



CASA DOMINGUEZ



Photos: John Ellis

Casa Dominguez is an innovative development comprised of 70 units of affordable housing, along with a comprehensive Family Development Center that provides child care, a health clinic and a parent resource center for residents and community members. It is also the first permanent affordable housing development with supportive services for young adults leaving the foster-care system in Los Angeles County.

Rents will range from about \$396 dollars for a one-bedroom apartment to \$1,279 for four bedrooms. Families living in Casa Dominguez will earn at or below 50% of the Area Median Income, or less than \$39,650 for a family of four annually.

In addition to services provided by our key partners The Children's Collective, St. John's Well Child and Family Center, United Friends of the Children and the Los Angeles Urban League, residents at Casa Dominguez will also benefit from the efforts of a full-time services coordinator and a range of on-site services. These services include on-site after-school programs, college preparatory courses and career counseling, computer training, and English as a Second Language (ESL) classes.

Because of Abode Communities' commitment to sustainability, Casa Dominguez was awarded Platinum certification for Leadership in Energy and Environment Design (LEED) for Homes in July 2010, the highest rating bestowed by the U.S. Green Building Council (USGBC). It is the first multifamily housing in Los Angeles County to achieve such distinction. It is also the sixth LEED for Homes Certified Platinum multifamily project in California and only the 13th for affordable multifamily developments in the U.S.

PROJECT DESCRIPTION

ARCHITECT

Abode Communities
Initial conceptual studies by M2A

DEVELOPER

Abode Communities

PROPERTY MANAGER

Abode Communities

LOCATION

15727 South Atlantic Ave.
East Rancho Dominguez, CA 90221

TYPE

Multi-Family Apartments and a Family Development Center

SIZE

98,776 sq. ft.

NUMBER OF UNITS

70 Total
9 one-bedroom apartments
31 two-bedroom apartments
23 three-bedroom apartments
7 four-bedroom apartments

RENT

\$396 to \$1,279

TOTAL COST

\$28,037,000

COMPLETED

2009

SUSTAINABLE FEATURES

ENERGY EFFICIENCY

LEED™ for Homes (Leadership in Energy and Environmental Design)
Solar Energy System Providing 100% of the Common Area Electricity
Ground Source Heat Pump
ENERGY STAR® Appliances and Lighting
High Efficiency-Low-E Windows
Use of Natural Light
Naturally Ventilated Corridors
Blown-In Insulation

INDOOR AIR QUALITY

Formaldehyde-Free Cabinetry
Low-VOC Paints and Floor Coverings
Recycled Content Carpets
Restrooms and Kitchens Vented to Outside

WATER CONSERVATION

Gray Water Irrigation System
California-friendly landscape
Low-Flow Plumbing Fixtures

WASTE REDUCTION

Pre-Fabricated Framing System to Reduce Construction Waste
Recycling Program



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www.abodecommunities.org