San Gabriel Valley Council of Governments

Innovative Building Solutions

February 13, 2020
LifeArk El Monte Micro-Community

LA County Housing Innovation Challenge Award Winning Project

Proof-of-concept project will demonstrate how design of structure and supportive services and foster a sense of community to restore dignity and well-being for people transitioning out of homelessness.
Project Summary and Site Plan

**PROJECT SUMMARY**

- Lot Area: 14,805 SF
- Zoning: R-3
- # of Buildings: 3
- Building Area: 5,488 SF
- # of Micro-Apts: 16 units + mgr’s unit
- Parking: 1 space

**FINANCING:**

- Total Project Cost: $2.4 million
- Sources of Funds:
  - $1 million HIC award
  - $1.4 million loan
    (Non-profit Finance Fund)
Shared Housing: Cost-Effective, Better Outcomes

• “Micro-Apartments” NOT “SROs”

• 200 sq. ft. of private space (bedroom & bathroom)

• Shared living/dining/kitchen fosters community-building to resolve social isolation

• $150K per unit
LifeArk Modular Housing Innovation

**Innovations that disrupt conventional construction**

- New material
  - Engineered plastic (HDPE)
- Mass production
  - Roto-molding process
- Designed for easy shipping
- Minimum onsite construction
- On or off-grid
- Easy assembly
  - Can be disassembled & reassembled
- Infinite floor plan configurations
  - 8x8x10 modules
- Environmentally friendly
  - Recycling
  - Zero carbon footprint
Comparison of Project Timeline

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