



The Los Angeles County
HOMELESS INITIATIVE
HOUSING INNOVATION CHALLENGE

Update
November 15, 2019



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PRESS RELEASE Jun 07, 2018

**FIRST-EVER INNOVATION
CHALLENGES OFFER NEARLY \$5
MILLION FOR GAME-CHANGING
HOUSING AND SERVICE
SOLUTIONS TO AID LA COUNTY'S
FIGHT AGAINST HOMELESSNESS**

Strategy F7: One-time \$5M Housing Innovation Fund

- Approved by the Board of Supervisors on June 13, 2017
- For projects outside the NOFA eligibility criteria
- Administered by CEO
- RFP administered by Common Pool

LOGIN



MENU

\$4.5M for innovative housing solutions addressing homelessness in LA County

LEARN MORE

LOGIN



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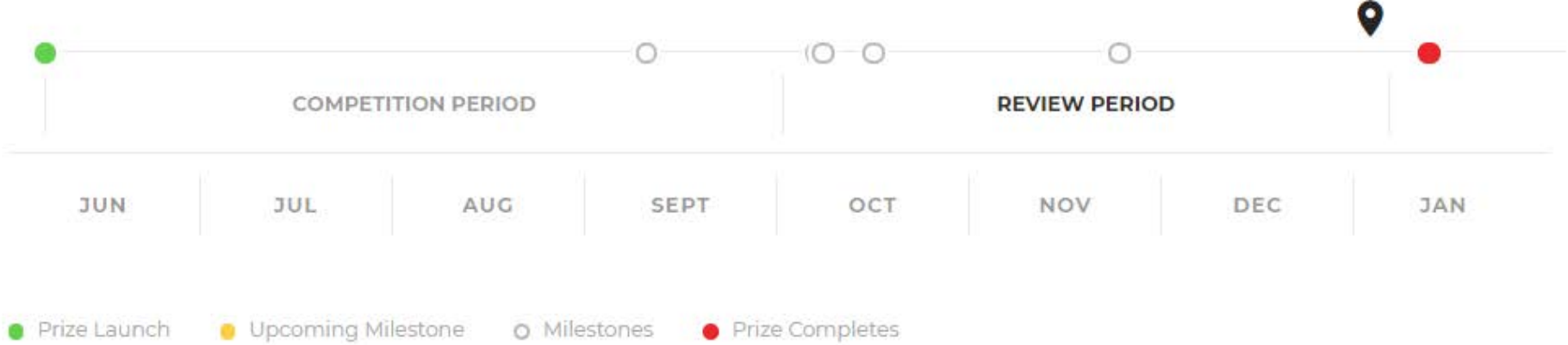
MENU

Application

Welcome to the County of LA's Housing Innovation Challenge application! We are excited to award a total of \$4.5 million to transformational, scalable solutions building or financing cost-effective housing for families, youth, and individuals experiencing homelessness throughout LA County.

We want the best and brightest proposals that can deliver the most promising results for those facing homelessness in LA County. Applications will be accepted at either the \$500,000 or \$1 million level. All awardees will have up to 24 months to complete their proposed projects. You may only submit one application per organization (as a principal lead or as part of the team). Most importantly, your proposed project **must result in the creation of one or more units of housing for homeless families or individuals in LA County.**

COMPETITION TIMELINE



CHALLENGE STATISTICS

288

Registrations

53

Submitted Proposals

34

Forwarded to Evaluation Panel

12

Forwarded to Selection Committee

4

Winning Proposals

\$1 Million Each

1

Winning Proposal

\$500,000

EVALUATION CRITERIA

CREATIVE

Is the proposed solution innovative? Does it have the potential to result in more cost-effective, expeditious development?

ACHIEVABLE

Does the proposal demonstrate a feasible plan, timeline, and budget?

SCALABLE

Is the proposal replicable and/or well-positioned to become a model to have impact on a larger scale?

MEANINGFUL

Does the proposal address homelessness in a responsive, transformative, and dignified way?

EVALUATION PANEL



SELECTION COMMITTEE



Senior Associate Architect
Gensler

Leads Gensler's Initiative to address LA's homelessness crisis.



Director of Housing
City of Pasadena

Oversees wide array of affordable housing and homeless programs.



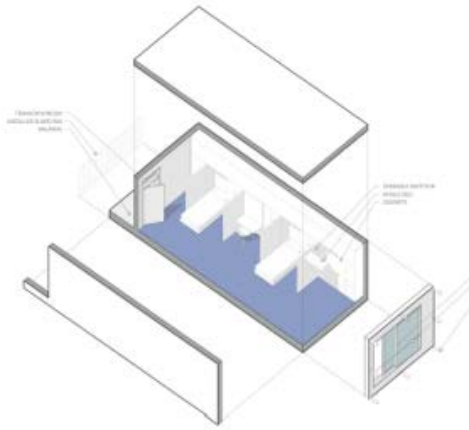
Urban Planning Professor
UCLA Luskin School of Public Affairs

Expert in real estate financial analysis and affordable housing development.



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Winners of the Housing
Innovation Challenge
And Updates



BLUEJAY

STRATEGY - The Bluejay is a temporary shelter designed to maximize bed-count and house the maximum number of people. A typical 50x150' lot can house as many as 224 people including a community kitchen and other supportive public spaces.



DOVE

STRATEGY - The Dove is a permanent supportive housing model designed to maximize efficiency for long-term housing. A typical 50x150' lot can house up to 48 bedrooms including a community kitchen and other supportive public spaces.

Brooks + Scarpa

NEST Design Toolkit: Prefab Modular Kit-of-Parts

UPDATE: Developer has identified a site and will provide updated project information by the end of November 2019.

Prefab modular kit-of-parts that can be assembled on any typical 50x150 parcel

- Adaptable and Replicable
- Multi-unit infill solution up to 5 stories leverages underutilized parcels
- Can be configured in multitude of combinations
- Uses temporary off grid utilities to expedite construction process
- Disperses housing

Partners

- Community Corporation of Santa Monica
- Plant Prefab

"We believe design is a basic civil right and that this right should be leveraged to build housing for the homeless."



Flyaway Homes

Financial support to
Develop Prefab
Modular PSH
Communities

UPDATE: Project ready
to complete financing.

Financial support to develop prefab modular communities

- Built by-right
- Funded by social impact equity
- Master leased to The People Concern
- HCD certified

Partners

- The People Concern
- Noyan Uras/WEST Builders

“Our paramount goal is that the homelessness crisis is solved...the tenants housed in our supportive communities will never be homeless again.”



LifeArk

Kit-of-Parts Building System

UPDATE: Developer is awaiting final approval from HCD for modular design. Land purchase to be final November/December 2019.

Modular kit-of-parts building system

- Can produce infinite array of configurations
- Developable on any lot size or shape
- Built to withstand extreme weather conditions
- Last phase of HCD certification
- Project underway in El Monte

Partners

- United Trust Realty Corporation
- Illumination Foundation
- DHS / Brilliant Corners

“We will build a community of dignified homes attuned to the needs of homeless individuals.”



United Dwelling

Standardized Garage Conversions

Institutional development of beautifully designed garage-converted ADUs

- Leverages new ADU rules
- Adds density to neighborhoods with low density designations
- Established site control
- Activates underutilized infrastructure
- Less vulnerable to community opposition
- ADUs built by Chrysalis clients
- Includes amenities like full kitchen, tv, private laundry, plenty of storage, and WiFi

Partners

- Modative
- Chrysalis

UPDATE: Finalizing funding documents and program design.

"We are not only building homes, but providing sustainable, safe, and fulfilling work."



Restore Neighborhoods Los Angeles

Neighborhood Shared
Equity Model

Accessible units built by-right with equity participation from neighbors

- Designed for small infill sites
- Private sector developers
- “Missing Middle Typology” – classic Southern California bungalow court
- Project underway in South LA
- Equity participation offered to neighbors

Partners

- Genesis LA
- DHS / Brilliant Corners
- GRID Alternatives

UPDATE: Project ready to complete financing and begin construction.

“Our goal is to demonstrate new approaches to building support for homeless housing projects by offering ‘skin in the game’ to neighbors.”



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QUESTIONS