From: Gary Gero <gary.gero@lacity.org>
Sent: Friday, September 15, 2023 6:33 PM
To: Mike Eveloff <mike@fixthecity.org>
Subject: Re: Follow up for CPRA 23-7502

Mr. Eveloff,

We have searched our records to the best of our abilities for materials that would be responsive to your follow-up request. To that end, I am providing additional documents that were inadvertently not included with our initial response. I am also including the supporting document for the notes in the file named "CD 5 - Underutilized Property (City-owned and non-City owned)." For items noted in the file "Midvale - All Outreach" you can find the website copy and FAQs on our website including the press release. I have attached the 199 Letter and no text message on this topic was sent so we have no record to provide.

We did not find any additional records that were responsive to your requests for meeting agendas, meeting notes, presentations, photos, or communications from other city departments or from other attendees. I will note that in some instances, the meeting invitations themselves had embedded agendas and/or notes.

Some documents have been withheld under Government Code section 7922 because they would show the Councilwoman's deliberative process. As to these documents, Government Code section 7922 permits nondisclosure because the public interest served by protecting the official's decision-making process clearly outweighs the public interest served by the records' disclosure.

Respectfully,
Gary Gero

On Tue, Sep 5, 2023 at 1:07 PM Mike Eveloff <mike@fixthecity.org> wrote:
Please find attached correspondence concerning CPRA 23-7502.

We understand this is a lot of work. We just don't have any way of researching on our own given the process.

If you have any questions, please call me.

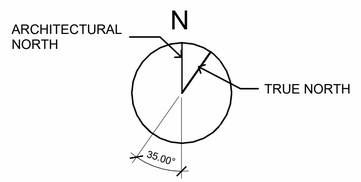


SCHEME A

- AMENITIES DISTRIBUTED BETWEEN NORTH AND SOUTH CAMPUS
- 31 TOTAL SLEEPING UNITS, INCLUDING 4 ADA

NORTH CAMPUS (RESIDENTIAL ZONING):
- SLEEPING UNITS
- COMMUNITY BUILDING
- OFFICES
- STORAGE BUILDING

SOUTH CAMPUS (SPECIAL OVERLAY DISTRICT/COMMERCIAL):
- SLEEPING UNITS
- LAUNDRY
- SHADED OUTDOOR AREA
- DOG RUN
- PARKING (3 STANDARD + 1 ADA)



CONNECT HOMES®

SCALE 3/32" = 1-0'

0' 5' 10' 20'

CONCEPTUAL SITE PLAN - SCHEME A

06/02/23

Z-3.0



SCHEME E

- AMENITIES CENTRALIZED IN SOUTH CAMPUS
- 31 TOTAL SLEEPING UNITS, INCLUDING 4 ADA

NORTH CAMPUS (RESIDENTIAL ZONING):

- SLEEPING UNITS

SOUTH CAMPUS (SPECIAL OVERLAY DISTRICT/COMMERCIAL):

- SLEEPING UNITS
- COMMUNITY BUILDING
- STORAGE BUILDING
- LAUNDRY FACILITY
- OFFICES
- SHADED OUTDOOR AREA
- DOG RUN
- PARKING (3 STANDARD + 1 ADA)

CONNECT HOMES®

SCALE 3/32" = 1-0'

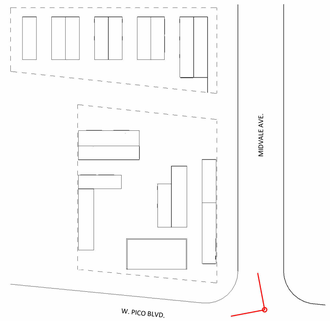
0' 5' 10' 20'

CONCEPTUAL SITE PLAN - SCHEME E

06/02/23

Z-3.1





KEY PLAN - SCHEME E
1" = 50'-0"

1

CONNECT HOMES®

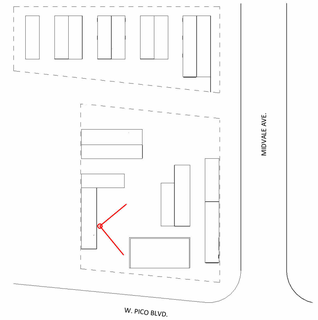
RENDERED PERSPECTIVE - STREET VIEW

06/02/23

Z-3.2

PRA-01-000394-SUPP-09/15/23





KEY PLAN - SCHEME E
1" = 50'-0"

1

CONNECT HOMES®

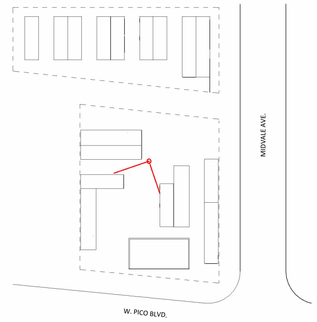
RENDERED PERSPECTIVE - COURTYARD 1

06/02/23

Z-3.3

PRA-01-000395-SUPP-09/15/23





KEY PLAN - SCHEME E
1" = 50'-0"

1

CONNECT HOMES®

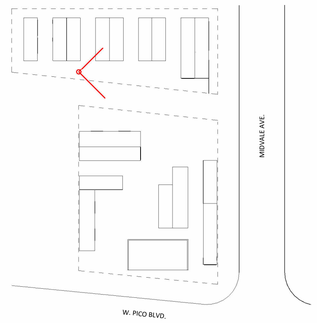
RENDERED PERSPECTIVE - COUTYARD 2

06/02/23

Z-3.4

PRA-01-000396-SUPP-09/15/23





KEY PLAN - SCHEME E
1" = 50'-0"

1

CONNECT HOMES®

RENDERED PERSPECTIVE - RESIDENTIAL UNITS

06/02/23

Z-3.5

PRA-01-000397-SUPP-09/15/23







LEFT: SHELTER INTERIOR. *IMAGES ABOVE:* ILLUSTRATE POTENTIAL LOOK AND FEEL OF THE SHELTER.







HOMEKEY MOUNTAIN VIEW SHELTER PROJECT

- LOCATED IN MOUNTAIN VIEW, CA
- PROJECT COMPLETED 2021

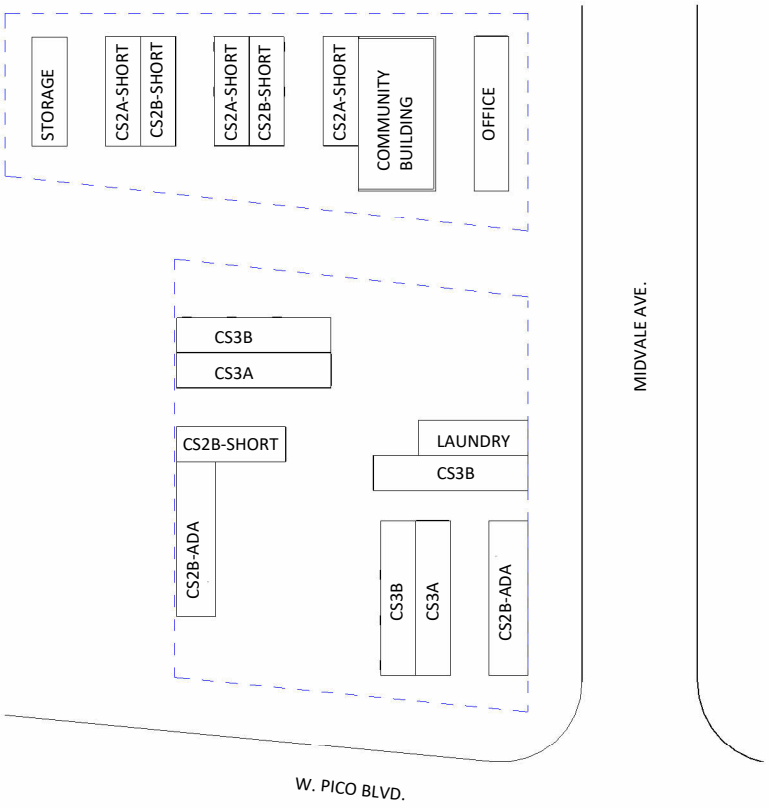
LEFT: COMMUNITY BUILDING. *TOP RIGHT:* INTERIOR OF COMMUNITY BUILDING. *BOTTOM RIGHT:* SHELTER UNITS.

PRA-01-000399-SUPP-09/15/23

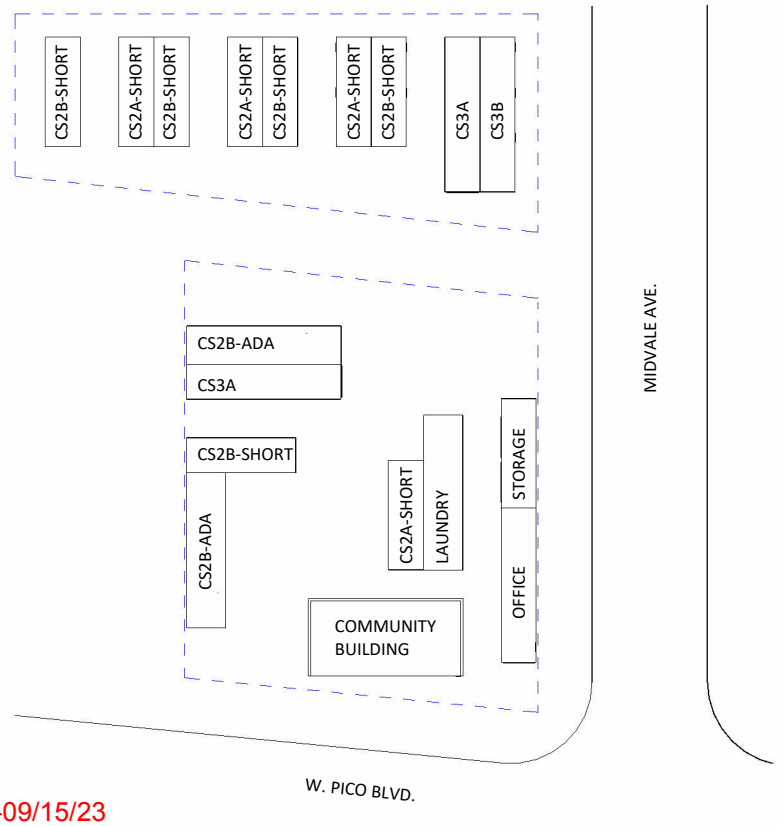
APPENDIX -
BUDGET KEYPLAN / MOD DISTRIBUTION DIAGRAM

CONNECT HOMES®

SCHEME A



SCHEME E



CONNECT SHELTER PRELIMINARY PRICING ESTIMATE

CONNECT HOMES

DATE: 6/02/2023

LOCATION: LOS ANGELES, CA
CONFIGURATION: SCHEME A

Models	Size	SF	Modules	Beds	Baths/RR	
CS2-B-ADA	10'-3" x 40'-3"	**413**	**2**	**4**	**4**	
CS3-A	9'-1" x 40'-2"	**365**	**2**	**6**	**6**	
CS3-B	9'-1" x 40'-2"	**365**	**3**	**9**	**9**	
CB - COMMUNITY SPACE	20'-1 x 40'-4"	**810**	**1**			
CS4 - OFF & CONFERENCE	8'-1" x 40'-4"	**326**	**1**		**1**	(Public Accessible RR)
CS2-A Short	9'-0" x 28'-6"	**257**	**3**	**6**	**6**	
CS2-B Short	9'-0" x 28'-6"	**257**	**3**	**6**	**6**	
SHELL + 3 LAUNDRY W/D	9'-0" x 28'-6"	**257**	**1**			
SHELL ONLY (STORAGE)	9'-0" x 28'-6"	**257**	**1**			
			17	**31**	**32**	**Total Units**

DESIGN

Item	Notes	Subtotals	Total
DESIGN FEE	Coordination with AOR on layout, code compliance MEP, Fire sprinkler, Title 24, Structural Engineering consultants (shelter models only) State Approvals for all shelter model types Design development for all shelter model types Custom fabrication drawings for all shelter model types Up to 10 hours of meetings	$ 210,000	$ 210,000
REIMBURSABLES	Travel expenses, copies of drawings, postage, other expenses	tbd	

PRODUCTION

Models	Module Cost	Module Quantity	Unit Cost	Unit Quantity	Subtotals	Total
CS2-B-ADA	$ 160,700	2	$ 80,350	4	$ 321,400	
CS3-A	$ 155,200	2	$ 51,733	6	$ 310,400	
CS3-B	$ 155,200	3	$ 51,733	9	$ 465,600	
CB - COMMUNITY SPACE	$ 274,600	1			$ 274,600	
CS4 - OFF & CONFERENCE	$ 118,000	1			$ 118,000	
CS2-A Short	$ 107,500	3	$ 53,750	6	$ 322,500	
CS2-B Short	$ 107,500	3	$ 53,750	6	$ 322,500	
SHELL + 3 LAUNDRY W/D	$ 93,200	1			$ 93,200	
SHELL ONLY (STORAGE)	$ 82,600	1			$ 82,600	
						$ 2,387,300 <1>
FIT-OUT/OPTIONAL UPGRADES						
Fire sprinklers (R2 occupancy) - allowance	$ 4,500	17			$ 76,500	

DELIVERY/SETTING/INSTALLATION

Item	Per Unit	Quantity	Subtotals	Total
TRUCKING	$ 2,500	18	$ 45,000	
SETTING EQUIPMENT				
Crane set	tbd			
SETTING				
Shelters (set on foundation, rack, level,bolt & weld)	tbd			
INSTALLATION				
Shelters (seaming, cross over connections)	tbd			
MEP connections (to site, between stories)	tbd			
Additional structures	By Others/ NIC			
				$ 45,000 <2>

Sales Tax on Production costs	$ 75,826
ESTIMATED PRELIMINARY PRICE	**$ 2,718,126**

PRE-DELIVERY ON-SITE WORK

Item	Total
Preparation of site for the installation of Shelters is not included and shall be performed by a local contractor	NIC <3>
Foundations	NIC
Utility hook ups	NIC
Ramps	NIC
Stairs	NIC

NOTES ON PRICING

<1> Production costs are subject to change up until the Purchase Order is signed, at which time these costs are fixed for the Project

<2> Installation costs will be included in the Purchase Order as actual costs plus a 15% fixed fee and are provided as an estimate only

<3> Every site is different and will have varying levels of preparation required for the installation of the Shelter units. This estimate will fluctuate depending on site specific conditions and local labor rates

PRA-01-000401-SUPP-09/15/23

LEGEND LINE TYPE

- STREET CONTROL LINE
- CONTOUR LINE
- CURB
- FLOW LINE
- CONCRETE GUTTER
- SIDE WALK
- EDGE OF CONCRETE
- GRADE CHANGE
- WALL
- PIPE
- VAULT
- PROPERTY LINE

LEGEND ABBREVIATIONS

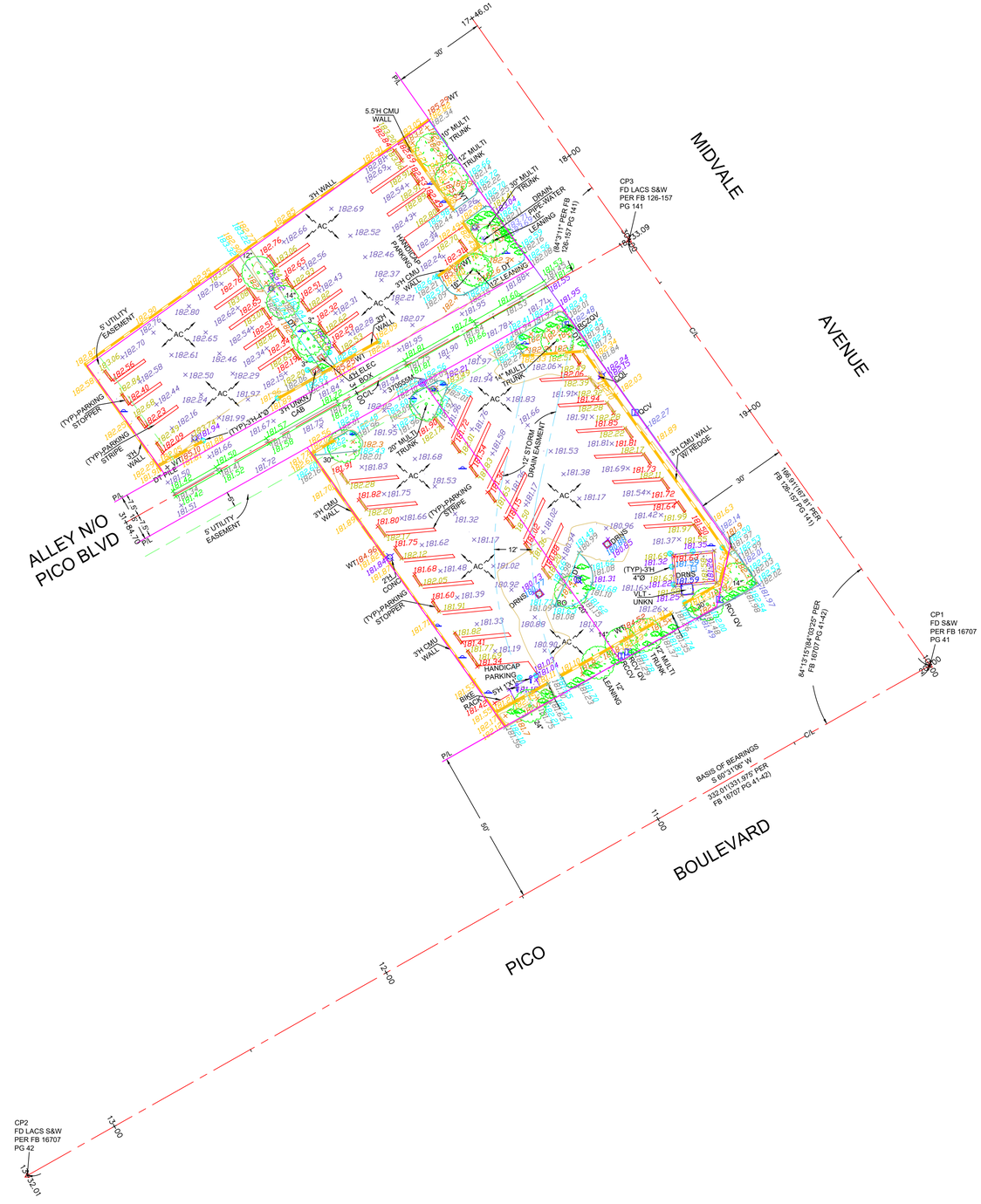
AC	ASPHALT CONCRETE
BLVD	BOULEVARD
BO	BAD ORDER
C/L	CONTROL LINE
COL	COLUMN
CONC	CONCRETE
CP	CONTROL POINT
DT	DIRT
ELEC	ELECTRIC
FB	FIELD BOOK
FD	FOUND
H	HEIGHT
LACS	LOS ANGELES CITY SURVEYOR
P/L	PROPERTY LINE
PG	PAGE
S&W	SPIKE AND WASHER
TYP	TYPICAL
VLT	VAULT
WT	WALL TOP
Ø	DIAMETER

LEGEND SYMBOL

- IRRIGATION CONTROL BOX
- SURFACE DRAIN
- LIGHT STANDARD
- PARKING METER
- SIGN
- CONCRETE
- GUARD POST
- POWER POLE
- CONTROL POINT
- TREE
- SHRUB

NOTES:

STREET RIGHT OF WAY
STREET RIGHT OF WAYS ON THIS MAP WERE LOCATED BY FIELD SURVEY BY RETRACEMENT OF CITY ENGINEER FIELD BOOKS AS REFERENCED HEREON.



THE CITY OF LOS ANGELES OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRONIC COPIES OF THIS PLAN SHEET.

REVISION DATES
(DESIGN STAGE ONLY)

Sheet Version 2.01

PRA-01-000402-SUPP-09/15/23

BUREAU OF ENGINEERING
ENGINEERING
CITY OF LOS ANGELES

NO.	REVISIONS:	DATE:	BY:

SURVEY NO.
85363

INDEX NO.

DEPARTMENT OF PUBLIC WORKS
CITY OF LOS ANGELES

TED ALLEN, P.E. CITY ENGINEER

SURVEY DIVISION	DATE:
P.L.S.	
SURVEYOR: ERIC RAMOS	07/13/23
FIELD SURVEYOR: VALERIE LAI	07/19/23
DRAWN BY: ELISE N. HERNANDEZ	07/20/23
CHECKED BY: VALERIE LAI	
APPROVED BY:	

VERTICAL CONTROL: FB 405/70 PG 117-120 BM#13-11250 NAVD88 2000ADJ EL=180.977
HORIZONTAL CONTROL: FB 405/70 PG 117-120

SHEET TITLE: SITE SURVEY

PROJECT: CD5 - 2377 MIDVALE LADOT LOT 707

ADDRESS: CORNER OF PICO BLVD & MIDVALE AVE

WORK ORDER NO.
E1909097
DRAWING NO.
1
SHEET 1 OF 1 SHEETS

REPORT FROM

OFFICE OF THE CITY ADMINISTRATIVE OFFICER

Date: February 23, 2021

CAO File No. 0220-05734-0009
Council File No. 20-0841, 20-0689, 20-1351, 20-0600-S84
Council Districts: All

To: The City Council

From: Richard H. Llewellyn, Jr., City Administrative Officer

Subject: **Report Back on COVID-19 Homelessness Roadmap Site Assessments for Proposed Sites for Temporary Homeless Interventions**

SUMMARY

The City of Los Angeles (City) reached an agreement with the County of Los Angeles (County) on June 16, 2020 to develop an additional 6,700 homeless interventions within 18 months to address the COVID-19 emergency. The plan to develop these interventions is referred to as the COVID-19 Homelessness Roadmap (Roadmap). Since the execution of the agreement, the City Administrative Officer (CAO), Chief Legislative Analyst (CLA), Bureau of Engineering (BOE), General Services Department (GSD), Los Angeles Homeless Services Authority (LAHSA), and other relevant departments, have worked with the 15 Council Offices to identify, review, and recommend sites for Roadmap homeless interventions.

This report summarizes the feasibility review process of properties proposed for temporary homeless interventions for up to five (5) years. This report also provides the status of the sites that have been assessed to date. This report does not address Homekey sites acquired by the City and the Housing Authority of the City of Los Angeles (HACLA), as these sites are permanent real estate holdings that will serve as interim housing in the short-term, and eventually permanent housing. A total of 154 sites have been reviewed or are currently under review. 23 sites have been approved and funded by the Mayor and City Council, and they are under construction or are open/operational; 100 sites have been deemed infeasible for the reasons outlined below; and the remaining 31 sites are under review.

RECOMMENDATIONS

That the City Council, subject to approval by the Mayor,

1. NOTE AND FILE Council Files 20-0689 and 20-1351 due to site infeasibility as outlined in Table 2 below; and

2. DIRECT the City Administrative Officer to report on the results for the remaining sites under

PRA-01-000403-SUPP-09/15/23

review/assessment.

BACKGROUND

The City-County agreement calls for the creation of an additional 6,700 homeless interventions in the City to address the COVID-19 emergency within 18 months. This report focuses on the identification and assessment of new temporary homeless interventions, specifically interim housing and safe parking, under the agreement. Since the agreement was executed, 154 sites have been identified for assessment.

Feasibility Assessment of New Sites

As sites are identified by Council Offices and/or the City departments, they are assessed for size, suitability, and cost. The major tasks involved in this process are outlined below.

1. Phase 1 Feasibility:
   The City Administrative Officer (CAO) develops a property profile for each site which includes lot size, ownership, location, and nearby amenities. The profile is used to determine the following:

   a. Site meets basic size requirements as determined by the Bureau of Engineering (BOE) and Los Angeles Homeless Services Authority (LAHSA) for optimal site operations efficiency.
      i. Interim Housing: The minimum size to accommodate beds, administrative offices, hygiene trailers, storage, pet area, and common space:
         1. Vacant lot: The minimum size to accommodate 25 tiny homes, or 50 beds is 19,200 square feet. 20,000 square feet is the ideal size to support 38 tiny homes, or 76 beds, or 70 beds in a membrane structure.
         2. Existing building: 13,000 square feet of usable space on the first floor is needed to accommodate up to 70 beds.
      ii. Safe Parking: 20 parking spaces, with a space in between cars to provide privacy for participants, is optimal. Lots must be paved and accessible.

   b. Confirm that the owner of the site is willing to make the site available for the proposed intervention for at least three (3) years, preferably up to five (5) years.
      i. City-owned site: The site is cleared by the controlling department.
      ii. Publicly-owned site: If the site is controlled by another government entity, the entity has to clear the site for the use and confirm that the site can be leased to the City for a three (3) to five (5) year term at low cost, preferably at zero $ or $1/year.
      iii. Privately-owned site: The General Services Department (GSD) inquires whether the landlord is willing to lease for three (3) to five (5) years, and if so,

confirms the leasing cost and terms.

If the proposed site meets the Phase 1 feasibility criteria, the Council Office is notified and the site proceeds to Phase 2 feasibility review as outlined below.

2. Phase 2 Feasibility:
   The property profiles are forwarded to the appropriate entity for assessment.

   a. Publicly- and Privately-owned vacant lots: These sites are forwarded to BOE for engineering and infrastructure review, preliminary site layout, and a rough order of magnitude (ROM) cost estimate.

   b. Privately-owned buildings: These sites are forwarded to Brilliant Corners, a CAO consultant, which assesses the property's major systems and rehabilitation needs, advises on applicable emergency shelter code requirements, and provides a preliminary site layout and ROM cost estimate. GSD establishes leasing terms with the property owner.

   c. Sites Proposed for Safe Parking: LAHSA assesses the number of vehicle dwellers near the proposed site, determines the need for safe parking in the area, and provides a recommendation regarding the need for safe parking at the proposed site.

If the proposed site meets Phase 2 feasibility criteria, the Council Office is notified and the Phase 3 feasibility review proceeds, as outlined below.

3. Phase 3 Feasibility:
   CAO conducts a cost estimate analysis and submits funding recommendations to the Mayor and City Council.

   a. Interim Housing Sites: The CAO estimates the total cost of the intervention, which includes the one-time construction or rehabilitation costs, the leasing costs (if any), and service operations. A cost per bed analysis is conducted to compare costs between sites and cost appropriateness. The final step is for BOE to conduct the California Environmental Quality Act (CEQA) review, and the site is recommended for funding.

   b. Safe Parking Sites: The CAO determines the total cost for service operations for the term of the lease/agreement ($30/car/night; up to $70/RV/night), and the site is recommended for funding.

PRA-01-000405-SUPP-09/15/23

Once the project is approved and funded, the CAO coordinates and tracks project implementation with the respective Council Office, the responsible departments, which execute leases, license agreements, construction, and service contracts, etc.

Approved Sites

The sites listed in Table 1 below were approved by the Mayor and City Council for the COVID-19 Homelessness Roadmap for temporary interim housing or safe parking interventions.

Table 1. Approved Sites

No.	CD	Project Type	Property Type / Owner	Address / Location	Beds
1	2	Interim Housing (Pallet)	Publicly Owned Lot/RAP	11471 Chandler Blvd.	75
2	2	Interim Housing (Pallet)	Publicly Owned Lot/RAP	6099 Laurel Canyon Blvd. / aka Alexandria	200
3	2	Interim Housing (Pallet)	Publicly Owned Lot/RAP & Caltrans	12600 Saticoy	150
4	3	Interim Housing (Pallet)	Publicly Owned Lot/City	19040 Vanowen St.	101
5	3	Interim Housing (Pallet)	Publicly Owned Lot/METRO	6073 N. Reseda Blvd. / aka Topham	148
6	3	Safe Parking	Publicly Owned Lot/LADOT	7128 Jordan Ave (DOT Lot 704)	25
7	4	Safe Parking	Publicly Owned Lot/RAP & US Army Corps of Engineers	15380 Oxnard St.	13
8	5	Safe Parking	Privately Owned Lot	St. John's Presbyterian 11000 National Blvd.	30
9	9	Safe Parking	Publicly Owned Lot/City	1201 S Figueroa St.	30
10	9	Safe Parking	Publicly Owned Lot/City	4301 S Central Ave.	10
11	11	Safe Parking	Publicly Owned Lot/City	11339 Iowa Ave.	10
12	11	Safe Parking	Publicly Owned Lot/City	9100 Lincoln Blvd.	20
13	12	Interim Housing	Privately Owned Building	18140 Parthenia St.	107
14	12	Safe Parking	Publicly Owned Lot/LADOT	8775 Wilbur Ave.	20

PRA-01-000406-SUPP-09/15/23

No.	CD	Project Type	Property Type / Owner	Address / Location	Beds
15	13	Interim Housing	Privately Owned Building	5941 Hollywood Blvd.	30
16	13	Interim Housing (Pallet)	Privately Owned Lot	1455 Alvarado St.	74
17	13	Safe Parking	Publicly Owned Lot/LAPL	4591 Santa Monica Blvd.	10
18	13	Safe Parking	Publicly Owned Lot/LADWP	1033 Cole Ave.	10
19	14	Interim Housing	Publicly Owned Lot/County	1060 N. Vignes St.	232
20	14	Interim Housing	Privately Owned Building	566 S. San Pedro	60
21	15	Interim Housing (Pallet)	Publicly Owned Lot/RAP	1221 S. Figueroa Pl.	75
22	15	Safe Parking	Publicly Owned Lot/City	711 S. Beacon St.	30
23	15	Safe Parking	Publicly Owned Lot/HACLA	19610 S. Hamilton Ave.	25

Sites Determined to be Infeasible

Table 2 below lists the sites that have been deemed infeasible for temporary homeless interventions and the key reason(s) for the infeasibility determination.

Table 2. Sites Determined to be Infeasible

No.	CD	Project Type	Property Type / Owner	Address	Feasibility Notes
1	1	Interim Housing	Privately Owned Building	715 Witmer St.	Location safety concerns, high industrial use, & contamination
2	1	Interim Housing	Privately Owned Building	947 Venice Blvd.	Too small for interim housing/No outdoor space
3	1	Interim Housing	Privately Owned Building	728 S. Valencia St.	Location safety concerns, high industrial use, & contamination

No.	CD	Project Type	Property Type / Owner	Address	Feasibility Notes
4	1	Interim Housing	Privately Owned Building	2131 N. Humboldt St.	Owner would not agree to 3-5 year lease term
5	1	Interim Housing	Privately Owned Building	3880 N. Mission St.	Location safety concerns & shared tenancy is incompatible with interim housing
6	1	Interim Housing	Privately Owned Building	130-134 Elmyra St.	Owner not interested in leasing for interim housing
7	1	Interim Housing	Privately Owned Building	123 W. Ann St.	Owner not interested in leasing for interim housing
8	1	Interim Housing	Publicly Owned Lot/METRO	1105 W. Temple St.	Active METRO Yard
9	1	Interim Housing	Publicly Owned Lot/LADWP	1141 W. 2nd St.	Active LADWP Yard
10	1	Interim Housing	Publicly Owned Lot/METRO	1274 W. 2nd St.	Active METRO Yard
11	1	Interim Housing	Publicly Owned Lot/City	903 N. Main St.	Being developed into permanent housing & not available for the 3-5 year interim housing term
12	1	Interim Housing	Privately Owned Building	1786 N. Spring St.	Too small for interim housing
13	2	Safe Parking	Publicly Owned Lot/METRO	San Fernando Rd. between Sunland Blvd. to Arminta St.	Difficult to acquire access on Right of Way
14	2	Safe Parking	Publicly Owned Lot/LADOT	11326-38 Chandler Blvd. (DOT Lot 602)	Too small for Safe Parking
15	2	Safe Parking	Publicly Owned Lot/LADOT	12221-5 Ventura Blvd. (DOT Lot 690)	Unsafe to operate in a parking structure

PRA-01-000408-SUPP-09/15/23

No.	CD	Project Type	Property Type / Owner	Address	Feasibility Notes
16	3	Safe Parking	Privately Owned Lot	20401 Ventura Blvd.	Not recommended by LAHSA because of low need in the area
17	3	Safe Parking	Privately Owned Lot	5700 Rudnick Ave.	Not recommended by LAHSA because of low need in the area
18	3	Safe Parking	Privately Owned Lot	18810 Vanowen St.	Not recommended by LAHSA because of low need in the area
19	4	Interim Housing	Publicly Owned Lot/LADWP	4735 Cahuenga Blvd.	Active power station; lot needed for repairs and maintenance
20	4	Interim Housing	Publicly Owned Lot/RAP	4989 Sepulveda Blvd.	Actively used park, not compatible with interim housing; income generating facility
21	4	Interim Housing	Publicly Owned Lot/RAP	1350 N. Cherokee Ave.	Recently renovated neighborhood park; statue part of City's Permanent Art Collection
22	4	Interim Housing	Publicly Owned Lot/RAP	3300 Cahuenga Blvd.	Recently renovated neighborhood park; adding new playground
23	4	Interim Housing	Publicly Owned Lot/RAP	1824 N. Curson Ave.	Adjacent to Wattles Mansion, a Cultural Historical Monument; income generating facility; leased to Wattles Farm and Neighborhood Gardeners

PRA-01-000409-SUPP-09/15/23

No.	CD	Project Type	Property Type / Owner	Address	Feasibility Notes
24	4	Interim Housing	Publicly Owned Lot/RAP	4625 W. Olympic Blvd.	Highly utilized neighborhood park; adding fitness equipment
25	4	Interim Housing	Publicly Owned Lot/RAP	3201 Riverside Dr. - Grass Field	Used for special events; income generating facility
26	4	Interim Housing	Publicly Owned Lot/RAP	3201 Riverside Dr. - Parking Lot	Used for special events; income generating facility
27	4	Interim Housing	Publicly Owned Lot/RAP	3401 Riverside Dr.	No driveway access, shared driveway with active sports facilities; income generating facility
28	4	Interim Housing	Publicly Owned Lot/RAP	7600 Beverly Blvd.	Actively used park area, not compatible with interim housing
29	4	Interim Housing	Publicly Owned Lot/RAP	14201 Huston St.	Actively used park area, not compatible with interim housing
30	5	Interim Housing	Privately Owned Building	8765 Burton Way	Too small for interim housing
31	5	Interim Housing	Privately Owned Building	10612 National Blvd.	Too small for interim housing
32	5	Interim Housing	Privately Owned Building	200 S. La Brea Ave.	Owner not interested in leasing for interim housing
33	5	Interim Housing	Privately Owned Building	2352 S. Sepulveda Blvd.	Too small for interim housing
34	5	Interim Housing	Privately Owned Building	9415-9427 Venice Blvd.	Too small for interim housing

No.	CD	Project Type	Property Type / Owner	Address	Feasibility Notes
35	5	Interim Housing	Privately Owned Building	401 S. Robertson Blvd.	Not in the City of Los Angeles
36	5	Interim Housing	Privately Owned Building	371 S. Fairfax Ave.	Too small for interim housing
37	5	Interim Housing	Privately Owned Building	477 S. Fairfax Ave.	Too small for interim housing
38	5	Interim Housing	Privately Owned Building	411 S. Fairfax Ave.	Too small for interim housing
39	5	Interim Housing	Privately Owned Lot	650 N. San Vicente Blvd.	Too small for interim housing
40	5	Interim Housing	Publicly Owned Lot/RAP	Cheviot Hills Park 2551 Motor Ave.	Actively used park, not compatible with interim housing
41	5	Interim Housing	Publicly Owned Lot/RAP	Westwood Recreation Center 1350 S. Sepulveda Blvd.	Actively used park, not compatible with interim housing
42	5	Interim Housing	Publicly Owned Lot/LADWP	LADWP West LA Commercial Office 1394 S. Sepulveda Blvd.	Active LADWP Office
43	5	Interim Housing	Publicly Owned Lot/RAP	Bad News Bears Baseball Park 1401-1411 S. Sepulveda Blvd.	Actively used park, not compatible with interim housing
44	5	Interim Housing or Safe Parking	Publicly Owned Lot/METRO	Irene St. & Motor Ave.	Too small for interim housing and not recommended for safe parking because of low need in area
45	5	Interim Housing	Privately Owned Building	11161 W. Pico Blvd.	Too small for interim housing
46	5	Interim Housing	Privately Owned Building	1070 Veteran Ave.	Unsafe to operate in a parking structure

PRA-01-000411-SUPP-09/15/23

No.	CD	Project Type	Property Type / Owner	Address	Feasibility Notes
47	5	Interim Housing	Privately Owned Building	10833 Le Conte Ave.	Unsafe to operate in a parking structure
48	6	Interim Housing	Publicly Owned Lot/City	15145 Oxnard St.	Active BSS Yard
49	6	Interim Housing	Publicly Owned Lot/LAWA	6956 Hayvenhurst Ave.	Not available for lease/Must comply with FAA regulations
50	6	Interim Housing	Publicly Owned Lot/LAWA	7610 Woodley Ave.	Not available for lease/Must comply with FAA regulations
51	6	Interim Housing	Publicly Owned Lot/RAP	Lake Balboa 16200 Burbank Blvd.	Actively used park, not compatible with interim housing
52	7	Interim Housing	Privately Owned Building	12154 Montague St.	Location safety concerns & shared tenancy is incompatible with interim housing
53	7	Interim Housing	Privately Owned Building	12345 Branford St.	Location safety concerns & contamination
54	7	Interim Housing	Publicly Owned Lot/Caltrans	12501 Foothill Blvd.	Highly utilized Park & Ride facility
55	8	Interim Housing	Privately Owned Building	6521 S. Vermont Ave.	Too small for interim housing
56	8	Interim Housing	Privately Owned Lot	811-845 W. 115th Pl.	Not available for lease
57	9	Interim Housing	Privately Owned Building	2301 S. San Pedro St.	Too small for interim housing
58	10	Interim Housing	Publicly Owned Lot/City	6001 W. Jefferson Blvd.	Active LASAN Yard

PRA-01-000412-SUPP-09/15/23

No.	CD	Project Type	Property Type / Owner	Address	Feasibility Notes
59	10	Interim Housing	Publicly Owned Lot/LADWP	2519 S. Genesee Ave.	Ineligible for interim housing due to overhead power lines
60	10	Interim Housing	Publicly Owned Lot/LADWP	5880 W. Venice Blvd.	Active LADWP Yard
61	10	Safe Parking	Publicly Owned Lot	2444-2450 S. Crenshaw Blvd.	Unsafe to operate Safe Parking on an unpaved lot
62	12	Interim Housing	Privately Owned Building	21101 Plummer St.	Owner unresponsive
63	12	Interim Housing	Publicly Owned Lot/Caltrans	Park & Ride Porter Ranch	Highly utilized Park & Ride facility
64	12	Interim Housing	Publicly Owned Lot/METRO	21801 W. Marilla St.	Being developed as electric charging station
65	12	Interim Housing	Publicly Owned Lot/LAWA	16755 Roscoe Blvd.	Not available for lease/Must comply with FAA regulations
66	12	Interim Housing	Publicly Owned Lot/RAP	LA River & Aliso Creek Confluence	Being developed into nature park
67	12	Interim Housing	Publicly Owned Lot/METRO	10046 Old Depot Plaza Rd.	Not recommended due to a 24-hr childcare facility across from site
68	12	Interim Housing	Publicly Owned Lot/LADWP	11853 Blucher Ave.	Ineligible for interim housing due to overhead power lines
69	12	Safe Parking	Privately Owned Lot	17037 Devonshire St.	Not recommended by LAHSA because of low need in area
70	13	Interim Housing	Privately Owned Building	3033 Treadwell St.	Too small for interim housing
71	13	Interim Housing	Privately Owned Building	4340 Lockwood Ave.	Under consideration by the County for

PRA-01-000413-SUPP-09/15/23

No.	CD	Project Type	Property Type / Owner	Address	Feasibility Notes
					acquisition
72	13	Interim Housing	Privately Owned Building	1732 Whitley Ave.	Owner did not accept the lease terms
73	13	Interim Housing	Privately Owned Building	5711 Hollywood Blvd.	Owner not interested in leasing for interim housing
74	13	Interim Housing	Privately Owned Building	7070 Franklin Ave.	Owner not interested in leasing for interim housing
75	13	Safe Parking	Privately Owned Lot	433 N. Hoover St.	Not available for lease
76	13	Interim Housing	Publicly Owned Lot/LADWP	3200 N. San Fernando Rd.	Active LADWP Yard
77	13	Interim Housing	Publicly Owned Lot/LADWP	4550 Santa Monica Blvd.	Active LADWP Yard
78	13	Interim Housing	Publicly Owned Lot/RAP	Elysian Park 2010 N. Stadium Way	Actively used park, not compatible with interim housing
79	13	Interim Housing	Publicly Owned Lot/RAP	1632 Bellevue Ave.	Actively used park, not compatible with interim housing
80	13	Interim Housing	Publicly Owned Lot/RAP	Barnsdall Park Lower Lot	Multiple jurisdictional clearances needed which would delay project approval
81	13	Safe Parking	Privately Owned Lot	LA City College Parking Structure 855 N. Vermont Ave.	Unsafe to operate in a parking structure
82	14	Interim Housing	Privately Owned Building	1441 E. 16th St.	Occupied Unsafe for interim housing, likely contaminated
83	14	Interim Housing	Privately Owned Building	2426 E. Washington Blvd.	High industrial use, limited accessibility to resources, & contamination

PRA-01-000414-SUPP-09/15/23

No.	CD	Project Type	Property Type / Owner	Address	Feasibility Notes
84	14	Interim Housing	Privately Owned Building	1701-1735 S. Santa Fe Ave.	Not available for lease
85	14	Interim Housing	Privately Owned Building	1708 S. Wall St.	Too small for interim housing
86	14	Interim Housing	Privately Owned Building	1715 S. Wall St.	Too small for interim housing & accessibility concerns
87	14	Interim Housing	Privately Owned Building	2014 E. 15th St.	Safety concerns due to lack of pedestrian accessibility
88	14	Interim Housing	Privately Owned Building	205 S. Mission Rd.	High industrial use, contamination, & safety concerns due to lack of pedestrian access
89	14	Interim Housing	Privately Owned Building	2260-2268 E. 15th St.	Shared tenancy is incompatible with interim housing
90	14	Interim Housing	Privately Owned Building	3242-3250 E. Olympic Blvd.	Owner did not allow access to assess site
91	14	Interim Housing	Privately Owned Building	4466 Worth St.	Owner not willing to lease for interim housing
92	14	Interim Housing	Privately Owned Building	667 S. Santa Fe Ave.	Not available for lease
93	14	Interim Housing	Privately Owned Building	780-796 Stanford Ave.	Too small for interim housing
94	14	Interim Housing	Publicly Owned Lot/Caltrans	16th St. & Maple Ave.	Not available, leased to multiple transit agencies
95	14	Interim Housing	Publicly Owned Lot/METRO	1950 E. Washington Blvd.	Active METRO Yard
96	15	Interim Housing	Publicly Owned Lot/LADWP	18120 S. Normandie Ave.	Being developed as electric charging station

PRA-01-000415-SUPP-09/15/23

No.	CD	Project Type	Property Type / Owner	Address	Feasibility Notes
97	15	Interim Housing	Publicly Owned Lot/RAP	Anaheim Campgrounds	Infrastructure is incompatible with interim housing
98	15	Safe Parking	Publicly Owned Lot/POLA	1021 N. Goodrich Ave.	Not available for lease
99	15	Safe Parking	Publicly Owned Lot/POLA	928 Murdock Ave.	Not available for lease
100	15	Safe Parking	Publicly Owned Lot/Caltrans	1402 S. Figueroa St.	Not available for 24/7 use due to contamination

RHL:YC:MTB:AMW:16210061

PRA-01-000416-SUPP-09/15/23



HOPE PAVILION

INTERIM HOUSING DEVELOPMENT PROPOSAL- VOLUME 1

PICO & MIDVALE WLA SITE

Submitted to Council District 5

June 2023

PRA-01-000417-SUPP-09/15/23

Gary Gero- Chief of Staff
Zachary Warma- Housing & Homelessness Policy Director
Councilwoman Katy Yaroslavsky, Council District 5
200 North Spring St., Room 440
Los Angeles, CA 90012

Dear Gary and Zach,

In response to CD-5's RFP for the design concept of 2377 Midvale Ave Interim Housing Project, Lifeark is pleased to submit the following concept proposal for the interim supportive housing for homeless and at-risk population in Los Angeles Council District 5 using the LifeArk modular system. Lifeark is a new, patented mass production housing technology that has the potential to significantly reduce the cost and timeline of housing construction. Lifeark is all-in with mission to help solve the homeless crisis in our community but believe it's time to graduate from a short-term band-aid solutions. Design proposed in this submission utilizes a longer term "permanent interim housing" model which we strongly believe is a win-win solution for the CD-5 providing a much more dignified housing for the residents and a design which is much better visually for the neighborhood.

Please note that this proposal is based on the separate parcels with the diagonal easement through the south parcel. Although this existing site easement limits the number of units, we believe the proposed design uses the site well to provide a first of it's kind, long term interim housing project in Los Angeles area. The Lifeark ensuite interim plans provide each residents with a dignified housing they deserve.

Included in this proposal package is the following 3 documents:

1. Volume 1- PDF report slides focused on concept design of the project geared for your internal design review and for the community engagement programs and virtual townhall.
   - Slides are formatted to be used as a presentation slides. If needed, you can print each slides as a large presentation panels. If necessary, we will be happy to arrange for a professional printing and board mounting.
   - Lifeark team will be available to make any zoom or in-person presentation to the CD5 team and or to the public.
2. Volume 2- PDF budget report for your internal use covering the budget with inclusions and exclusions.
3. Volume 3- PDF report compiled for preliminary submission to the City for review and meeting.
   - Site plan sheet covering the CD-5 project description and key architectural summary for the city team to understand the scope of the project.
   - Preliminary HCD cover sheet with project description and all applicable compliance with code and HCD Factory Built Housing program. This will be an important information for the city team to assess the code compliance issues relating to the project.

Please let us know if you have any questions. We are excited for the opportunity to share Lifeark's modular housing innovations to meet the longer-term housing needs of homeless and at-risk population in your district.

Thank you,



Charles Wee
CEO – LifeArk SPC

PRA-01-000418-SUPP-09/15/23

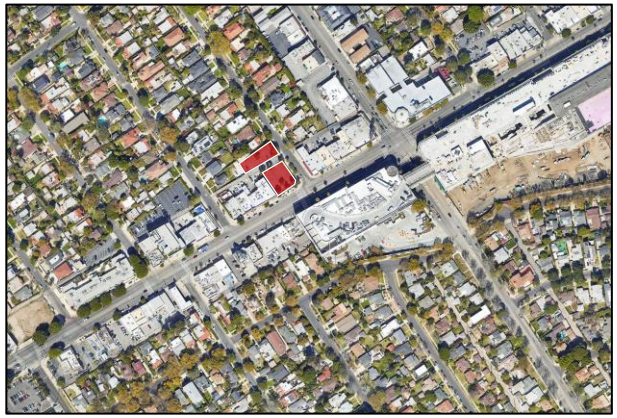
Site Information

Address: 2377 Midvale Ave LA CA 90064
Site Area: 16,340 SF

- Lot 1: 10,065 SF
- Lot 2: 6,275 SF
- Existing City Parking Lot
- Located at the corner of W. Pico and Midvale split by an alley



Illustrative Context Site Plan



Project Context Map



Site

PRA-01-000419-SUPP-09/15/23

Design Concept

1. Lifeark's smaller 8' x 8' module footprint allows for a much more flexible massing articulation on a tight and difficult site compared to a larger, longer modular units.

2. Articulated sawtooth mirrored massing split by a diagonal easement provides an opportunity to create a dynamic, human-scale green pedestrian promenade connecting the project from North to South.

3. Lifeark modules are elevated at 28" above grade to provide an essential utility chase space, saving substantial sitework costs. At the same time, the elevated ensuite residential units connected by an upper deck provides privacy to the residents with easy access to the public community courtyard at ground level.

4. Lifeark modules are cladded with horizontal slats with growing green vines to provide a lush landscaped courtyard and pedestrian promenade.

5. Continuous pedestrian circulation pathway connects staff and handicap parking to the ramp to the ADA ensuite units with the admin/office building to the south community through the green promenade all the way to the entry gate at the Pico Blvd.

6. Covered central courtyard with tables, chairs surrounded by a green walls will provide an eating and gathering space for the residents.

7. Enclosed large pet park is located at the NE corner of the promenade.

8. Storage bins for each residents are located at the SW corner of the site as well as a storage module at the NE corner behind the ADA units for the property manager and the service staff.

9. Four laundry modules (blue) are evenly distributed at each neighborhood for easy access and use.

10. Handicap and staff parking space as well as a trash enclosure are provided with access from the alley.

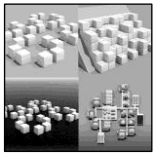
11. Both parcels are enclosed by a security fence with two entry and exit points. (Design of the fence for the rendering shows an open fence to illustrate the transparency of the spaces inside but more secure vertical fence can be designed.)

12. Each Ensuite unit is provided with a full private bathroom and a closet. All units are equipped with full MEP fixtures and fire sprinklers including a mini-split air conditioning and heating as well as high quality finishes at the level of permanent housing. (See unit specifications)


Kit-of-parts



Figure ground showing articulated massing


Massing variations


Modular parts


Utility chase


Site Plan


Bird's Eye View


Courtyard


Green Promenade

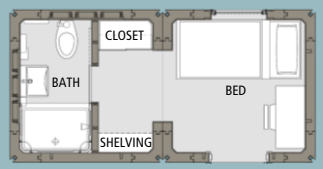

View from Alley


Pico Entrance

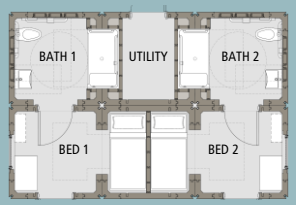

Dog Park

PRA-01-000420-SUPP-09/15/23

Module Plan



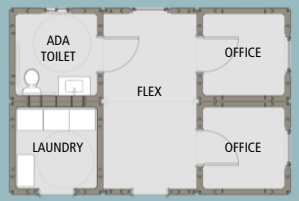
Ensuite Unit (134 SF)
2 modules



ADA Ensuite Unit
(200 SF) 3 modules
(Illustration shows double unit)



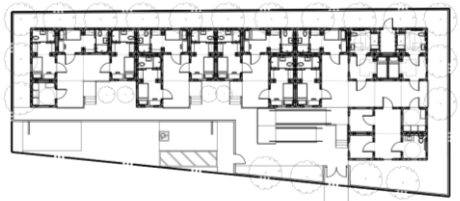
Laundry Unit (67SF)
1 module



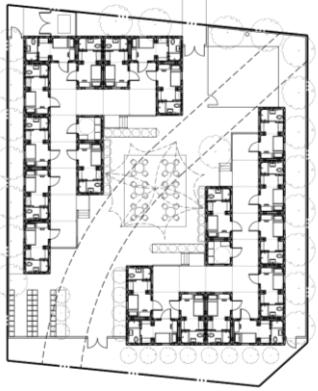
Admin/ Office (400 SF)
6 modules

Lifeark Module Plan Concept

1. Lifeark models used in the Hope Pavilion project has been approved by HCD under a Factory Built Housing program as a permanent housing.
2. For the Hope Pavilion project, Lifeark will submit the entire project as a single R2 congregant housing project.
3. Lifeark will work with the city for other necessary permits required.
4. Each of the model plans shown above will be completely built-out with finishes and fixtures to a permanent housing specifications including a fire sprinkler system.
5. Modules will be manufactured, factory assembled under HCD program then transported to the site for final assembly and completion.
6. Lifeark has a documented lifespan of over 50 years and an appraised lifespan of 35 years by the bank.
7. Each ensuite unit is equipped with full MEP fit-out including split system A/C-heating and a fire sprinkler system.
8. Each unit interior is finished with high quality material and fixtures.





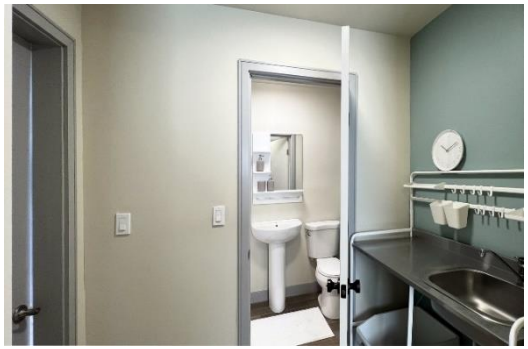


* Optional solar panel can be installed





Lifeark Single Module



Ensuite Unit Interior



Ensuite Unit Exterior Example

PRA-01-000421-SUPP-09/15/23

Site Plan





Bird's Eye View

Project Summary

Site Area	Acre	SF
	0.38	16,340

	Mods	Total	SF/Unit	# Units	# Beds	Total Beds	Total SF
Ensuite Unit	2	62	134	31	1	31	4,154
Ensuite ADA Unit	3	6	200	2	1	2	400
Deck				32			
Laundry	1	3	67	3			201
Admin/ Office	6	6	400	1			400
Total		**77**				**33**	**5,155**

PRA-01-000422-SUPP-09/15/23













PRA-01-000423-SUPP-09/15/23

HOPE PAVILION PICO/MIDVALE SITE INTERIM HOUSING COUNCIL DISTRICT 5 CITY OF LOS ANGELES LIFEARK



Bird's Eye View

PRA-01-000424-SUPP-09/15/23

HOPE PAVILION | PICO/MIDVALE SITE INTERIM HOUSING | COUNCIL DISTRICT 5 CITY OF LOS ANGELES | LIFEARK



Bird's Eye View

PEVAT-000425-SUPP-09/15/23



Bird's Eye View

REVISED-000426-SUPP-09/15/23



Central Courtyard

PRA-01-000427-SUPP-09/15/23



HOPE PAVILION | PICO/MIDVALE SITE INTERIM HOUSING | COUNCIL DISTRICT 5 CITY OF LOS ANGELES | LIFEARK



Dog Park

ERA-01-000429-SUPP-09/15/23



Bird's Eye Context View



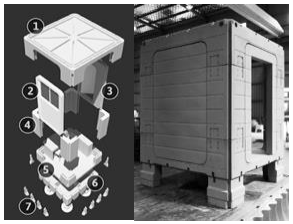
View of Hope Pavilion from the Alley

View of Hope Pavilion Entry from Pico Blvd



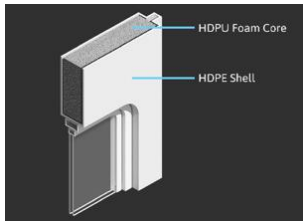
PRA-01-000430-SUPP-09/15/23

WE'RE RADICALLY RETHINKING HOUSING



PATENTED DESIGN

- First of its kind, fully approved mass-produced housing in the world to use plastic polymer in compliance with international and California building codes.
- Kit-of-parts with Lego-like simplicity allows easy assembly and transport
- Raised floor with 28" clear crawl space allows for all utilities to run under the building above the ground to minimize sitework costs
- Fully independent modular system allows for easy disassembly for cost effective relocation and reuse



NEW CONSTRUCTION MATERIAL

- HDPE with PU foam insulation allows for high structural strength, buoyancy, R-40 thermal resistance and high acoustic value
- First of its kind to use plastic as a load bearing material in construction allowing design to be used in high wind and high seismic areas
- Code compliant Class-A fire rating allows LifeArk to be used in the most extreme fire prone areas
- Certified raw plastic material allow use of up to 30% post consumer recycled plastic as a main building material to help clean plastic trash from ocean and landfills



NEW MANUFACTURING

- Rotational molding allows mass production possible at low cost & low capital investment
- Easily scalable through the technology transfer and manufacturing licensing of hundreds of existing rotomolders around the world
- Most common plastic processing process but never been used in the housing construction industry



FACTORY ASSEMBLY & TRANSPORT

- Certified under CA HCD (Housing & Community Development) approved factory built housing and commercial modular
- Factory assembly of rotomolded parts under controlled environment allows for maximum product quality control and efficiency in modular fit-out
- Precise control of building material results in zero construction waste
- Small 8x8 modules allow for easy loading, unloading and transport using forklift for assembly and non-wide-load flatbed for transport to the job site



SITE ASSEMBLY

- Concurrent site work and factory assembly saves construction time
- Complete factory installed MEPFS allows for simple connection to the site utilities at a minimal point of connection allowing substantial sitework construction cost savings

PRA-01-000431-SUPP-09/15/23

Lifeark Community Making By Design








From a single shelter module to community cluster, LifeArk can grow to become a larger village with communal spaces for all

Lifeark Emergency Shelter Deployment Process



Rotomolding


Transport


Stockpile


Factory Assembly


Site Deployment


Site Assembly


Completion

Lifeark's Essential Cost and Time Saving System




Simple foundation system that can be anchored to any surface including compacted soil, asphalt, or concrete




High under module chase space allows for all utilities to run under the crawl space and omit any expensive trenching

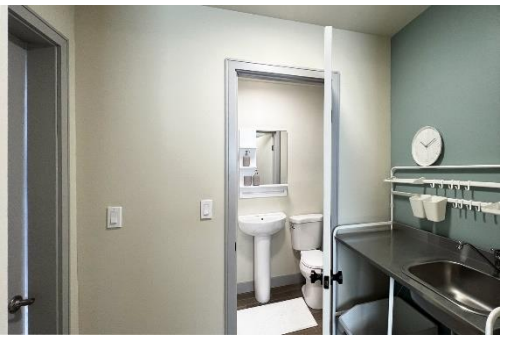


Ability to simply install and run all utility systems through the side wall with single stub-up points for all main utility connections

PRA-01-000432-SUPP-09/15/23

Lifeark Modulars







* Lifeark project photos for illustration only. Not for this project.

PRA-01-000433-SUPP-09/15/23

LA County Housing Innovation Challenge award-winning project

- 19-unit permanent supportive housing in El Monte, CA utilizing project-based vouchers
- 18 units for previously homeless + mgr's unit
- 14,805 SF lot size / R-3 zoning
- Counts as 19 units towards City of El Monte's RHNA quota
- $3.6 million total project cost
- $190k per unit, compared to $597k per unit cost of homeless housing building with LA City's Proposition HHH funding
- Innovative use of shared housing design for better client outcomes



PRA-01-000434-SUPP-09/15/23

Lifeark Tyler El Monte PSH Project









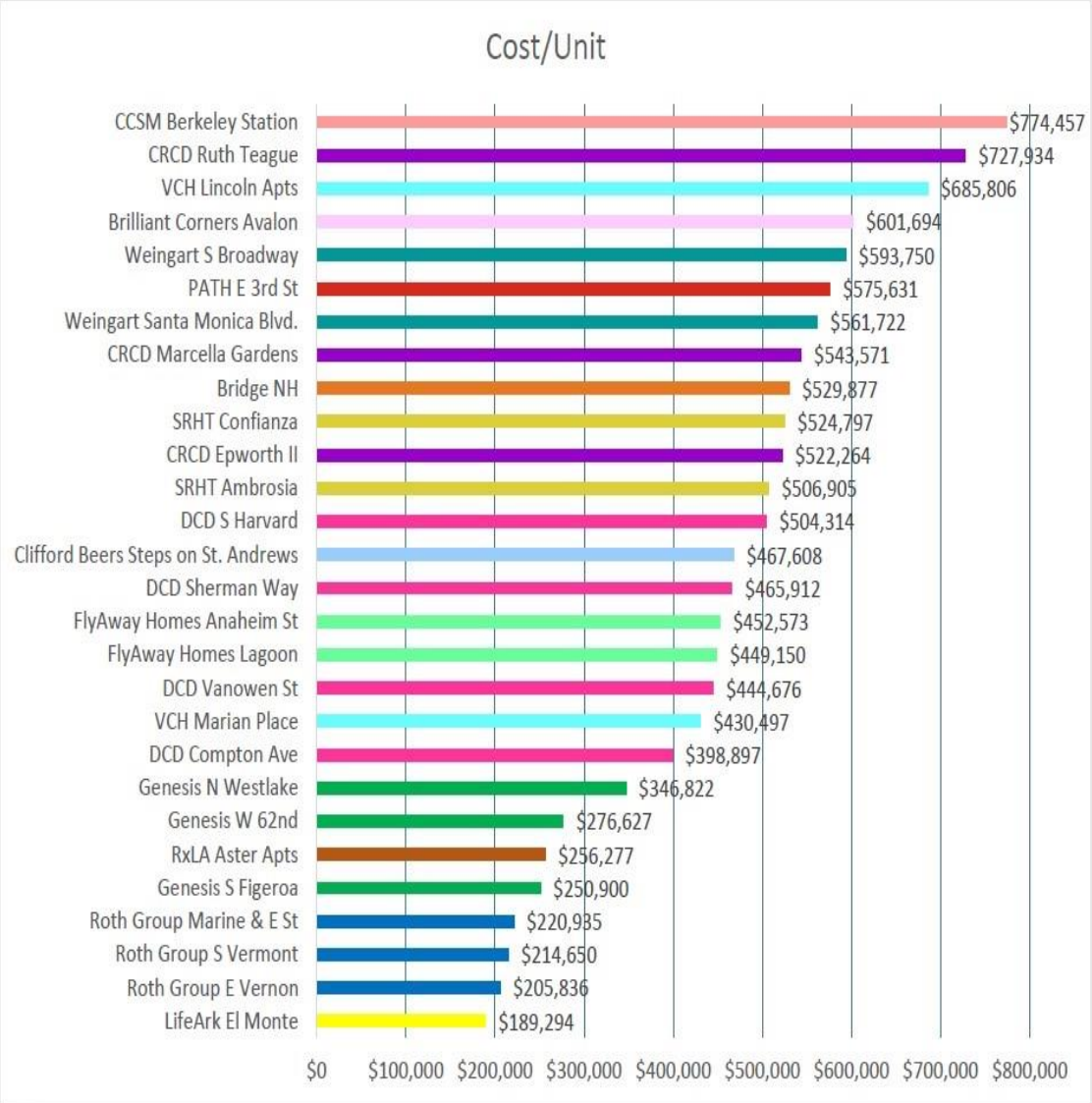


* Lifeark project photos for illustration only. Not for this project.

PRA-01-000435-SUPP-09/15/23

Report sponsored by the United Way of Greater LA's Home For Good Funders Collaborative and USC's Homeless Policy Institute analyzed development costs for 28 **permanent supportive housing** projects in LA region:

- LifeArk El Monte had the lowest cost per unit at $189,294
- Median cost was $466,760/unit
- Highest cost was $774,457/unit



PRA-01-000436-SUPP-09/15/23



HOPE PAVILION

INTERIM HOUSING DEVELOPMENT PROPOSAL VOLUME 2- BUDGET

PICO & MIDVALE WLA SITE

Submitted to Council District 5

June 2023

PRA-01-000437-SUPP-09/15/23

Budget

Lifeark Model	SF/ Unit	Units	Total SF	Cost/ Unit	Total
Ensuite Unit	134	31	4,154	$ 47,000	$ 1,457,000
ADA Ensuite Unit	200	2	400	$ 62,000	$ 124,000
Deck	0	33	0	$ 4,000	$ 132,000
Laundry Unit	67	4	200	$ 25,000	$ 100,000
Admin/ Office Unit	400	1	400	$ 150.000	$ 150,000
Total		**33**	**5,155**		*** $ 1,963,000**
Cost Per Bed		$59,485			

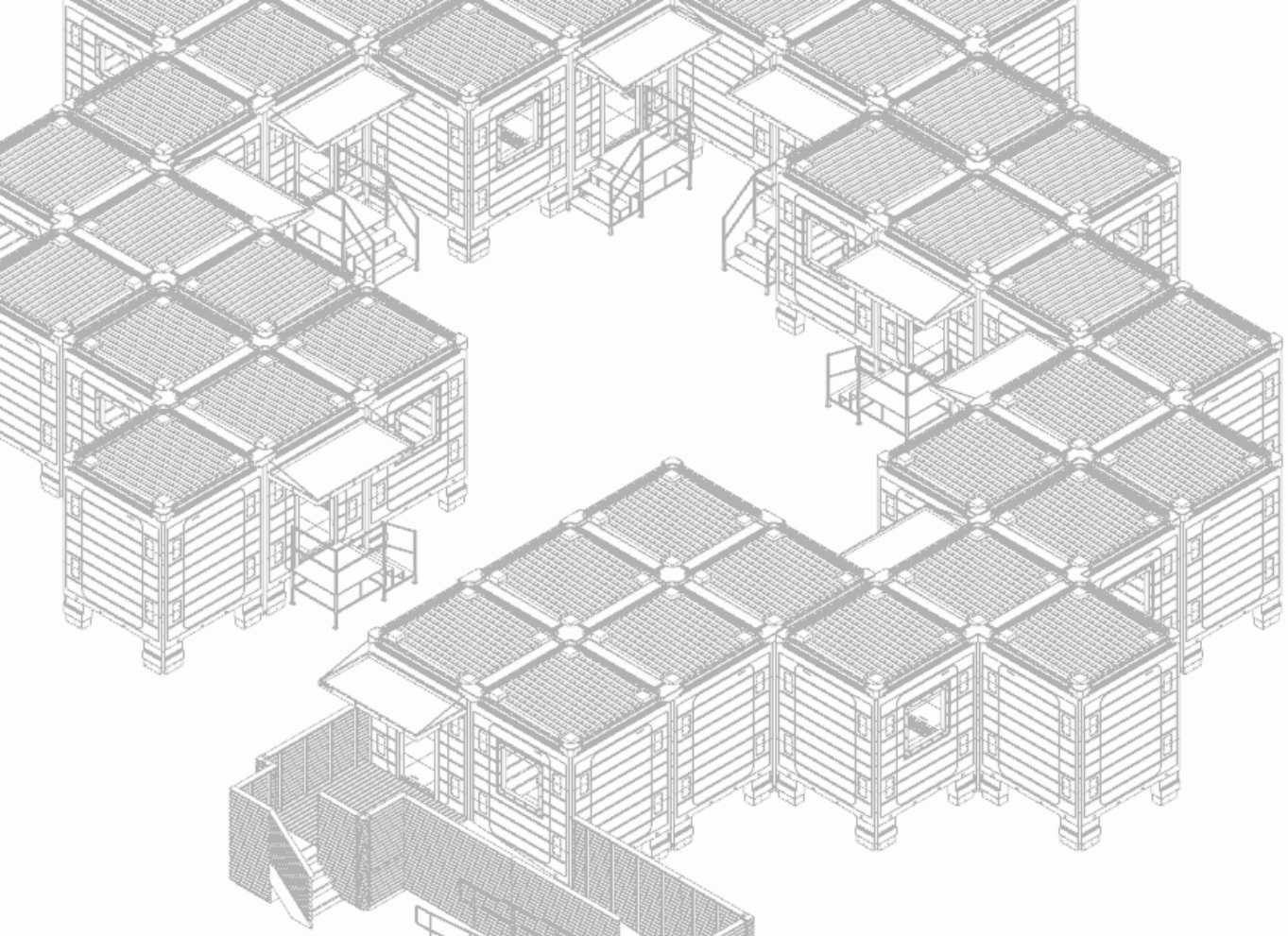
*** All-In Lifeark Costs including:**

1. Fully fitted out LifeArk ensuite and ADA units with full private bathrooms. (ADA units with roll-in shower)
2. Fully fitted out admin/office unit.
3. Laundry unit ready to hook up to a washer and a dryer.
4. Decks and railings (stair and ramps not included)
5. Off-The-Shelf (OTS) modular units are 90% completed when they arrive to the site. Units come with the insides finished with paint, flooring, MEP finishes, doors, and hardware. The last 10% includes connecting the units, anchoring to foundation, utilities hookup to mods & main site, and interior walls patched at connection points. Fixtures & finishes are the standard material provided by LifeArk.
6. Units include mechanical HVAC mini-splits.
7. Module staging and on and off loading at the site is included.
8. Module assembly on-site and final testing.
9. A/E for all Lifeark HCD models.
10. HCD certification, permit and inspection fees

Exclusions:

1. Site work including grading, paving, gates and fences. We expect site costs to be minimized since utility connections from each unit will run above ground in the crawl space.
2. Landscaping, hardscaping, irrigation and common area amenities.
3. Stairs and ramps
4. Any demolition, repairs and/or improvements to the existing structures.
5. All city utilities including sewer, power, gas and storm drain work.
6. All trenching and repairs to the sidewalks.
7. Utility connections on site to module stub down points of connections
8. Final testing of all systems
9. Cost of land, construction financing, taxes, city fees.
10. All Permit costs including any costs for Street use, SFFD, excludes SMP and SWPPP plans.
11. A/E for the city related work.
12. The costs of testing and inspection including costs for trade permits and inspection.
13. Utility Fees, Account Setup, Power Poles, Transformers, Conductors, Etc. By Owner.
14. The handling and removal of any hazardous material is excluded.
15. The removal of any underground obstacles not shown is excluded.
16. All main power connection costs to connect to the switchgear are excluded (Paid by Owner).
17. Low Voltage Tele/Data, WiFi.
18. All Owner provided FF&E.
19. Costs for storing, double-handling or trucking owner supplied materials.
20. Appliances and furniture/
21. Central fire alarm system, PV system, emergency generator, site lighting.
22. Fire truck access.
23. Fire hydrants or other fire department improvements.
24. Owner's GL Property Insurance

PRA-01-000438-SUPP-09/15/23

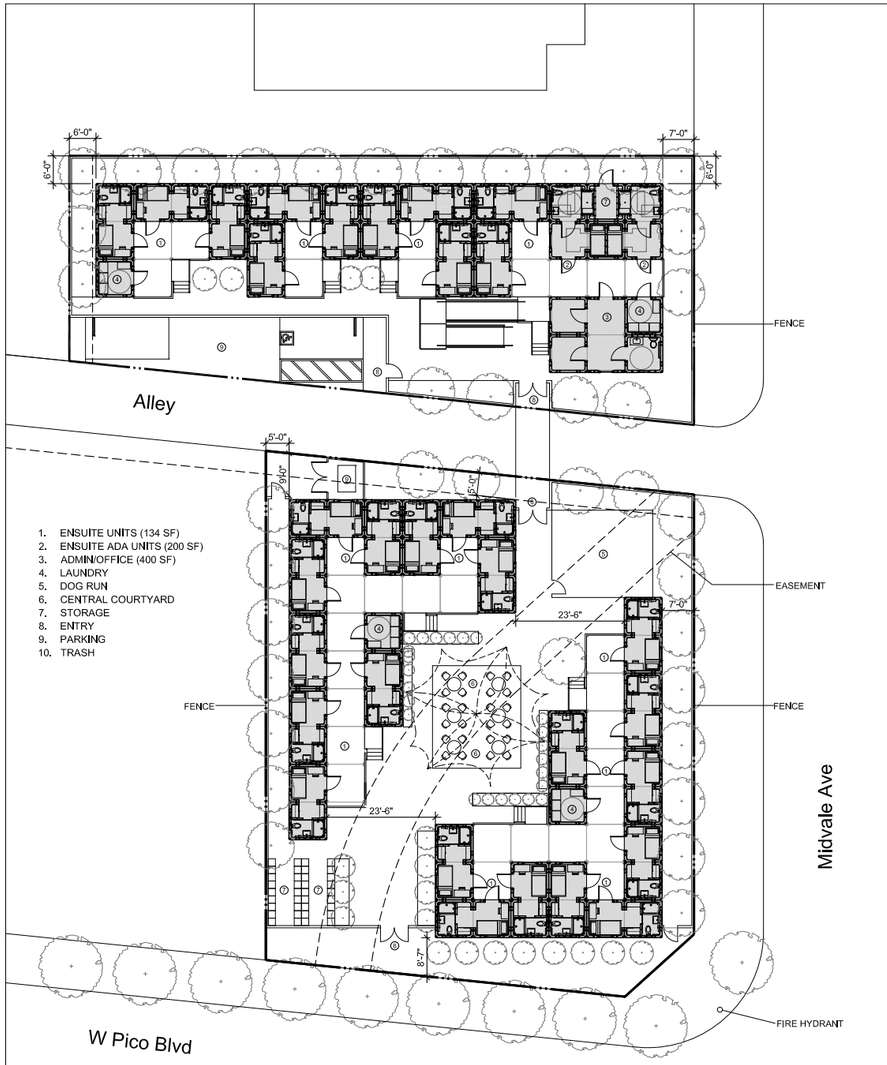


LifeArk™

HOUSING REIMAGINED

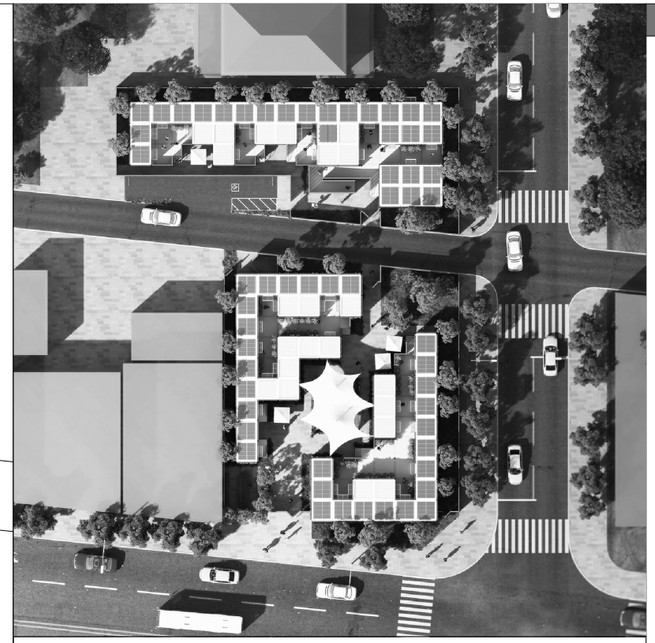
www.lifeark.net

PRA-01-000439-SUPP-09/15/23



SITE PLAN SCALE: 1/32" = 1'-0"

0 5 10 20ft





PROJECT SUMMARY

CD-5 PICO-MIDVALE INTERIM HOUSING PROJECT

ARCHITECTURAL SUMMARY:

1. SITE AREA: 16,340 SF
2. BUILDING AREA: 5,136 SF
   - 2.1. ENSUITE UNITS 4,136 SF (31 BEDS)
   - 2.2. ADA ENSUITE UNITS 400 SF (2 BEDS)- (33 X 5% = 1.65 REQUIRED) 2 UNITS PROVIDE
   - 2.3. ADMIN/ OFFICE 400 SF (1 UNIT)
   - 2.4. LAUNDRY 200 SF (4 UNITS)
3. NUMBER OF BEDS: 33 TOTAL
4. OCCUPANCY: R2

- THE HCD APPROVED PROJECT REPRESENTS A HOMELESS SHELTER OF CONGREGATE RESIDENCE FOR 33 NON-TRANSIENT OCCUPANTS. IT INCLUDES PROVISIONS FOR SLEEPING AND SANITATION BUT DOES NOT INCLUDE PROVISION FOR EATING AND COOKING. THE MODEL PROVIDES 31 SINGLE SLEEPING UNITS AND TWO ADA UNITS WITH ENUSITE BATHROOM WITH ADA ROLL-IN SHOWER PER UNIT.
- PROJECT INCLUDES 400 SF ADMIN/ OFFICE UNIT FOR THE USE BY THE WRAP-AROUND SERVICE ORGANIZATION.
- PROJECT SHALL COMPLY TO ALL ACCESSIBILITY REQUIREMENTS OF 2022 CBC ADDRESSING SLEEPING UNITS. PROVISIONS ADDRESSING DWELLING UNITS SHALL NOT APPLY.
- PROJECT PROVIDES THE FOLLOWING FIRE SAFETY MEASURES WHICH COMPLIES WITH THE THE REQUIREMENTS OF 2022 CBC
  - AUTOMATIC FIRE SPRINKLER SYSTEM ACCORDING TO NFPA 13R
  - FIRE ALARM SYSTEM
  - SMOKE AND CO ALARM SYSTEM
  - COMMUNICATION ACCESSIBLE FEATURES FOR THE SIGHT AND HEARING IMPAIRED

PRELIMINARY SITE CONDITION:

1. SITE PLAN SHOWN IS CONCEPTUAL ONLY AND ALL SITE INFORMATION IS TO BE VERIFIED BY A SITE SURVEY AND OTHER SITE STUDIES.
2. ELECTRICAL
   - 400A, 480/277V, 3 PHASE, OVERHEAD ELECTRIC SERVICE
3. DOMESTIC/ FIRE WATER
   - (E) 6" WATER MAIN ON MIDVALE AVE . (N) 2" DOMESTIC WATER METER INSTALLED BY LADWP; APPROXIMATELY (N) 70 FT OF 2" DOMESTIC WATER LINE WITHIN THE PROPERTY LINE
4. SANITARY SEWER
   - (E) 10" SEWER MAIN (PIPE ID:5191009951910116A) ON ALLEY.; APPROXIMATELY (N)20 FT OF 6" HOUSE CONNECTION LINE TO THE PROPERTY LINE. APPROXIMATELY (N)60 FT OF 4" SANITARY SEWER LINE WITHIN THE PROPERTY LINE

PROJECT SUMMARY

PRA-01-000440-SUPP-09/15/23

LifeArk™

MODULAR HOUSING MANUFACTURER	
NAME	LIFEARK SPC
PHONE	(626) 535-9370
EMAIL	info@lifeark.net
WEB	www.lifeark.net
PLANT LOCATIONS	MANUFACTURING PLANTS ADDRESSES ARE LISTED ON THE COVER SHEET.

GDS
ARCHITECTS INC.
831 Meridian Street
Duarte, California 91010
Tel : 626.535.9370

RS TAVARES ASSOCIATES
DESIGN ◆CONSULTING ◆PROJECT MGT
11590 W. Bernardo Court, Suite 100
San Diego, CA 92128
Phone: (858) 444-2344
www.rstavares.com

Revision Schedule

#	Description	Date

PROFESSIONAL STAMP

LICENSED ARCHITECT
RAMILES INCHIL NG
No. C 22224
Ren. 10/31/23
STATE OF CALIFORNIA

CLIENT
COUNCIL DISTRICT 5
CITY OF LOS ANGELES

MODEL #
PICO / MIDVALE
INTERIM HOUSING
PROJECT

SHEET TITLE
PROJECT SUMMARY

PROJECT NUMBER

DRAWN BY

CHECKED BY

DATE

SHEET NO.
A1.01



SITE PLAN SCALE: 1/32" = 1'-0"

0 5 10 20ft

CA FACTORY BUILT HOUSING PROGRAM NOTES

1. THESE PLANS ARE SUBMITTED TO CALIFORNIA HCD DEPARTMENT UNDER THE CALIFORNIA FACTORY-BUILT HOUSING PROGRAM, IN ACCORDANCE WITH CALIFORNIA HEALTH AND SAFETY CODE - HSC, DIVISION 13 — HOUSING, PART 6 — FACTORY-BUILT HOUSING AND CALIFORNIA CODE OF REGULATIONS, TITLE 25, CHAPTER 3, SUBCHAPTER 1.
2. FBH MODEL PLANS ARE NOT LIMITED TO A SPECIFIC SITE AND CAN BE INSTALLED WITHIN THE STATE OF CALIFORNIA WHEREVER THE DESIGN CRITERIA MATCH OR EXCEED SITE CRITERIA, PURSUANT TO PROVISIONS AND LIMITATIONS SET FORTH IN CALIFORNIA HEALTH AND SAFETY CODE, ARTICLES 19981 AND 19993.
3. PURSUANT TO SECTION 19981(A) OF THE HEALTH AND SAFETY CODE: ALL FACTORY-BUILT HOUSING BEARING AN INSIGNIA OF APPROVAL PURSUANT TO SECTION 19980 SHALL BE DEEMED TO COMPLY WITH THE REQUIREMENTS OF ALL ORDINANCES OR REGULATIONS ENACTED BY ANY CITY, CITY AND COUNTY, COUNTY, OR DISTRICT WHICH MAY BE APPLICABLE TO THE CONSTRUCTION OF HOUSING. NO CITY, CITY AND COUNTY, COUNTY, OR DISTRICT SHALL REQUIRE SUBMITTAL OF PLANS FOR ANY FACTORY-BUILT HOUSING MANUFACTURED, OR TO BE MANUFACTURED, PURSUANT TO THIS PART FOR THE PURPOSE OF DETERMINING COMPLIANCE WITH THIS PART OR THE REGULATIONS PROMULGATED THEREUNDER, OR FOR DETERMINING COMPLIANCE WITH ANY LOCAL CONSTRUCTION REQUIREMENT, EXCEPT AS PROVIDED IN SECTION 19993.
4. PURSUANT TO SECTION 19981(B) OF THE HEALTH AND SAFETY CODE, NO FACTORY-BUILT HOUSING BEARING A DEPARTMENT INSIGNIA OF APPROVAL PURSUANT TO SECTION 19980 SHALL BE IN ANY WAY MODIFIED PRIOR TO INSTALLATION UNLESS APPROVAL IS FIRST OBTAINED FROM THE DEPARTMENT.
5. PURSUANT TO SECTION 19981(C) OF THE HEALTH AND SAFETY CODE, NO FACTORY-BUILT HOUSING SHALL BE IN ANY WAY MODIFIED DURING INSTALLATION UNLESS APPROVAL FOR SUCH MODIFICATION IS FIRST OBTAINED FROM THE LOCAL ENFORCEMENT AGENCY.
6. PURSUANT TO SECTION 19993 OF THE HEALTH AND SAFETY CODE: (A) LOCAL USE ZONE REQUIREMENTS, LOCAL SNOW LOAD REQUIREMENTS, LOCAL WIND PRESSURE REQUIREMENTS, LOCAL FIRE ZONES, BUILDING SETBACK, SIDE AND REAR YARD REQUIREMENTS, SITE DEVELOPMENT AND PROPERTY LINE REQUIREMENTS, AS WELL AS THE REVIEW AND REGULATION OF ARCHITECTURAL AND AESTHETIC REQUIREMENTS ARE HEREBY SPECIFICALLY AND ENTIRELY RESERVED TO LOCAL JURISDICTIONS NOTWITHSTANDING ANY REQUIREMENT OF THIS PART.

   (B) LOCAL REQUIREMENTS IMPOSED ON FACTORY-BUILT HOUSING PURSUANT TO THE AUTHORITY GRANTED BY THIS SECTION SHALL NOT VARY SUBSTANTIALLY FROM THE REQUIREMENTS IMPOSED ON OTHER RESIDENTIAL BUILDINGS OF SIMILAR SIZE.

ACCESIBILITY NOTES

11B-233.3 PUBLIC HOUSING FACILITIES
PUBLIC HOUSING FACILITIES WITH RESIDENTIAL DWELLING UNITS SHALL COMPLY WITH SECTION 11B-233.3.

NOTE: SENIOR CITIZEN HOUSING MAY ALSO BE SUBJECT TO CIVIL CODE, DIVISION 1. PART 2. SECTIONS 51.2, 51.3 AND 51.4.

11B-233.3.1 MINIMUM NUMBER: NEW CONSTRUCTION
NEWLY CONSTRUCTED FACILITIES WITH RESIDENTIAL DWELLING UNITS SHALL COMPLY WITH SECTION 11B-233.3.1.

EXCEPTION:
WHERE FACILITIES CONTAIN 15 OR FEWER RESIDENTIAL DWELLING UNITS, THE REQUIREMENTS OF SECTIONS 11B-233.3.1.1 AND 11B-233.3.1.3 SHALL APPLY TO THE TOTAL NUMBER OF RESIDENTIAL DWELLING UNITS THAT ARE CONSTRUCTED UNDER A SINGLE CONTRACT, OR ARE DEVELOPED AS A WHOLE, WHETHER OR NOT LOCATED ON A COMMON SITE.

11B-233.3.1.1 RESIDENTIAL DWELLING UNITS WITH MOBILITY FEATURES
IN FACILITIES WITH RESIDENTIAL DWELLING UNITS, AT LEAST 5 PERCENT, BUT NO FEWER THAN ONE UNIT, OF THE TOTAL NUMBER OF RESIDENTIAL DWELLING UNITS SHALL PROVIDE MOBILITY FEATURES COMPLYING WITH SECTIONS 11B-809.2 THROUGH 11B-809.4 AND SHALL BE ON AN ACCESSIBLE ROUTE AS REQUIRED BY SECTION 11B-206.

11B-233.3.1.2 RESIDENTIAL DWELLING UNITS WITH ADAPTABLE FEATURES
IN FACILITIES WITH RESIDENTIAL DWELLING UNITS, ADAPTABLE RESIDENTIAL DWELLING UNITS COMPLYING WITH SECTIONS 11B-809,6 THROUGH 11B-809,12 SHALL BE PROVIDED AS REQUIRED BY SECTIONS 11B-233.3.1.2.1 THROUGH 11B-233.3.1.2.6.

ADAPTABLE RESIDENTIAL DWELLING UNITS SHALL BE ON AN ACCESSIBLE ROUTE AS REQUIRED BY SECTION 11B-206.

EXCEPTION: THE NUMBER OF REQUIRED ADAPTABLE RESIDENTIAL DWELLING UNITS SHALL BE REDUCED BY THE NUMBER OF UNITS REQUIRED BY SECTION 11B-233.3.1.1.

PROJECT DESCRIPTION

MODEL DESCRIPTION

- THE HCD APPROVED PROJECT REPRESENTS A HOMELESS SHELTER OF CONGREGATE RESIDENCE FOR 33 NON-TRANSIENT OCCUPANTS. IT INCLUDES PROVISIONS FOR SLEEPING AND SANITATION BUT DOES NOT INCLUDE PROVISION FOR EATING AND COOKING. THE MODEL PROVIDES 31 SINGLE SLEEPING UNITS AND TWO ADA UNITS WITH ENSUITE BATHROOM WITH ADA ROLL-IN SHOWER IN EACH UNIT.
- PROJECT INCLUDES 400 SF ADMIN/ OFFICE UNIT FOR USE BY THE SERVICE ORGANIZATION.
- THE MODEL PROVIDES THE FOLLOWING FIRE SAFETY MEASURES THAT COMPLIES WITH THE REQUIREMENTS OF 2022 CBC
  - AUTOMATIC FIRE SPRINKLER SYSTEM ACCORDING TO NFPA 13R
  - FIRE ALARM SYSTEM
  - SMOKE AND CO ALARM
  - COMMUNICATION ACCESSIBLE FEATURES FOR THE SIGHT AND HEARING IMPAIRED

DESIGN INFORMATION

Occupancy	R-2	Type of Construction	VB
Use	Emergency Housing		
Main Floor Sq Ft	5,136 sf	Building Height	10'-11"
Basement Sq Ft	N/A	Number of Stories	1
Patio & Decks Sq Ft	N/A	Auto. Fire Sprinkler System	13R
Garage Sq Ft	N/A		

APPLICABLE CODES

National	2022 California Building Code
Electrical	2022 California Electrical Code
Plumbing	2022 California Plumbing Code
Energy	2022 California Energy Code (Title 24)
Other	2022 California Green Bldg Std. Code
Other	2022 California Mechanical Code

DESIGN CRITERIA

Roof Live/Snow Load	20 PSF	Ss	2.0g
Roof Dead Load	5 PSF	S1	1.0g
Floor Live Load	50 PSF	Sds	1.0g
Wind Speed	100 MPH \EXP C	Sd1	1.13g
Seismic Design	E	Frost Depth	N/A
Site Class	D	Climate Zone	9
Thermal Resistance	35.3 ft².hr.°F/Btu (IAPMO-ER560-3.3.5 02/2020)		
Building is not designed for wild-land urban interface fire area.			

IAPMO ER-560 NOTES

* NOTE: REFER TO PRODUCT CERTIFICATION AS RECOGNIZED BY IAPMO UNIFORM EVALUATION REPORT (UES ER 560) PUBLISHED 02/28/2020 (EXPIRATION 02/28/2024) FOR ALL DESIGN AND CODE COMPLIANCE.

LifeArk
MODULAR HOUSING MANUFACTURER
NAME LIFEARK SPC
PHONE (626) 535-9370
EMAIL info@lifeark.net
WEB www.lifeark.net
PLANT LOCATIONS MANUFACTURING PLANTS ADDRESSES ARE LISTED ON THE COVER SHEET.

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831 Meridian Street
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11590 W. Bernardo Court, Suite 100
San Diego, CA 92128
Phone: (858) 444-3344
www.rstavares.com

Revision Schedule

#	Description	Date

PROFESSIONAL STAMP

LICENSED ARCHITECT — CHARLES INCHIOSTRO — No. C 22224 — Ren. 10/31/23 — STATE OF CALIFORNIA

CLIENT
COUNCIL DISTRICT 5
CITY OF LOS ANGELES

MODEL #
PICO / MIDVALE INTERIM HOUSING PROJECT

SHEET TITLE
HCD MODEL DESCRIPTION

PROJECT NUMBER

DRAWN BY

CHECKED BY

DATE

SHEET NO.
A1.02

PRA-01-000441-SUPP-09/15/23



SCHEME A

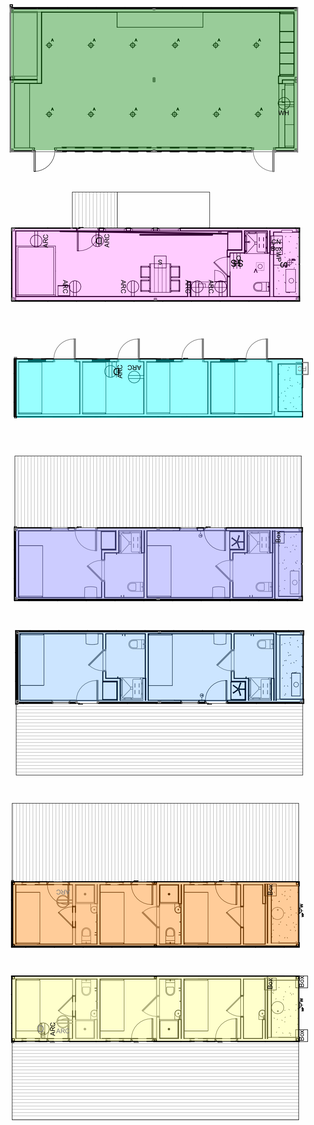
33 total dwelling units
(= 29 standard plus 4 ADA)

- Main access from Midvale
- Preserve alley and storm drain easement

SITE PLAN - BASE
1" = 10'-0"

2

MOD TYPES



LEGEND

BIKE RACK

FENCING

GATE

PARKING
9' X 18'

ADA PARKING
9' X 18'
(5' AISLE)

- CS2-A
- CS2-B
- CS3-A
- CS3-B
- CB-COMMUNITY SPACE
- CS1-STORAGE
- CS1-LAUNDRY
- CS4-OFFICE & CONFERENCE

Owner

ADDRESS: 10901 W PICO
BLVD. LOS ANGELES, CA

CONNECT HOMES

706 S Hill St #1060,
Los Angeles, CA 90014
Tel (888) 959-2261

SEAL / SIGNATURE

ISSUANCE

Rev. No.	Date	Description

DISCLAIMER

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SHEET SET

PROJECT NAME
MIDVALE

PROJECT NUMBER
M1

DESCRIPTION
SCHEMATIC SITE PLAN

SCALE
As indicated

NORTH ARROW
True North / North

SHEET NO.
Z-1.0

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5/16/2023 3:59:00 PM C:\Users\Kyla Schaefer\Documents\23-0001_LA Distrct 5 Site Schemetic_kylaBKUSU.rvt



SCHEME B

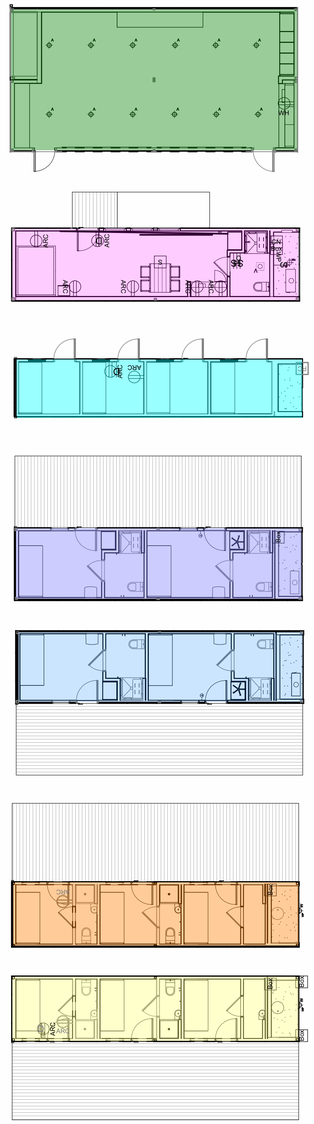
34 total dwelling units
(= 30 standard plus 4 ADA)

- Main access from Pico Blvd.
- Preserve alley and storm drain easement

SITE PLAN - BASE
1" = 10'-0"

2

MOD TYPES



LEGEND

BIKE RACK
FENCING
GATE
PARKING
9' X 18'
ADA PARKING
9' X 18'
(5' AISLE)

- CS2-A
- CS2-B
- CS3-A
- CS3-B
- CB-COMMUNITY SPACE
- CS1-STORAGE
- CS1-LAUNDRY
- CS4-OFFICE & CONFERENCE

Owner

ADDRESS: 10901 W PICO BLVD. LOS ANGELES, CA

CONNECT HOMES

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SHEET SET

PROJECT NAME
MIDVALE

PROJECT NUMBER
M1

DESCRIPTION
SCHEMATIC SITE PLAN

SCALE
As indicated

NORTH ARROW
True North
North

SHEET NO.
Z-1.0

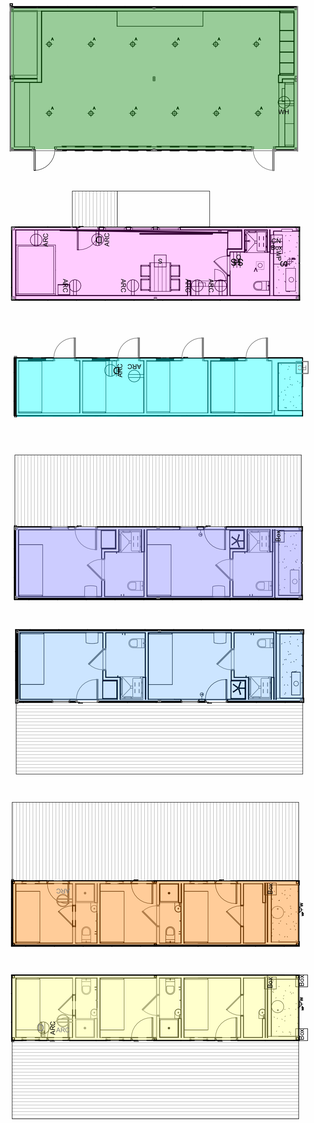
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SITE PLAN - BASE
1" = 10'-0"

2

MOD TYPES



LEGEND

BIKE RACK

PARKING
9' X 18'

ADA PARKING
9' X 18'
(5' AISLE)

- CS2-A
- CS2-B
- CS3-A
- CS3-B
- CB-COMMUNITY SPACE
- CS1-STORAGE
- CS1-LAUNDRY
- CS4-OFFICE & CONFERENCE

Owner

ADDRESS: 10901 W PICO BLVD. LOS ANGELES, CA

CONNECT HOMES

706 S Hill St #1060,
Los Angeles, CA 90014
Tel (888) 959-2261

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SHEET SET

PROJECT NAME
MIDVALE

PROJECT NUMBER
M1

DESCRIPTION
SCHEMATIC SITE PLAN

SCALE
As indicated

NORTH ARROW
True North / North

SHEET NO.
Z-1.0

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5/16/2023 3:59:00 PM C:\Users\Kyla Schaefer\Documents\23-0001_LA District 5 Site Schemetic_kylaBKUSU.rvt

(REFERENCE ONLY - Does not preserve alley and storm drain easement)

SCHEME D

- 45 total dwelling units
(= 39 standard plus 6 ADA)

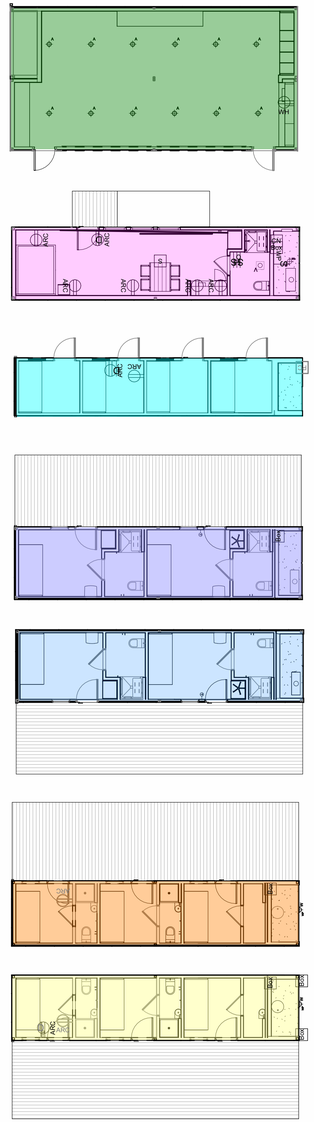
- Main access from Midvale Ave

SETBACK 6'-0"
TRASH / LOADING
EXISTING TREE TO REMAIN, TYP.
DOG RUN/ POCKET PARK
STORAGE
PROPOSED EXISTING ALLEY TO BE REMOVED
EXISTING STORM DRAIN EASEMENT TO BE VACATED
COMMUNITY BLDG
SHADED OUTDOOR AREA
OFFICE
MAIN ENTRY
MIDVALE AVE
18'-0"
(ADA)
PARKING (3 STANDARD + 1 ADA)
BIKE RACK
BIKE RACK
SECONDARY ENTRY
LAUNDRY
30' - 0"
(ADA)
(ADA)
PICO BLVD
The Backhouse
Japanese · $$

SITE PLAN - BASE
1" = 10'-0"

2

MOD TYPES



LEGEND

BIKE RACK

PARKING 9' X 18'

ADA PARKING 9' X 18' (5' AISLE)

- CS2-A
- CS2-B
- CS3-A
- CS3-B
- CB-COMMUNITY SPACE
- CS1-STORAGE
- CS1-LAUNDRY
- CS4-OFFICE & CONFERENCE

Owner

ADDRESS: 10901 W PICO BLVD. LOS ANGELES, CA

CONNECT HOMES

706 S Hill St #1060,
Los Angeles, CA 90014
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SEAL / SIGNATURE

ISSUANCE

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SHEET SET

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PROJECT NUMBER
M1

DESCRIPTION
SCHEMATIC SITE PLAN

SCALE
As indicated

NORTH ARROW
True North / North

SHEET NO.
Z-1.0

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5/16/2023 3:59:00 PM C:\Users\Kyle Schefer\Documents\23-0001_LA District 5 Site Schemetic_kyleBKUSU.rvt

(REFERENCE ONLY - Does not preserve storm drain easement)

SCHEME E

- 34 total dwelling units
(= 30 standard plus 4 ADA)

- Main access from Pico Blvd

SETBACK 6'-0"

EXISTING ALLEY

EXISTING STORM DRAIN EASEMENT

SECONDARY ENTRY

PARKING
(3 STANDARD + 1 ADA)

TRASH

(ADA)

(ADA)

STORAGE

LAUNDRY

OFFICE

BIKE RACK

SHADED OUTDOOR AREA

COMMUNITY BLDG

MAIN ENTRY

DOG RUN

EXISTING TREE TO REMAIN, TYP.

MIDVALE AVE

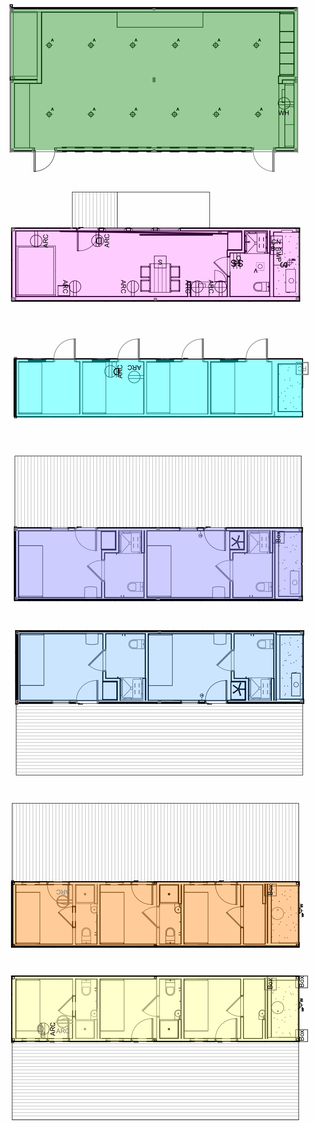
PICO BLVD

30' - 0"

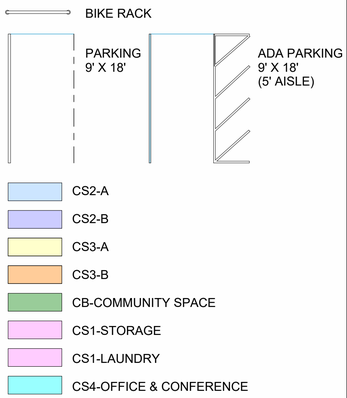
SITE PLAN - BASE
1" = 10'-0"

2

MOD TYPES



LEGEND



Owner

ADDRESS: 10901 W PICO BLVD. LOS ANGELES, CA

CONNECT HOMES

706 S Hill St #1060,
Los Angeles, CA 90014
Tel (888) 959-2261

SEAL / SIGNATURE

ISSUANCE

Rev. No.	Date	Description

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SHEET SET

PROJECT NAME
MIDVALE

PROJECT NUMBER
M1

DESCRIPTION
SCHEMATIC SITE PLAN

SCALE
As indicated

NORTH ARROW
True North / North

SHEET NO.
Z-1.0

© 2022 CONNECT HOMES

5/16/2023 3:59:00 PM C:\Users\Kyle Schaefer\Documents\23-0001_LA District 5 Site Schematic_kylaBKUSU.rvt

1. ENSUITE UNITS (134 SF)
2. ENSUITE ADA UNITS (200 SF)
3. COMMUNITY ROOM (400 SF)
4. OFFICE/ SERVICES (400 SF)
5. LAUNDRY
6. PET AREA
7. COURTYARD
8. STORAGE
9. ENTRY
10. PARKING
11. BIKE RACK
12. TRASH

1) WE MAY BE ABLE TO ADJUST THE SITEPLAN TO MINIMIZE IMPACT

2) BLUE AREA IS AN ELEVATED DECK (+28') WE SHOULD BE ABLE TO DESIGN THE DECK BEAMS TO SPAN OVER THE EASEMENT"

SITE PLAN

SCALE: 1/32" = 1'-0"



SITE PLAN SCALE: 1/32" = 1'-0"

0 5 10 20ft

PRA-01-000448-SUPP-09/15/23

CONNECT SHELTER PRELIMINARY PRICING ESTIMATE

CONNECT HOMES

DATE: 6/02/2023

LOCATION: LOS ANGELES, CA
CONFIGURATION: SCHEME A

Models	Size	SF	Modules	Beds	Baths/RR	
CS2-B-ADA	10'-3" x 40'-3"	**413**	**2**	**4**	**4**	
CS3-A	9'-1" x 40'-2"	**365**	**2**	**6**	**6**	
CS3-B	9'-1" x 40'-2"	**365**	**3**	**9**	**9**	
CB - COMMUNITY SPACE	20'-1 x 40'-4"	**810**	**1**			
CS4 - OFF & CONFERENCE	8'-1" x 40'-4"	**326**	**1**		**1**	(Public Accessible RR)
CS2-A Short	9'-0" x 28'-6"	**257**	**3**	**6**	**6**	
CS2-B Short	9'-0" x 28'-6"	**257**	**3**	**6**	**6**	
SHELL + 3 LAUNDRY W/D	9'-0" x 28'-6"	**257**	**1**			
SHELL ONLY (STORAGE)	9'-0" x 28'-6"	**257**	**1**			
			17	**31**	**32**	**Total Units**

DESIGN

Item	Notes	Subtotals	Total
DESIGN FEE	Coordination with AOR on layout, code compliance MEP, Fire sprinkler, Title 24, Structural Engineering consultants (shelter models only) State Approvals for all shelter model types Design development for all shelter model types Custom fabrication drawings for all shelter model types Up to 10 hours of meetings	$ 210,000	$ 210,000
REIMBURSABLES	Travel expenses, copies of drawings, postage, other expenses	tbd	

PRODUCTION

Models	Module Cost	Module Quantity	Unit Cost	Unit Quantity	Subtotals	Total
CS2-B-ADA	$ 160,700	2	$ 80,350	4	$ 321,400	
CS3-A	$ 155,200	2	$ 51,733	6	$ 310,400	
CS3-B	$ 155,200	3	$ 51,733	9	$ 465,600	
CB - COMMUNITY SPACE	$ 274,600	1			$ 274,600	
CS4 - OFF & CONFERENCE	$ 118,000	1			$ 118,000	
CS2-A Short	$ 107,500	3	$ 53,750	6	$ 322,500	
CS2-B Short	$ 107,500	3	$ 53,750	6	$ 322,500	
SHELL + 3 LAUNDRY W/D	$ 93,200	1			$ 93,200	
SHELL ONLY (STORAGE)	$ 82,600	1			$ 82,600	
						$ 2,387,300 <1>
FIT-OUT/OPTIONAL UPGRADES						
Fire sprinklers (R2 occupancy) - allowance	$ 4,500	17			$ 76,500	

DELIVERY/SETTING/INSTALLATION

Item	Per Unit	Quantity	Subtotals	Total
TRUCKING	$ 2,500	18	$ 45,000	
SETTING EQUIPMENT				
Crane set	tbd			
SETTING				
Shelters (set on foundation, rack, level,bolt & weld)	tbd			
INSTALLATION				
Shelters (seaming, cross over connections)	tbd			
MEP connections (to site, between stories)	tbd			
Additional structures	By Others/ NIC			
				$ 45,000 <2>

Sales Tax on Production costs	$ 75,826
ESTIMATED PRELIMINARY PRICE	**$ 2,718,126**

PRE-DELIVERY ON-SITE WORK

Item	Total
Preparation of site for the installation of Shelters is not included and shall be performed by a local contractor	NIC <3>
Foundations	NIC
Utility hook ups	NIC
Ramps	NIC
Stairs	NIC

NOTES ON PRICING

<1> Production costs are subject to change up until the Purchase Order is signed, at which time these costs are fixed for the Project

<2> Installation costs will be included in the Purchase Order as actual costs plus a 15% fixed fee and are provided as an estimate only

<3> Every site is different and will have varying levels of preparation required for the installation of the Shelter units. This estimate will fluctuate depending on site specific conditions and local labor rates

PRA-01-000449-SUPP-09/15/23



Homekey Solutions for California's homeless crisis

CONNECT HOMES

The leader in modern prefab homes

PRA-01-000450-SUPP-09/15/23



PRA-01-000451-SUPP-09/15/23

Connect Homes builds a home every 6 days on our assembly line

- Connect is revolutionizing construction utilizing a patented modular prefab system, dramatically reducing costs and simplifying the home building process.

- Reduces build time from 52+ weeks (conventional construction) to a matter of days.



- Built over **30 houses** for people who lost homes in **California Fires**.
- **Leading ADU provider** with some of the finest “tiny home” products in space.
- Wanted to use prefab expertise to create **new solution** for current housing crisis.

PRA-01-000452-SUPP-09/15/23


SAN FRANCISCO DESIGN WEEK
AWARD WINNER 2021
2022 WINNER
ULI AMERICAS
AWARDS FOR EXCELLENCE
CONNECT HOMES®
Hope Lane
EXIT
PRA-01-000453-SUPP-09/15/23

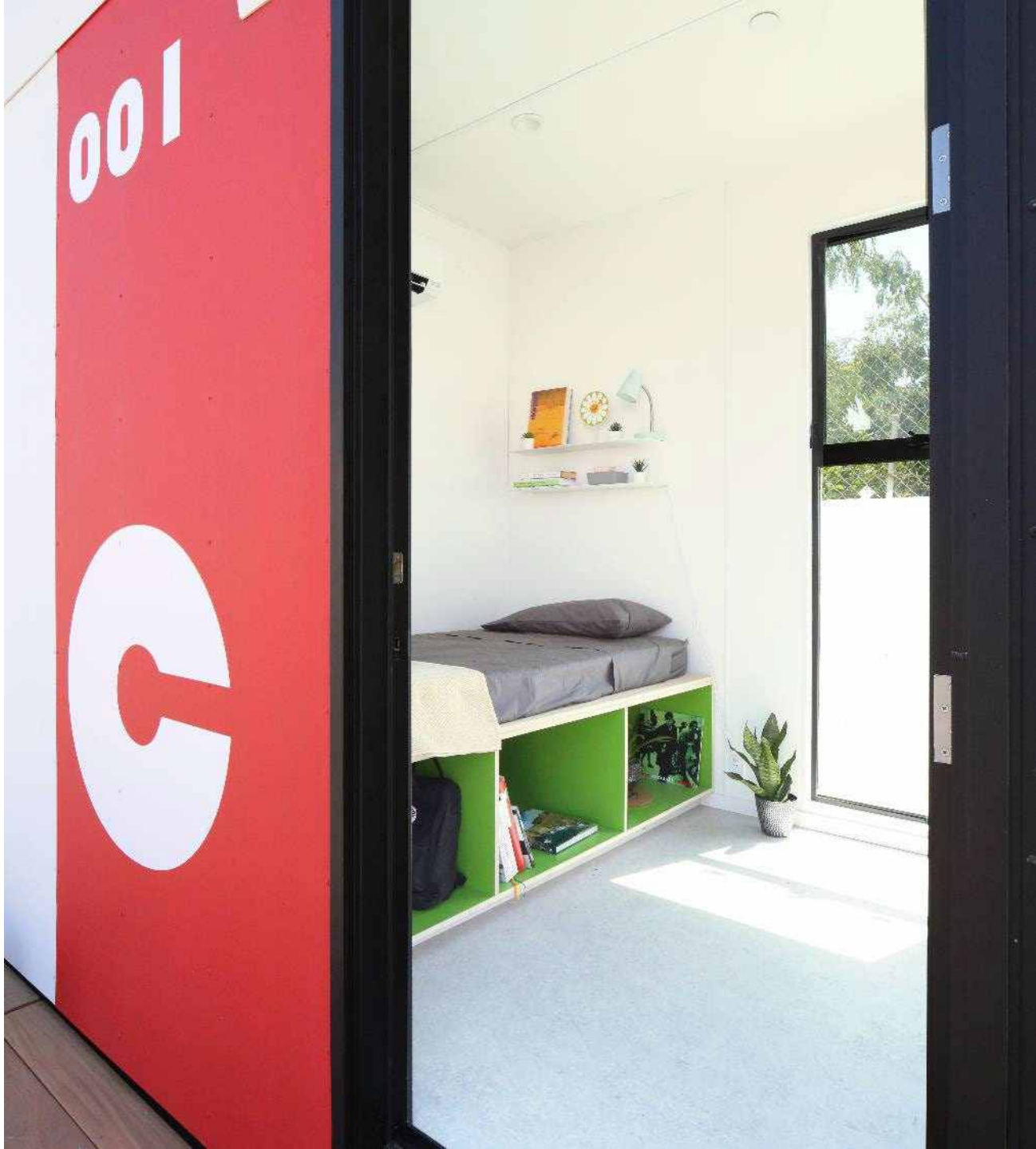


PRA-01-000454-SUPP-09/15/23

Connect Shelters: a proven, rapid-deploy, Homekey-ready housing system

- Flexible line of **housing products** that **create community** while providing users **privacy**.
- Available in configurations from **1-4 rooms**.
- Meet challenging deadlines using a provider with **proven Homekey experience**.
- Provide dignified, private **housing for hundreds of people** in a matter of a few months, not years.

- Using same principles of modern architecture, assemblies, and green features of home line.
- Permanent housing designed and built to last decades, but can be relocated as needed.
- Comes with or without private bathrooms (ADA or otherwise) and kitchens.
- Can be specified to accommodate transitional user or one that stays decades.
- Winner of 2021 SF Design Week Social Impact Award.
- Winner of 2022 ULI Americas Award (Homekey Mountain View).



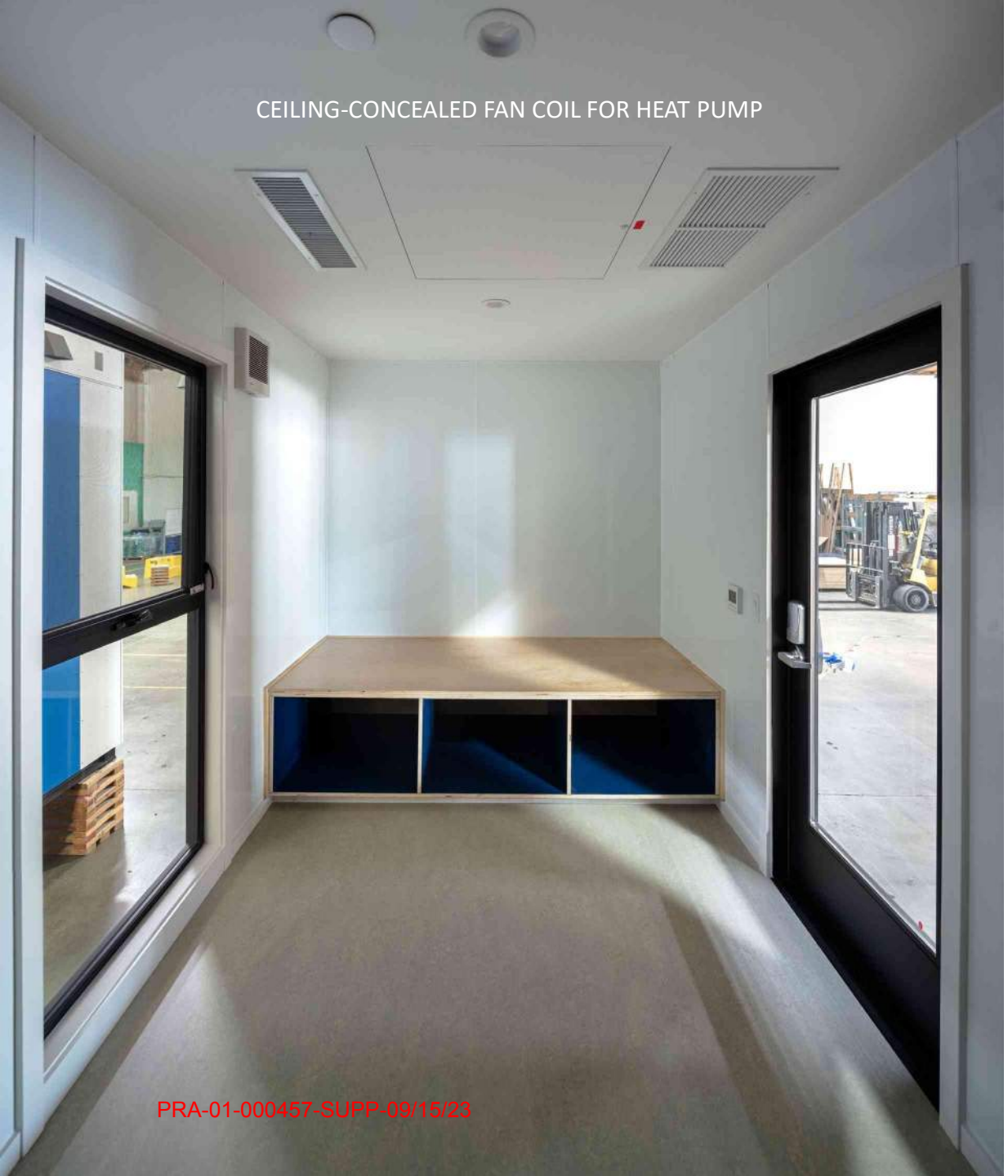
PRA-01-000455-SUPP-09/15/23

A scalable platform for housing

- Easy to ship
- Patented prefab system designed for intermodal transport
- Ship 100% complete from factory for immediate use



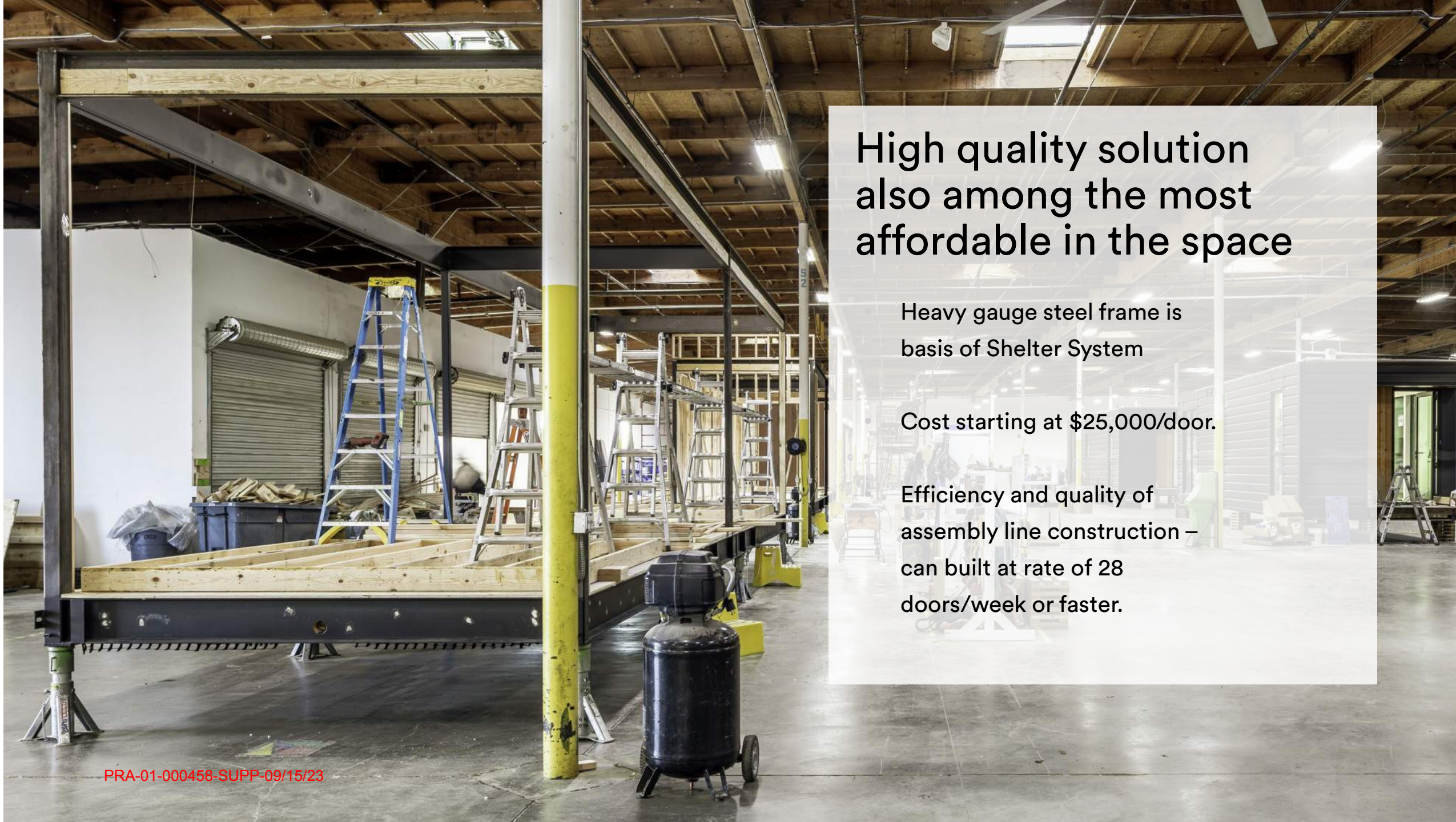
PRA-01-000456-SUPP-09/15/23



PRA-01-000457-SUPP-09/15/23

Industry-leading solutions to the unique challenges of the segment.

- Utilities home-run to mechanical area mounted on back of unit. Allows maintenance of unit without disturbing occupants.
- One area to run utilities to on site for true plug-and-play.
- Condenser arrives pre-charged, ready to go.
- Most advanced and efficient heat pump and ventilation system in the industry with Zoned control, ceiling recessed fan coil, as well as ventilation to control unforeseen humidity issues.



High quality solution also among the most affordable in the space

Heavy gauge steel frame is basis of Shelter System

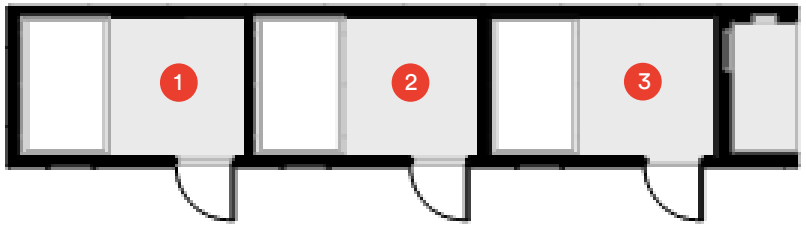
Cost starting at $25,000/door.

Efficiency and quality of assembly line construction – can built at rate of 28 doors/week or faster.

PRA-01-000458-SUPP-09/15/23

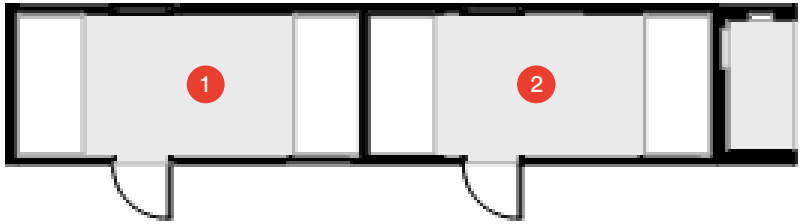
Connect Shelters – Standard Plans to flexibly address housing needs

Shelter 3



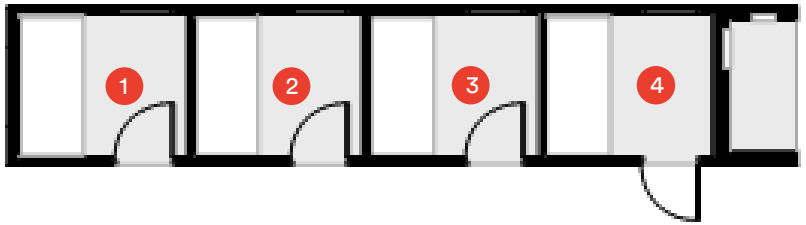
(3) private rooms, each room with individual air controls, filtration. Pricing starts at $96,300.

Shelter 2



(2) private rooms with option for bunk beds (families), each room with individual air controls, filtration. Pricing starts at $92,800.

Shelter 4



(4) private rooms, each room with individual air controls, filtration. Pricing starts at $99,700.

Shelter 1



(1) private room with ensuite ADA bathroom for families. Individual air controls, filtration. Pricing starts at $104,100.

PRA-01-000459-SUPP-09/15/23

These floor plans are shown for reference purposes only. Connect Homes reserves the right to make changes and substitutions to these standard floor plans at any time. Pricing subject to change.

Connect Shelters – Increasing livability with wider solutions





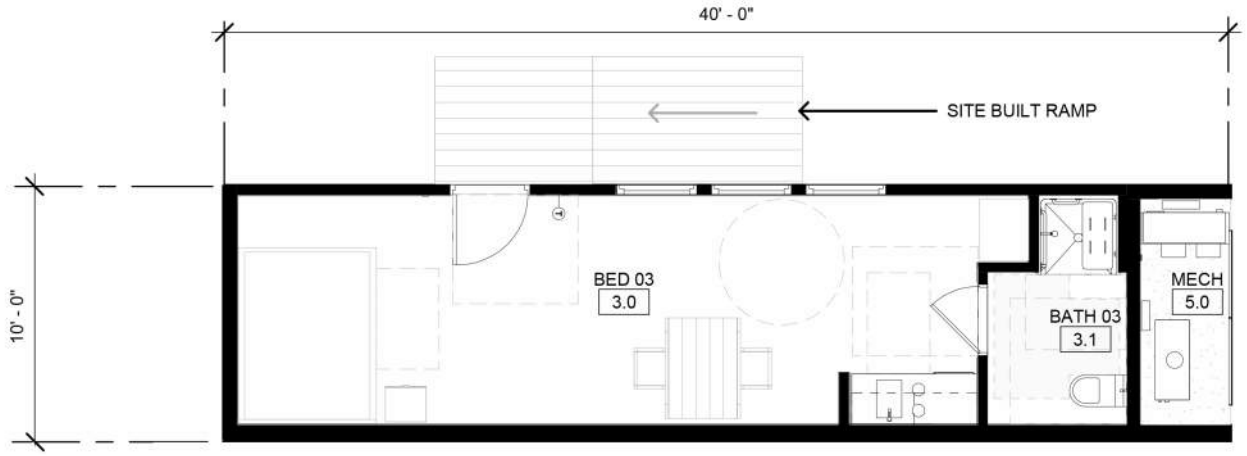
Shelter 2 Efficiency (2) private rooms with private ADA baths and kitchenettes. Each sleeping room with individual air controls, filtration. Pricing starts at $160,000.

PRA-01-000460-SUPP-09/15/23

These floor plans are shown for reference purposes only. Connect Homes reserves the right to make changes and substitutions to these standard floor plans at any time. Pricing subject to change.

Connect Shelters – Increasing livability with wider solutions





Shelter 1 Efficiency (1) private rooms with private ADA bath and kitchenette.
Each room with individual air controls, filtration.
Pricing starts at $140,400.

PRA-01-000461-SUPP-09/15/23

These floor plans are shown for reference purposes only. Connect Homes reserves the right to make changes and substitutions to these standard floor plans at any time.

Connect Shelters – Increasing livability with wider solutions

Shelter 2 Efficiency (2) private rooms with private ADA baths and kitchenettes. Each sleeping room with individual air controls, filtration. Pricing starts at $160,000.



PRA-01-000462-SUPP-09/15/23

These floor plans are shown for reference purposes only. Connect Homes reserves the right to make changes and substitutions to these standard floor plans at any time.





Two-story system

- Design dramatically reduces site work.
- For situations where more density required.



PRA-01-000463-SUPP-09/15/23



Case Study: Homekey Victorville

4.5 blighted acres transformed into a Wellness Center providing a **supportive**, **safe**, and **stable environment** for homeless persons and their families.

PRA-01-000464-SUPP-09/15/23



Homekey Victorville

- Victorville was initially awarded $20 million in Homekey funds fall 2020. Manufacturer picked could not produce in time. Victorville could not utilize funds and had to reapply for Homekey Round 2 in 2021, having established Connect as provider.

- The campus features **46 Shelter Modules** - CS1, CS2, CS4s - to provide **110 rooms** (170 beds) and **26 modules** to provide onsite OSPD Clinic, Cafeteria, Wellness Center, and Recuperative Center.

- Awarded $28 million in Homekey funds December 2021.

- **Contract signed March 2022** — first round of sleeping modules **delivered in July 2022**.

PRA-01-000465-SUPP-09/15/23

"one of the greatest ***challenges*** *has been the lack of a comprehensive facility where* ***shelter, food*** *, and a full suite of* ***support*** *services are readily* ***accessible*** *. Our Wellness Center will bring these services together in* ***one location*** *to* ***help*** *homeless individuals* ***stabilize and rebuild their lives*** *."*

Mayor Debra Jones





STATION 01:
CS-08B-

Module CS-08B is receiving floor and ceiling framing.

STATION 03:
CS-07B-

Module CS-07B will have roof framing installed.

VICTORVILLE JUNE 24, 2022

CONNECT HOMES®







STATION 05B:
CS-07A-

Windows and exterior doors were installed. The module is receiving exterior siding.

STATION 06:
CS-06A-

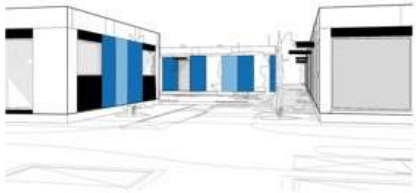
Drywall has been installed and the module is ready to be taped

STATION 06-A-B-C:
CS-03-04-05A-

Modules are in the stages of drywall, tape, and sanding

VICTORVILLE JUNE 17, 2022

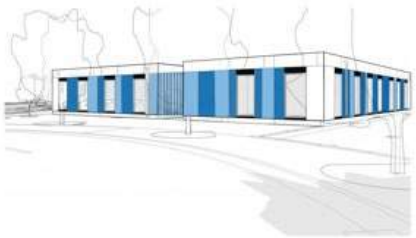
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East Entrance between Cafeteria and Wellness Center



Cafeteria view



Site Drive B view of Wellness Center and Clinic



Southwest Entrance view of Recuperative Center, Clinic, and Wellness Center

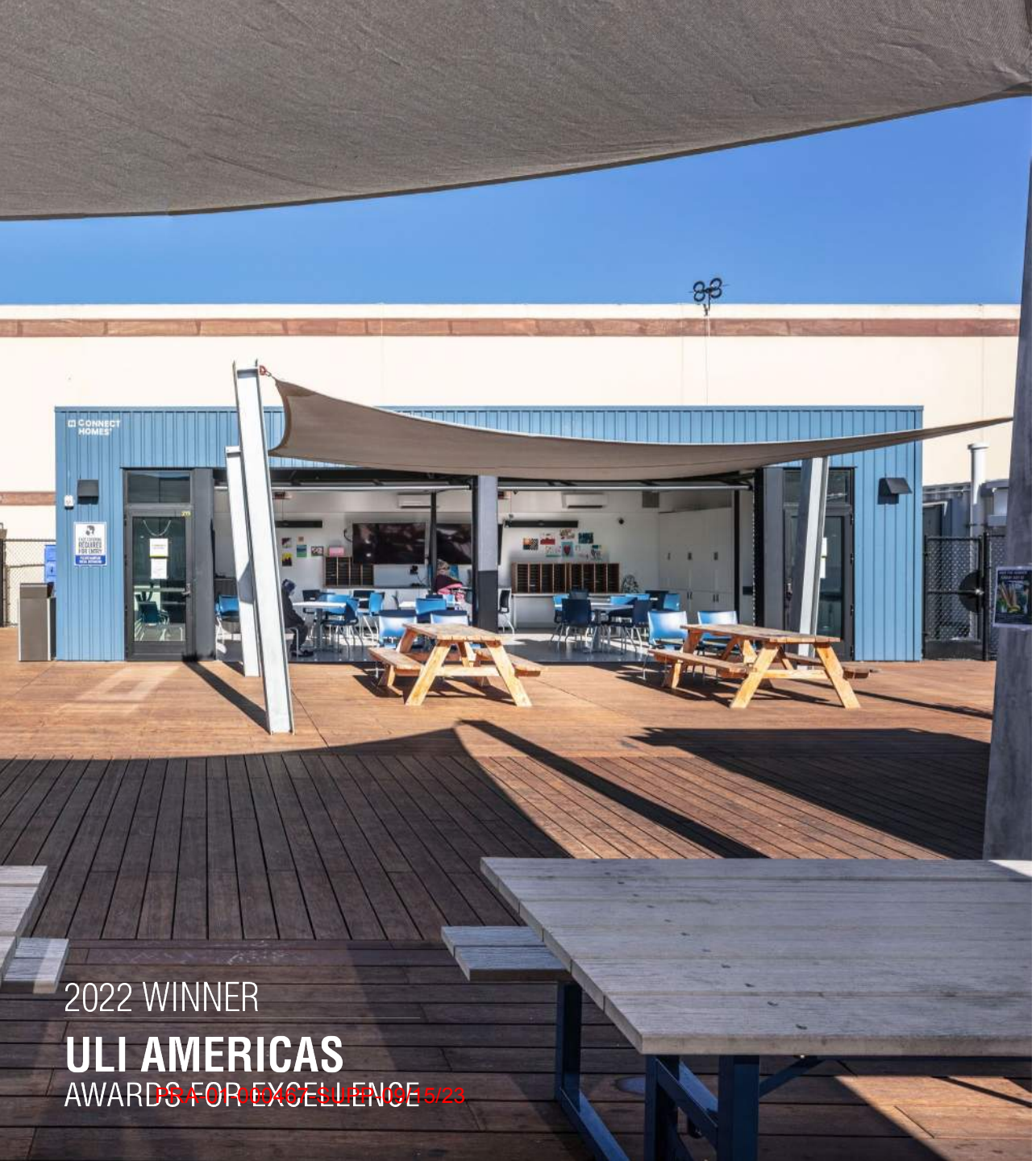


STATION 09:
CS-05A-

Gutters and interior finishes are being installed at station 9.

VICTORVILLE JUNE 24, 2022

CONNECT HOMES®



Case Study: Homekey Mountain View

- Homekey Round 1 project duration **Sep 2020 - Feb 2021.**
- Produced **88 beds** in the span of **three months**. Community Center was delivered one month later.
- Project **increased Mountain View beds** for those experiencing homelessness by **10x** overnight by converting former car storage facility into Supportive Interim Housing





2022 WINNER

ULI AMERICAS

AWARDS FOR EXCELLENCE

PRA-01-00468-SUP-04-15/23



2022 WINNER

ULI AMERICAS

AWARDS FOR EXCELLENCE

PRA-01-000469-SUPP-09/15/23





PRA-01-000470-SUPP-09/15/23





PRA-01-000471-SUPP-09/15/23

Case Study: Labath Landing (Rohnert Park)

- 2,700 people are experiencing homeless in Sonoma County.
- Homekey Round 2 project - 16 modules provided 60 private, dignified rooms.
- Entire project went from production start to ribbon cutting in a little over three months.
- Second Homekey Round 2 project to come online in state of California.

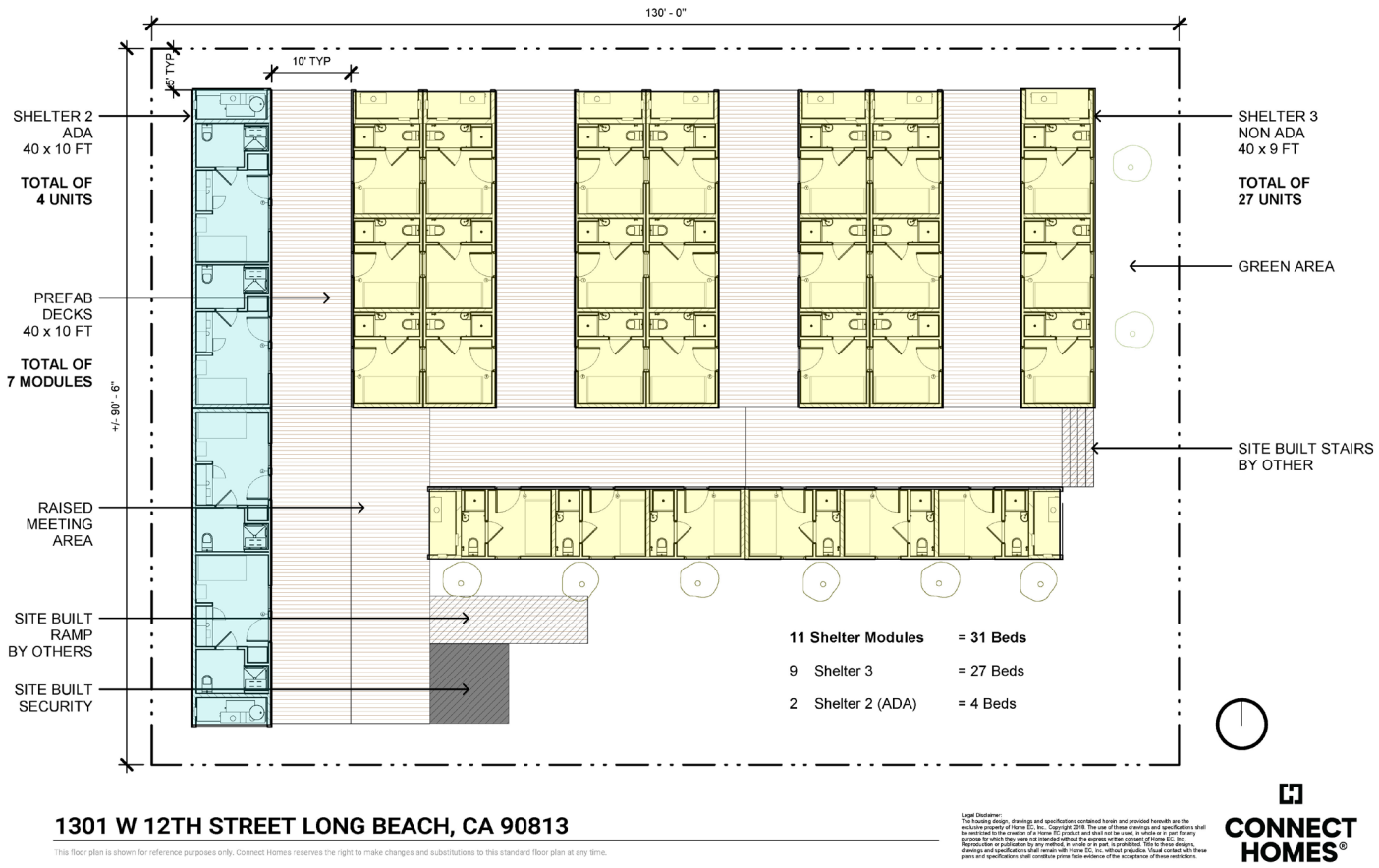

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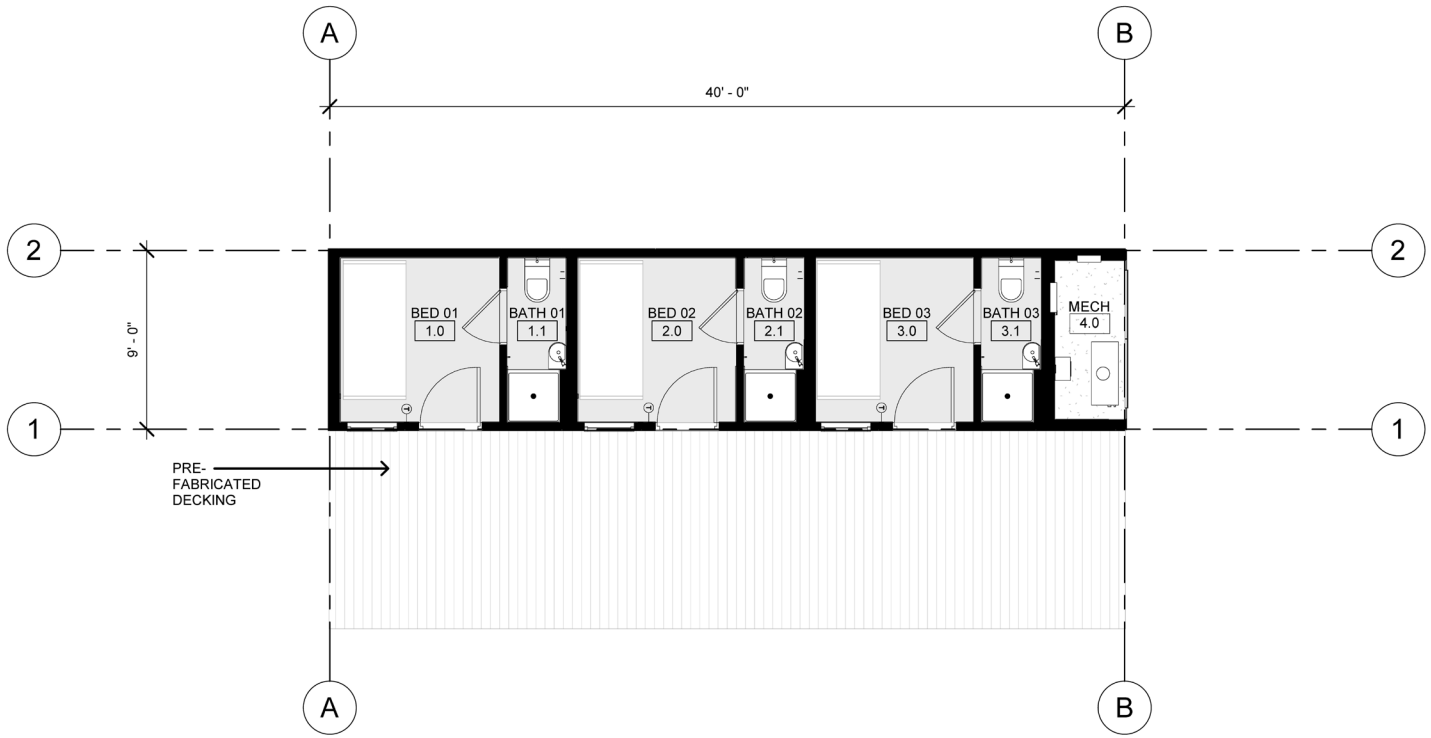
PRA-01-000473-SUPP-09/15/23

Homekey Long Beach



- Upcoming Homekey Long Beach Project
- The campus features **34 beds** using 12 Shelter 3 modules (three sleeping rooms, each with ensuite bathroom) and 2 Shelter 2 Efficiency modules (2 larger sleeping rooms, each with ADA bathroom).
- Part of Homekey Round 2
- Connect won open RFP in November of 2022.
- Contract expected to sign at February 2023 City Council Meeting.
- Private bathrooms and wider modules enhance livability.

PRA-01-000474-SUPP-09/15/23



- Homekey Long Beach Project Connect Shelter 3's with ensuite bathrooms.

FLOOR PLAN

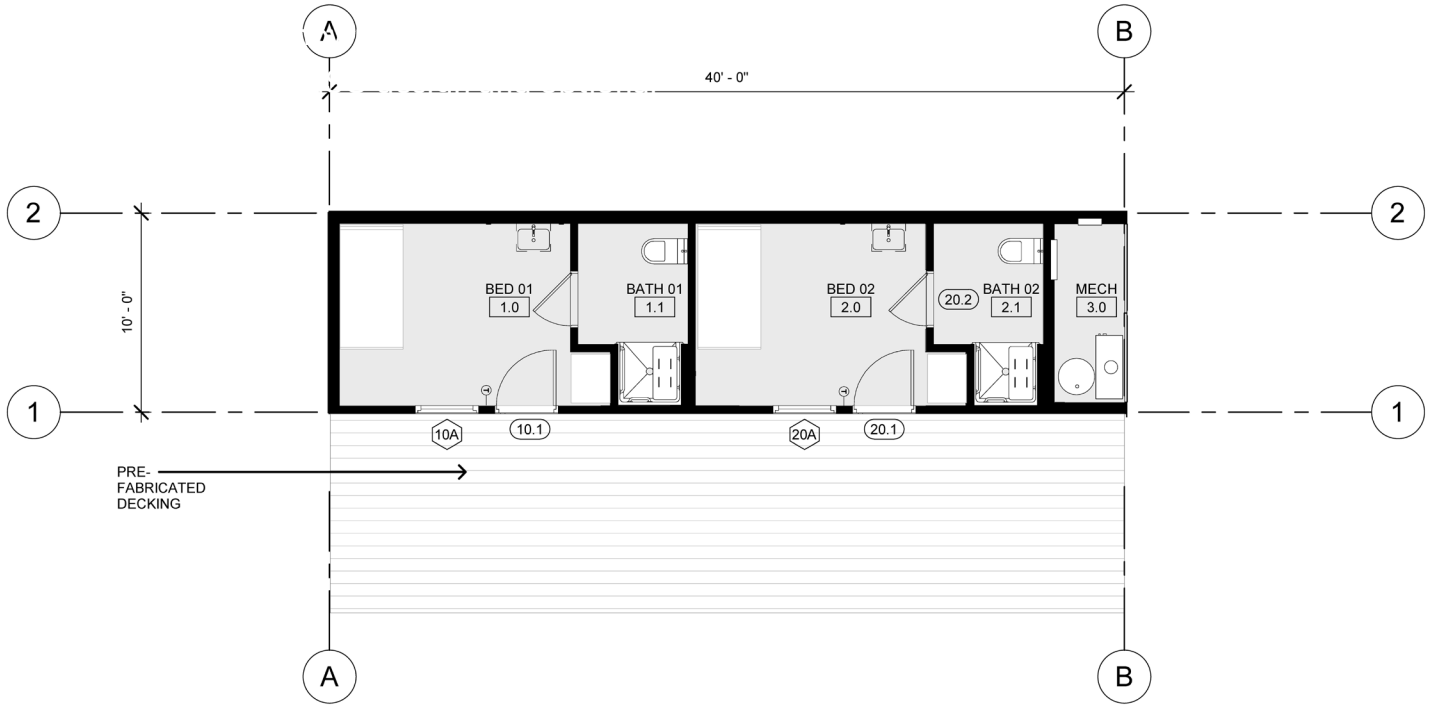
SHELTER MODEL - CS3 - 3BED/3BATH

0' 5' 10' 20'

This floor plan is shown for reference purposes only. Connect Homes reserves the right to make changes and substitutions to this standard floor plan at any time.

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PRA-01-000475-SUPP-09/15/23



- Homekey Long Beach
- Project Connect Shelter 2
- Efficiency with ensuite
- ADA bathrooms

FLOOR PLAN SHELTER MODEL - CS2 ADA - 2 BED/2BATH 0' 5' 10' 20'

CONNECT SHELTERS®

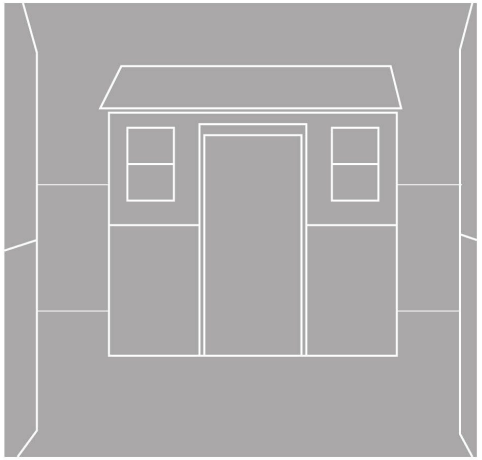
PRA-01-000476-SUPP-09/15/23

How we can help with Homekey and beyond

- We can quickly create a schematic site plans and budget based on specific project and community goals.
- Connect you with other parties/partners to help navigate Homekey process.
- Show how Homekey projects already underway can be converted to Connect Shelter System to satisfy “unrealistic” timelines.
- Adapt Connect Shelter System to specific housing typologies.



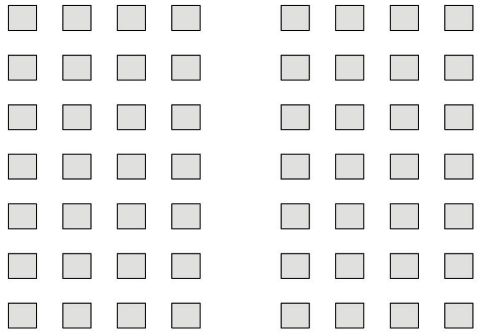
PRA-01-000477-SUPP-09/15/23



8x8 hard-sided emergency sheds weren't designed for long term use and can't be grouped because of lack of fire-resistance.

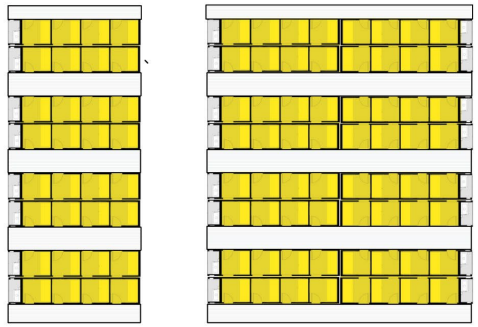


Connect Shelters come in multiple configurations and fire-resisitant wall assemblies mean they can be placed back-to-back and/or stacked for increased density.



150'x 100' site showing 56 8'x8' emergency sheds, spaced 8' apart because of fire requirements.

Total sheltering: 56 beds.



150'x 100' site showing 24 Connect Shelter 4 modules.

Total sheltering: 96 beds (One Story).
Total sheltering:144 beds (Two Story).

PRA-01-000478-SUPP-09/15/23



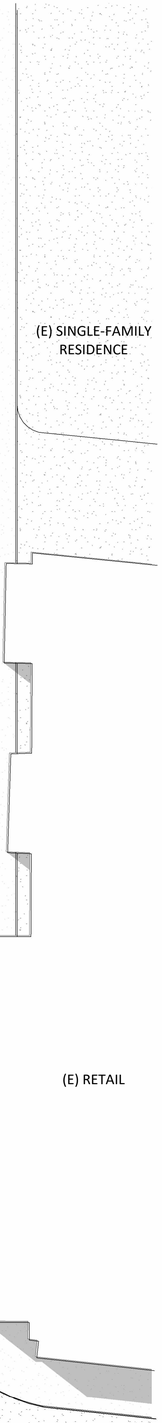
PRA-01-000479-SUPP-09/15/23

We can help

For Sales

Gordon Stott
Gordon@connect-homes.com
(323) 697-2386



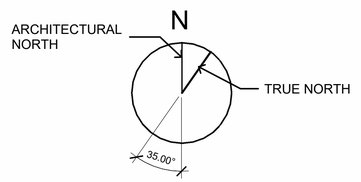


SCHEME A

- AMENITIES DISTRIBUTED BETWEEN NORTH AND SOUTH CAMPUS
- 31 TOTAL SLEEPING UNITS, INCLUDING 4 ADA

NORTH CAMPUS (RESIDENTIAL ZONING):
- SLEEPING UNITS
- COMMUNITY BUILDING
- OFFICES
- STORAGE BUILDING

SOUTH CAMPUS (SPECIAL OVERLAY DISTRICT/COMMERCIAL):
- SLEEPING UNITS
- LAUNDRY
- SHADED OUTDOOR AREA
- DOG RUN
- PARKING (3 STANDARD + 1 ADA)



CONNECT HOMES®

SCALE 3/32" = 1-0'

0' 5' 10' 20'

CONCEPTUAL SITE PLAN - SCHEME A

06/02/23

Z-3.0

PRA-01-000480-SUPP-09/15/23



SCHEME E

- AMENITIES CENTRALIZED IN SOUTH CAMPUS
- 31 TOTAL SLEEPING UNITS, INCLUDING 4 ADA

NORTH CAMPUS (RESIDENTIAL ZONING):

- SLEEPING UNITS

SOUTH CAMPUS (SPECIAL OVERLAY DISTRICT/COMMERCIAL):

- SLEEPING UNITS
- COMMUNITY BUILDING
- STORAGE BUILDING
- LAUNDRY FACILITY
- OFFICES
- SHADED OUTDOOR AREA
- DOG RUN
- PARKING (3 STANDARD + 1 ADA)

CONNECT HOMES®

SCALE 3/32" = 1-0'

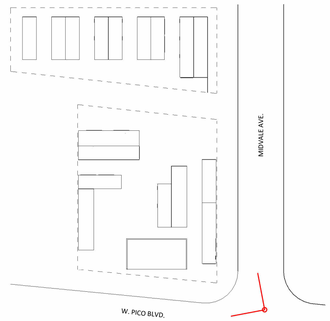
0' 5' 10' 20'

CONCEPTUAL SITE PLAN - SCHEME E

06/02/23

Z-3.1





KEY PLAN - SCHEME E
1" = 50'-0"

1

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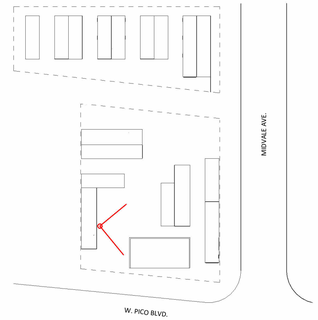
RENDERED PERSPECTIVE - STREET VIEW

06/02/23

Z-3.2

PRA-01-000482-SUPP-09/15/23





KEY PLAN - SCHEME E
1" = 50'-0"

1

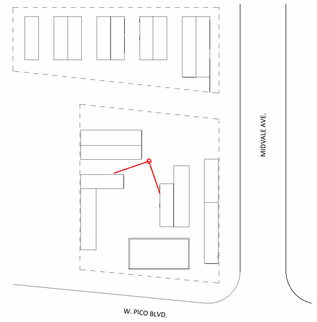
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RENDERED PERSPECTIVE - COURTYARD 1

06/02/23

Z-3.3





KEY PLAN - SCHEME E
1" = 50'-0"

1

CONNECT HOMES®

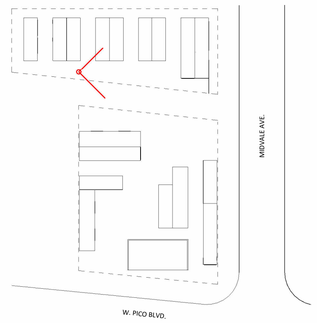
RENDERED PERSPECTIVE - COUTYARD 2

06/02/23

Z-3.4

PRA-01-000484-SUPP-09/15/23





KEY PLAN - SCHEME E
1" = 50'-0"

1

CONNECT HOMES®

RENDERED PERSPECTIVE - RESIDENTIAL UNITS

06/02/23

Z-3.5







LEFT: SHELTER INTERIOR. *IMAGES ABOVE:* ILLUSTRATE POTENTIAL LOOK AND FEEL OF THE SHELTER.







HOMEKEY MOUNTAIN VIEW SHELTER PROJECT

- LOCATED IN MOUNTAIN VIEW, CA
- PROJECT COMPLETED 2021

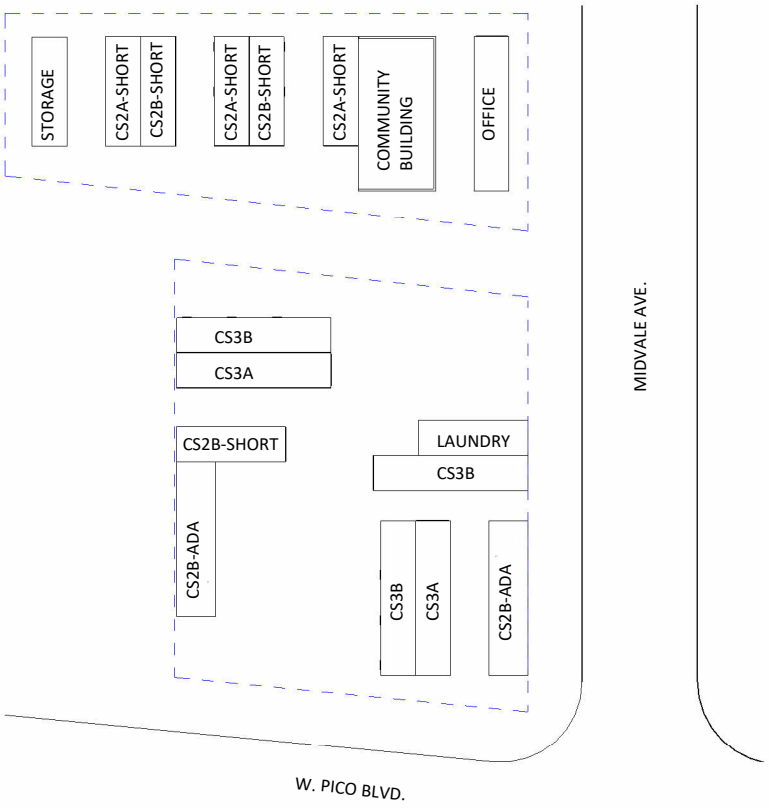
LEFT: COMMUNITY BUILDING. *TOP RIGHT:* INTERIOR OF COMMUNITY BUILDING. *BOTTOM RIGHT:* SHELTER UNITS.

PRA-01-000487-SUPP-09/15/23

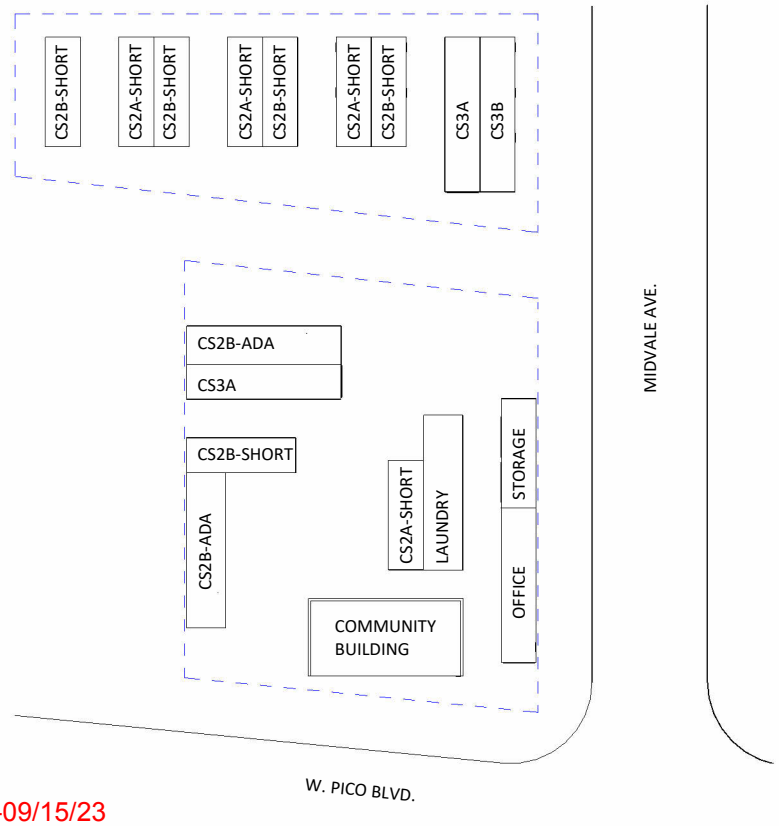
APPENDIX -
BUDGET KEYPLAN / MOD DISTRIBUTION DIAGRAM

CONNECT HOMES®

SCHEME A



SCHEME E



CONNECT SHELTER PRELIMINARY PRICING ESTIMATE

CONNECT HOMES

DATE: 6/2/2023

LOCATION: LOS ANGELES, CA
CONFIGURATION: SCHEME E

Models	Size	SF	Modules	Beds	Baths/RR	
CS2-B-ADA	10'-3" x 40'-3"	**413**	**2**	**4**	**4**	
CS3-A	9'-1" x 40'-2"	**365**	**2**	**6**	**6**	
CS3-B	9'-1" x 40'-2"	**365**	**1**	**3**	**3**	
COMMUNITY SPACE	20'-1 x 40'-4"	**810**	**1**			
CS1 - LAUNDRY	10'-3" x 40'-3"	**413**	**1**			
CS4 - OFF & CONFERENCE	8'-1" x 40'-4"	**326**	**1**		**1**	(Public Accessible RR)
CS2-A Short	9' x 28'-6"	**257**	**4**	**8**	**8**	
CS2-B Short	9' x 28'-6"	**257**	**5**	**10**	**10**	
SHELL ONLY (STORAGE)	9' x 28'-6"	**258**	**1**			
			18	**31**	**32**	**Total Units**

DESIGN

Item	Notes	Subtotals	Total
DESIGN FEE	Coordination with AOR on layout, code compliance	$ 225,000	$ 225,000
	MEP, Fire sprinkler, Title 24, Structural Engineering consultants (shelter models only)		
	State Approvals for all shelter model types		
	Design development for all shelter model types		
	Custom fabrication drawings for all shelter model types		
	Up to 10 hours of meetings		
REIMBURSABLES	Travel expenses, copies of drawings, postage, other expenses	tbd	

PRODUCTION

Models	Module Cost	Module Quantity	Unit Cost	Unit Quantity	Subtotals	Total
CS2-B-ADA	$ 160,700	2	$ 80,350	4	$ 321,400	$ 2,457,100 <1>
CS3-A	$ 155,200	2	$ 51,733	6	$ 310,400	
CS3-B	$ 155,200	1	$ 51,733	3	$ 155,200	
COMMUNITY SPACE	$ 274,600	1			$ 274,600	
CS1 - LAUNDRY	$ 146,400	1			$ 146,400	
CS4 - OFF & CONFERENCE	$ 118,000	1			$ 118,000	
CS2-A Short	$ 107,500	4	$ 53,750	8	$ 430,000	
CS2-B Short	$ 107,500	5	$ 53,750	10	$ 537,500	
SHELL ONLY (STORAGE)	$ 82,600	1			$ 82,600	
FIT-OUT/OPTIONAL UPGRADES						
Fire sprinklers (R2 occupancy) - allowance	$ 4,500	18			$ 81,000	

DELIVERY/SETTING/INSTALLATION

Item	Per Unit	Quantity	Subtotals	Total
TRUCKING	$ 2,500	19	$ 47,500	$ 47,500 <2>
SETTING EQUIPMENT				
Crane set	tbd			
SETTING				
Shelters (set on foundation, rack, level,bolt & weld)	tbd			
INSTALLATION				
Shelters (seaming, cross over connections)	tbd			
MEP connections (to site, between stories)	tbd			
Additional structures	By Others/ NIC			

Sales Tax on Production costs	$ 77,791
ESTIMATED PRELIMINARY PRICE	**$ 2,807,391**

PRE-DELIVERY ON-SITE WORK

Item	Total
Preparation of site for the installation of Shelters is not included and shall be performed by a local contractor	NIC <3>
Foundations	NIC
Utility hook ups	NIC
Ramps	NIC
Stairs	NIC

NOTES ON PRICING

<1> Production costs are subject to change up until the Purchase Order is signed, at which time these costs are fixed for the Project

<2> Installation costs will be included in the Purchase Order as actual costs plus a 15% fixed fee and are provided as an estimate only

<3> Every site is different and will have varying levels of preparation required for the installation of the Shelter units. This estimate will fluctuate depending on site specific conditions and local labor rates

PRA-01-000489-SUPP-09/15/23



SAMPLE SITE PLAN
1/8" = 1'-0"

1

PRA-01-000490-SUPP-09/15/23

CONNECT HOMES®

706 S HILL ST, STE. 1060
LOS ANGELES, CA 90014
t: 310.622.9271
e: info@connect-homes.com

CONNECT SHELTER 2 (A): LONG BEACH

ADDRESS: 1301 W. 12TH ST LONG BEACH, CA 90813

DATE ISSUED

Legal Disclaimer:
The house design, drawings and specifications contained herein and provided herewith are the exclusive property of Home EC, Inc., Copyright 2018. The use of these drawings and specifications shall be restricted to the creation of a Home EC product and shall not be used, in whole or in part for any purpose for which they were not intended without the prior written consent of Home EC, Inc. Reproduction or publication by any method, in whole or in part, is prohibited. Title to these designs, drawings and specifications shall remain with Home EC, Inc. without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

MODEL HOME

SHELTER MODELS - CS2&3 (A&B) - 2 BED/2BATH & 3 BED/3BATH

SHEET SET

LOCAL

SHEET TITLE

SITE PLAN - SAMPLE

SHEET SET | SHEET NUMBER | MODEL HOME

L-1.0

CONNECT SHELTER PRELIMINARY PRICING ESTIMATE

CONNECT HOMES

DATE: 6/02/2023

LOCATION: LOS ANGELES, CA
CONFIGURATION: SCHEME A

Models	Size	SF	Modules	Beds	Baths/RR	
CS2-B-ADA	10'-3" x 40'-3"	**413**	**2**	**4**	**4**	
CS3-A	9'-1" x 40'-2"	**365**	**2**	**6**	**6**	
CS3-B	9'-1" x 40'-2"	**365**	**3**	**9**	**9**	
CB - COMMUNITY SPACE	20'-1 x 40'-4"	**810**	**1**			
CS4 - OFF & CONFERENCE	8'-1" x 40'-4"	**326**	**1**		**1**	(Public Accessible RR)
CS2-A Short	9'-0" x 28'-6"	**257**	**3**	**6**	**6**	
CS2-B Short	9'-0" x 28'-6"	**257**	**3**	**6**	**6**	
SHELL + 3 LAUNDRY W/D	9'-0" x 28'-6"	**257**	**1**			
SHELL ONLY (STORAGE)	9'-0" x 28'-6"	**257**	**1**			
			17	**31**	**32**	**Total Units**

DESIGN

Item	Notes	Subtotals	Total
DESIGN FEE	Coordination with AOR on layout, code compliance MEP, Fire sprinkler, Title 24, Structural Engineering consultants (shelter models only) State Approvals for all shelter model types Design development for all shelter model types Custom fabrication drawings for all shelter model types Up to 10 hours of meetings	$ 210,000	$ 210,000
REIMBURSABLES	Travel expenses, copies of drawings, postage, other expenses	tbd	

PRODUCTION

Models	Module Cost	Module Quantity	Unit Cost	Unit Quantity	Subtotals	Total
CS2-B-ADA	$ 160,700	2	$ 80,350	4	$ 321,400	
CS3-A	$ 155,200	2	$ 51,733	6	$ 310,400	
CS3-B	$ 155,200	3	$ 51,733	9	$ 465,600	
CB - COMMUNITY SPACE	$ 274,600	1			$ 274,600	
CS4 - OFF & CONFERENCE	$ 118,000	1			$ 118,000	
CS2-A Short	$ 107,500	3	$ 53,750	6	$ 322,500	
CS2-B Short	$ 107,500	3	$ 53,750	6	$ 322,500	
SHELL + 3 LAUNDRY W/D	$ 93,200	1			$ 93,200	
SHELL ONLY (STORAGE)	$ 82,600	1			$ 82,600	
						$ 2,387,300 <1>
FIT-OUT/OPTIONAL UPGRADES						
Fire sprinklers (R2 occupancy) - allowance	$ 4,500	17			$ 76,500	

DELIVERY/SETTING/INSTALLATION

Item	Per Unit	Quantity	Subtotals	Total
TRUCKING	$ 2,500	18	$ 45,000	
SETTING EQUIPMENT				
Crane set	tbd			
SETTING				
Shelters (set on foundation, rack, level,bolt & weld)	tbd			
INSTALLATION				
Shelters (seaming, cross over connections)	tbd			
MEP connections (to site, between stories)	tbd			
Additional structures	By Others/ NIC			
				$ 45,000 <2>

Sales Tax on Production costs	$ 75,826
ESTIMATED PRELIMINARY PRICE	**$ 2,718,126**

PRE-DELIVERY ON-SITE WORK

Item	Total
Preparation of site for the installation of Shelters is not included and shall be performed by a local contractor	NIC <3>
Foundations	NIC
Utility hook ups	NIC
Ramps	NIC
Stairs	NIC

NOTES ON PRICING

<1> Production costs are subject to change up until the Purchase Order is signed, at which time these costs are fixed for the Project

<2> Installation costs will be included in the Purchase Order as actual costs plus a 15% fixed fee and are provided as an estimate only

<3> Every site is different and will have varying levels of preparation required for the installation of the Shelter units. This estimate will fluctuate depending on site specific conditions and local labor rates

PRA-01-000491-SUPP-09/15/23

CONNECT SHELTER PRELIMINARY PRICING ESTIMATE

CONNECT HOMES

DATE: 6/2/2023

LOCATION: LOS ANGELES, CA
CONFIGURATION: SCHEME E

Models	Size	SF	Modules	Beds	Baths/RR	
CS2-B-ADA	10'-3" x 40'-3"	**413**	**2**	**4**	**4**	
CS3-A	9'-1" x 40'-2"	**365**	**2**	**6**	**6**	
CS3-B	9'-1" x 40'-2"	**365**	**1**	**3**	**3**	
COMMUNITY SPACE	20'-1 x 40'-4"	**810**	**1**			
CS1 - LAUNDRY	10'-3" x 40'-3"	**413**	**1**			
CS4 - OFF & CONFERENCE	8'-1" x 40'-4"	**326**	**1**		**1**	(Public Accessible RR)
CS2-A Short	9' x 28'-6"	**257**	**4**	**8**	**8**	
CS2-B Short	9' x 28'-6"	**257**	**5**	**10**	**10**	
SHELL ONLY (STORAGE)	9' x 28'-6"	**258**	**1**			
			18	**31**	**32**	**Total Units**

DESIGN

Item	Notes	Subtotals	Total
DESIGN FEE	Coordination with AOR on layout, code compliance	$ 225,000	$ 225,000
	MEP, Fire sprinkler, Title 24, Structural Engineering consultants (shelter models only)		
	State Approvals for all shelter model types		
	Design development for all shelter model types		
	Custom fabrication drawings for all shelter model types		
	Up to 10 hours of meetings		
REIMBURSABLES	Travel expenses, copies of drawings, postage, other expenses	tbd	

PRODUCTION

Models	Module Cost	Module Quantity	Unit Cost	Unit Quantity	Subtotals	Total
CS2-B-ADA	$ 160,700	2	$ 80,350	4	$ 321,400	$ 2,457,100 <1>
CS3-A	$ 155,200	2	$ 51,733	6	$ 310,400	
CS3-B	$ 155,200	1	$ 51,733	3	$ 155,200	
COMMUNITY SPACE	$ 274,600	1			$ 274,600	
CS1 - LAUNDRY	$ 146,400	1			$ 146,400	
CS4 - OFF & CONFERENCE	$ 118,000	1			$ 118,000	
CS2-A Short	$ 107,500	4	$ 53,750	8	$ 430,000	
CS2-B Short	$ 107,500	5	$ 53,750	10	$ 537,500	
SHELL ONLY (STORAGE)	$ 82,600	1			$ 82,600	
FIT-OUT/OPTIONAL UPGRADES						
Fire sprinklers (R2 occupancy) - allowance	$ 4,500	18			$ 81,000	

DELIVERY/SETTING/INSTALLATION

Item	Per Unit	Quantity	Subtotals	Total
TRUCKING	$ 2,500	19	$ 47,500	$ 47,500 <2>
SETTING EQUIPMENT				
Crane set	tbd			
SETTING				
Shelters (set on foundation, rack, level,bolt & weld)	tbd			
INSTALLATION				
Shelters (seaming, cross over connections)	tbd			
MEP connections (to site, between stories)	tbd			
Additional structures	By Others/ NIC			

Sales Tax on Production costs	$ 77,791
ESTIMATED PRELIMINARY PRICE	**$ 2,807,391**

PRE-DELIVERY ON-SITE WORK

Item	Total
Preparation of site for the installation of Shelters is not included and shall be performed by a local contractor	NIC <3>
Foundations	NIC
Utility hook ups	NIC
Ramps	NIC
Stairs	NIC

NOTES ON PRICING

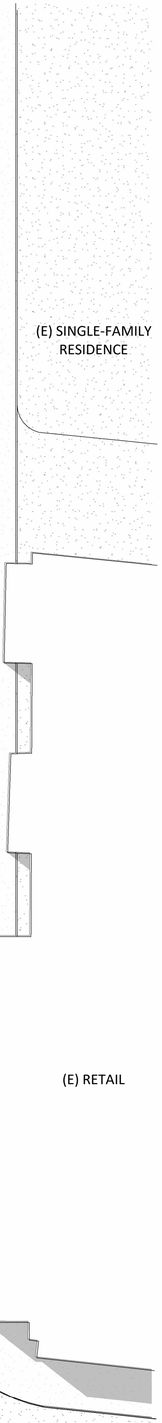
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<2> Installation costs will be included in the Purchase Order as actual costs plus a 15% fixed fee and are provided as an estimate only

<3> Every site is different and will have varying levels of preparation required for the installation of the Shelter units. This estimate will fluctuate depending on site specific conditions and local labor rates

PRA-01-000492-SUPP-09/15/23



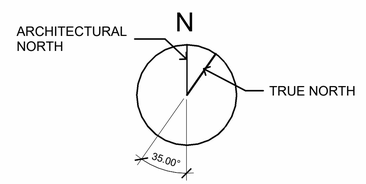


SCHEME A

- AMENITIES DISTRIBUTED BETWEEN NORTH AND SOUTH CAMPUS
- 31 TOTAL SLEEPING UNITS, INCLUDING 4 ADA

NORTH CAMPUS (RESIDENTIAL ZONING):
- SLEEPING UNITS
- COMMUNITY BUILDING
- OFFICES
- STORAGE BUILDING

SOUTH CAMPUS (SPECIAL OVERLAY DISTRICT/COMMERCIAL):
- SLEEPING UNITS
- LAUNDRY
- SHADED OUTDOOR AREA
- DOG RUN
- PARKING (3 STANDARD + 1 ADA)



CONNECT HOMES®

SCALE 3/32" = 1-0'

0' 5' 10' 20'

CONCEPTUAL SITE PLAN - SCHEME A

06/02/23

Z-3.0

PRA-01-000493-SUPP-09/15/23



SCHEME E

- AMENITIES CENTRALIZED IN SOUTH CAMPUS
- 31 TOTAL SLEEPING UNITS, INCLUDING 4 ADA

NORTH CAMPUS (RESIDENTIAL ZONING):

- SLEEPING UNITS

SOUTH CAMPUS (SPECIAL OVERLAY DISTRICT/COMMERCIAL):

- SLEEPING UNITS
- COMMUNITY BUILDING
- STORAGE BUILDING
- LAUNDRY FACILITY
- OFFICES
- SHADED OUTDOOR AREA
- DOG RUN
- PARKING (3 STANDARD + 1 ADA)

CONNECT HOMES®

SCALE 3/32" = 1-0'

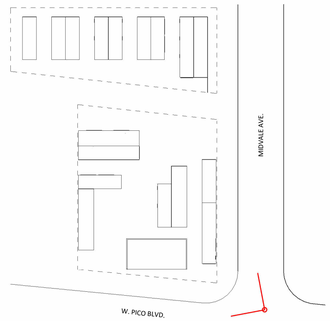
0' 5' 10' 20'

CONCEPTUAL SITE PLAN - SCHEME E

06/02/23

Z-3.1





KEY PLAN - SCHEME E
1" = 50'-0"

1

CONNECT HOMES®

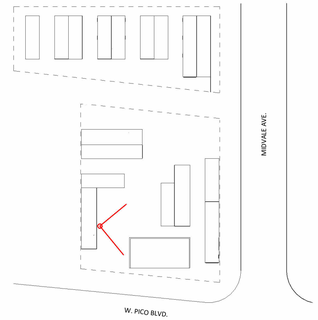
RENDERED PERSPECTIVE - STREET VIEW

06/02/23

Z-3.2

PRA-01-000495-SUPP-09/15/23





KEY PLAN - SCHEME E
1" = 50'-0"

1

CONNECT HOMES®

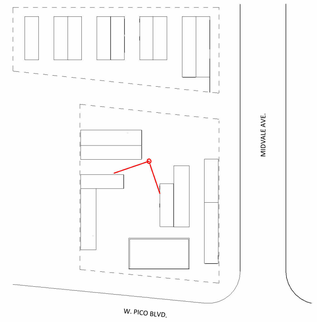
RENDERED PERSPECTIVE - COURTYARD 1

06/02/23

Z-3.3

PRA-01-000496-SUPP-09/15/23





KEY PLAN - SCHEME E
1" = 50'-0"

1

CONNECT HOMES®

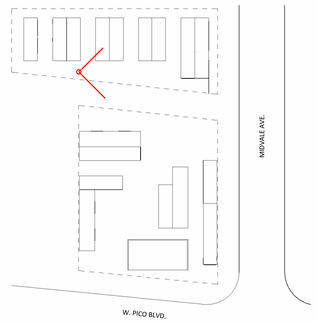
RENDERED PERSPECTIVE - COUTYARD 2

06/02/23

Z-3.4

PRA-01-000497-SUPP-09/15/23





KEY PLAN - SCHEME E
1" = 50'-0"

1

CONNECT HOMES®

RENDERED PERSPECTIVE - RESIDENTIAL UNITS

06/02/23

Z-3.5







LEFT: SHELTER INTERIOR. *IMAGES ABOVE:* ILLUSTRATE POTENTIAL LOOK AND FEEL OF THE SHELTER.







HOMEKEY MOUNTAIN VIEW SHELTER PROJECT

- LOCATED IN MOUNTAIN VIEW, CA
- PROJECT COMPLETED 2021

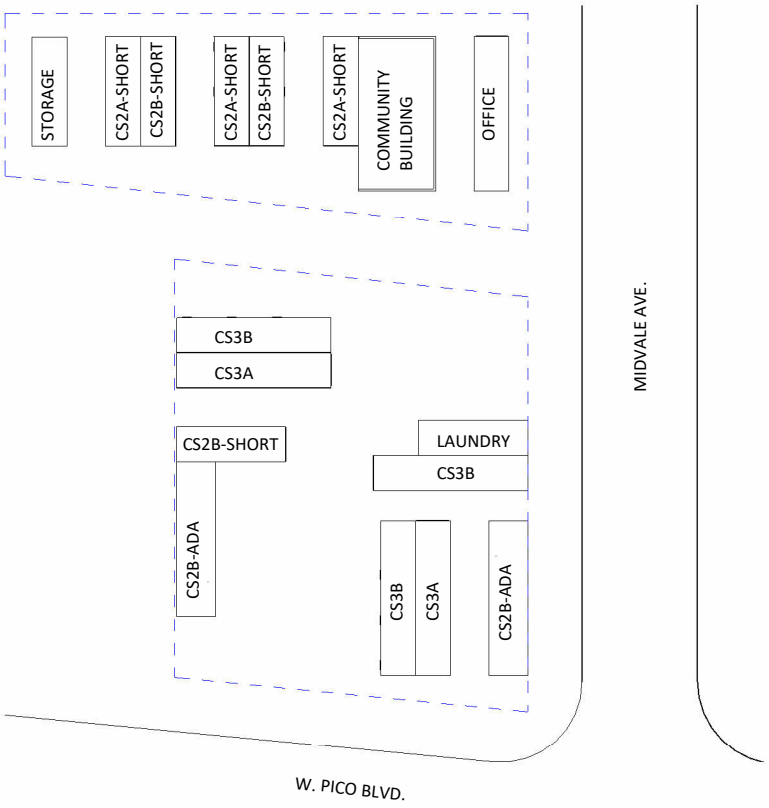
LEFT: COMMUNITY BUILDING. *TOP RIGHT:* INTERIOR OF COMMUNITY BUILDING. *BOTTOM RIGHT:* SHELTER UNITS.

PRA-01-000500-SUPP-09/15/23

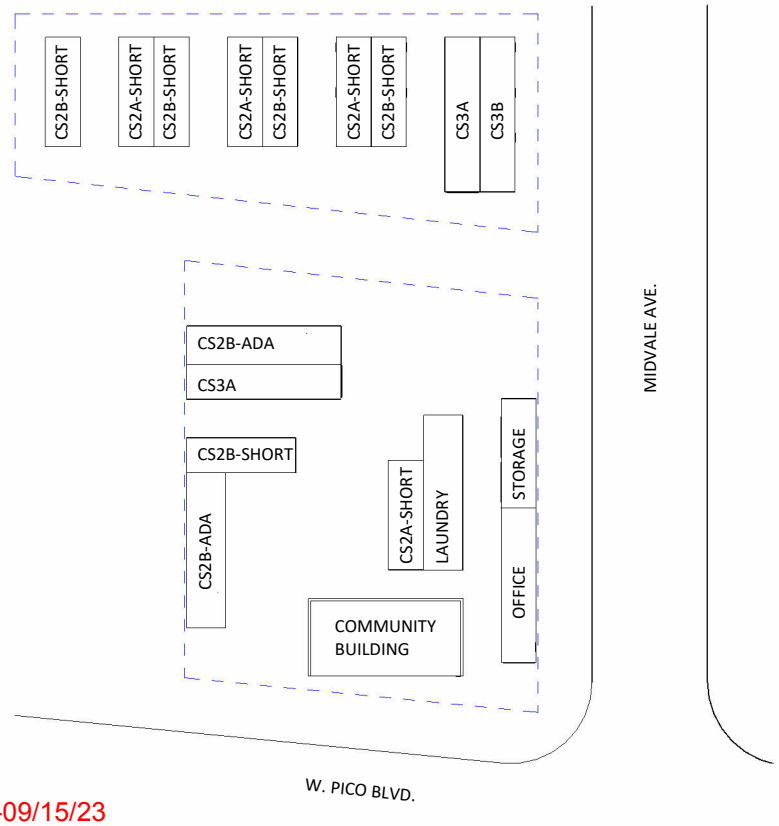
APPENDIX -
BUDGET KEYPLAN / MOD DISTRIBUTION DIAGRAM

CONNECT HOMES®

SCHEME A



SCHEME E



July 24, 2023

Dear Neighbor,

Taking bold action to fight the homelessness crisis is the most pressing challenge in Los Angeles. In the Fifth Council District, we have seen a dramatic increase in the number of people living on the streets in recent years. According to the Los Angeles Homeless Count, there are as many as 1,300 people living in the district without a home. Unfortunately, due largely to the cost of housing on the Westside, there simply are not enough beds to bring people off the streets. In fact, there is only 1 interim housing unit for every 8 unsheltered Angeleno living in Council District 5. If we are to make meaningful progress on homelessness, we need to bring more beds online quickly.

That's why we are proud to announce a new interim housing project for the Westside set to open in Spring of 2024. Located at 2377 Midvale Avenue, Los Angeles CA 90064, this project will provide approximately 30 beds for participants living in the surrounding community. Each individual will be assigned to a living space, and be connected to an array of wrap-around services on-site.

The project will be constructed by LifeArk, a Los Angeles-based company that creates beautiful, high quality modular structures. Once opened, operations will be led by LA Family Housing, a national leader in helping people transition out of homelessness and poverty. LA Family Housing has a distinguished track record of operating well-managed buildings that provide participants with the services they need to stabilize their lives.

We understand that neighbors may have questions and/or concerns. To see the designs for the project, and learn about the safety protocols being implemented, building management and rules for participants, the construction schedule, and more, we invite you to join an information session in the coming days:

In-Person Information Session
Thursday, August 3, 2023 | 5:30 pm – 7:00 pm
Temple Isaiah Community Room
10345 W Pico Blvd

PRA-01-000502-SUPP-09/15/23

Virtual Information Session
Sunday, August 6, 2023 | 10:00 am – 11:00 am

To RSVP for one or both of these meetings, and to learn more about the project in general, visit councildistrict5.lacity.gov/Midvale.

Thank you for your continued support as we work together to bring an end to our homelessness crisis across the City.

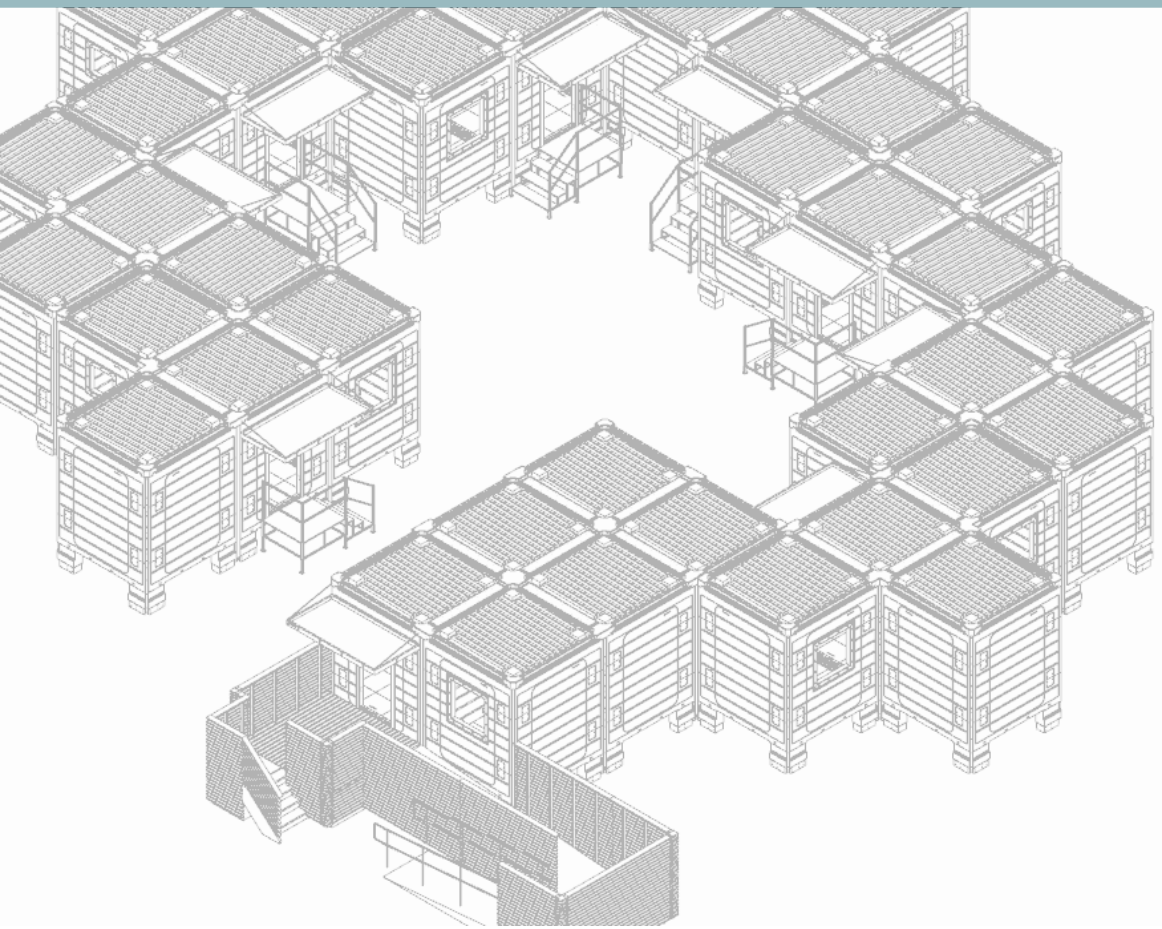
All the best,



Karen Bass
MAYOR



Katy Yaroslavsky
COUNCILWOMAN, FIFTH DISTRICT



INTERIM HOUSING DEVELOPMENT PROPOSAL

Submitted to Council District 5

Mar 2023

PRA-01-000504-SUPP-09/15/23

Lifeark Interim Supportive Housing for CD-5

Lifeark is pleased to submit this preliminary proposal for permanent supportive housing for homeless and at-risk population in Los Angeles Council District 5 using our innovative LifeArk modular system. Lifeark is a new, patented mass production housing technology that has the potential to significantly reduce the cost and timeline of housing construction.

Presented in this proposal for both 2377 Midvale and 9415 Venice are layouts using Lifeark ensuite studio units. For this size site and project, LifeArk is able to provide complete factory assembled units that can be placed on site foundation and fully completed within 6 months all-in. In addition, from Lifeark's other project experiences similar to Midvale and Venice, substantial sitework cost savings result due to all unit utilities running in the crawl space with only a single point-of-connection requiring no underground utilities and trenching and minimal sit work.

Lifeark is the first fully certified structural load bearing plastic building product on the market. It is tested and approved for safety and quality as a new building material through IAPMO-UES, a national codes and standards approval agency, and compliant with 2022 international and California building and residential codes. Lifeark is certified by the California department of housing and community development (HCD) factory-built housing and commercial modular program.

Please let us know if you have any questions. We are excited for the opportunity to share Lifeark's modular housing innovations to meet the longer term housing needs of homeless and at-risk population in your district.

Thank you,
Charles Wee

CEO, LifeArk SPC





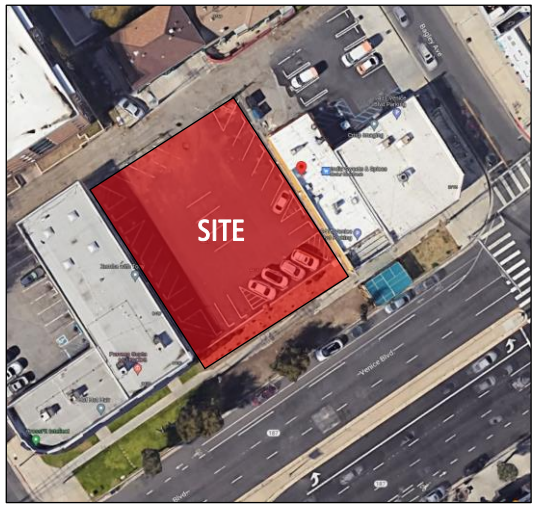


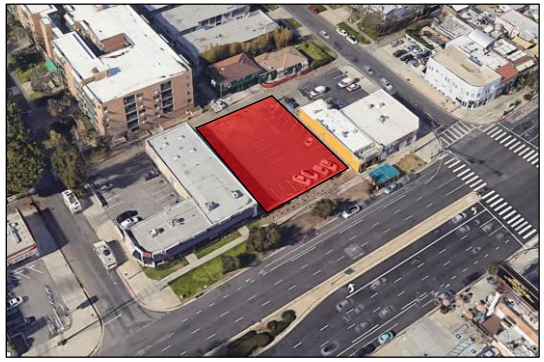


PRA-01-000505-SUPP-09/15/23

Proposed Interim Housing Sites for Council District 5

Site 1
Address: 9415 Venice Blvd., Culver City, CA 90232
Site Area: 12,500 SF
- Located along Venice Blvd between Bagley and Cardiff Ave in Culver City CA.





Aerial view from SW

Site 2
Address: 2377 Midvale Ave LA CA 90064
Site Area: 16,340 SF
- Lot 1: 10,065 SF
- Lot 2: 6,275 SF
- Parking lot located at the corner of W. Pico and Midvale split by an alley

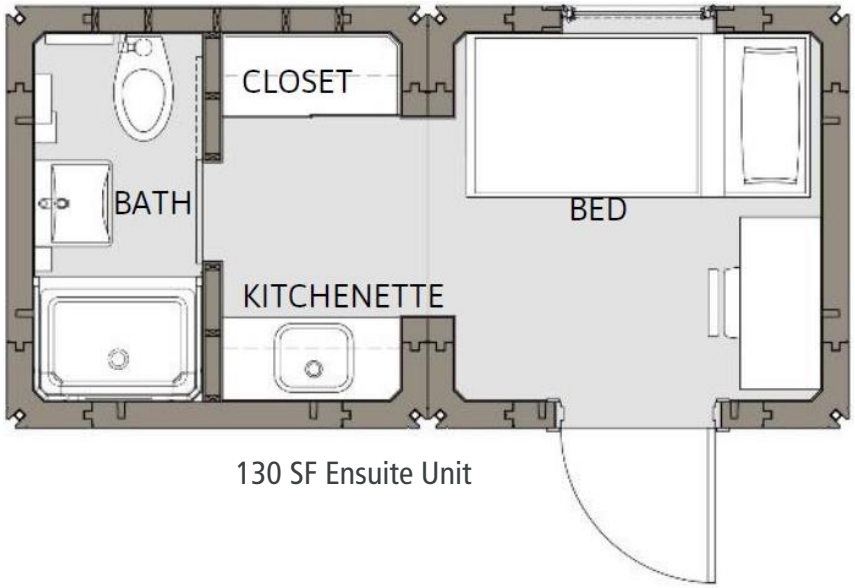




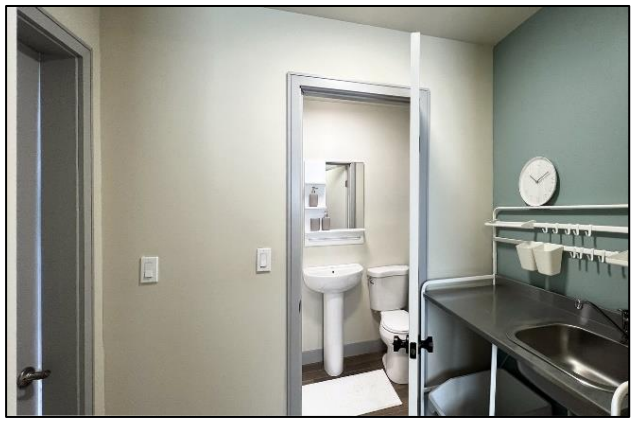
Aerial view from SW

PRA-01-000506-SUPP-09/15/23

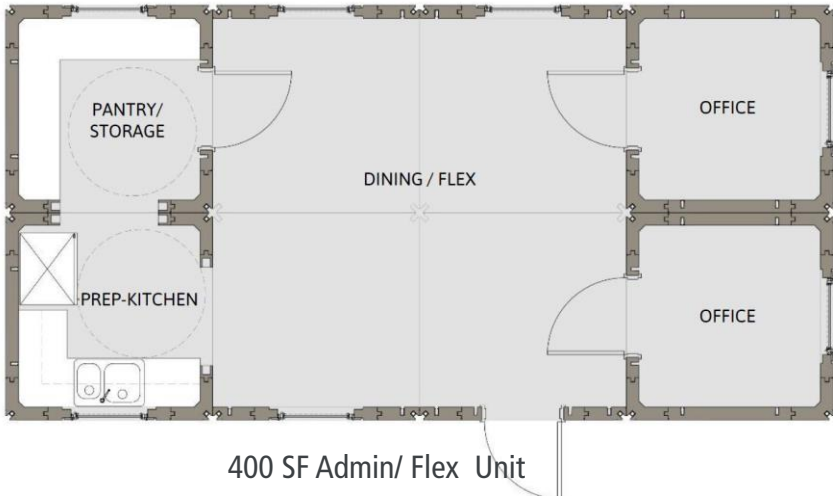
Unit Plan



130 SF Ensuite Unit



Ensuite Unit Interior



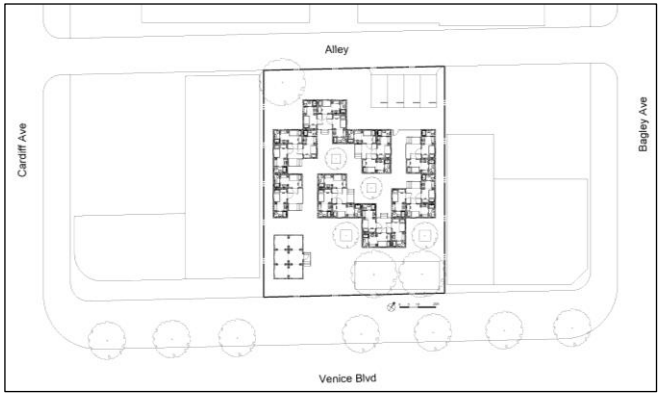
400 SF Admin/ Flex Unit



Ensuite Unit Exterior Example

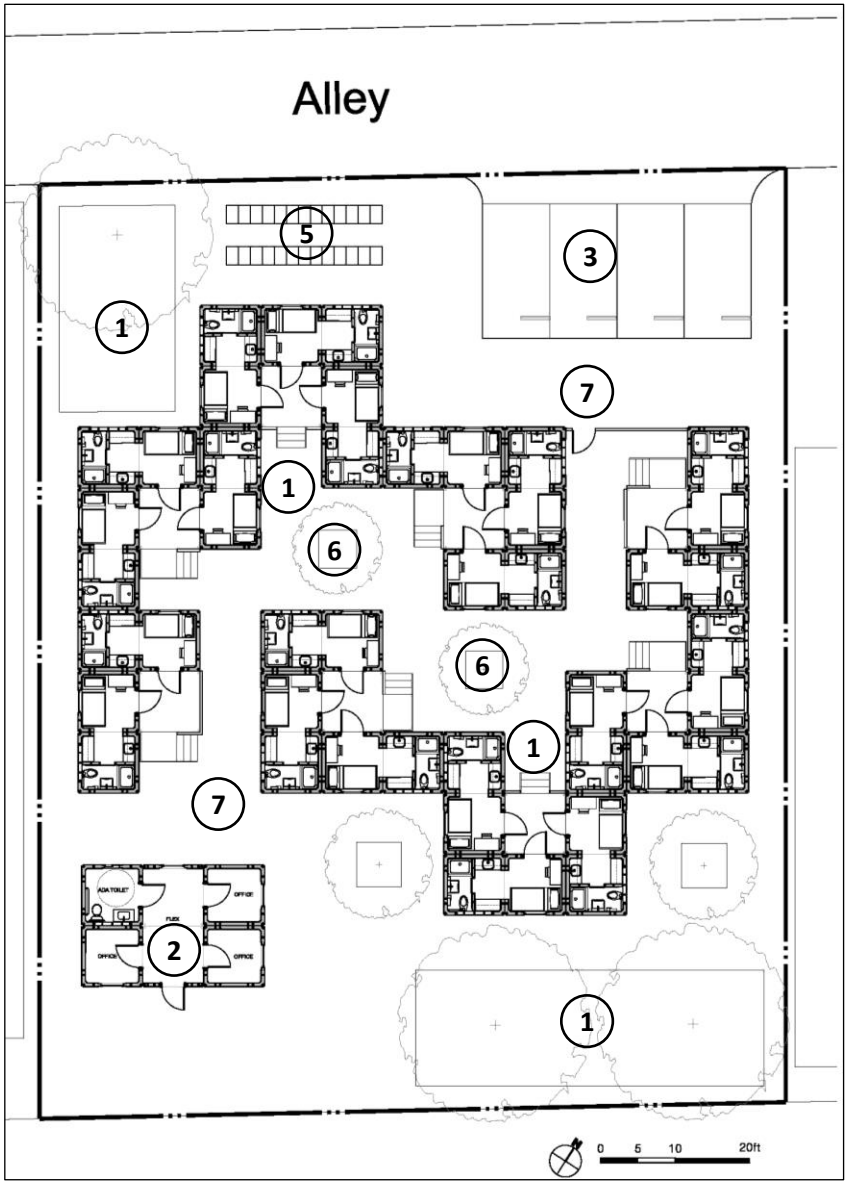
PRA-01-000507-SUPP-09/15/23

9415 Venice Site Plan



1. 2x1 Ensuite Clusters
2. Admin/Flex
3. Parking
4. Pet Area
5. Storage Bins
6. Courtyard
7. Entry





	TYPE	SF/U	# UNIT	TOTAL SF
Units	2x1	130	22	2,860
Admin/Flex	3x2	400	1	400
Beds			22	3,260

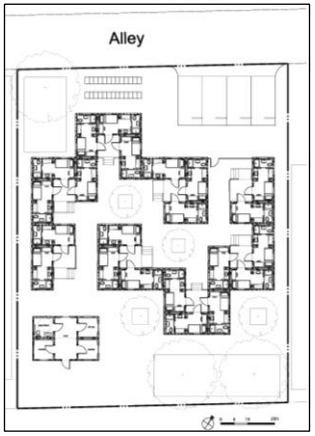
PRA-01-000508-SUPP-09/15/23

9415 Venice Budget Costing

Site Area	Acre	SF
	0.29	12,500

Costing as of3/24/2023

Housing Type	Mods		Area	All Lifeark								
	Mods	Total	SF/Unit	# Units	# Beds	Total Beds	Total SF	Cost/Unit	Total	Options/unit	Options Total	Total + Options
2x1 Ensuite Unit	2	44	200	22	1	22	4,400	$ 48,000	$ 1,056,000	$ -	$ -	$1,056,000
1x1 Deck	0	0	-	0	0	0	-	$ 3,000	$ -	$ -	$ -	$0
3x2 flex	6	6	1,334	1	0	0	1,334	$ 171,000	$ 171,000	$ -	$ -	$171,000
Total		50		23		22	5,734		$ 1,227,000		$ -	$1,227,000
Unit Cost	$24,540					$55,773	$ 214					
Unit Cost Inc Options	$24,540					$55,773	$ 214					



	TYPE	SF/U	# UNIT	TOTAL SF
Units	2x1	130	22	2,860
Admin/Flex	3x2	400	1	400
Beds			22	3,260

Exclusions

1. Land
2. Sitework
3. Soft Costs
4. Prevailing wage site work
5. ADA Provisions

Options

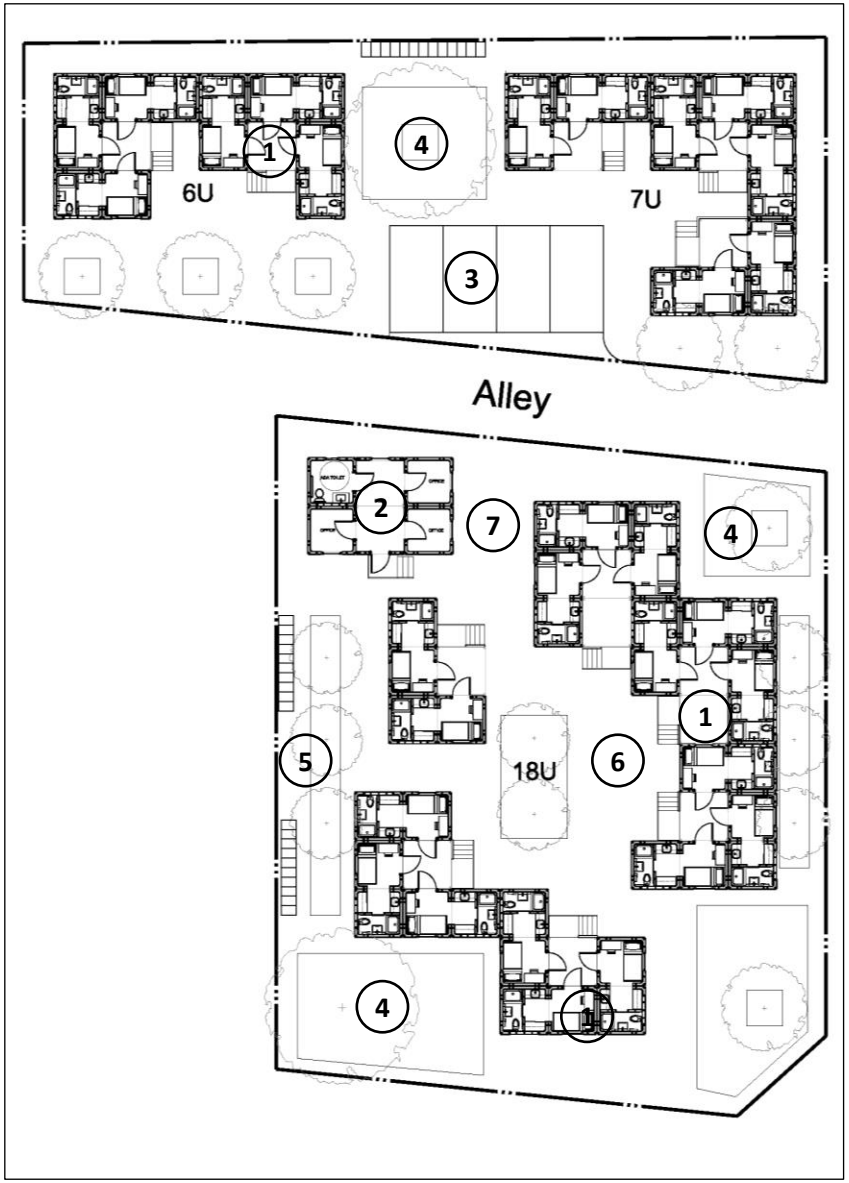
1. Radiant Heating & Cooling
2. Off-Grid System
3. FF&E

PRA-01-000509-SUPP-09/15/23

2377 Midvale Site Plan



1. 2x1 Ensuite Clusters
2. Admin/Flex
3. Parking
4. Pet Area
5. Storage Bins
6. Courtyard
7. Entry





	TYPE	SF/U	# UNIT	TOTAL SF
Units	2x1	130	31	2,860
Admin/Flex	3x2	400	1	400
Beds			31	3,260

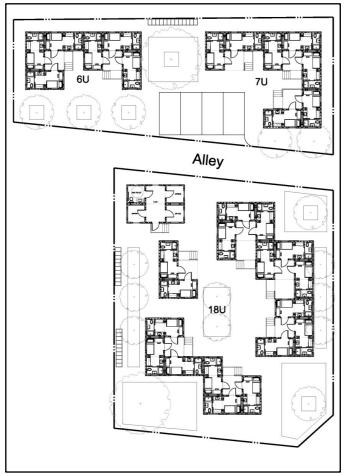
PRA-01-000510-SUPP-09/15/23

2377 Midvale- Budget Costing

Site Area	Acre	SF
	0.38	16,340

Costing as of3/24/2023

Housing Type	Mods		Area	All Lifeark								
	Mods	Total	SF/Unit	# Units	# Beds	Total Beds	Total SF	Cost/Unit	Total	Options/unit	Options Total	Total + Options
2x1 Ensuite Unit	2	62	200	31	1	31	6,200	$ 48,000	$ 1,488,000	$ -	$ -	$1,488,000
1x1 Deck	0	0	-	12	0	0	-	$ 3,000	$ 36,000	$ -	$ -	$36,000
3x2 Flex	1	1	1,334	1	0	0	1,334	$ 171,000	$ 171,000	$ -	$ -	$171,000
Total		63				31	7,534		$ 1,695,000		$ -	$1,695,000
Unit Cost	$26,905					$54,677	$ 225					
Unit Cost Inc Options	$26,905					$54,677	$ 225					



	TYPE	SF/U	# UNIT	TOTAL SF
Units	2x1	130	31	2,860
Admin/Flex	3x2	400	1	400
Beds			31	3,260

Exclusions

1. Land
2. Sitework
3. Soft Costs
4. Prevailing wage site work
5. ADA Provisions

Options

1. Radiant Heating & Cooling
2. Off-Grid System
3. FF&E

PRA-01-000511-SUPP-09/15/23

Architectural Character







* Renderings are from Lifeark's other projects. For illustrating architectural character only

PRA-01-000512-SUPP-09/15/23

Architectural Character







* Renderings are from Lifeark's other projects. For illustrating architectural character only

PRA-01-000513-SUPP-09/15/23

Architectural Character





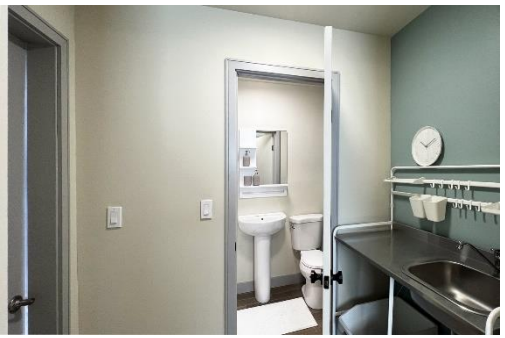


* Renderings are from Lifeark's other projects. For illustrating architectural character only

PRA-01-000514-SUPP-09/15/23

Lifeark Modulars







* Lifeark project photos for illustration only. Not for this project.

PRA-01-000515-SUPP-09/15/23

Lifeark Tyler El Monte PSH Project





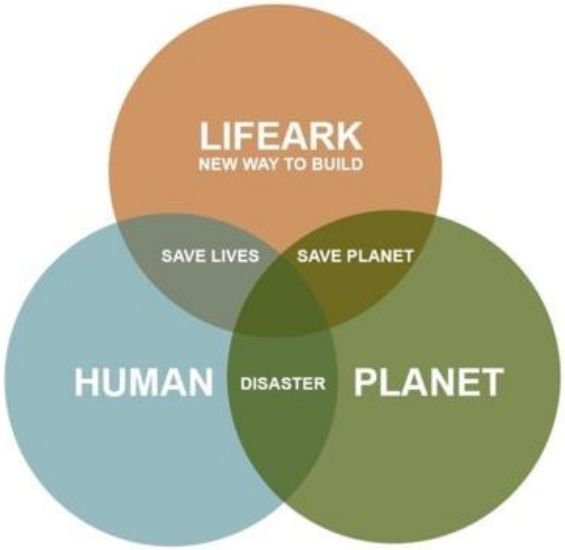


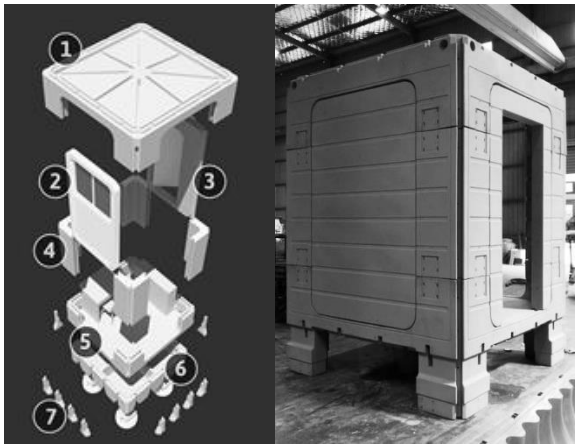




* Lifeark project photos for illustration only. Not for this project.

PRA-01-000516-SUPP-09/15/23





INNOVATING HOUSING TECHNOLOGY THAT SAVES LIVES AND THE PLANET

- LifeArk SPC was established as a California Social Purpose Corporation (SPC) with a mission to create safe, sustainable and affordable homes and shelter
- LifeArk modular system is designed to save the lives of people experiencing displacement or substandard shelter as a result of human or climate disasters
    - Shelter/interim housing for the homeless
    - Emergency relief housing
- Efficiently mass-produced, but incredibly customizable and scalable due to its kit-of-parts system
- Able to be withstand extreme disasters, such as earthquakes and flooding
- Pioneering use of plastic as load-bearing material in building housing – using plastic as a long-lived, durable product that can be used over decades rather than as a single-use disposable material that pollutes our environment
- Can use recycled plastic as raw material and gives off no harmful fumes into the environment

PRA-01-000517-SUPP-09/15/23

Lifeark Community Making By Design








From a single shelter module to community cluster then can be grown to become a larger village with communal spaces for everyone

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Lifeark Emergency Shelter Deployment Process



Rotomolding


Transport


Stockpile


Factory Assembly


Site Deployment


Site Assembly


Completion

Lifeark's Essential Cost and Time Saving System




Simple foundation system which can be anchored to any surface including compacted soil, asphalt or concrete




High under module chase space allows for all utilities to run under the crawl space to omit any expensive trenching



Ability to simply install and run all utility systems through the side wall with single stub-up points for all main utility connections

PRA-01-000518-SUPP-09/15/23

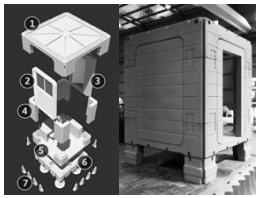
LA County Housing Innovation Challenge award-winning project

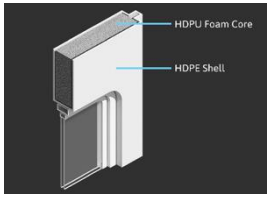
- 18 units for homeless + mgr's unit
- 14,805 SF lot size / R-3 zoning
- Counts as 19 units towards City of El Monte's RHNA quota
- $3.6 million total project cost
- $190k per unit, compared to $597k per unit cost of homeless housing building with LA City's Proposition HHH funding
- Innovative use of shared housing design for better client outcomes



PRA-01-000519-SUPP-09/15/23

WE'RE RADICALLY RETHINKING HOUSING













PATENTED DESIGN

- First of its kind, fully approved mass-produced housing in the world to use plastic polymer in compliance with international and California building codes.
- Kit-of-parts with Lego-like simplicity allows easy assembly and transport
- Raised floor with 22" clear crawl space allows for all utilities to run under the building above the ground to minimize sitework costs
- Fully independent modular system allows for easy disassembly for cost effective relocation and reuse

NEW CONSTRUCTION MATERIAL

- HDPE with PU foam insulation allows for high structural strength, buoyancy, R-40 thermal resistance and high acoustic value
- First of its kind to use plastic as a load bearing material in construction allowing design to be used in high wind and high seismic areas
- Code compliant Class-A fire rating allows lifeark to be used in the most extreme fire prone areas
- Certified raw plastic material allow use of up to 30% of post consumer recycled plastic as a main building material to help clean plastic trash from ocean and landfills

NEW MANUFACTURING

- Rotational molding allows mass production possible at low cost & low capital investment
- Easily scalable through the technology transfer and manufacturing licensing of hundreds of existing rotomolder around the world
- Most common plastic processing process but never been used in the housing construction industry

FACTORY ASSEMBLY & TRANSPORT

- Certified under ca HCD (CA Housing & Community Development) approved factory built housing and commercial modular
- Factory assembly of rotomolded parts under controlled environment allows for maximum product quality control and efficiency in modular fit-out
- Precise control of the building material results in zero construction waste
- Small 8x8 modules allow for easy loading, unloading and transport using forklift for assembly and non-wide-load flatbed for transport to the job site

SITE ASSEMBLY

- Concurrent site work and factory assembly saves construction time
- Complete factory installed MEPFS allows for simple connection to the site utilities at a minimal point of connection allowing substantial sitework construction cost savings

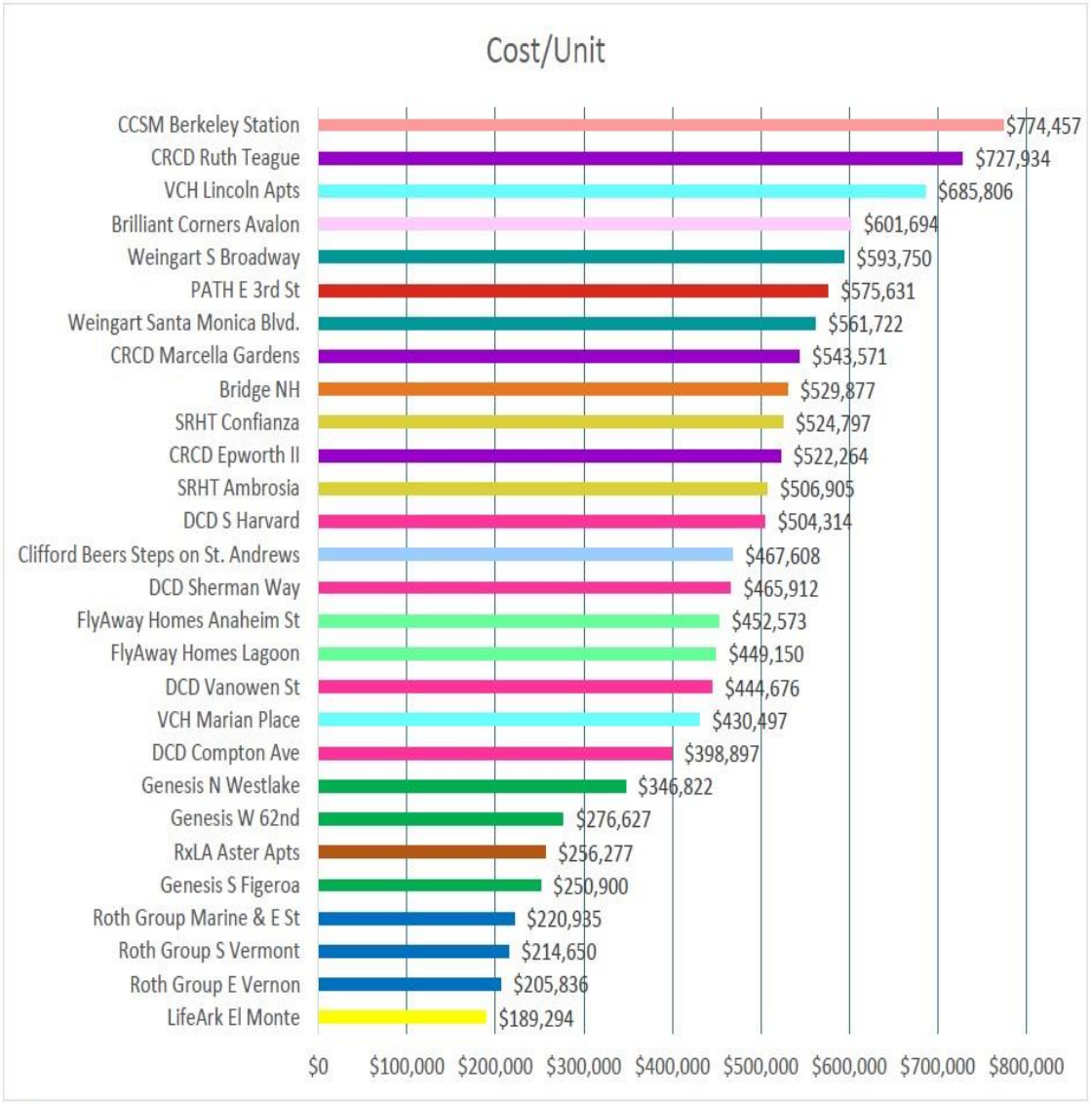
PROOF OF CONCEPT PROJECT

- LifeArk Tyler in the City of El Monte is LifeArk's first pilot project providing permanent supportive housing and ongoing intensive case management (ICMS) services to for 18 individuals previously experiencing homeless.
- LifeArk was a winner of the Los Angeles County Homeless Initiative's Housing Innovation Challenge
- HCD models approved by the Housing and Community Development (HCD)'s Factory-Built Housing Program
- Construction was completed in early 2022 and the very first resident moved in April 2022
- Total all-in unit cost $190,000 per unit

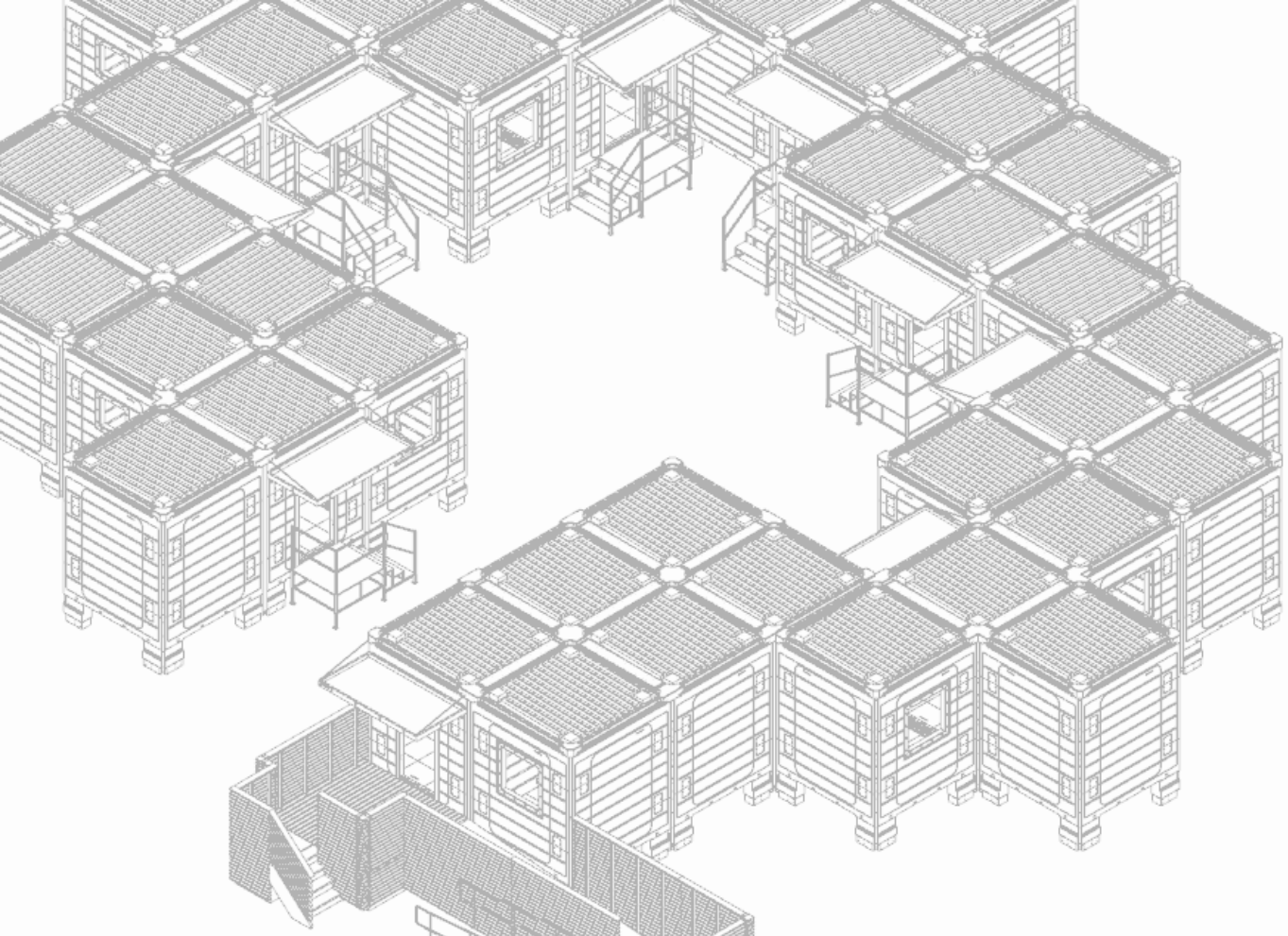
PRA-01-000520-SUPP-09/15/23

Report sponsored by the United Way of Greater LA's Home For Good Funders Collaborative and USC's Homeless Policy Institute analyzed development costs for 28 permanent supportive housing projects in LA region:

- LifeArk El Monte had the lowest cost per unit at $189,294
- Median cost was $466,760/unit
- Highest cost was $774,457/unit



PRA-01-000521-SUPP-09/15/23

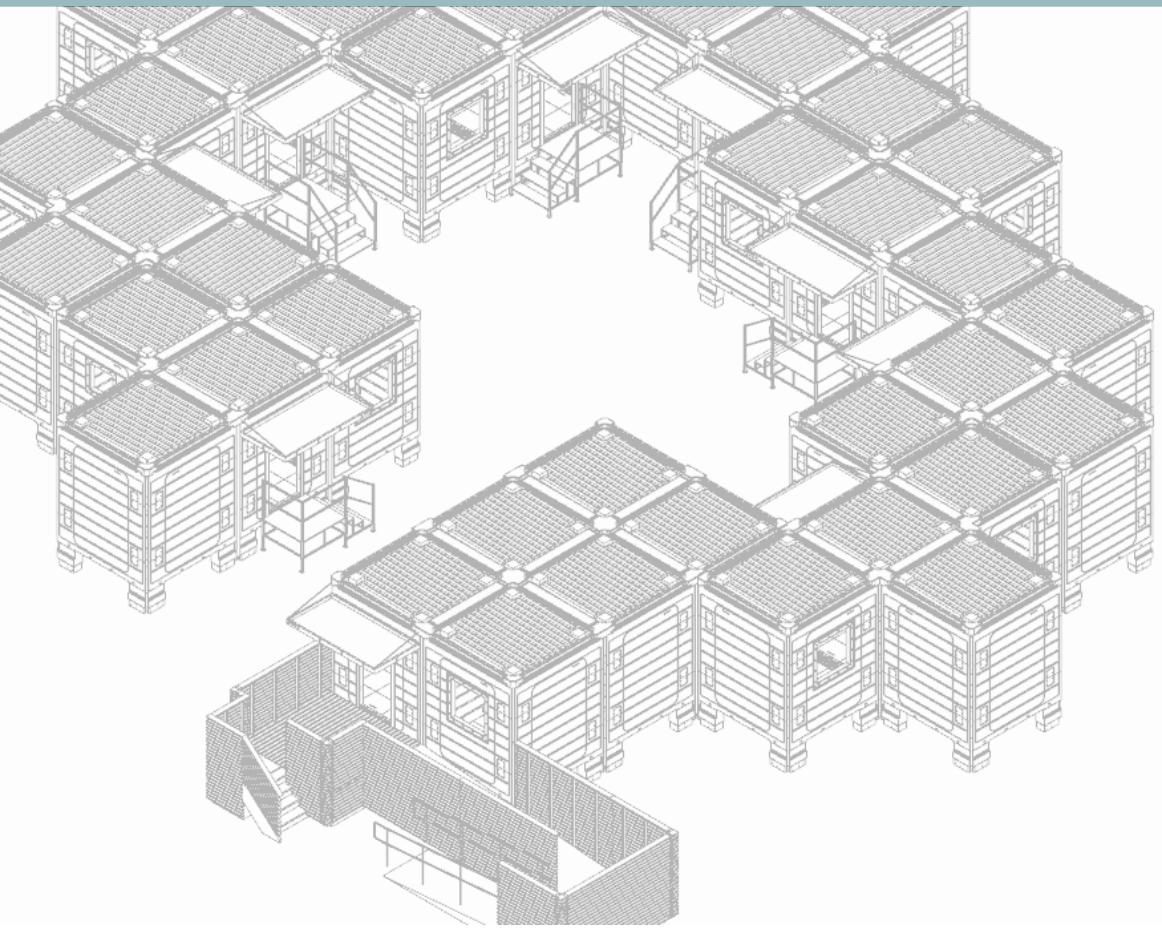


LifeArk™

HOUSING REIMAGINED

www.lifeark.net

PRA-01-000522-SUPP-09/15/23



INTERIM HOUSING DEVELOPMENT PROPOSAL

9415 Venice

Submitted to Council District 5

Mar 2023

PRA-01-000523-SUPP-09/15/23

Lifeark Interim Supportive Housing for CD-5

Lifeark is pleased to submit this preliminary proposal for permanent supportive housing for homeless and at-risk population in Los Angeles Council District 5 using our innovative LifeArk modular system. Lifeark is a new, patented mass production housing technology that has the potential to significantly reduce the cost and timeline of housing construction.

Presented in this proposal for 9415 Venice are layouts using Lifeark Ensuite 100 and Ensuite 134 models. LifeArk can provide complete factory assembled units that can be placed on site foundation and fully completed within 6 months.

Lifeark is the first fully certified structural load bearing plastic building product on the market. It is tested and approved for safety and quality as a new building material through IAPMO-UES, a national codes and standards approval agency, and compliant with 2022 international and California building and residential codes. Lifeark is certified by the California department of housing and community development (HCD) factory-built housing and commercial modular program.

Please let us know if you have any questions. We are excited for the opportunity to share Lifeark's modular housing innovations to meet the longer-term housing needs of homeless and at-risk population in your district.

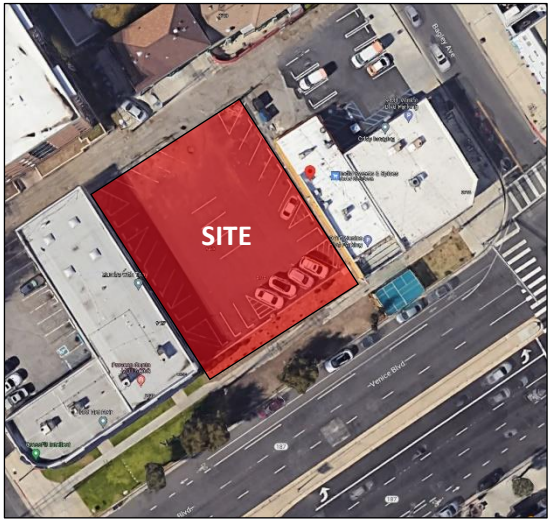
Thank you,
Charles Wee

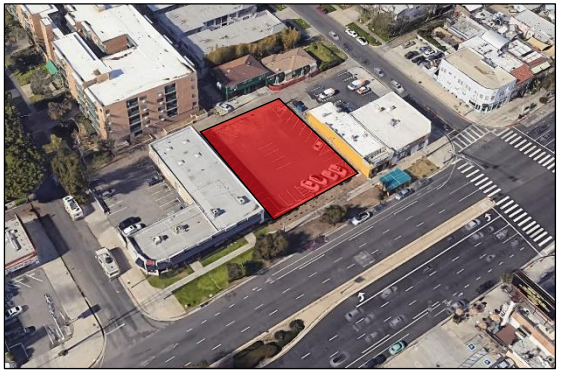
CEO – LifeArk SPC

Site

Address: 9415 Venice Blvd., Culver City, CA 90232
Site Area: 12,500 SF

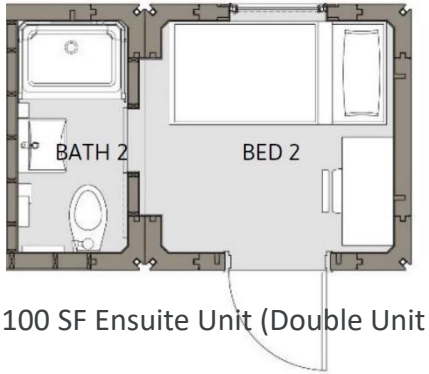
- Located along Venice Blvd between Bagley and Cardiff Ave in Culver City CA.



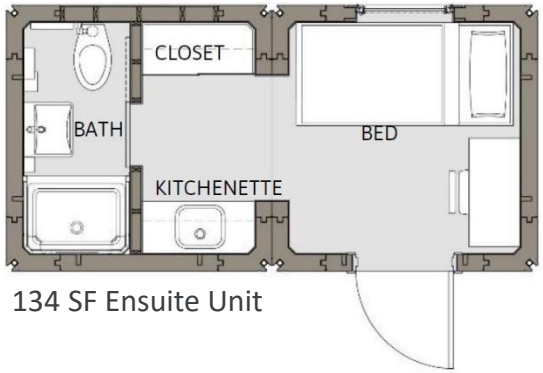


Aerial view from SW

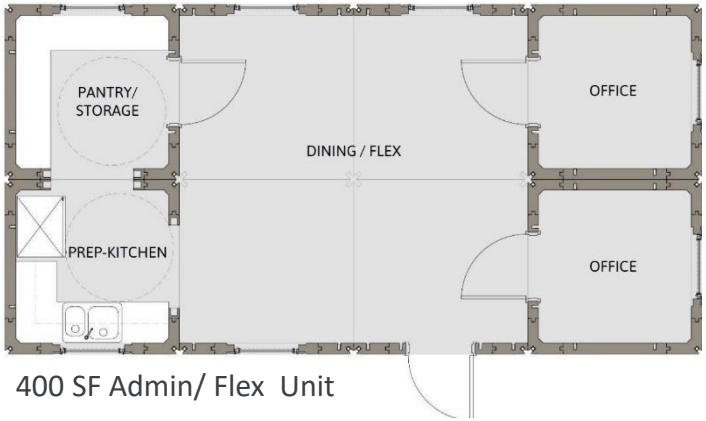
COUNCIL DISTRICT 5
CITY OF LOS ANGELES
PRA-01-000524-SUPP-09/15/23



100 SF Ensuite Unit (Double Unit shown)



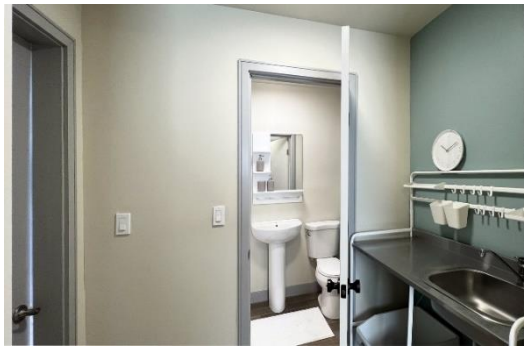
134 SF Ensuite Unit



400 SF Admin/ Flex Unit



Lifeark Single Module

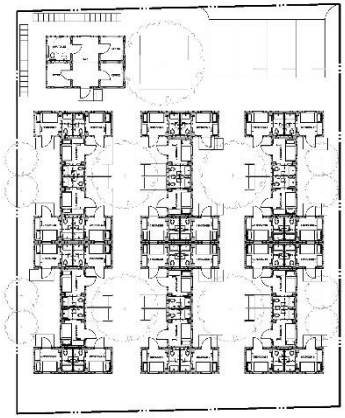
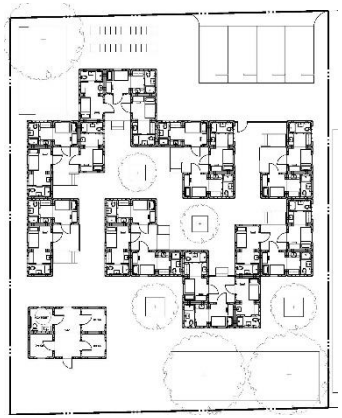


Ensuite Unit Interior



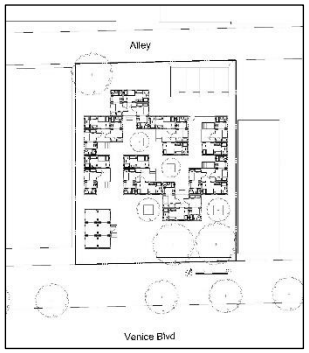
Ensuite Unit Exterior Example

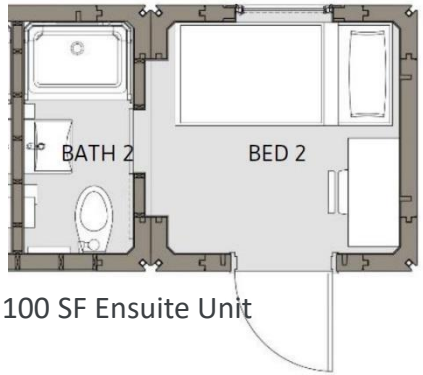
PRA-01-000525-SUPP-09/15/23

Options	Ensuite 100	Ensuite 134
Unit Type		
Site Layout		
# of Units Total SF Cost Per Bed Project Cost	36 Units 4,000 SF $35,000 $1.27 Million	22 Units 3,348 SF $57,000 $1.25 Million

PRA-01-000526-SUPP-09/15/23

9415 Venice Site Plan Option 1



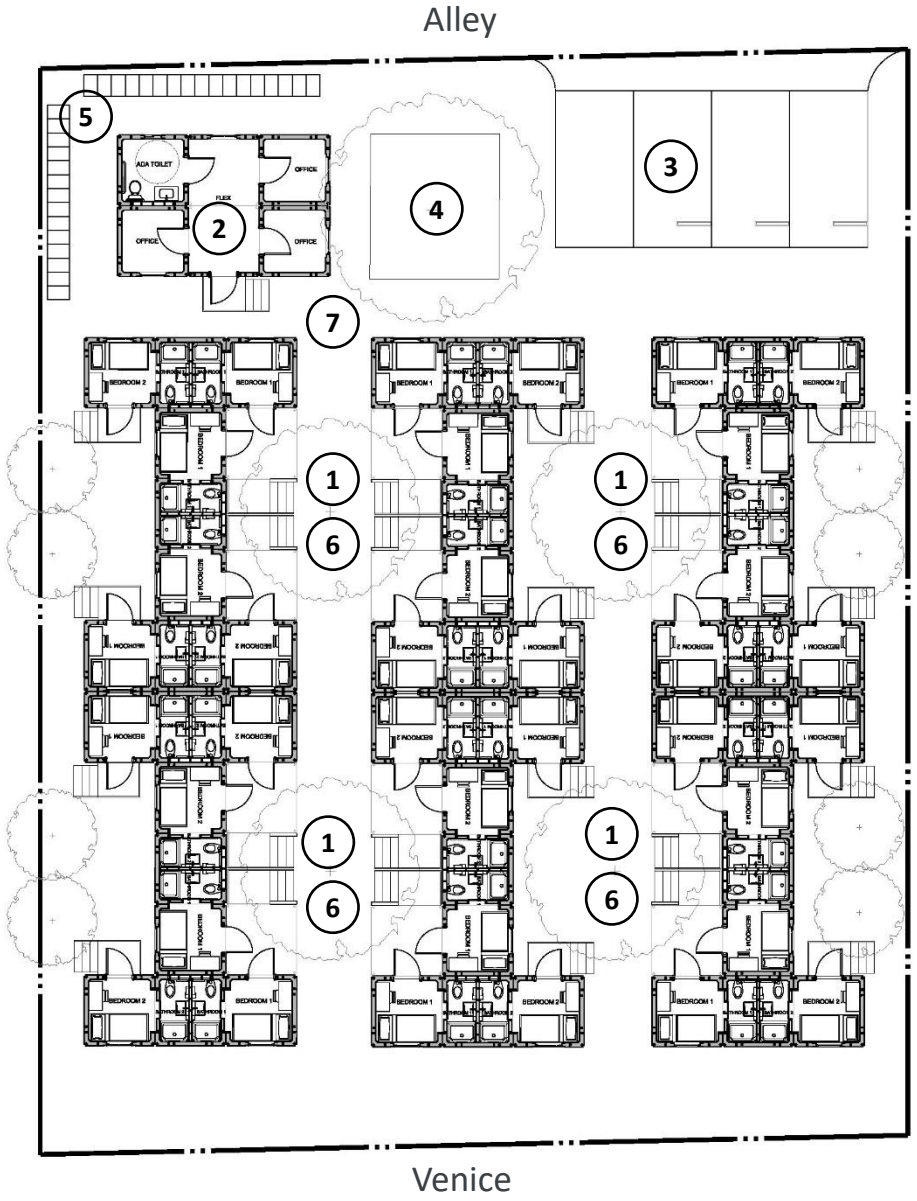


100 SF Ensuite Unit



	TYPE	SF/U	# UNIT	TOTAL SF
Units	1.5x1	100	36	3,600
Admin/ Flex	3x2	400	1	400
Beds			36	4,000

1. Ensuite Clusters
2. Admin/Flex
3. Parking
4. Pet Area
5. Storage Bins
6. Courtyard
7. Entry



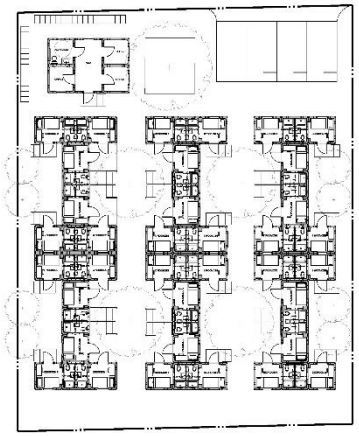
PRA-01-000527-SUPP-09/15/23

9415 Venice Option 1- Budget Costing

Site Area	Acre	SF
	0.29	12,500

Costing as of3/24/2023

	Mods		Area	All Lifeark								
Housing Type	Mods	Total	SF/Unit	# Units	# Beds	Total Beds	Total SF	Cost/Unit	Total	Options/unit	Options Total	Total + Options
2x1 Ensuite Unit	1.5	54	100	36	1	36	3,600	$ 29,000	$ 1,044,000	$ -	$ -	$1,044,000
1x1 Deck	0	0	-	18	0	0	-	$ 3,000	$ 54,000	$ -	$ -	$54,000
3x2 flex	6	6	400	1	0	0	400	$ 171,000	$ 171,000	$ -	$ -	$171,000
Total		60				36	4,000		$ 1,269,000		$ -	$1,269,000
Unit Cost	$21,150					$35,250	$ 317					
Unit Cost Inc Options	$21,150					$35,250	$ 317					



	TYPE	SF/U	# UNIT	TOTAL SF
Units	1.5x1	100	36	3,600
Admin/Flex	3x2	400	1	400
Beds			36	4,000

Exclusions

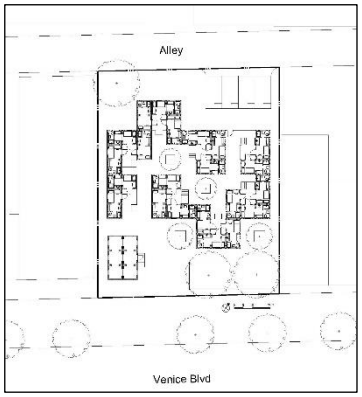
1. Land
2. Sitework
3. Soft Costs
4. Prevailing wage site work
5. ADA Provisions

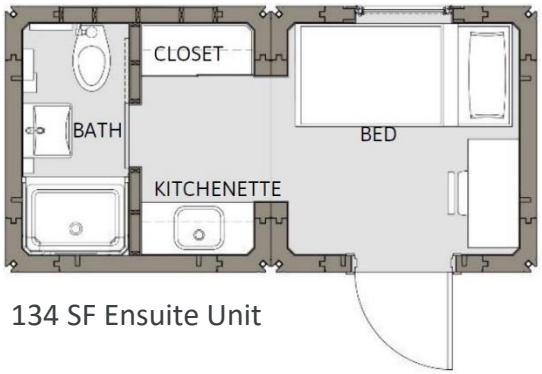
Options

1. Radiant Heating & Cooling
2. Off-Grid System
3. FF&E

PRA-01-000528-SUPP-09/15/23

9415 Venice Site Plan Option 2





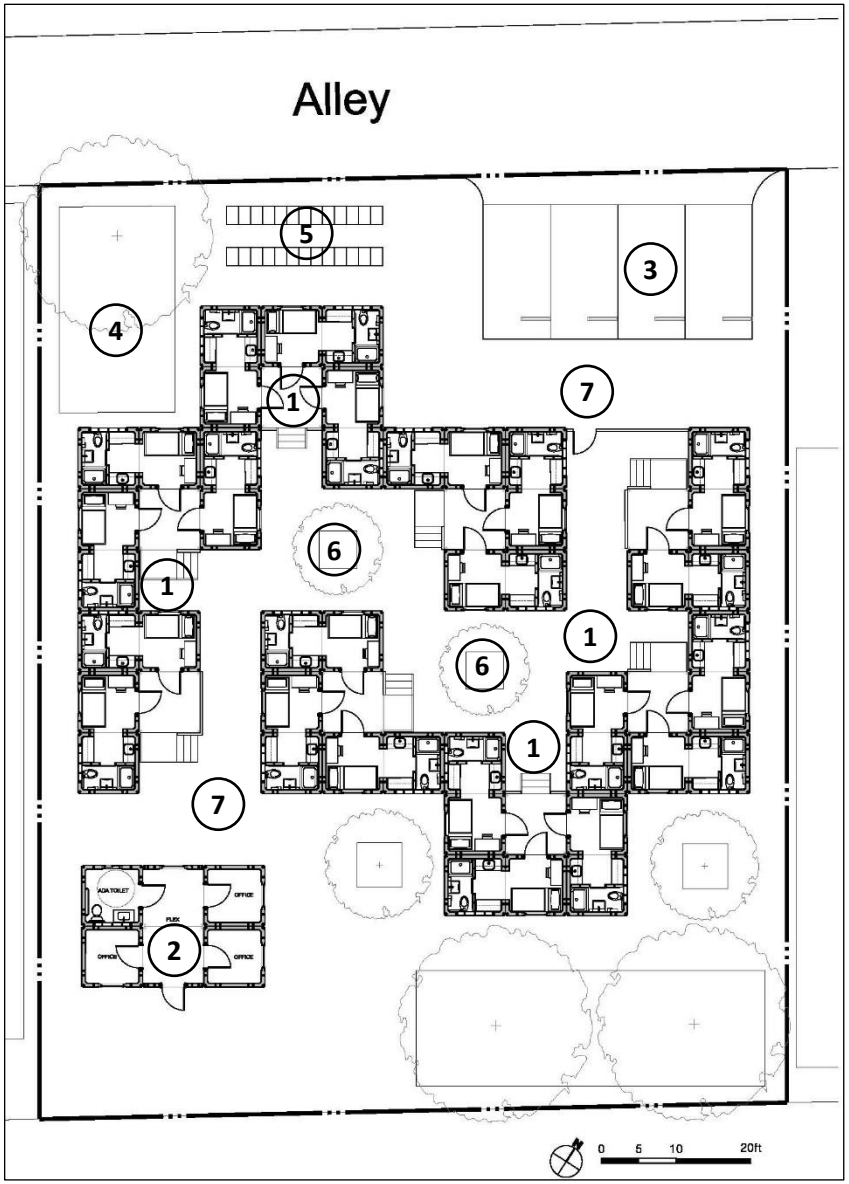
134 SF Ensuite Unit



* Rendering from Lifeark's another project. For illustrating architectural character only

	TYPE	SF/U	# UNIT	TOTAL SF
Units	2x1	134	22	2,948
Admin/Flex	3x2	400	1	400
Beds			22	3,348

1. Ensuite Clusters
2. Admin/Flex
3. Parking
4. Pet Area
5. Storage Bins
6. Courtyard
7. Entry



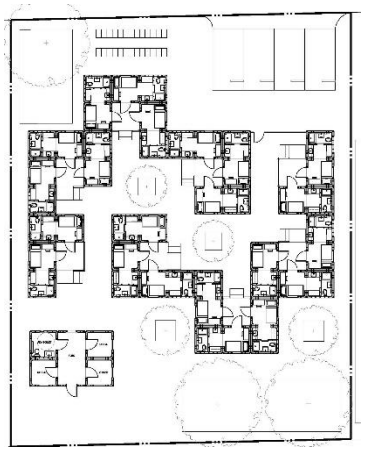
PRA-01-000529-SUPP-09/15/23

9415 Venice Option 2- Budget Costing

Site Area	Acre	SF
	0.29	12,500

Costing as of3/24/2023

	Mods		Area	All Lifeark								
Housing Type	Mods	Total	SF/Unit	# Units	# Beds	Total Beds	Total SF	Cost/Unit	Total	Options/unit	Options Total	Total + Options
2x1 Ensuite Unit	2	44	134	22	1	22	2,948	$ 48,000	$ 1,056,000	$ -	$ -	$1,056,000
1x1 Deck	0	0	-	8	0	0	-	$ 3,000	$ 24,000	$ -	$ -	$24,000
3x2 flex	6	6	400	1	0	0	400	$ 171,000	$ 171,000	$ -	$ -	$171,000
Total		50				22	3,348		$ 1,251,000		$ -	$1,251,000
Unit Cost	$25,020					$56,864	$ 374					
Unit Cost Inc Options	$25,020					$56,864	$ 374					



	TYPE	SF/U	# UNIT	TOTAL SF
Units	2x1	134	22	2,948
Admin/Flex	3x2	400	1	400
Beds			22	3,348

Exclusions

1. Land
2. Sitework
3. Soft Costs
4. Prevailing wage site work
5. ADA Provisions

Options

1. Radiant Heating & Cooling
2. Off-Grid System
3. FF&E

PRA-01-000530-SUPP-09/15/23

Architectural Character







* Renderings are from Lifeark's other projects. For illustrating architectural character only

PRA-01-000531-SUPP-09/15/23

Architectural Character







* Renderings are from Lifeark's other projects. For illustrating architectural character only

PRA-01-000532-SUPP-09/15/23

Architectural Character







* Renderings are from Lifeark's other projects. For illustrating architectural character only

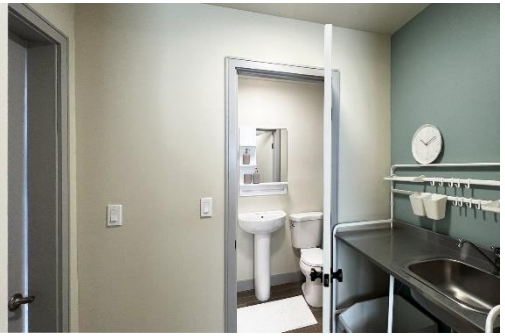
PRA-01-000533-SUPP-09/15/23

Lifeark Modulars

















* Lifeark project photos for illustration only. Not for this project.

PRA-01-000534-SUPP-09/15/23

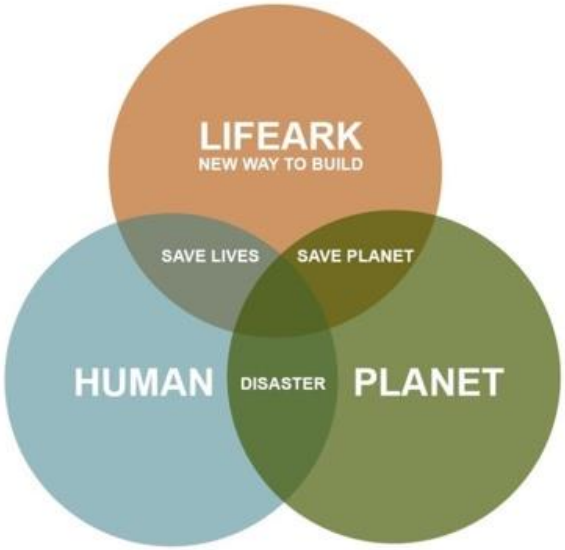


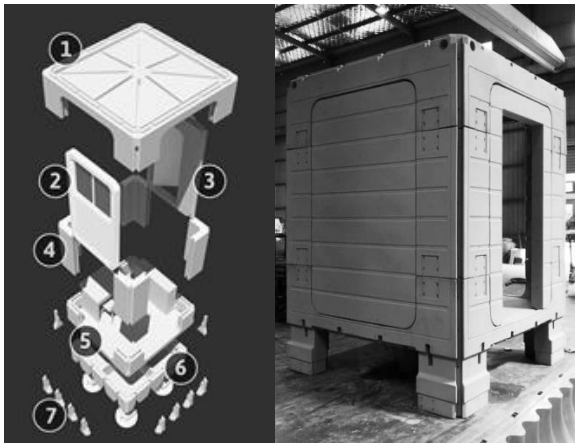




* Lifeark project photos for illustration only. Not for this project.

PRA-01-000535-SUPP-09/15/23





INNOVATING HOUSING TECHNOLOGY THAT SAVES LIVES AND THE PLANET

- LifeArk SPC was established as a California Social Purpose Corporation (SPC) with a mission to create safe, sustainable and affordable homes and shelter
- LifeArk modular system is designed to save the lives of people experiencing displacement or substandard shelter as a result of human or climate disasters
    - Shelter/interim housing for the homeless
    - Emergency relief housing
- Efficiently mass-produced, but incredibly customizable and scalable due to its kit-of-parts system
- Able to be withstand extreme disasters, such as earthquakes and flooding
- Pioneering use of plastic as load-bearing material in building housing – using plastic as a long-lived, durable product that can be used over decades rather than as a single-use disposable material that pollutes our environment
- Can use recycled plastic as raw material and gives off no harmful fumes into the environment

PRA-01-000536-SUPP-09/15/23

Lifeark Community Making By Design








From a single shelter module to community cluster then can be grown to become a larger village with communal spaces for everyone

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Lifeark Emergency Shelter Deployment Process



Rotomolding


Transport


Stockpile


Factory Assembly


Site Deployment


Site Assembly


Completion

Lifeark's Essential Cost and Time Saving System




Simple foundation system which can be anchored to any surface including compacted soil, asphalt or concrete




High under module chase space allows for all utilities to run under the crawl space to omit any expensive trenching



Ability to simply install and run all utility systems through the side wall with single stub-up points for all main utility connections

PRA-01-000537-SUPP-09/15/23

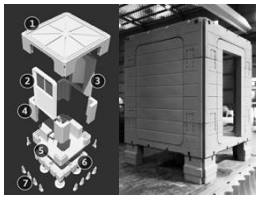
LA County Housing Innovation Challenge award-winning project

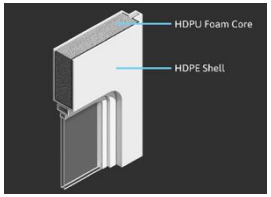
- 18 units for homeless + mgr's unit
- 14,805 SF lot size / R-3 zoning
- Counts as 19 units towards City of El Monte's RHNA quota
- $3.6 million total project cost
- $190k per unit, compared to $597k per unit cost of homeless housing building with LA City's Proposition HHH funding
- Innovative use of shared housing design for better client outcomes



PRA-01-000538-SUPP-09/15/23

WE'RE RADICALLY RETHINKING HOUSING













PATENTED DESIGN

- First of its kind, fully approved mass-produced housing in the world to use plastic polymer in compliance with international and California building codes.
- Kit-of-parts with Lego-like simplicity allows easy assembly and transport
- Raised floor with 22" clear crawl space allows for all utilities to run under the building above the ground to minimize sitework costs
- Fully independent modular system allows for easy disassembly for cost effective relocation and reuse

NEW CONSTRUCTION MATERIAL

- HDPE with PU foam insulation allows for high structural strength, buoyancy, R-40 thermal resistance and high acoustic value
- First of its kind to use plastic as a load bearing material in construction allowing design to be used in high wind and high seismic areas
- Code compliant Class-A fire rating allows lifeark to be used in the most extreme fire prone areas
- Certified raw plastic material allow use of up to 30% of post consumer recycled plastic as a main building material to help clean plastic trash from ocean and landfills

NEW MANUFACTURING

- Rotational molding allows mass production possible at low cost & low capital investment
- Easily scalable through the technology transfer and manufacturing licensing of hundreds of existing rotomolder around the world
- Most common plastic processing process but never been used in the housing construction industry

FACTORY ASSEMBLY & TRANSPORT

- Certified under ca HCD (CA Housing & Community Development) approved factory built housing and commercial modular
- Factory assembly of rotomolded parts under controlled environment allows for maximum product quality control and efficiency in modular fit-out
- Precise control of the building material results in zero construction waste
- Small 8x8 modules allow for easy loading, unloading and transport using forklift for assembly and non-wide-load flatbed for transport to the job site

SITE ASSEMBLY

- Concurrent site work and factory assembly saves construction time
- Complete factory installed MEPFS allows for simple connection to the site utilities at a minimal point of connection allowing substantial sitework construction cost savings

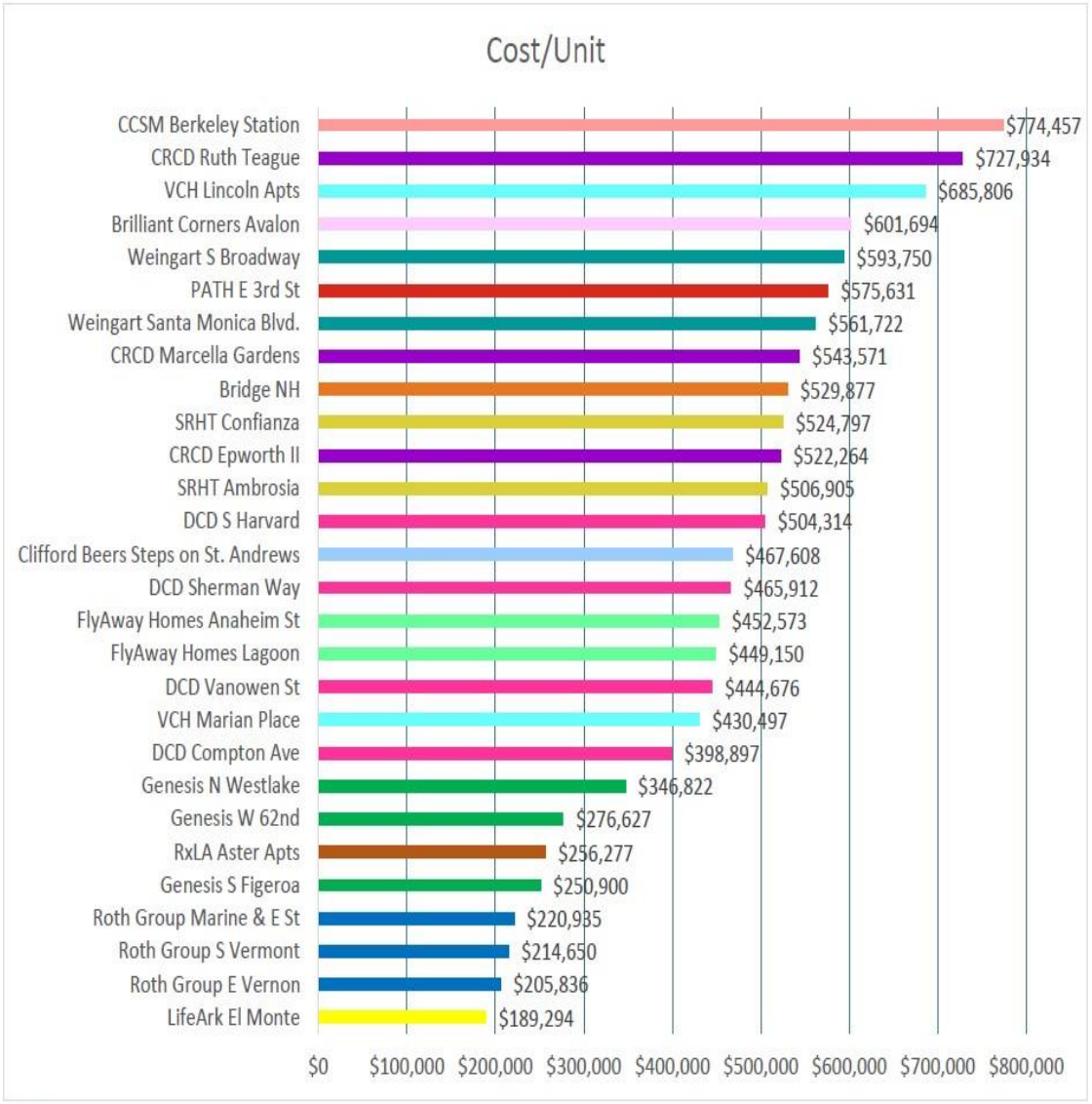
PROOF OF CONCEPT PROJECT

- LifeArk Tyler in the City of El Monte is LifeArk's first pilot project providing permanent supportive housing and ongoing intensive case management (ICMS) services to for 18 individuals previously experiencing homeless.
- LifeArk was a winner of the Los Angeles County Homeless Initiative's Housing Innovation Challenge
- HCD models approved by the Housing and Community Development (HCD)'s Factory-Built Housing Program
- Construction was completed in early 2022 and the very first resident moved in April 2022
- Total all-in unit cost $190,000 per unit

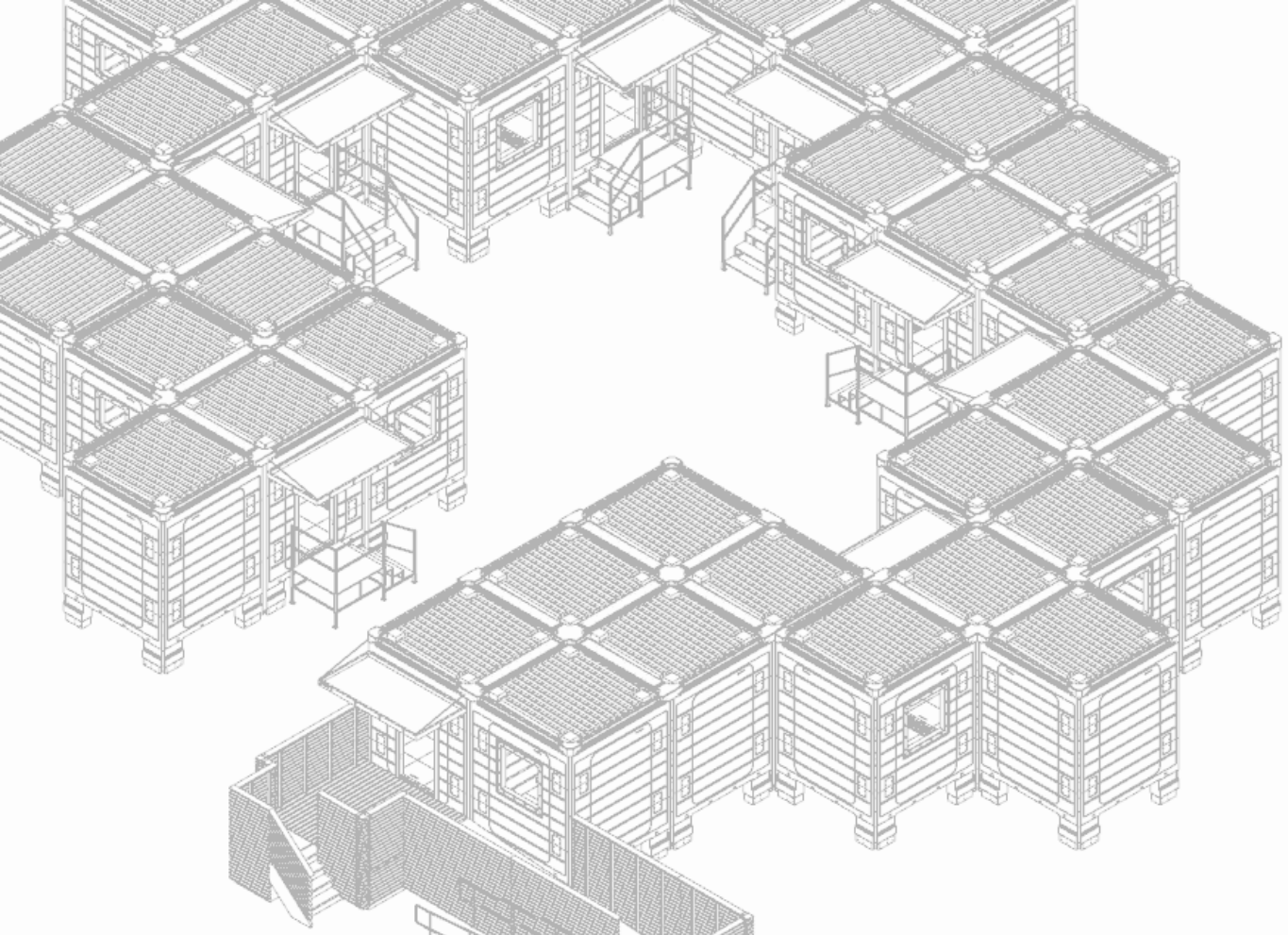
PRA-01-000539-SUPP-09/15/23

Report sponsored by the United Way of Greater LA's Home For Good Funders Collaborative and USC's Homeless Policy Institute analyzed development costs for 28 permanent supportive housing projects in LA region:

- LifeArk El Monte had the lowest cost per unit at $189,294
- Median cost was $466,760/unit
- Highest cost was $774,457/unit



PRA-01-000540-SUPP-09/15/23

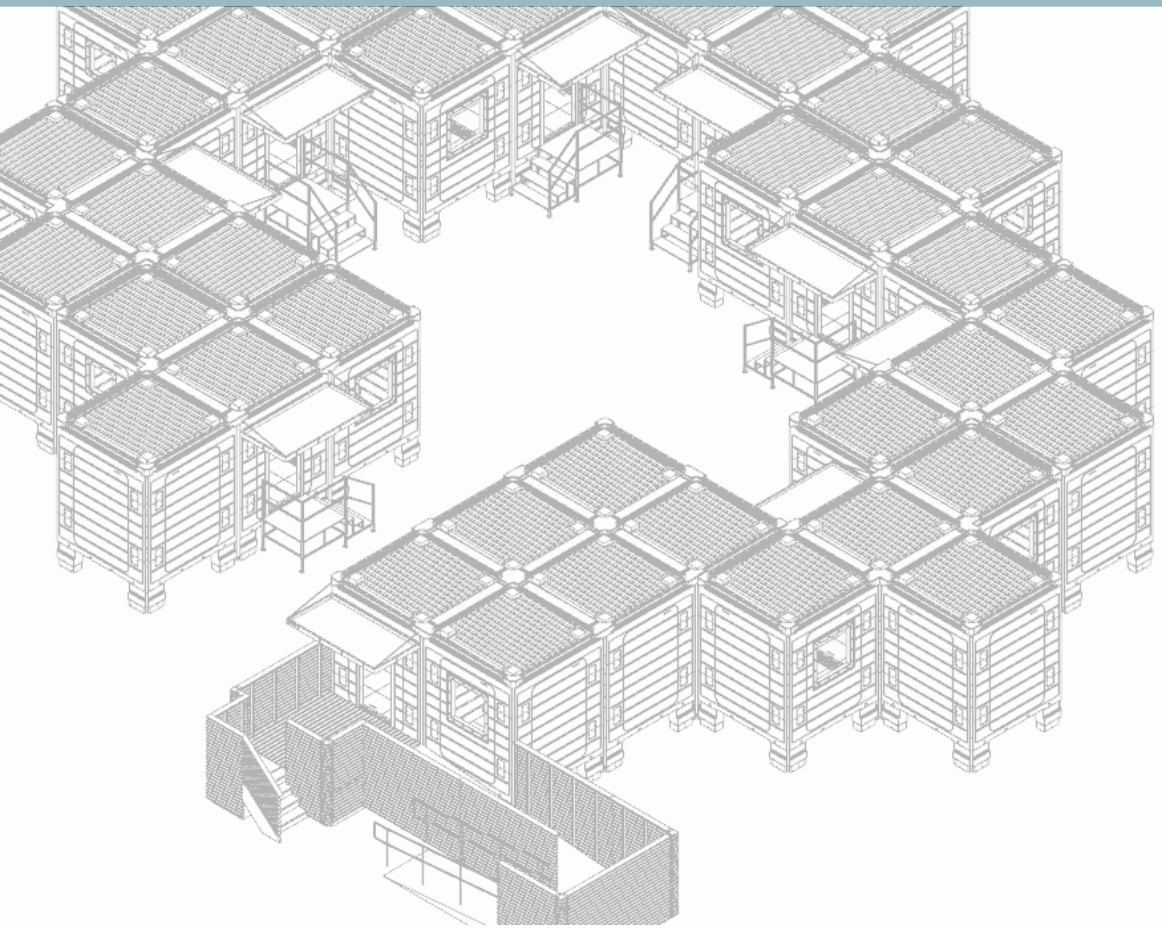


LifeArk™

HOUSING REIMAGINED

www.lifeark.net

PRA-01-000541-SUPP-09/15/23



INTERIM HOUSING DEVELOPMENT PROPOSAL
2377 Midvale

Submitted to Council District 5

Mar 2023

PRA-01-000542-SUPP-09/15/23

Lifeark Interim Supportive Housing for CD-5

Lifeark is pleased to submit this preliminary proposal for permanent supportive housing for homeless and at-risk population in Los Angeles Council District 5 using our innovative LifeArk modular system. Lifeark is a new, patented mass production housing technology that has the potential to significantly reduce the cost and timeline of housing construction.

Presented in this proposal for 2377 Midvale using Lifeark Ensuite 100 and 134 Models. LifeArk can provide complete factory assembled units that can be placed on site foundation and fully completed within 6 months.

Lifeark is the first fully certified structural load bearing plastic building product on the market. It is tested and approved for safety and quality as a new building material through IAPMO-UES, a national codes and standards approval agency, and compliant with 2022 international and California building and residential codes. Lifeark is certified by the California department of housing and community development (HCD) factory-built housing and commercial modular program.

Please let us know if you have any questions. We are excited for the opportunity to share Lifeark's modular housing innovations to meet the longer-term housing needs of homeless and at-risk population in your district.

Thank you,
Charles Wee

Site Option 1
Address: 2377 Midvale Ave LA CA 90064
Site Area: 16,340 SF

- Lot 1: 10,065 SF
- Lot 2: 6,275 SF
- Located at the corner of W. Pico and Midvale split by an alley



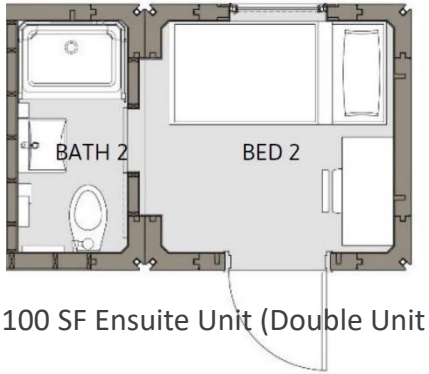
Site Option 2
Site Area: 18,305 SF

- Parking lot A & B combined

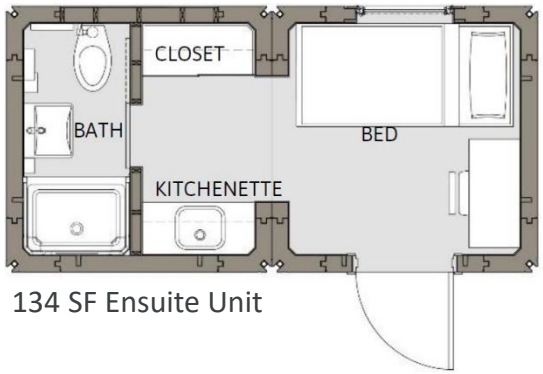


PRA-01-000543-SUPP-09/15/23

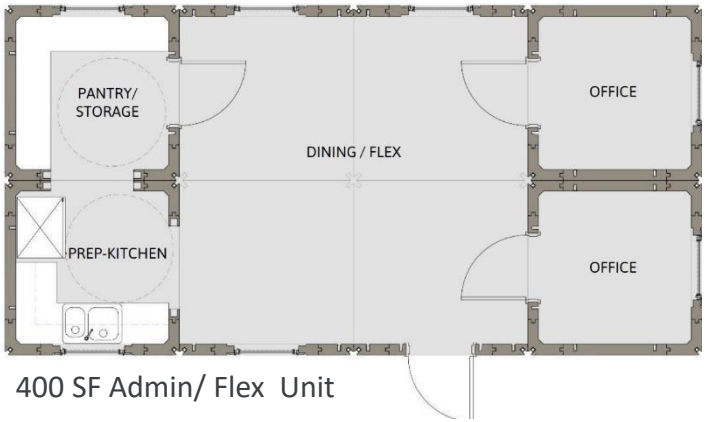
Lifeark Plans



100 SF Ensuite Unit (Double Unit shown)



134 SF Ensuite Unit

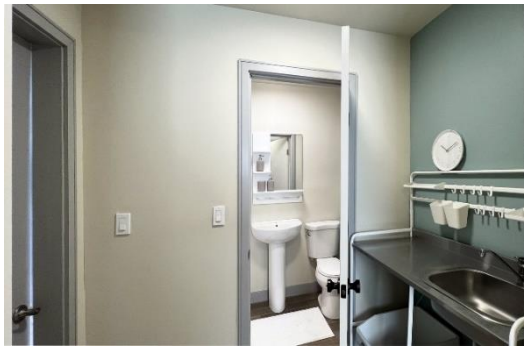


400 SF Admin/ Flex Unit





Lifeark Single Module

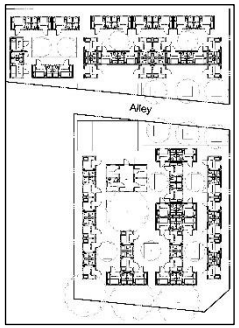
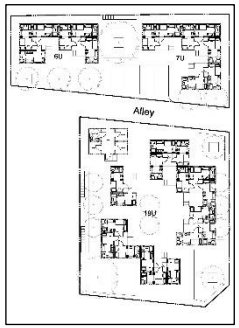
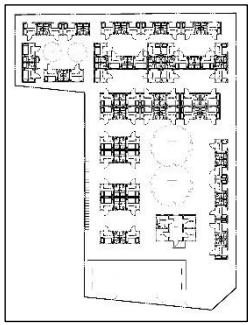
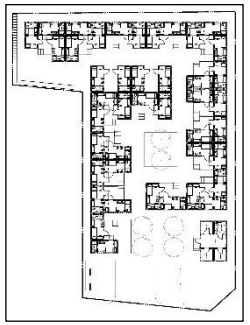


Ensuite Unit Interior



Ensuite Unit Exterior Example

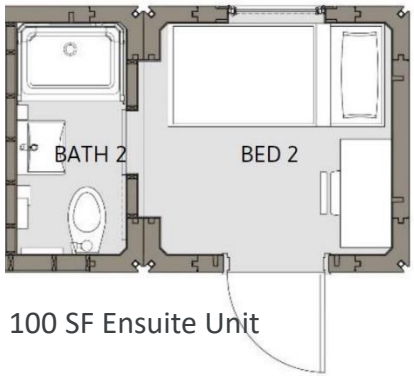
PRA-01-000544-SUPP-09/15/23

Options	Alley 1	Alley 2	Combined 1	Combined 2
Unit Type				
Site Layout				
# of Units Total SF Cost Per Bed Project Cost	50 Units 5,400 SF $34,000 $1.7 Million	31 Units 4,430 SF $55,000 $1.7 Million	54 Units 5,800 SF $35,000 $1.9 Million	43 Units 5,990 SF $53,000 $2.3 Million

PRA-01-000545-SUPP-09/15/23

2377 Midvale Alley Option 1- Ensuite 100

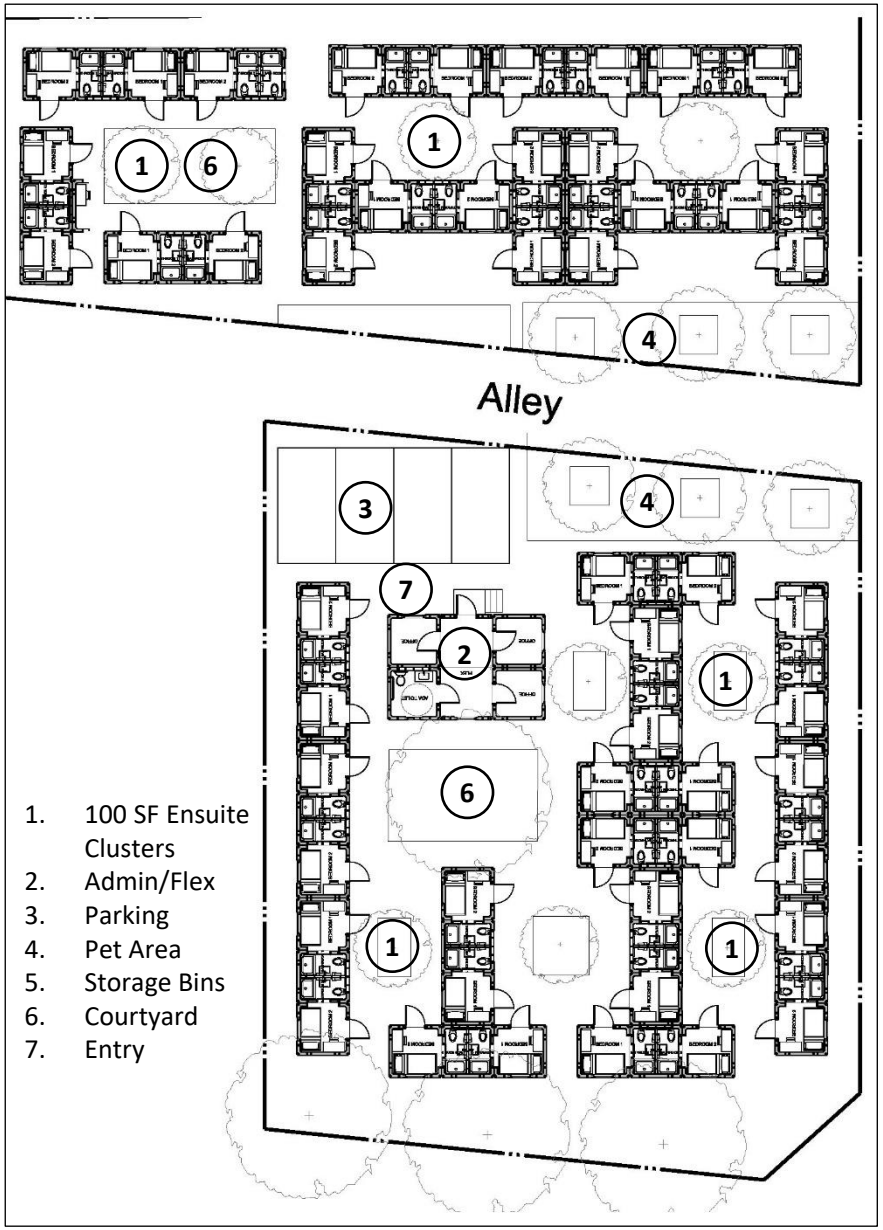




100 SF Ensuite Unit



Midvale Opt 2	TYPE	SF/U	# UNIT	TOTAL SF
Units	1.5x1	100	50	5,000
Admin/Flex	3x2	400	1	400
Beds			50	5,400



1. 100 SF Ensuite Clusters
2. Admin/Flex
3. Parking
4. Pet Area
5. Storage Bins
6. Courtyard
7. Entry

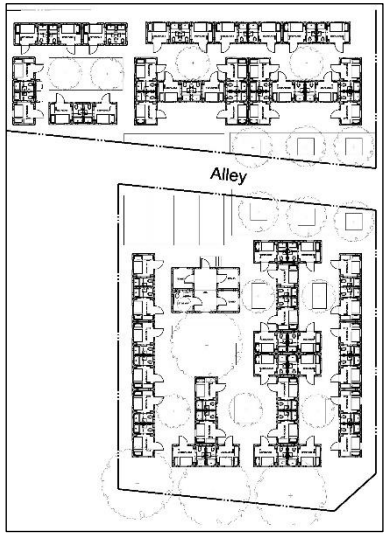
PRA-01-000546-SUPP-09/15/23

2377 Midvale Alley Option 1 - Budget Costing

Site Area	Acre	SF
	0.38	16,340

Costing as of3/24/2023

	Mods		Area	All Lifeark								
Housing Type	Mods	Total	SF/Unit	# Units	# Beds	Total Beds	Total SF	Cost/Unit	Total	Options	Options Total	Total + Options
1.5 x1 Ensuite Unit	1.5	75	100	50	1	50	5,000	$ 29,000	$ 1,450,000	$ -	$ -	$1,450,000
1x1 Deck	0	0	-	25	0	0	-	$ 3,000	$ 75,000	$ -	$ -	$75,000
3x2 Flex	6	6	400	1	0	0	400	$ 171,000	$ 171,000	$ -	$ -	$171,000
Total		81				50	5,400		$ 1,696,000		$ -	$1,696,000
Unit Cost	$20,938					$33,920	$ 314					
Unit Cost Inc Options	$20,938					$33,920	$ 314					



Midvale Opt 2	TYPE	SF/U	# UNIT	TOTAL SF
Units	1.5x1	100	50	5,000
Admin/Flex	3x2	400	1	400
Beds			50	5,400

- Budget costing is approximate and subject to change. Final estimate will be based on final project scope and design.

Exclusions

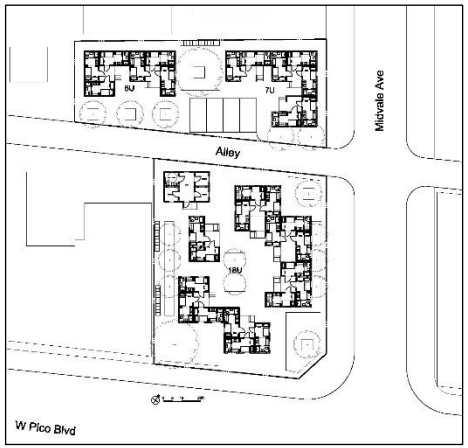
1. Land
2. Sitework
3. Soft Costs
4. Prevailing wage site work
5. ADA Provisions

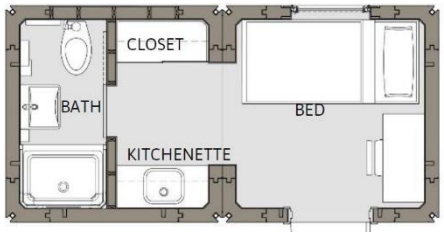
Options

1. Radiant Heating & Cooling
2. Off-Grid System
3. FF&E

PRA-01-000547-SUPP-09/15/23

2377 Midvale Alley Option 2- Ensuite 134

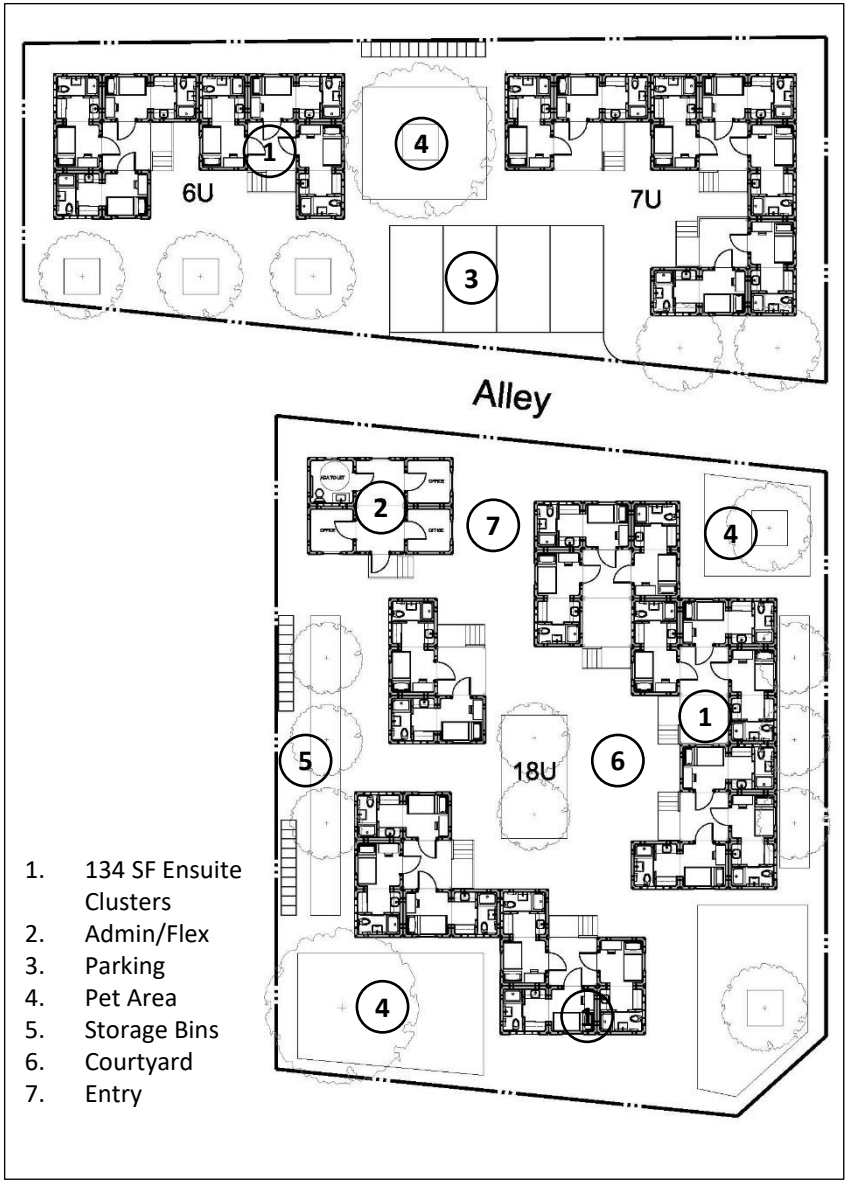




134 SF Ensuite Unit



Midvale Opt 1	TYPE	SF/U	# UNIT	TOTAL SF
Units	2x1	134	31	4,030
Admin/Flex	3x2	400	1	400
Beds			31	4,430



1. 134 SF Ensuite Clusters
2. Admin/Flex
3. Parking
4. Pet Area
5. Storage Bins
6. Courtyard
7. Entry

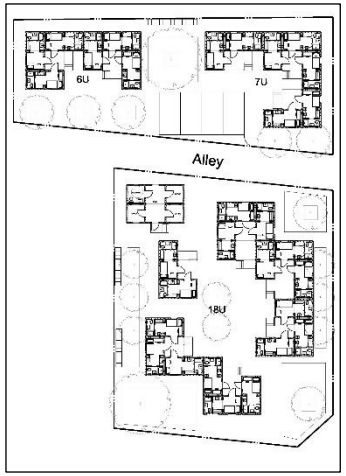
PRA-01-000548-SUPP-09/15/23

2377 Midvale Option 1- Budget Costing

Site Area	Acre	SF
	0.38	16,340

Costing as of3/24/2023

	Mods		Area	All Lifeark								
Housing Type	Mods	Total	SF/Unit	# Units	# Beds	Total Beds	Total SF	Cost/Unit	Total	Options/unit	Options Total	Total + Options
2x1 Ensuite Unit	2	62	130	31	1	31	4,030	$ 48,000	$ 1,488,000	$ -	$ -	$1,488,000
1x1 Deck	0	0	-	13	0	0	-	$ 3,000	$ 39,000	$ -	$ -	$39,000
3x2 Flex	6	6	400	1	0	0	400	$ 171,000	$ 171,000	$ -	$ -	$171,000
Total		68				31	4,430		$ 1,698,000		$ -	$1,698,000
Unit Cost	$24,971					$54,774	$ 383					
Unit Cost Inc Options	$24,971					$54,774	$ 383					



Midvale Opt 1	TYPE	SF/U	# UNIT	TOTAL SF
Units	2x1	130	31	4,030
Admin/Flex	3x2	400	1	400
Beds			31	4,430

- Budget costing is approximate and subject to change. Final estimate will be based on final project scope and design.

Exclusions

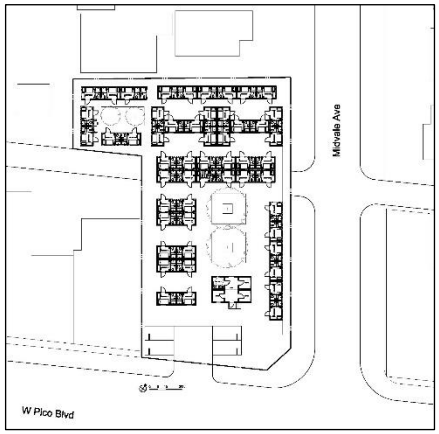
1. Land
2. Sitework
3. Soft Costs
4. Prevailing wage site work
5. ADA Provisions

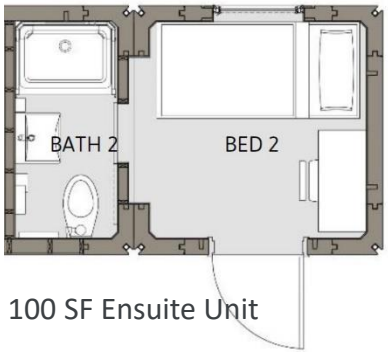
Options

1. Radiant Heating & Cooling
2. Off-Grid System
3. FF&E

PRA-01-000549-SUPP-09/15/23

2377 Midvale Combined Option 1- Ensuite 100

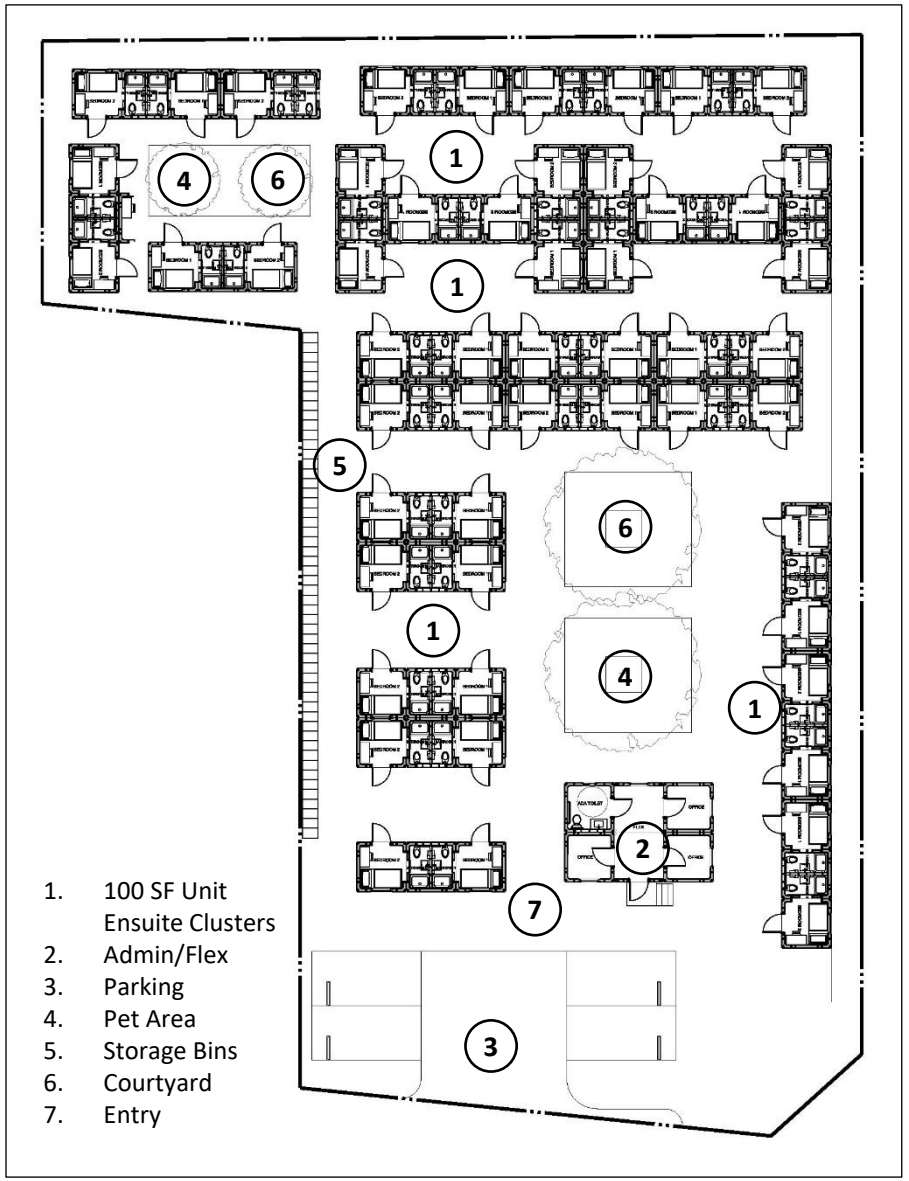




100 SF Ensuite Unit



Midvale Opt	TYPE	SF/U	# UNIT	TOTAL SF
Units	1.5x1	100	54	5,400
Admin/Flex	3x2	400	1	400
Beds			54	5,900



1. 100 SF Unit Ensuite Clusters
2. Admin/Flex
3. Parking
4. Pet Area
5. Storage Bins
6. Courtyard
7. Entry

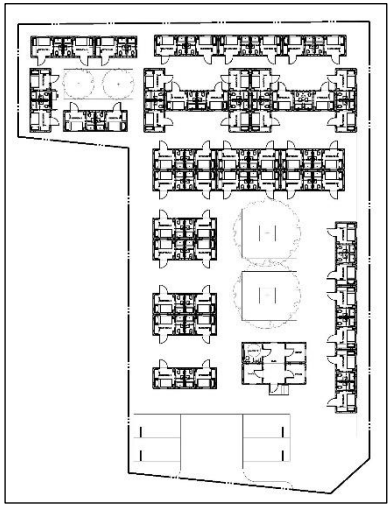
PRA-01-000550-SUPP-09/15/23

2377 Midvale Combined Option 1- Budget Costing

Site Area	Acre	SF
	0.38	16,340

Costing as of3/24/2023

Housing Type	Mods		Area	All Lifeark								
	Mods	Total	SF/Unit	# Units	# Beds	Total Beds	Total SF	Cost/Unit	Total	Options	Options Total	Total + Options
2x1 Ensuite Unit	1.5	81	100	54	1	54	5,400	$ 29,957	$ 1,617,702	$ -	$ -	$1,617,702
1x1 Deck	0	0	-	27	0	0	-	$ 3,000	$ 81,000	$ -	$ -	$81,000
3x2 Flex	6	6	400	1	0	0	400	$ 171,000	$ 171,000	$ -	$ -	$171,000
Total		87				54	5,800		$ 1,869,702		$ -	$1,869,702
Unit Cost	$21,491					$34,624	$ 322					
Unit Cost Inc Options	$21,491					$34,624	$ 322					



Midvale Opt	TYPE	SF/U	# UNIT	TOTAL SF
Units	1.5x1	100	54	5,400
Admin/Flex	3x2	400	1	400
Beds			54	5,900

- Budget costing is approximate and subject to change. Final estimate will be based on final project scope and design.

Exclusions

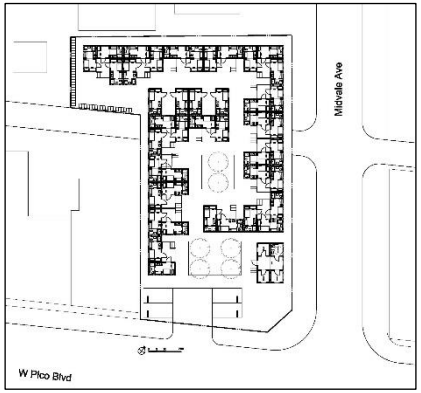
1. Land
2. Sitework
3. Soft Costs
4. Prevailing wage site work
5. ADA Provisions

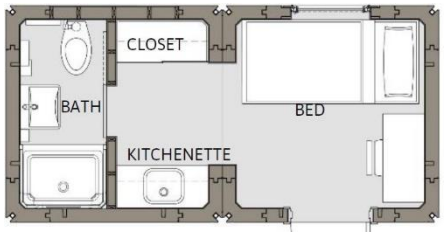
Options

1. Radiant Heating & Cooling
2. Off-Grid System
3. FF&E

PRA-01-000551-SUPP-09/15/23

2377 Midvale Combined Option- Ensuite 134

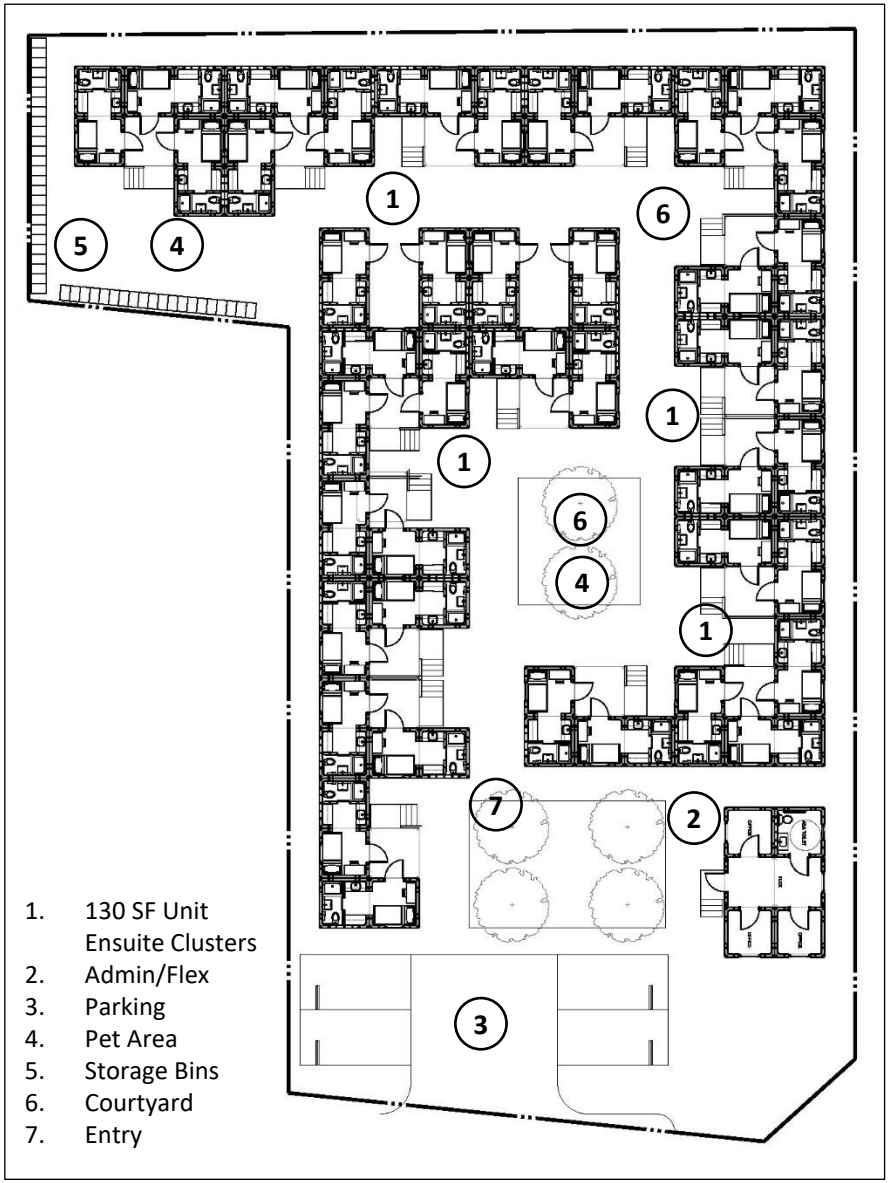




134 SF Ensuite Unit



Midvale Opt 2	TYPE	SF/U	# UNIT	TOTAL SF
Units	2x1	134	43	5,762
Admin/Flex	3x2	400	1	400
Beds			43	6,162



1. 130 SF Unit Ensuite Clusters
2. Admin/Flex
3. Parking
4. Pet Area
5. Storage Bins
6. Courtyard
7. Entry

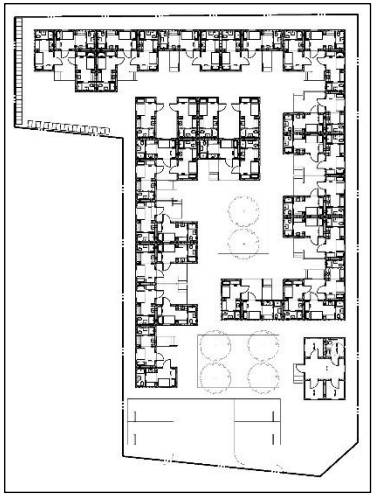
PRA-01-000552-SUPP-09/15/23

2377 Midvale Combined Option 2- Budget Costing

Site Area	Acre	SF
	0.38	16,340

Costing as of3/24/2023

	Mods		Area	All Lifeark								
Housing Type	Mods	Total	SF/Unit	# Units	# Beds	Total Beds	Total SF	Cost/Unit	Total	Options/unit	Options Total	Total + Options
2x1 Ensuite Unit	2	86	134	43	1	43	5,762	$ 48,000	$ 2,064,000	$ -	$ -	$2,064,000
1x1 Deck	0	0	-	14	0	0	-	$ 3,000	$ 42,000	$ -	$ -	$42,000
3x2 Flex	6	6	400	1	0	0	400	$ 171,000	$ 171,000	$ -	$ -	$171,000
Total		92				43	6,162		$ 2,277,000		$ -	$2,277,000
Unit Cost	$24,750					$52,953	$ 370					
Unit Cost Inc Options	$24,750					$52,953	$ 370					



Midvale Opt 2	TYPE	SF/U	# UNIT	TOTAL SF
Units	2x1	130	43	5,590
Admin/Flex	3x2	400	1	400
Beds			43	5,990

- Budget costing is approximate and subject to change. Final estimate will be based on final project scope and design.

Exclusions

1. Land
2. Sitework
3. Soft Costs
4. Prevailing wage site work
5. ADA Provisions

Options

1. Radiant Heating & Cooling
2. Off-Grid System
3. FF&E

PRA-01-000553-SUPP-09/15/23

Architectural Character







* Renderings are from Lifeark's other projects. For illustrating architectural character only

PRA-01-000554-SUPP-09/15/23

Architectural Character







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PRA-01-000555-SUPP-09/15/23

Architectural Character







* Renderings are from Lifeark's other projects. For illustrating architectural character only

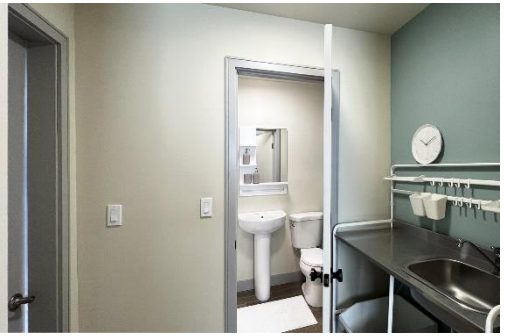
PRA-01-000556-SUPP-09/15/23

Lifeark Modulars

















* Lifeark project photos for illustration only. Not for this project.

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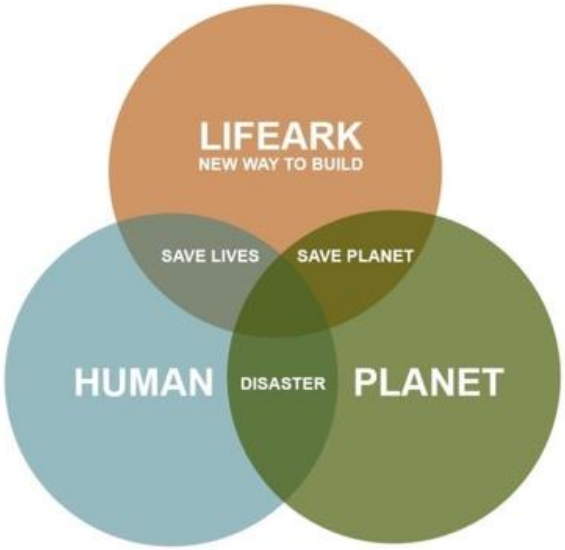


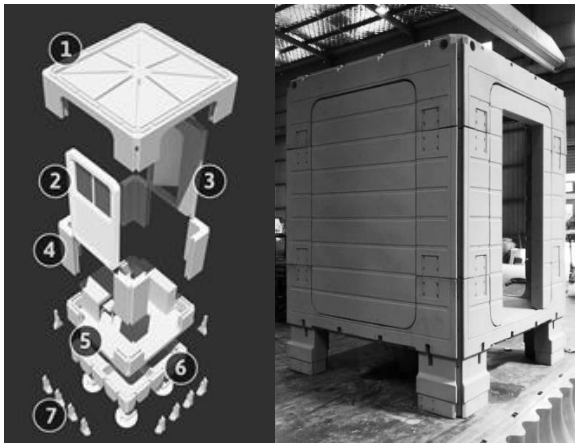




* Lifeark project photos for illustration only. Not for this project.

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INNOVATING HOUSING TECHNOLOGY THAT SAVES LIVES AND THE PLANET

- LifeArk SPC was established as a California Social Purpose Corporation (SPC) with a mission to create safe, sustainable and affordable homes and shelter
- LifeArk modular system is designed to save the lives of people experiencing displacement or substandard shelter as a result of human or climate disasters
    - Shelter/interim housing for the homeless
    - Emergency relief housing
- Efficiently mass-produced, but incredibly customizable and scalable due to its kit-of-parts system
- Able to be withstand extreme disasters, such as earthquakes and flooding
- Pioneering use of plastic as load-bearing material in building housing – using plastic as a long-lived, durable product that can be used over decades rather than as a single-use disposable material that pollutes our environment
- Can use recycled plastic as raw material and gives off no harmful fumes into the environment

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Lifeark Community Making By Design








From a single shelter module to community cluster then can be grown to become a larger village with communal spaces for everyone

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Lifeark Emergency Shelter Deployment Process



Rotomolding


Transport


Stockpile


Factory Assembly


Site Deployment


Site Assembly


Completion

Lifeark's Essential Cost and Time Saving System




Simple foundation system which can be anchored to any surface including compacted soil, asphalt or concrete




High under module chase space allows for all utilities to run under the crawl space to omit any expensive trenching



Ability to simply install and run all utility systems through the side wall with single stub-up points for all main utility connections

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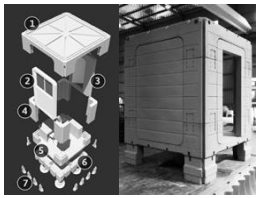
LA County Housing Innovation Challenge award-winning project

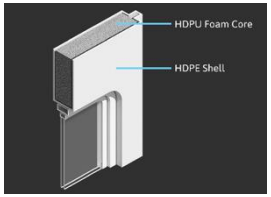
- 18 units for homeless + mgr's unit
- 14,805 SF lot size / R-3 zoning
- Counts as 19 units towards City of El Monte's RHNA quota
- $3.6 million total project cost
- $190k per unit, compared to $597k per unit cost of homeless housing building with LA City's Proposition HHH funding
- Innovative use of shared housing design for better client outcomes



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WE'RE RADICALLY RETHINKING HOUSING













PATENTED DESIGN

- First of its kind, fully approved mass-produced housing in the world to use plastic polymer in compliance with international and California building codes.
- Kit-of-parts with Lego-like simplicity allows easy assembly and transport
- Raised floor with 22" clear crawl space allows for all utilities to run under the building above the ground to minimize sitework costs
- Fully independent modular system allows for easy disassembly for cost effective relocation and reuse

NEW CONSTRUCTION MATERIAL

- HDPE with PU foam insulation allows for high structural strength, buoyancy, R-40 thermal resistance and high acoustic value
- First of its kind to use plastic as a load bearing material in construction allowing design to be used in high wind and high seismic areas
- Code compliant Class-A fire rating allows lifeark to be used in the most extreme fire prone areas
- Certified raw plastic material allow use of up to 30% of post consumer recycled plastic as a main building material to help clean plastic trash from ocean and landfills

NEW MANUFACTURING

- Rotational molding allows mass production possible at low cost & low capital investment
- Easily scalable through the technology transfer and manufacturing licensing of hundreds of existing rotomolder around the world
- Most common plastic processing process but never been used in the housing construction industry

FACTORY ASSEMBLY & TRANSPORT

- Certified under ca HCD (CA Housing & Community Development) approved factory built housing and commercial modular
- Factory assembly of rotomolded parts under controlled environment allows for maximum product quality control and efficiency in modular fit-out
- Precise control of the building material results in zero construction waste
- Small 8x8 modules allow for easy loading, unloading and transport using forklift for assembly and non-wide-load flatbed for transport to the job site

SITE ASSEMBLY

- Concurrent site work and factory assembly saves construction time
- Complete factory installed MEPFS allows for simple connection to the site utilities at a minimal point of connection allowing substantial sitework construction cost savings

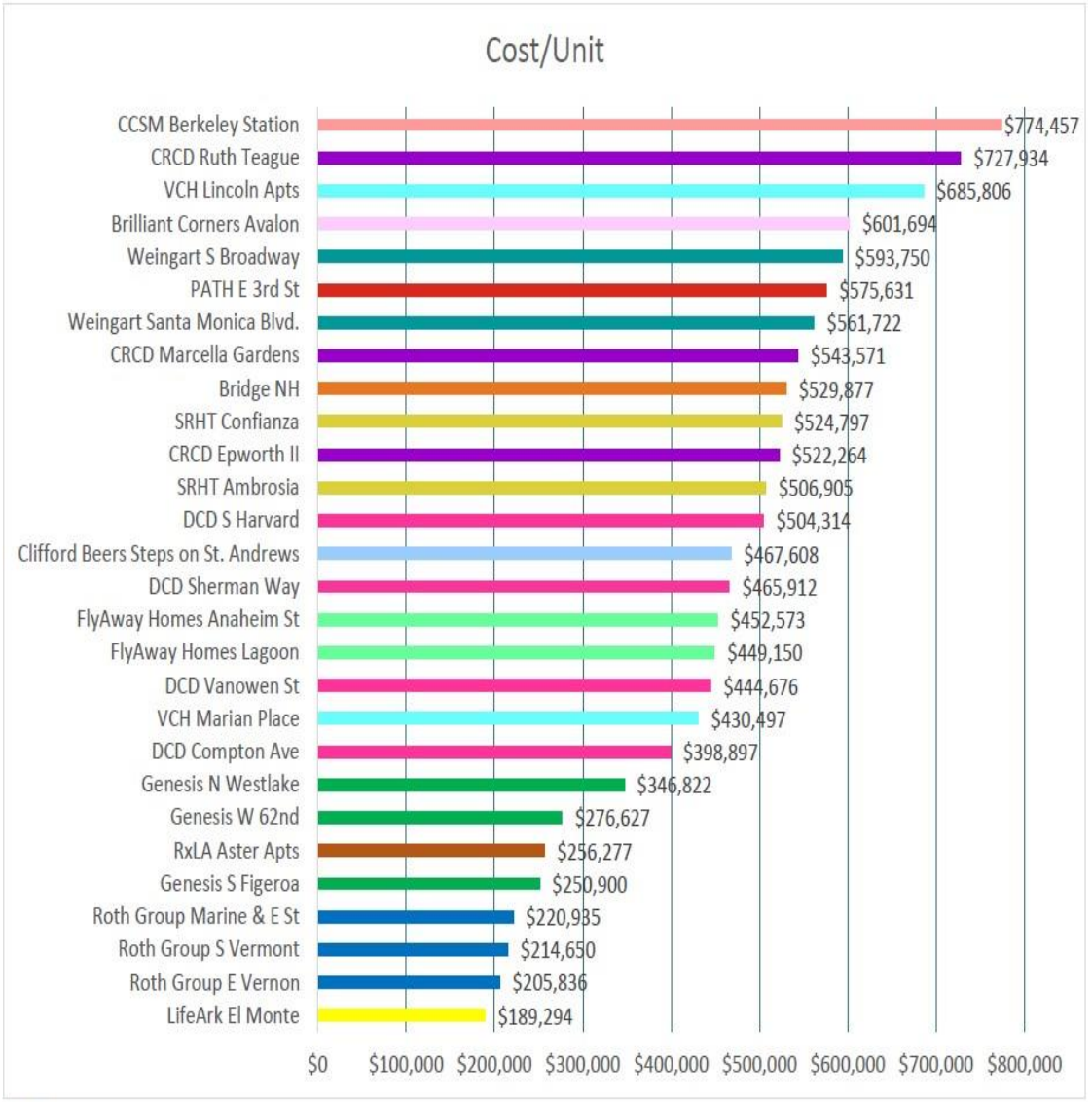
PROOF OF CONCEPT PROJECT

- LifeArk Tyler in the City of El Monte is LifeArk's first pilot project providing permanent supportive housing and ongoing intensive case management (ICMS) services to for 18 individuals previously experiencing homeless.
- LifeArk was a winner of the Los Angeles County Homeless Initiative's Housing Innovation Challenge
- HCD models approved by the Housing and Community Development (HCD)'s Factory-Built Housing Program
- Construction was completed in early 2022 and the very first resident moved in April 2022
- Total all-in unit cost $190,000 per unit

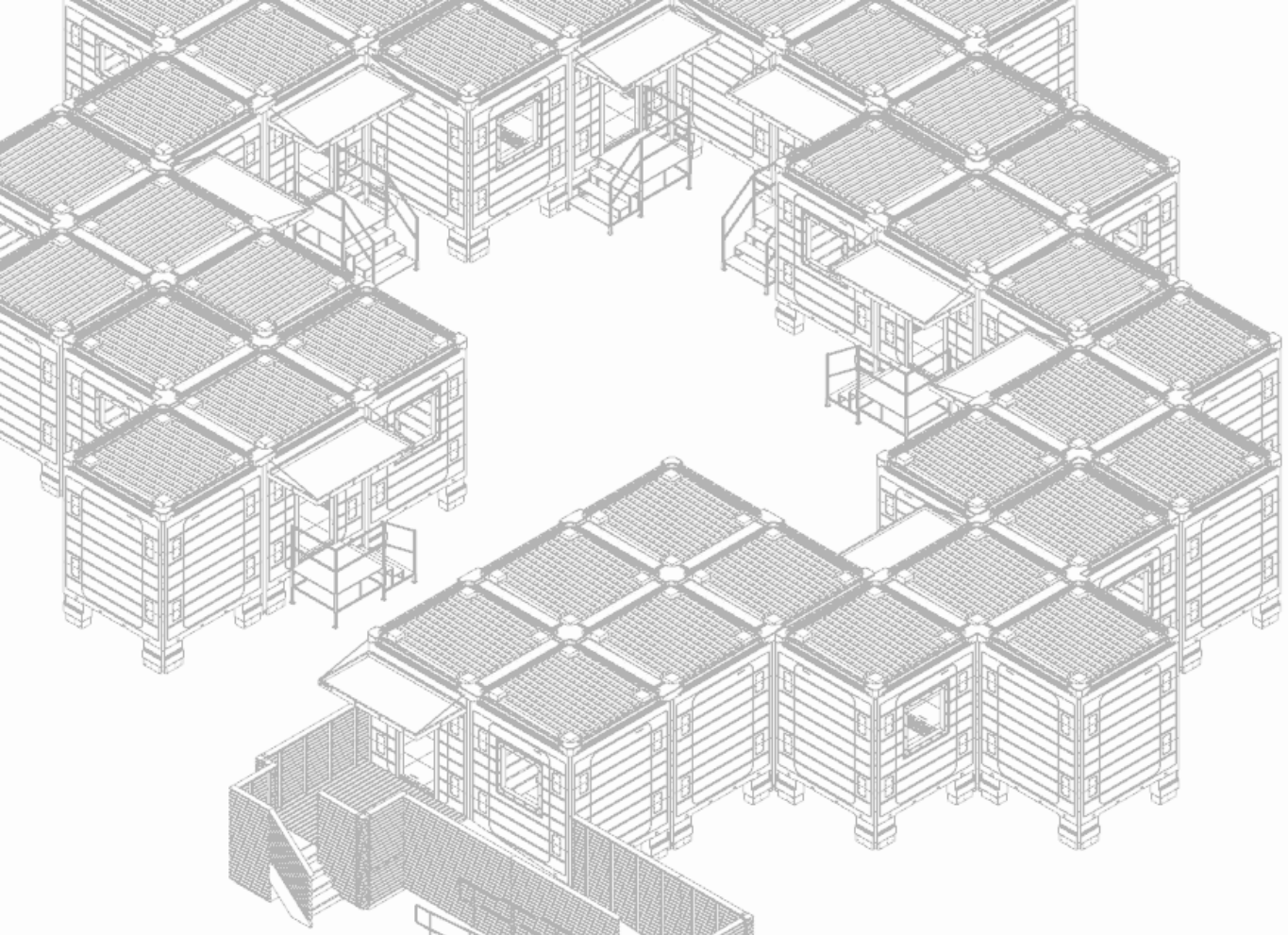
PRA-01-000562-SUPP-09/15/23

Report sponsored by the United Way of Greater LA's Home For Good Funders Collaborative and USC's Homeless Policy Institute analyzed development costs for 28 permanent supportive housing projects in LA region:

- LifeArk El Monte had the lowest cost per unit at $189,294
- Median cost was $466,760/unit
- Highest cost was $774,457/unit



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LifeArk™

HOUSING REIMAGINED

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