

San Gabriel Valley Council of Governments

# Innovative Building Solutions

February 13, 2020



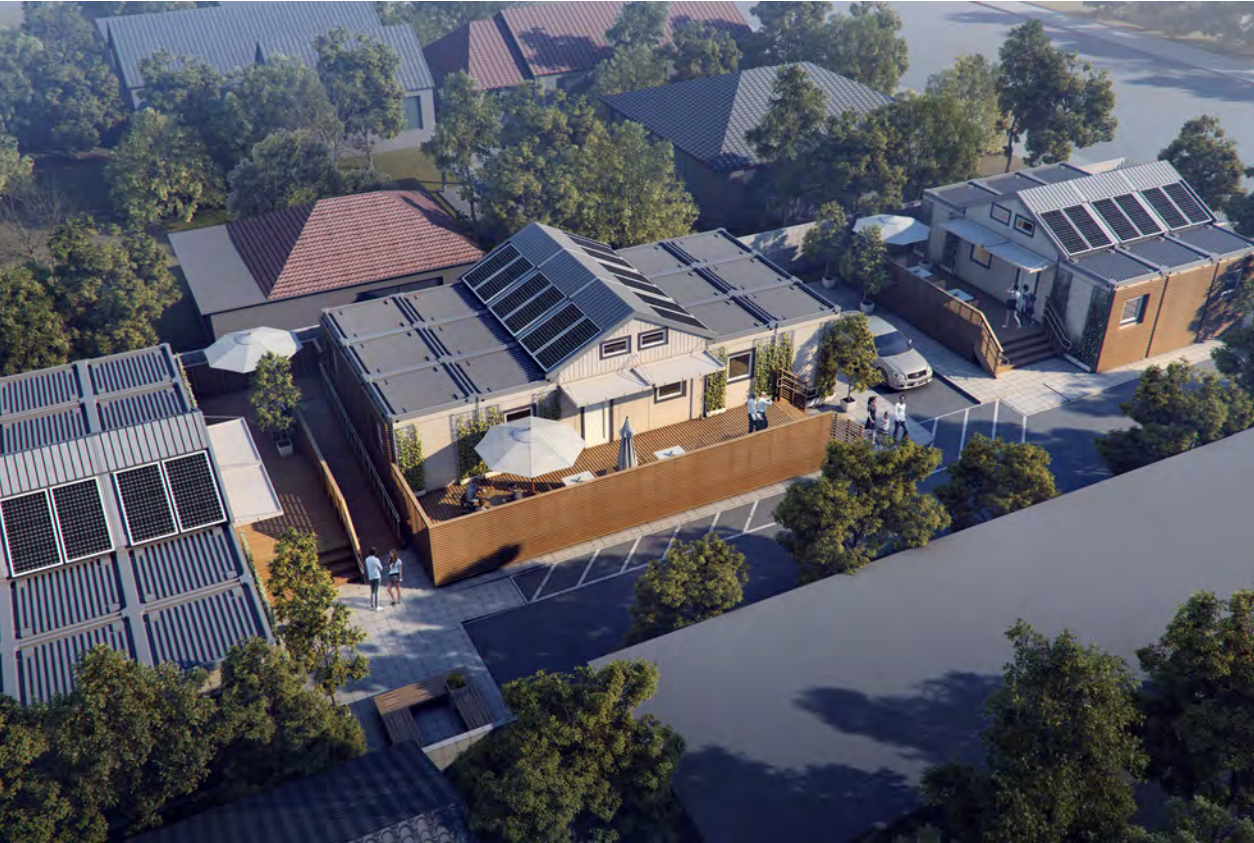
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# LifeArk El Monte Micro-Community

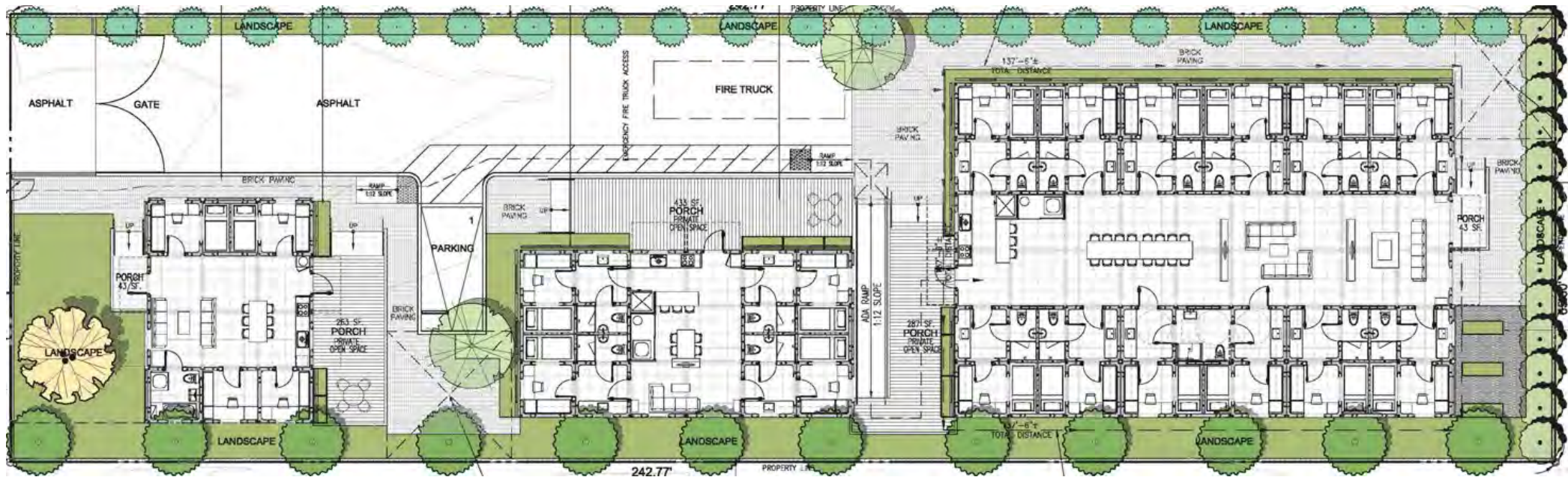
LA County Housing Innovation Challenge Award Winning Project



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

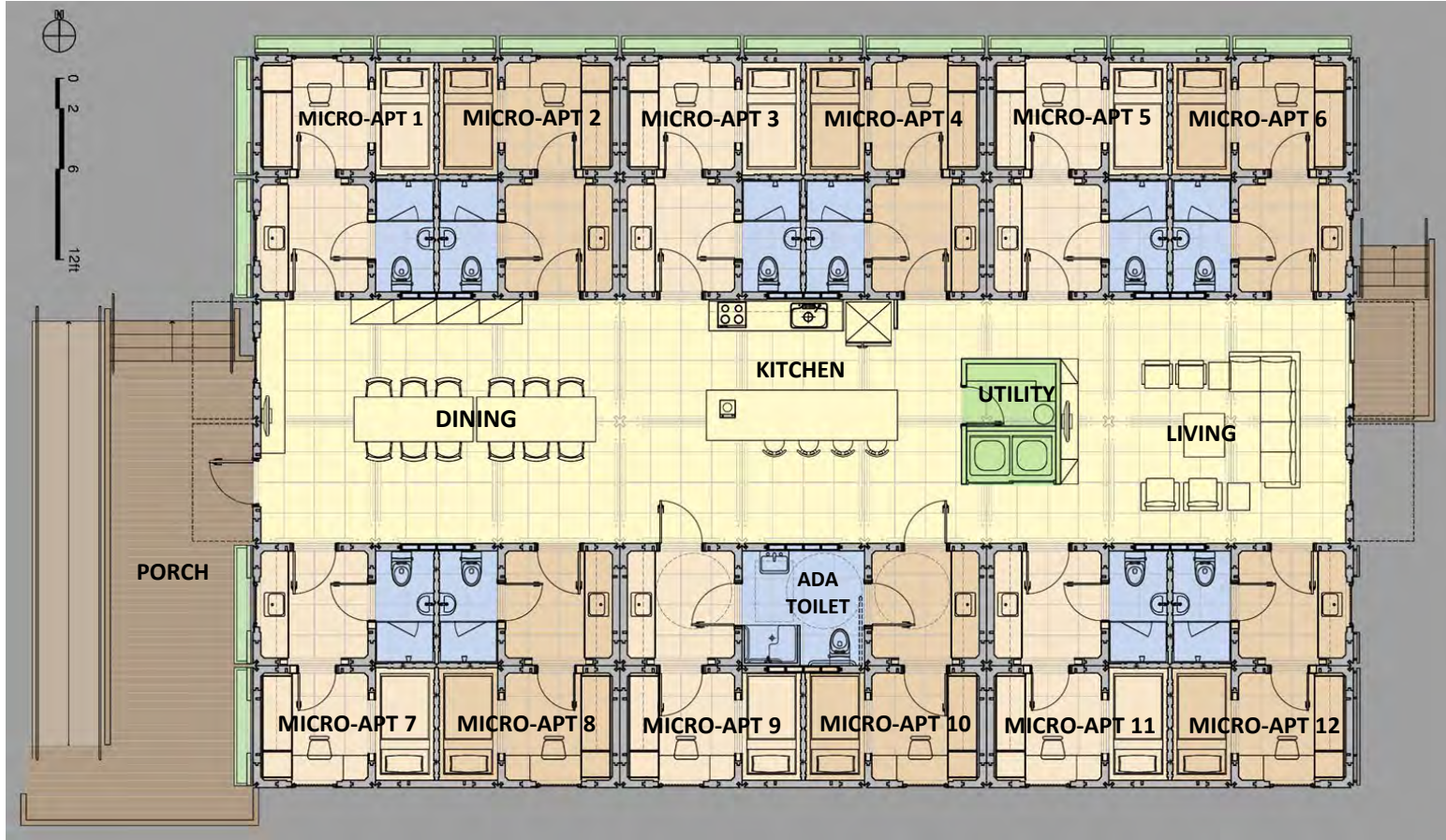
- Lot Area: 14,805 SF
- Zoning: R-3
- # of Buildings: 3
- Building Area: 5,488 SF
- # of Micro-Apts: 16 units + mgr's unit
- Parking 1 space

## FINANCING:

- Total Project Cost: \$2.4 million
- Sources of Funds:
  - \$1 million HIC award
  - \$1.4 million loan  
(Non-profit Finance Fund)



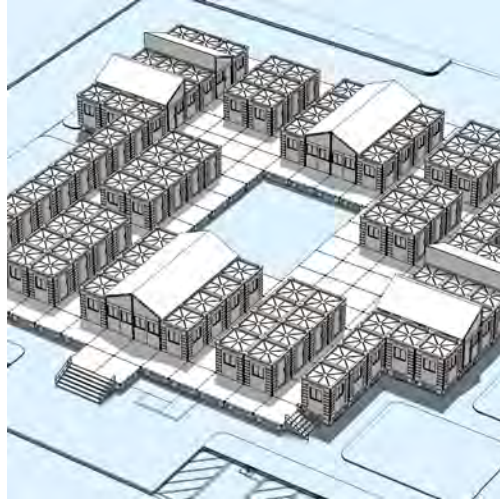
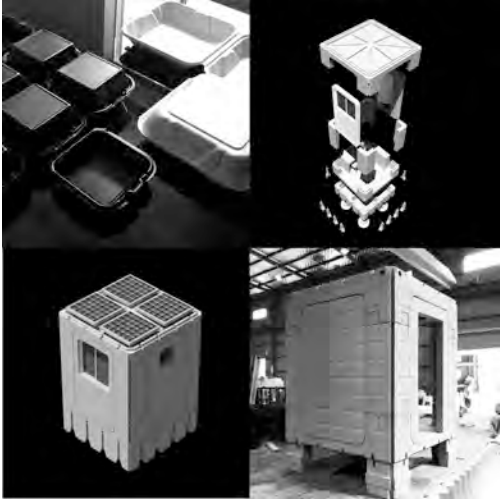
# Shared Housing: Cost-Effective, Better Outcomes



- “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

