of the firm’s most prominent and distinguished projects including Ultimar, a 400 unit coastal high-rise housing community in Clearwater Florida, Frank H. Ogawa City Hall Plaza at the Oakland Civic Center and Swan’s Marketplace in Old Oakland, a project which has won numerous awards.

Expanding YHLA’s reach in recent years, Robert has designed and directed the completion of a variety of projects in the Sacramento Region including the Bistro 33 / Historic Davis City Hall adaptive re-use, Davis Indoor Sports Center, Trokaniski Dance Theater, Far Western Anthropological Research Center, and the Ping Yuan Senior Housing and Social Services Center. A trio of innovative urban in-fill mixed-use buildings, the McCormick and Roe Buildings in Davis and the Sutter Court Building in Old Town Folsom, carefully integrate housing, commercial and office components into established downtown redevelopment districts and represent exemplary prototypes for green, transit-oriented development. Recently completed projects include a number of sustainable affordable housing and mixed use projects in Sacramento, El Monte, Pittsburg and Kings Beach Lake Tahoe, continuing a commitment to quality design and energy-efficient, environmentally appropriate development. Included among these is La Valentina North, a “near net zero energy” townhouse project in Sacramento which was awarded “Best In-fill Project” for the year of 2012 by the Sacramento Business Journal.

Robert is a registered architect in California. He was a founding board member of the San Francisco Bay Area Chapter of A.D.P.S.R. (Architects, Designers and Planners for Social Responsibility), and a member of the California Emergency Design Assistance Team which provided pro-bono design assistance following the Oakland Hills Fire. He has served as president of the Davis Village Homes Architectural Review Board and currently serves as a member of the City of Davis Building Code Board of Appeals.

ARCHITECTURAL EXPERIENCE

California, C-18214 1987

PROFESSIONAL EXPERIENCE

NCARB Certificate Holder 1987-Present

PROFESSIONAL BACKGROUND

YHLA Architects, Principal 1985-Present

EDUCATION/AWARDS

University of California, Berkeley 1981

Bachelor of Arts in Architecture, with Highest Honors 1981-1985

Winner, “Best In-fill Housing” - La Valentina North 2012

Winner, “Best in the Basin” by TRPA - Kings Beach Housing 2012

Winner, “Best Historical Adaptation” - Davis City Hall & Bistro 33 2005

Winner, “Best Commercial Development” 2005

McCormick Building / Davis California 2003

Winner, Oakland City Hall Plaza Competition 1985

Phi Beta Kappa, UC Berkeley Chapter 1981

Eisner Prize for the Visual Arts in Photography - UC Berkeley 1961

University-wide competition winner 1961

Grant for work/study in Cremona, Italy 1980

COMMUNITY SERVICE

City of Davis Handicap Access Standards Board of Appeals

City of Davis Building Board of Appeals

Village Homes Architectural Review Board (past president), Davis, California

RELEVANT PROJECTS

Bay Area Chapter A.D.P.S.R. (founding member), San Francisco Bay Area, California

California Emergency Design Assistance Team (C.E.D.A.T.), Oakland, California

Tyler Court – Senior Affordable Housing, El Monte, CA

Kelsey Village – Housing for the Developmentally Disabled, Sacramento, CA

Temple Art Lofts – Historical Adaptive Re-Use Residential Mixed-Use, Vallejo, CA

Alta Manor II – Assisted Living Center, Roseville, CA

Central Park Restroom Facility, Davis, CA

Garden Village – Family Affordable Housing, Sacramento County, CA

Sacramento Natural Foods Co-op, Sacramento, CA

Northland Court – Family Affordable Housing, Sacramento, CA

Far Western Anthropological Research Group – Field Equipment Storage Building, Davis, CA

Siena Court – City Center Pharmacy, Pittsburg, CA

Santa Fe Commons – Family Affordable Housing, Pittsburg, CA

Garvey Court – Senior Affordable Housing, El Monte, CA

Siena Court – Senior Affordable Housing, Pittsburg, CA

La Valentina North – Family Affordable Housing, Sacramento, CA

Kings Beach Housing – Family Affordable Housing, Kings Beach, CA

All Things Right and Relevant – Retail Consignment Store, Davis, CA

Misha’s Café, Oakland, CA

5th Street Crossing – Retail Center, Davis, CA

Alhambra Restaurant, Sacramento, CA

Alta Manor – Assisted Living Center, Roseville, CA

Metropolitan Golf Links – Clubhouse, Cart Barn & Maintenance Facilities, Oakland, CA

Bistro 33 Restaurant & Bar / Davis Historic City Hall – Adaptive Re-Use, Davis, CA

Brady Family Aquatics Building, Davis, CA

Pamela Trokaniski Dance Theater, Davis, CA

Davis Indoor Sports Center, Davis, CA

Dr. Dorns Dental Offices, Davis, CA

Hall Memorial Park Roller Hockey & Soccer Facility, Dixon, CA

Swan’s Market – Historical Adaptive Re-Use and Restoration, Oakland, CA

Marine Corps Recruit Depot – Historic District Documentation, San Diego, CA

Dr. Sun-Yat Sen Memorial Hall – Renovation, San Francisco, CA

Madson Center – Office Condominiums, Davis, CA

Helms Building – Optometry Clinic and Professional Offices, Davis, CA

Far Western Anthropological Research Group – Office Building, Davis, CA

Sutter Court Building – Residential and Commercial Mixed-Use, Folsom, CA

Roe Building – Residential and Commercial Mixed-Use, Davis, CA

McCormick Building – Residential and Commercial Mixed-Use, Davis, CA

R.E.Y. Engineering – Offices, Folsom, CA

The Lofts – Offices and Art Studios, Davis, CA

Klein Educational Systems – Office Building, Davis, CA

Harrison Insurance – Office Building, Davis, CA

Network for Earthquake Engineering Simulation – Offices, Davis, CA

Larry Walker Associates – Offices, Davis, CA

Coordination Council for North American Affairs – Offices, San Francisco, CA

Hunt-Wesson – Quality Control Laboratory, Davis, CA

Pacifc Rim Plaza – Shopping Center, San Jose, CA

Lion Plaza – Shopping Center, San Jose, CA

Oakland City Hall Plaza, Oakland, CA

Frank Ogawa Plaza Bart Station – Elevator Entry Tower, Oakland, CA

YHLA Architects

1617 Clay Street, Oakland, CA 94612

510.836.6688 510.836.6689 fax

YHLA Architects

1617 Clay Street, Oakland, CA 94612

510.836.6688 510.836.6689 fax
Background
Founded in 1984 by Charles W. Cunningham, Cunningham Engineering is celebrating 30 years of successful business relationships and completed projects in California. Originally a single discipline civil engineering firm, the company has evolved over the recent decades into a multi-discipline client-focused firm with civil engineers, landscape architects and project land planners collaborating to provide exceptional service and efficient designs to our clients. 2014 marked a milestone for the firm’s leadership when Dan Fenocchio assumed the role of President, while Chuck Cunningham transitioned to Chief Executive Officer and Steve Greenfield to Vice President.

Staffing
Our staff includes registered civil engineers, a geoenvironmental and geotechnical engineer, a registered landscape architect, landscape and civil designers, CAD technicians and drafters. Cunningham Principals and Project Managers are directly involved with all of our projects to provide clients with the depth and breadth to successfully complete projects of various size, type and complexity.

Local to Davis
Cunningham has been headquartered in Davis since it was founded 30 years ago and is deeply rooted in the Davis community. We have completed over 65 projects within Davis City limits. We are on a first name basis with each City Council member and the majority of the City Engineering staff; have served the community as President of the Davis Chamber of Commerce (multiple terms); served on the Safety and Parking Advisory Commission (11 years) and are active in many other local groups, organizations and endeavors. Cunningham has also completed over 120 projects of various size and complexity on the UC Davis campus. We are a hometown firm and want to work on legacy projects that improve the community in which we work, live and raise our families.

Affordable Housing and Residential Experience
Cunningham has successfully completed many affordable housing projects in the Sacramento region in recent years. This experience has enabled us to become very well versed in the challenges and opportunities associated with multi-family design. Areas in which we routinely make significant contributions to projects include: efficient stormwater quality designs, ADA site accessibility design, and construction detailing to support fast-paced construction sequencing.

Cunningham Engineering residential projects in Davis include
- Chiles Ranch
- El Mecero Estates
- Evergreen Development
- Mace Ranch Park - The Alhambra
- New Harmony (affordable)
- Verona at Mace Ranch

“At Cunningham, it’s about the culture - an environment that allows our clients and employees to succeed.”

-Carl Cunningham CEO

Dan Fenocchio, P.E.
President

With a comprehensive understanding of engineering principles and construction practices, Dan Fenocchio is able to readily achieve client goals by providing cost effective, practical designs and by thoroughly responding to construction issues as they arise. He is a strong proponent of the Green Movement and has extensive Mixed-Use and Urban Infill experience as well as an impressive amount of experience with Educational Facilities.

With over 20 years experience, Dan has been instrumental in the firm’s success. As Vice President, he has been highly involved in Cunningham’s strategic business planning and implementation. In the capacity of Project Manager, he directs the design and plan production efforts of the Cunningham team, while interacting with clients, contractors, and local State and Federal agencies during project approvals and construction. Dan is known by clients for his responsiveness, positive communication skills and commitment to both project and client objectives.

Selected Experience
West Village
Cunningham Engineering is the civil engineer for all phases of this new 224-acre master-planned mixed-use neighborhood. The Village emphasizes sustainability, walkability and quality of place and is currently the largest planned Net-zero energy community of its kind in the nation. When complete, the project will provide housing to approximately 3,000 students, faculty and staff in apartments and single-family homes. The Village also consists of 42,500 square-feet of retail space, a recreation center, a satellite community college, and over 40-acres of open space consisting of a community village square, parks and greenbelts and over two miles of off-street bicycle trails.

Sutter Park Neighborhood
Cunningham Engineering is providing civil engineering services including planning and entitlements for this 20-acre East Sutter redevelopment project. The project consists of demolition of the existing Sutter Memorial Hospital and subsequent construction of a new livable community to include up to 125 residential homes. The project’s preliminary design consists of a thoughtfully planned street pattern with multiple connections to the existing neighborhood which is intended to ease circulation and to invite walking and bicycling in addition to providing enhanced automobile access.

Verona at Mace Ranch
Verona is an 8.5 acre mixed-income, medium density, primarily single family detached community of 83 homes with a wide variety of amenities. The project design provides a cohesive neighborhood with connected walkways along fully landscaped pedestrian mews or front yards. A fully integrated stormwater management system provides enhanced stormwater quality treatment by utilizing landscaped open channel conveyances within the mews areas.
DMC is committed to long-term asset management and resident services that ensure all housing complexes, especially those subsidized by government programs, contribute to their communities and partner with agencies and other area community services that specialize in serving the needs of low income families and seniors. DMC focuses on providing all owners with every aspect of affordable property management, timelines and realistic budgets, coordinate and conduct all necessary maintenance and capital repairs, produce excellent inspection results, and positive annual return to all owners.

DMC also offers innovative and practical solutions to challenging lease-ups and marketing activities. Our experience gives us the ability to effectively lease-up properties on time with screened income qualified residents.

DMC is an affiliated company with Domus Development, an affordable housing developer with offices in Sacramento, Los Angeles and Irvine, California. The principals of Domus Development have over 40 years of affordable housing experience.

Domus Management Company (“DMC”) was established in 2007 to provide efficient and effective property management services, specializing in affordable housing properties. DMC also manages several market rate properties, which include commercial components. These services include accurate and timely financial and management reporting as well as superior maintenance procedures that identify the properties short and long term physical needs in an effort to ensure the complexes receive all required maintenance in a timely fashion. In depth screening is performed on all applicants and residents to ensure any applicable government, state and/or local requirements are met initially and on an ongoing basis.

CATHY M. METCALF is Executive Vice President with over ten years of affordable property management experience. Prior to starting Domus Management Company, Cathy was Director of Affordable Housing for a very large affordable housing property management firm overseeing the operations of over 5,500 units. Ms. Metcalf has extensive training and certifications in various government programs including certifications in the LIHTC program, USDA Rural Housing, HUD and Fair Housing. Ms. Metcalf has a Bachelor of Fine Arts degree in Art History from the University of California, Los Angeles.

SHELLY WILLIAMS is Controller of DMC with thirteen years of experience in the affordable housing accounting arena. This experience includes the responsibility and oversight of an accounting staff of 25 processing accounts payable, accounts receivable, and payroll for over 5,500 housing units. Ms. Williams’ responsibilities include the review and release of monthly, quarterly and annual financial reports, coordination of audit and tax return preparation and reporting responsibilities to owners and investors and government agencies. Shelly coordinates all treasury management requirements as well as supervises the DMC corporate accounting staff. Ms. Williams has attended Delta College.

CHRISTINE MASON is the Compliance Supervisor for DMC and possesses over seven years of low income housing compliance experience. Ms. Mason has completed extensive compliance training seminars in the LIHTC, HUD, USDA RD, EIF and fair housing programs and has earned numerous completion certificates in these specialty compliance areas. Christine oversees all DMC compliance issues by keeping up with all regulation changes and attending on-going compliance seminars. DMC compliance procedures are revised as needed to ensure site staff has the most up-to-date information so that all Domus managed properties are in compliance at all times. Christine conducts site staff training sessions at minimum annually.

SHERRI SCHENONE our Operations Supervisor has recently joined the DMC team to assist with the on-going growth of Domus Management Company at the executive level. Sherri brings her extensive human resources experience to DMC and is active in effectively recruiting DMC site staff and ensuring all labor laws are observed, safety programs implemented and health benefits administered expertly. In addition Sherri also provides contemporary and up to date marketing ideas to site staff for all Domus managed properties to ensure 100% occupancy and strong waiting lists. Ms. Schenone utilizes her effective organizational skills by working one on one with Area Supervisors and site staff to make certain DMC operations procedures are implemented and observed at all projects.
### LIST OF CURRENT MANAGED PROPERTIES

<table>
<thead>
<tr>
<th>PROPERTY NAME</th>
<th>LOCATION</th>
<th>UNITS</th>
<th>TYPE</th>
<th>FUNDING</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cabrillo Village</td>
<td>Ventura</td>
<td>160</td>
<td>Farm Labor</td>
<td>USDA RD FLH</td>
</tr>
<tr>
<td>CA Street Center</td>
<td>Lodi</td>
<td>7</td>
<td>Commercial</td>
<td>Conventional</td>
</tr>
<tr>
<td>Casa Manana Inn</td>
<td>Stockton</td>
<td>163</td>
<td>Senior</td>
<td>HUD 202/8</td>
</tr>
<tr>
<td>Divine Senior</td>
<td>Clovis</td>
<td>32</td>
<td>Senior/Family</td>
<td>LIHTC, Bond, MHP</td>
</tr>
<tr>
<td>Garvey Court</td>
<td>El Monte</td>
<td>68</td>
<td>Senior</td>
<td>LIHTC, Bond</td>
</tr>
<tr>
<td>Garden Village</td>
<td>Sacramento</td>
<td>195</td>
<td>Family</td>
<td>LIHTC, Bond, HOME</td>
</tr>
<tr>
<td>Gateway</td>
<td>Pittsburg</td>
<td>28</td>
<td>Family</td>
<td>LIHTC, Bond</td>
</tr>
<tr>
<td>Kelsey Village</td>
<td>Sacramento</td>
<td>20</td>
<td>Family/Special</td>
<td>LIHTC, Bond, HUD 811</td>
</tr>
<tr>
<td>Kings Beach Housing</td>
<td>Kings Beach</td>
<td>77</td>
<td>Family</td>
<td>LIHTC, HOME</td>
</tr>
<tr>
<td>La Almenara</td>
<td>Pittsburg</td>
<td>20</td>
<td>Family</td>
<td>LIHTC, NSP</td>
</tr>
<tr>
<td>La Buena Esperanza</td>
<td>King City</td>
<td>40</td>
<td>Farm Labor</td>
<td>USDA RD FLH</td>
</tr>
<tr>
<td>La Valentina</td>
<td>Sacramento</td>
<td>81</td>
<td>Family</td>
<td>LIHTC, Bond, HOME</td>
</tr>
<tr>
<td>Lincoln Court</td>
<td>Oakland</td>
<td>82</td>
<td>Senior</td>
<td>LIHTC, Bond, MHP</td>
</tr>
<tr>
<td>LOEL Senior Center</td>
<td>Lodi</td>
<td>16</td>
<td>Senior</td>
<td>CDBG, PBV</td>
</tr>
<tr>
<td>Northland Village</td>
<td>Sacramento</td>
<td>145</td>
<td>Family</td>
<td>LIHTC, Sec 8, Bond</td>
</tr>
<tr>
<td>Santa Fe Commons</td>
<td>Pittsburg</td>
<td>10</td>
<td>Family</td>
<td>LIHTC, Bond, NSP</td>
</tr>
<tr>
<td>Siena Court</td>
<td>Pittsburg</td>
<td>111</td>
<td>Senior</td>
<td>LIHTC, RDA</td>
</tr>
<tr>
<td>Southcrest</td>
<td>Sacramento</td>
<td>30</td>
<td>Family</td>
<td>LIHTC, Sec 8, Bond</td>
</tr>
<tr>
<td>Temple Art Lofts</td>
<td>Vallejo</td>
<td>29</td>
<td>Family</td>
<td>LIHTC, Bond, NSP, RDA</td>
</tr>
<tr>
<td>Tyler Court</td>
<td>El Monte</td>
<td>20</td>
<td>Senior</td>
<td>LIHTC, RDA</td>
</tr>
<tr>
<td>Villa Court</td>
<td>Lodi</td>
<td>17</td>
<td>Family</td>
<td>Conventional</td>
</tr>
</tbody>
</table>

**TOTAL**: 1,367

---

### LIST OF REFERENCES

**HUD SACRAMENTO FIELD OFFICE**  
Ms. Robin Thompson  
650 Capitol Mall  
Sacramento, CA 95814  
916-498-7396

**USDA – RURAL DEVELOPMENT**  
Mr. Michael Carnes  
3350 Orchard Court  
Visalia, CA 93277  
559-734-8732

**SACRAMENTO HOUSING & COMMUNITY DEVELOPMENT**  
Ms. Christine Groth-Weichert  
801 12th Street, 5th Floor  
Sacramento, CA 95814  
916-440-1353

**CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE**  
Ms. Rose Guerrero  
915 Capitol Mall, Room 485  
Sacramento, CA 95814  
916-654-6340

**HCD- MULTIFAMILY PROGRAM (MHP)**  
Ms. Veronica Graham-Boutte  
1800 Third Street, Suite 390  
Sacramento, CA 95814  
916-322-0877

**PLACER COUNTY COMMUNITY DEVELOPMENT**  
Ms. Catherine Donovan  
3901 County Center Dr., Suite 260  
Auburn, CA 95603  
530-745-3170

**SONOMA COUNTY HOUSING COMMITTEE**  
Ms. Tracy Becker  
1440 Guerneville Road  
Santa Rosa, CA 95403  
707-565-7518

---

**DOMUS MANAGEMENT COMPANY**  
Lodi 1610 W. Kettleman Lane, Suite A  
PO Box 379  
Lodi, CA 95242  
T 209-365-9010  
F 209-365-9015

Irvine 9 Cushing, Suite 200  
Irvine, CA 92618  
T 949-923-7800  
F 949-585-0449

---

**DOMUS MANAGEMENT COMPANY**  
Lodi 1610 W. Kettleman Lane, Suite A  
PO Box 379  
Lodi, CA 95242  
T 209-365-9010  
F 209-365-9015

Irvine 9 Cushing, Suite 200  
Irvine, CA 92618  
T 949-923-7800  
F 949-585-0449
CORPORATE PHILOSOPHY

CORPORATE EMPLOYEES AND SITE STAFF

All DMC corporate staff positions are filled with experienced affordable housing professionals. The specialization necessary to effectively manage affordable housing requires additional training and on-going updates which DMC provides for all staff members through monthly in-house training sessions and applicable vendor seminars. Site staff is trained on the job by Area Supervisors with mentoring and support provided by all DMC staff.

DMC provides trained, knowledgeable and motivated staff to conduct the day-to-day management activities as needed on site. DMC strives to select site staff that is “a good fit” for the property profile. Longevity of site staff is valuable for the property owner, residents and management. DMC strives to attract and retain proficient site staff by utilizing stringent selection criteria that includes testing and a thorough background screening. In addition, DMC is experienced in consolidating the management of multiple sites when practical.

REGIONAL COVERAGE

DMC has office locations in Lodi and Irvine. This provides a base in northern and southern California and enables us to provide coverage throughout the state. An Area Supervisor is assigned to the territories that include several property locations which enables them to physically visit the properties a minimum of once a month, and more when necessary. DMC Area Supervisors thoroughly familiarize themselves with the properties under their supervision by overseeing any major maintenance work, inspecting properties and unit interiors, performing monthly financial review, approving expenditures, working with site staff to ensure budget adherence, as well as, mentoring staff to assist in developing their skills to assist them in advancing in their chosen careers.

DMC is committed to investing in our employees by providing an effective review process that allows employees to identify areas in need of improvement and to formulate a plan of action as well as appropriate recognition for the areas the employee excels in. This allows the Area Supervisor to help the employees attain their goals and meet their respective action plans.

AUTOMATION SYSTEMS

DMC has invested in a software program that provides the corporate and site staff with a system that incorporates site and corporate access providing checks and balances to minimize errors. This software system not only performs the basic accounting process that allows employees to identify areas in need of improvement and to formulate a plan of action as well as appropriate recognition for the areas the employee excels in. This allows the Area Supervisor to help the employees attain their goals and meet their respective action plans.

We provide accurate and timely reports each month. These reports include a balance sheet, monthly and year-to-date budget comparisons, rent rolls, general ledger detail, accounts payable and accounts receivable detail, and bank reconciliations for all accounts. In addition, compliance certification status reports and operations/maintenance summary reports are available.

DMC procedures aid in ensuring accurate data is reflected in all reports by utilizing our state of the art software at the site level with corporate review.

PAYROLL SERVICES

DMC is the employer of record for all site staff. The DMC corporate staff process payroll and administer benefits as needed for all staff. The cost for labor and associated taxes and insurance are a project expense. The allocation of labor on co-managed projects is based on the number of units each project has unless there are circumstances that dictate the allocation be done otherwise. DMC corporate and supervisory staff is kept up to date on labor law by attending quarterly seminars to ensure all labor codes are observed at all times. An employee manual is given to all employees upon employment by DMC outlining all the company requirements and benefits.

COMPLIANCE

DMC staff has extensive compliance experience. Staff members have current certification certificates for all subsidies that comprise the funding sources currently entered into the system. The system is designed for affordable housing and meets the nationwide compliance requirements of HUD, USDA RD, LIHTC, HOME programs and National Best Practices requirements.

DMC also offers a technology advanced set-up that allows the site staff to enter all rent deposits and print receipts on the spot. Compliance certifications are entered into the system and the system informs the site staff each day what items are pending and what items need to be followed up on that particular day. All receipts, deposits and compliance certifications are entered by site staff then reviewed and released or posted by DMC corporate staff. This process ensures entries in to the system are correct and timely. It also cuts down on lost time that can occur with a manual system.

All sites can be equipped with a deposit capture system where the necessity to drive to the bank, mail deposits or the use of a drop box become unnecessary. The deposits are instantaneous and project expenses are reduced. DMC has developed banking relationships with several banks that provide advantageous packages that can include the use of the deposit capture system minimizing charges to the project account.

DMC is very familiar with the various reporting requirements of investors, city or county redevelopment agencies, as well as, all state and federal government agencies. We provide accurate and timely reports each month. These reports include a balance sheet, monthly and year-to-date budget comparisons, rent rolls, general ledger detail, accounts payable and accounts receivable detail, and bank reconciliations for all accounts. In addition, compliance certification status reports and operations/maintenance summary reports are available.

DMC procedures aid in ensuring accurate data is reflected in all reports by utilizing our state of the art software at the site level with corporate review.

PAYROLL SERVICES

DMC is the employer of record for all site staff. The DMC corporate staff process payroll and administer benefits as needed for all staff. The cost for labor and associated taxes and insurance are a project expense. The allocation of labor on co-managed projects is based on the number of units each project has unless there are circumstances that dictate the allocation be done otherwise. DMC corporate and supervisory staff is kept up to date on labor law by attending quarterly seminars to ensure all labor codes are observed at all times. An employee manual is given to all employees upon employment by DMC outlining all the company requirements and benefits.

COMPLIANCE

DMC staff has extensive compliance experience. Staff members have current certification certificates for all subsidies that comprise the funding sources currently entered into the system. The system is designed for affordable housing and meets the nationwide compliance requirements of HUD, USDA RD, LIHTC, HOME programs and National Best Practices requirements.

DMC also offers a technology advanced set-up that allows the site staff to enter all rent deposits and print receipts on the spot. Compliance certifications are entered into the system and the system informs the site staff each day what items are pending and what items need to be followed up on that particular day. All receipts, deposits and compliance certifications are entered by site staff then reviewed and released or posted by DMC corporate staff. This process ensures entries in to the system are correct and timely. It also cuts down on lost time that can occur with a manual system.

All sites can be equipped with a deposit capture system where the necessity to drive to the bank, mail deposits or the use of a drop box become unnecessary. The deposits are instantaneous and project expenses are reduced. DMC has developed banking relationships with several banks that provide advantageous packages that can include the use of the deposit capture system minimizing charges to the project account.
available for affordable housing. Our staff has participated in sixteen successful lease-ups within the last six years (828 units) and six substantial rehabilitation projects (439 units). The compliance staff led by the Compliance Supervisor is experienced in implementing procedures that ensure compliance at all levels as well as keeping all staff up to date with new developments and regulations in the compliance world.

INSPECTIONS
DMC procedures dictate that site staff and Area Supervisors at least annually inspect each unit assigned to them, as well as, observing a preventative maintenance inspection schedule every 30 months. These inspections ensure the interior of the units and common areas are maintained, capital improvements are identified, and a plan of action formulated.

DMC utilizes a software program that allows all work orders and inspections including tool, equipment and appliance inventories to be entered and tracked in the computer. This enables site staff to easily identify any pending work orders and to ensure the project inventories are complete at all times.

File inspections are conducted quarterly and at random. The compliance status of the project dictates how many and how often files are audited by either corporate or supervisory staff. Diligent follow-up to ensure file corrections are completed is exercised as a part of all in-house file audits. Area Supervisors are trained in compliance and contribute to ensuring the project files meet all requirements.

Area Supervisors complete a project inspection form each visit. This procedure allows the Supervisor to assess the performance of site staff in the rental office and the compliance with maintenance procedures. This form allows for scores in key performance areas such as rent collection, certifications, unit inspections, curb appeal and an overall score in each area. This process assists Supervisors and corporate staff in identifying areas of performance that need improvement and to provide additional training for the staff which assists them in improving their score. In addition, the Supervisor assigns a list of tasks with target completion dates for the rental and maintenance site staff after each site visit.

RESIDENT SELECTION CRITERIA
DMC has implemented a resident selection criteria plan that our years of experience have shown us to be very effective. All residents undergo a thorough background screening which includes a criminal, national Megan’s Law and credit checks. DMC utilizes a criminal offense and an income chart that aids the rental staff in determining if an applicant’s criminal history will prevent them from residing at the project, and whether the prospective tenant can income qualify based on the various subsidy programs.

There is a maximum of $2,000.00 in negative credit allowed (excluding medical). Applicants whose past due amount exceeds $2,000.00 may request additional consideration in writing and decisions regarding these requests are made on a case by case basis. In order to streamline the application process, the credit and criminal check is conducted prior to income verification as our vendor can turn a background check within 24 hours or less for a minimal fee. In addition, tenant screening criteria can be adapted to the particular requirements for any government, local or owner requirements or preferences.

DMC staff is trained to educate the resident starting with the move-in process. DMC site staff is required to conduct a move-in meeting with the new resident and thoroughly review the lease and occupancy rules from the start. Following the occupancy rules is stressed in the meeting and the consequences of not following these rules are covered including lease violations up to eviction. It is the goal of all DMC staff to retain residents and to encourage a community atmosphere. In some cases, this is not possible and staff is trained to identify these cases and to act swiftly to remove them from the project within the legal requirements as soon as possible.

Resident meetings and activities are required and encouraged. Neighborhood Watch groups and interaction with the police and fire departments are effective ways to bring residents together and to increase the safety of the project. DMC strives to partner with organizations in the community that may enhance the lives of the residents at DMC managed projects by providing health, safety and financial counseling events.