

# Stakeholder Discussion of Innovative Housing Models

Housing Model	Description	Is this currently a Permanent Housing Model for Homeless Used LA County Yes/No	Examples	Allowable in Current CDC NOFA?
<p><b>Tiny Home Villages</b></p>	<p>Homes that are 400 square feet or less, on wheels or a foundation.</p>	<p>No</p>	<p><b>Second Wind Cottages - Newfield, New York</b></p> <ul style="list-style-type: none"> <li>• 12 homes (320 square feet)</li> <li>• Cost: \$12,000 plus labor</li> <li>• Includes bedroom, kitchen &amp; bathroom</li> </ul> <p><b>Quixote Village – Olympia, Washington</b></p> <ul style="list-style-type: none"> <li>• 30 Cottages (144 square feet)</li> <li>• Cost: \$88,000/unit</li> <li>• Shared showers, garden space and kitchen</li> </ul> <p><b>OM Village – Madison, Wisconsin</b></p> <ul style="list-style-type: none"> <li>• 11 houses (98 Square feet)</li> <li>• Cost: \$5,000/unit</li> <li>• Includes propane heater, composting toilet and solar panels</li> </ul> <p><b>Community First! Village – Austin, Texas</b></p> <ul style="list-style-type: none"> <li>• 27 acres, housing 200 residents</li> <li>• Cost: \$30,000/person</li> <li>• Includes RVs &amp; tee-pees</li> <li>• Includes medical facility, hospice &amp; respite care, walking trails and gardens.</li> </ul> <p><a href="https://charterforcompassion.org/problem-solving/tiny-houses-for-the-homeless-an-affordable-solution-catches-on">https://charterforcompassion.org/problem-solving/tiny-houses-for-the-homeless-an-affordable-solution-catches-on</a></p>	<p>No. Unclear if this is allowable per building and safety codes and County Ordinances.</p>
<p><b>Shipping Containers</b></p>	<p>Shipping container architecture is a form of architecture using steel intermodal containers as a structural element for housing. These could also be used for the development of a tiny house community.</p>	<p>No</p>	<p><b>Potters Lane – Orange County</b></p> <ul style="list-style-type: none"> <li>• 16 units, 480 square feet</li> <li>• Cost: \$6.3 million, \$118,750-393,750/unit</li> </ul> <p><a href="http://afhusa.org/potterslane.php">http://afhusa.org/potterslane.php</a></p>	<p>Yes</p>



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<p><b>Scattered Site PSH Buildings</b></p>	<p>Rather than one site based PSH building, scattered sites with some dedicated units in each site.</p>	<p style="text-align: center;">Yes</p>	<p><b>MHSA Housing Program</b></p> <ul style="list-style-type: none"> <li>Courtyards in Long Beach is 4 sites in different locations with a total of 23 MHSA units. <a href="http://www.everythinglongbeach.com/the-courtyards-housing-solution/">http://www.everythinglongbeach.com/the-courtyards-housing-solution/</a></li> <li>Coalition for Responsible Community Development has 3 sites with a total of 10 MHSA units <a href="http://ridley-thomas.lacounty.gov/communitydevelopment/a-new-way-of-life/">http://ridley-thomas.lacounty.gov/communitydevelopment/a-new-way-of-life/</a></li> </ul>	<p style="text-align: center;">Yes</p>
<p><b>Recovery/Shared Housing</b></p>	<p>Single family homes in which individuals live together with one or more individuals per bedroom. The housemates share common space such as bathroom, kitchen and other living room space. This model promotes the development of community and social support from housemates.</p>	<p style="text-align: center;">Yes</p>	<p><b>MHSA Housing Program:</b></p> <ul style="list-style-type: none"> <li>Antelope Valley – 3 homes were purchased with 4 bedrooms in each home, one person per bedroom <a href="http://www.alaseniorliving.org/news/ala-purchases-homes-shared-housing-lancaster">http://www.alaseniorliving.org/news/ala-purchases-homes-shared-housing-lancaster</a></li> <li>Boyle Heights – TAY development with 7 shared units, 2 individuals per unit. <a href="https://www.lacdc.org/docs/default-source/press-releases/lacdc-press-releases/2012-press-releases/07-13-12---progress-place.pdf?sfvrsn=2&amp;sfvrsn=2">https://www.lacdc.org/docs/default-source/press-releases/lacdc-press-releases/2012-press-releases/07-13-12---progress-place.pdf?sfvrsn=2&amp;sfvrsn=2</a></li> </ul> <p><b>Sober Living Homes</b> <a href="https://soberhousing.net/">https://soberhousing.net/</a></p> <p><b>Shared recovery housing through SHARE!</b> <a href="http://shareselfhelp.org/programs/share-collaborative-housing/">http://shareselfhelp.org/programs/share-collaborative-housing/</a></p>	<p style="text-align: center;">No</p>
<p><b>Pre-Fab Modular Housing</b></p>	<p>Prefab modular is an off-site construction model that has potentially significant cost and time savings. Most of the parts of the home/unit are manufactured off-site in a factory and then</p>	<p style="text-align: center;">Yes</p>	<p>Skid Row Housing Trust's Star Apartment is an example of this model. They have 100 units on the corner of Maple and 6<sup>th</sup> Street. <a href="http://www.ladowntownnews.com/news/with-star-apartments-skid-row-gets-a-stunning-housing-">http://www.ladowntownnews.com/news/with-star-apartments-skid-row-gets-a-stunning-housing-</a></p>	<p style="text-align: center;">Yes</p>



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	<p>assembled on-site. Under the right conditions, a prefab modular structure can be manufactured and assembled in under sixty days. Currently, however, a lack of demand and complications around regulation have prevented developers from leveraging the cost and time savings that prefab modular could offer.</p>		<p><a href="http://www.complex/article/ec6922f8-a64e-11e3-95bf-0019bb2963f4.html">complex/article/ec6922f8-a64e-11e3-95bf-0019bb2963f4.html</a></p>	
<p><b>Motel Conversion</b></p>	<p>Motels that are no longer profitable for their owner or are in disrepair can be acquired by a public agency or PSH developer to be converted to PSH. The City of LA recently drafted an Interim Motel Conversion Ordinance that would allow adaptive reuse of motels to be used as transitional or supportive housing.</p>	<p>Yes</p>	<p>Step Up on Second's projects Daniel's Village in Santa Monica and Michael's Village in Hollywood.</p> <p><a href="http://www.stepuponsecond.org/services/home/#TOC2">http://www.stepuponsecond.org/services/home/#TOC2</a></p>	<p>Yes</p>
<p><b>Accessory Dwelling Units</b></p>	<p>A second small dwelling (building) on the same grounds or attached to someone's regular single-family housing such as an apartment over the garage, or a tiny house (on a foundation) in the back yard. ADUs are one of the cheapest methods to add housing stock, whether it be PSH or affordable housing, because there are no additional land costs, and recent legislation has made ADUs easier to develop with streamlined approval processes and removal of</p>	<p>No</p>	<p>The HI's Strategy F4 (ADU Pilot Program) offers financial assistance for homeowners to construct/rehabilitate ADUs in exchange for renting to formerly homeless tenants. Development of the Pilot is in final stages.</p> <p><a href="http://planning.lacounty.gov/secondunitpilot">http://planning.lacounty.gov/secondunitpilot</a></p> <p><a href="http://planning.lacounty.gov/adu/ordinance">http://planning.lacounty.gov/adu/ordinance</a></p>	<p>No</p> <p>Department of Regional Planning has developed a ordinance to reduce barriers to developing ADUs for Board approval.</p>



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	<p>restrictive barriers. In the current housing market, and the popularity of short-term rentals, homeowners will need more incentivization to start developing on an impactful scale and to rent their units to homeless/voucher recipients.</p>			
<p style="text-align: center;"><b>Intentional Community/Restorative Village</b></p>	<p>Comprehensive approach to the interrelated issues of trauma, disability, mental illness, and substance in vulnerable populations. The village will include a range of housing options from emergency and bridge to recuperative, respite transitional, assisted living and permanent supportive housing. There will be a complementary range of clinical and other supportive services including self-help, employment and benefits/legal assistance.</p>	<p>No</p>	<ul style="list-style-type: none"> <li>• There is currently a proposal to develop restorative villages on County property including LAC/USC and MLK Hospital. The plan includes the use of shipping containers or pre-fab modular materials. These will be the first in the nation.</li> <li>• Similar model in Trieste, Italy which started in 1971 and focused on deinstitutionalization, -- replacing hospitals with small neighborhoods that include community clinics that can provide care and supervision while the client continues to live and function in the neighborhood.</li> </ul> <p><a href="http://hildalsolis.org/board-of-supervisors-approve-supervisor-solis-restorative-care-village-motion/">http://hildalsolis.org/board-of-supervisors-approve-supervisor-solis-restorative-care-village-motion/</a></p>	<p>No. However, CDC has released RFP's that identify County land and provide developers an opportunity to submit proposals. They could do this in a process separate from their NOFA.</p>
<p style="text-align: center;"><b>3D Printed Unit</b></p>	<p>Probably the most experimental of all the housing types, 3D printed units could potentially be the primary building technique in the future, but the technology is just not there yet. When it is, though, units could potentially be delivered within a matter of days and for a fraction of the</p>	<p>No</p>	<p style="text-align: center;">None</p> <p><a href="https://weburbanist.com/2017/11/17/honeycomb-housing-for-the-homeless-3d-printed-micro-neighborhoods/">https://weburbanist.com/2017/11/17/honeycomb-housing-for-the-homeless-3d-printed-micro-neighborhoods/</a></p>	<p>No</p>

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