



A. QUICK PITCH

Here is your opportunity to establish a strong first impression. Any summary of your proposal should stand-alone—please avoid jargon and assume that the reader is not yet versed in the technical aspects of your strategy. Convince any reader that you're confident in your solution and persuade them to want to read more.

PROPOSAL TITLE (25 words)

Provide a single statement that describes your overall proposal.

NEST: a prefab modular, sustainable kit of parts. Scalable and adaptable on any combination of typical 50x150 lots, a long-term solution accommodating different housing types.

NEST DESIGN TOOL KIT

A KIT OF PARTS BASED ON THE PRE-FAB MODULE THAT IS SCALABLE AND ADAPTABLE ON
ANY COMBINATION OF TYPICAL LOTS, A LONG-TERM SOLUTION THAN CAN BE DEPLOYED
THROUGHOUT LOS ANGELES COUNTY

Everyone needs a home. Our neighborhoods can be seen as a flock of birds, foraging and travelling together, helping and providing each other safety in numbers. The 3 unit types are based on birds' nests:

BLUEJAY (intelligent, migratory, does not return to same nest) - Multiple bed, Non-permanent

DOVE (graceful, wide variety of habitat, returns to same nesting site) - Single Room with shared Kitchen and Bathroom, Permanent.

OSPREY (distinguished, return to same large nest structures, continuing to build upon them) - Studio up to 2-bedroom Units with private Kitchen and Bathrooms, Permanent.

SHARED SPACES - Ready-to-go, self sufficient service modules that provide power, potable water, black & grey water storage and community space

reuse water, reuse of gray water storage, and community spaces.



EXECUTIVE SUMMARY (75 words)

Provide a concise summary of the most powerful aspects of your proposal. Keep your summary to one paragraph. We may use this content to describe the most promising solutions on our website.

Los Angeles County is extremely spread out with a lack of density and increasing homelessness. NEST is a small-scale version of a much larger concept to quickly provide housing for the homeless through prefab design innovation; a solution that is scalable and adaptable, giving homeless people a sense of dignity and shared social spaces on underutilized parcels of land. NEST can quickly provide housing by using off grid energy, water and sewer.

B. CAPACITY

Help us capture a basic understanding of the structure, capacity, and leadership of your organization. If applying as a Team, please provide information specifically for the principal organization responsible for entering into a contractual agreement for the Housing Innovation Challenge.

OPERATING BUDGET

Provide your organization's total annual operating budget by selecting from the options below.

- ☐ <\$1M
- ☐ \$1M-\$5M
- ☐ \$5M-\$10M
- ☐ \$10M-\$25M
- ☐ >\$25m

YOUR TRACK RECORD (200 words)

Describe your organization's prior success, achievements, and/or specific experience indicating you are well-positioned to implement your proposed solution. Include endorsements and other examples of support that speak to your ability to deliver results. Emphasize credibility of your team members and any specific front-line experience, specifically as it relates to addressing homelessness in LA County.

We have a team that shares a passion to provide solutions to homelessness.

Community Corporation of Santa Monica (Community Corp.) is a not-for-profit, 501c3 public benefit organization established in 1982 by community stakeholders to address local affordable housing needs. Community Corp's mission is to improve the long-term quality of lives and neighborhoods. To this end, Community Corp. has built and rehabilitated over 1,700 affordable housing units in Santa Monica in over 100 different development sites.

Brooks + Scarpa Architects is a private architectural firm known for creating innovative and sustainable affordable housing, has completed over 100 units of affordable housing in Santa Monica with us and with other non-profit developers of permanent supportive housing. Principal Larry Scarpa co-founded the Enterprise Affordable Housing Design Leadership Institute and Principal Angie Brooks is the current Chair of the National AIA Committee on the Environment, bringing deep knowledge of non-profit development, sustainability and design.

Plant Prefab is a prefab home manufacturer with a 62,000 sf factory in Rialto, California, whose mission is to make it easy to build homes that are healthy and sustainable. PLANT was spun out of Living Homes, a design and development company that built the nation's first LEED Platinum home.

LEADERSHIP (200 words)

Describe your management structure with name/title for each team member and the key roles to oversee delivery of the proposal. Explain how team members share responsibilities and hold one another accountable.

Our development leader will be **Jesús Hernandez**, Director of Housing Development, Community Corporation with oversight by **Tara Barauskas**, Executive Director. Community Corp. will manage and supervise the entire development process including oversee the design process, meetings with various stakeholders, manage the general contractor and prefab building, and seek the City approval as required. Community Corp. will engage a homeless service provider such as People Concern, St Joseph's or Safe Place for Youth.

Angela Brooks, Brooks + Scarpa Principal will lead the design and construction team. Angie will also communicate with

other organizations such as WaterPOD and/or OffGridBox.

Lawrence Scarpa, Brooks + Scarpa Principal is design lead and will work closely with **Steve Glenn**, CEO, Chair of Plant Prefab to coordinate the design, manufacture and delivery of the modules and installation on the site. Steve is responsible for fabricating, transporting and installing the modules and has experience bringing multi-family units to market. Potential builders have been identified for foundation, site work and 'final fit' of modules.

Angie and Larry have worked with Community Corp. over the last twenty years (through three Executive Directors) creating affordable housing that is seen as exemplar. They will continue this partnership of shared and understood responsibilities.

PARTNERSHIP (150 words)

List key partners integral to your project's success. **If participating as a Team of two or more organizations**, list partner organization(s) and specific roles in the direction, control, and/or supervision for implementation. Teams may include one or more nonprofit organizations, for-profit ventures, and/or government entities, and the principal organization must be authorized to represent all relevant partner(s), disclose information on behalf of any partner(s), and propose any operational or financial information that is binding to any partner(s).

Community Corp., a not-for-profit, 501c3 public benefit organization established in 1992 as principal organization and developer will manage the team and outside stakeholders. Jesús Hernandez, Director of Housing Development will be staff lead under Tara Barauskas, Executive Director.

Brooks + Scarpa, founded in 1991, is a design leader in affordable housing and will be the design lead for this site and for the NEST Design Toolkit, a series of drawings and diagrams that show how NEST can be scalable and configured throughout LA County. Angie Brooks will manage the project and will work closely with Larry Scarpa who will be the design lead and will coordinate with Plant Prefab.

Plant Prefab, founded in 2015, is the prefab module manufacturer that will coordinate, build the modules off-site, transport and install them on-site. Steve Glenn, CEO, Chair will be the lead for his staff to implement the project.

STAKEHOLDER ENGAGEMENT (100 words)

In order to be effective, your approach will need support from the impacted community including decision-makers, funders, local leaders, residents, media, and others. Exhibit an understanding of your stakeholders and your plans to engage and work with them.

Our team has a deep understanding of and connection to Santa Monica. Community Corp. and LivingHomes, Plant Prefab's Design Studio, are located here; Community Corp. has produced affordable housing for Santa Monica for 36 years, is currently working with policy-makers, funders and stakeholders on other affordable housing projects in the city and will continue to do so. Brooks + Scarpa was located in Santa Monica from 1991-2010, completing hundreds of projects including four affordable housing projects, working with key city staff. Community Corp. will engage City stakeholders through their existing connections and through homeless service providers working in the community.

CONNECTION TO HOMELESSNESS (150 words)

This is your opportunity to share any context for your engagement in this movement. While we understand some applicants may not have specific experience in the homelessness sector, please share your rationale for committing talent and

resources to support this proposal.

We have been witness to a substantial increase in homelessness and believe only through design and innovation can the problem be solved. We believe design is a basic civil right and that this right should be leveraged to build housing for the homeless, to find solutions where others cannot and showcase what is possible. Rather than a 'one-off' solution, we believe the solution must be scaled up and out across LA County. Our team is fully aware of the problems that prohibit built solutions including outdated zoning laws, therefore, this proposal is designed to be built quickly within the confines of current zoning as an example and demonstration, replicable throughout LA County. Community Corp. has a history of supporting families in need and potential tenants for NEST will support Transitional Age Youth (TAY) and/or single parent households or people fleeing domestic abuse.

C. YOUR SOLUTION

Showcase your plan, tactics and other technical aspects to create one or more units of housing for a homeless family or individual in LA County. Please note: You may submit one application at either the \$500,000 or \$1 million level and you will have up to 24 months to implement and complete your proposed project.

UNIT TYPE

Please select one:

- ☐ Single, free-standing unit
- ☐ Multi-unit
- ☐ Combination of single, free-standing unit and multi-unit
- ☐ Other (please explain)

Units: BlueJay (shelter), Dove (single room occupancy) and Osprey (studio-family)

SITING STRATEGY

Please select one of the following ways you can demonstrate the feasibility of siting your unit(s):

- ☐ Site control / ownership
- ☐ One or more property owners have agreed to site the project on their property
- ☐ One or more property owners have been identified to potentially site the project on their property
- ☐ Could be sited as an accessory dwelling unit on private property
- ☐ Other innovative strategy. Please explain:

PURPOSE STATEMENT (200 words)

Set the stage and describe the specific need you aim to address. Include data to demonstrate this need, as well as information to describe your understanding of local conditions. While you may offer general context for the problem of homelessness, focus on any discrete issues your solution is specifically designed to overcome.

Much of Los Angeles County is developed, and most developers have to aggregate several parcels, which takes time and resources. As Forbes stated May 18, 2018 in 'The End Of Parking Lots As We Know Them: Designing For A Driverless Future' www.forbes.com, and as experienced by this team, parking lots (and gas stations) in LA County are becoming less necessary with the expansion of driverless/electric cars. This opens up a big source of real estate for development, giving us an opportunity for better street design and urban spaces.

NEST is scalable as an infill solution and can be configured multiple ways using these types of sites with a typical lot size of 50x150, or a combination of them. Housing for the homeless should be dispersed throughout the county, so that all communities can share in the solution and so that this housing type is not concentrated in one community. Homelessness is an urgent crisis and many neighborhoods are frustrated by the slow pace of solutions. Prefab construction, utility infrastructure, scalability and adaptability will allow NEST to be designed as needed for each particular site and neighborhood on underutilized parcels of land, providing space for people not cars.

APPROACH (200 words)

Introduce and detail your approach and proposed solution. If applicable, be sure to describe your pathway to site control, demonstrate clear understanding of building code and land use regulations for your selected jurisdiction, and if the project does not conform to any codes or regulations applicable to permit approval, indicate what actions are needed in order to obtain a building permit and how the actions will fit within the overall 24-month completion requirement.

NEST is a small 2,200 sf prefab with 7 modules: 5-rooms with shared kitchen, bathrooms and support space.

NEST is a beta-test for larger scalable implementation of multi-unit permanent supportive housing throughout the county, detailed in the Design Toolkit. The prefab module kit-of-parts allows construction to occur quickly and in a controlled environment, reducing cost and construction time. Various unit types fit within a module and they can be vertically installed to a maximum of 5 stories, the general limitation of typical Type V construction. The kit-of-parts is designed with side yards for a 5-story building (tallest option) and with water, power and sewer capability that is 'off grid' and does not require utility hookup immediately. When utility connection is achieved, the water/power module may be relocated to another site.

We think of community like a flock of birds, traveling together, supporting and providing security for each other. The three unit types of NEST take their names from birds: BlueJay (does not use same nest) is the shelter bed option, Dove (many young in same nest) is the single room with shared kitchen/bath and Osprey (returns to the same nest structure) is the unit with kitchen/bath, expandable studio to two-bedroom.

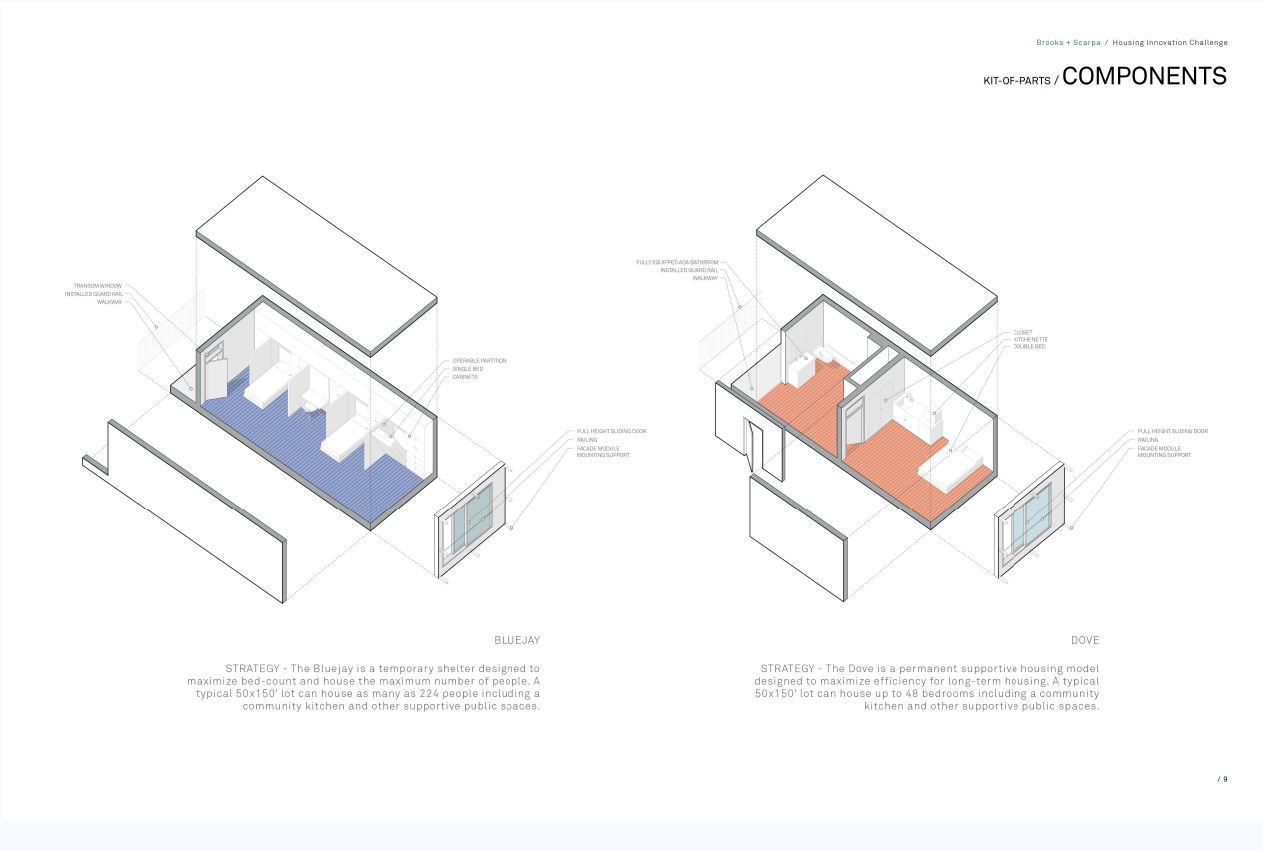
INNOVATION (200 words)

Share how your approach will more quickly and/or more cost effectively lead to more affordable housing, and how it differs from, improves upon, and/or bolsters existing methods/practices to build housing for those experiencing homelessness in LA County. Highlight any unique features of the housing you will develop, and any other information demonstrating creativity and innovation in your approach and projected solution.

The prefab module saves substantial construction time and brings units to market quickly for the homeless anywhere in the County. Less construction time translates into less costs overall. Currently most construction is ‘custom stick built’ and specifically designed to each parcel. Realizing that most housing utilizes similar unit types and shared spaces, a kit-of-parts was developed for standardizing within a prefab module. With a maximum height of 5-stories, NEST can be configured to any parcel (horizontally or vertically) and leverages consistency and repetition to build quickly. At the site, finishes can be applied and sites can be designed to give the units a custom look.

Brooks + Scarpa created a manual illustrating how the kit-of-parts can be scalable and configured on various lots and sites throughout LA County, a Design Toolkit for other non-profit developers to use in other neighborhoods. Our team is interested in a long-term solution and not a ‘one-off’. NEST can be built for different size sites and different neighborhoods. Unit types are adaptable and can be combined in different ways from shelter bed type (Bluejay) to single room type (Dove) to studios or two-bedroom units (Osprey).

NEST will transform the way communities provide homeless housing.



PROJECT PLAN (250 words)

Provide a detailed implementation plan and timeline (up to 24 months) leading to development of housing units. Describe the chronological sequence of key tasks, identify important milestones, highlight efficiencies, and specify deliverables essential to achieving measurable results.

Community Corp. has control of the gas station site in Santa Monica.

A pre-design phase will entail site confirmation, city due diligence, outreach to local homeless service providers, utility research and coordination with the prefab manufacturer. 1 month

Stakeholder coordination/collaboration/city approval: 2 month

Predesign and budget confirmation: 2 months

Milestone: Confirm Water/Energy Module, manufacturer and cost: 3 months

Review/Stakeholder coordination/collaboration: 1 month

Design and Permitting: 10 months

Transport, installation, site construction and C of O: 5 months

Occupancy: at end of 24 months

During the 24 month time period, Brooks + Scarpa will update and incorporate lessons learned into the NEST Design Toolkit, a scalable kit-of-parts, using the Plant Prefab module, adaptable to any typical 50x100, 50x150 or combination parcel. There are three unit types within NEST and this prototype uses the Dove type, which is single rooms that share a kitchen and bathroom. Efficiencies on larger projects can be gleaned by using a variety of types or by using only one type and by maximizing the number of people housed, the 'unit type' may also change over time.

We hope the NEST beta-prototype and Design Toolkit spurs a discussion within the county to remove existing barriers to providing this type of housing by-right. A measurable result would be for city and county officials to recognize the necessity of creating a set of zoning tools and a new definition of 'dwelling unit' by which various unit types may be deployed 'by-right' to permanently house the homeless.



RISK ASSESSMENT (150 words)

Identify any specific operational or tactical hurdles, principal risks or challenges to the short- and long-term success of the project and your plans to address them.

One potential hurdle is the City of Santa Monica ARB discretionary review/approval that could potentially delay the project. This concern is mitigated by the previous successful experience both Community Corp. and Brooks + Scarpa have had with the ARB. Potential stakeholder delay could be mitigated by Community Corp. and their proven track record of high-quality developments and management, and neighborhood outreach regarding potential tenants, management and security of the site.

To mitigate the concern that the tenants may become homeless again as described in <https://la.curbed.com/2018/6/15/17464686/homeless-again-housing-data-los-angeles> and ensure that we support long-term housing, Community Corp. will partner with People Concern, Los Angeles County's largest Social Service Agency, to specifically work with our homeless tenants, restoring dignity and providing care so that they can ultimately contribute to their communities.

HOUSING FEATURES

Housing units developed as part of the Housing Innovation Challenge are required to have a Certificate of Occupancy or include specific features of habitability. Please indicate that your unit(s) will include the following features (select more than one).

- ☒ Obtained a Certificate of Occupancy
- ☒ Ability to be hooked up to water/plumbing
- ☒ Ability to be hooked up to electricity
- ☒ Private kitchen/kitchenette
- ☒ Private bathroom
- ☒ Communal kitchen/kitchenette (for multi-unit projects)
- ☒ Communal bathroom (for multi-unit projects)

D. YOUR IMPACT

Illustrate what success looks like. Be sure to emphasize how your project aligns with the four traits used to assess all applications (see [Trait Scoring Rubric](#)).

TARGET POPULATION

Please select one primary community/population experiencing homelessness who will be served by the proposal:

- ☐ Anyone experiencing homelessness
- ☐ Disabled (physical, developmental)
- ☐ Families with children and youth (under age 18)
- ☐ LGBTQ
- ☐ Mental Health Challenges
- ☐ Transition-aged Youth (age 18-25)
- ☐ Single Adults (age 26-54)
- ☐ Older adults (age 55 and older)
- ☐ Substance Use Disorder
- ☐ Veterans
- ☐ Women
- ☐ Other. Please explain:

Single-parent families/domestic abuse victims

TARGET BENEFICIARIES (150 words)

Demonstrate an understanding of who you are serving. If you've chosen a priority population or demographic within the larger homelessness community, please describe them, their needs, and the aspects of your service solution that are responsive to these needs.

NEST beta-test is designed to be small efficient living units with a larger communal kitchen and exterior spaces to encourage socializing and for defensible space (security/eyes on the street) for homeless people. Common spaces are shared: bathroom/showers/laundry, green space is integrated and NEST has the ability to be connected to utilities, but also can be sited with off-grid electric and water. This organization allows us to provide the highest number of units, removing the most homeless off the street as possible, while also creating an inviting, beautiful and sustaining permanent place for living. Transitional Age Youth moving from foster care or state custody make up a high percentage of the homeless population because they lack a support structure. Community Corp. supports families and will serve these transitional youth and/or single parents or people fleeing domestic violence with our partner People Concern, one of Los Angeles County's largest Social Service Agencies.

GEOGRAPHIC AREA SERVED

All projects, in their entirety, must be delivered and impact communities within the boundaries of LA County. Please select the service planning area(s) (SPA) where your project will be located (may select more than one).

- ☐ SPA 1: Antelope Valley
- ☐ SPA 2: San Fernando Valley
- ☐ SPA 3: San Gabriel Valley
- ☐ SPA 4: Metro LA
- ☒ SPA 5: West
- ☐ SPA 6: South
- ☐ SPA 7: East
- ☐ SPA 8: South Bay
- ☐ Other. Please explain:

NEST is scalable and adaptable for any geographic area.

PROJECTED IMPACT (250 words)

Define success, including measurable results and outcomes such as number of housing units, cost per unit, efficiencies/time savings, number of beneficiaries (i.e. individuals, households), specific impact on beneficiaries, and long-term effects. Explain how this project complements existing efforts, partnerships, and initiatives in LA County. Include other intended outcomes, such as neighbor perception or regard for your residents, or impact of onsite support, such as access to transit and clinics. Offer any relevant data to back up claims of effectiveness.

Measurable successful results would be thousands of homeless people obtaining a roof over their heads in new housing built within 36 months by other non-profits, using the Design Toolkit for prefab modules created for permanent supportive housing for the homeless. The adaptability of the module unit types that range from BlueJay (shelter beds), Dove (single room occupancy with shared kitchens and bathrooms) to the Osprey (studio unit through three-bedroom units) allow configurations to occur quickly in any neighborhood for any homeless population and family type.

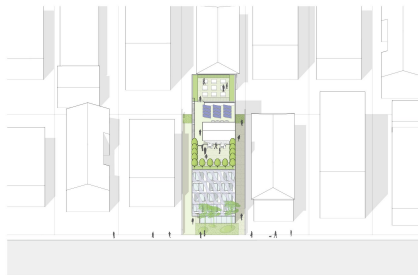
NEST compliments existing efforts in LA County to create zoning and policies that incentivize and support homeless and affordable housing and could also lead to new definitions of 'dwelling unit' to allow more variety in projects of this type which permanently house people in innovative ways. http://planning.lacounty.gov/assets/upl/project/housing_SB2_best-practices.pdf

NEST could be adapted as an ADU for a homeless person or family, however, the intent is to scale up and provide elegant density in neighborhoods that are livable, walkable and near public transit.

One intended outcome that is essential to the continued support of housing for the under served or homeless, is to place these people within existing communities so that networks and support structures that already exist can benefit people who lack them. It will allow existing communities to learn the stories of the people who will be living among them; fostering empathy and an understanding of why people become homeless, furthering our need to house everyone and not leave any family on the street.

Brooks + Scarpa / Housing Innovation Challenge

DEPLOYMENT / IMPACT



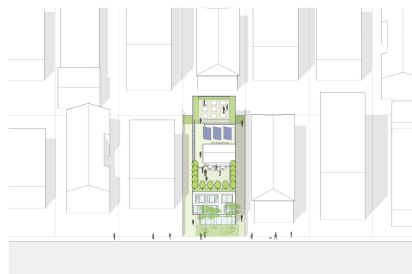
RESIDENTIAL



GAS STATION



PARKING LOT



RESIDENTIAL

Measurable successful results would be thousands of new units of housing built within 33 months by other non-profits, using the Design Toolkit for prefab modules created for permanent supportive housing for the homeless. The adaptability of the module unit types that range from Bluejay (shelter), Dove (single room occupancy) to the Osprey (studio-family) allow configurations to occur quickly in any neighborhood for any homeless population from a single person to a family of four.

NEST compliments existing efforts in LA County to create zoning that allows reduced parking or no parking with homeless housing and could also lead to new definitions of "dwelling unit" to allow more variety in projects of this type which permanently house people in innovative ways.

One intended outcome that is essential to the continued support of housing for the underserved or homeless, is to place these people within existing communities so that networks and support structures that already exist can be leveraged by people who lack them. It will allow existing communities to know the stories of the people who will be living among them; fostering empathy and an understanding of why people become homeless, furthering a need to house everyone and not leave any family on the street.

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TRACKING & METRICS (150 words)

Identify your projected goals and objectives, and the methodology you'll use to track results and measure overall impact. Include how precisely your methodologies will produce meaningful outcomes and how closely your metrics are linked to a realistic assessment of your performance.

The scalable and adaptable nature of this proposal allows it to be constructed in all geographic areas and the NEST Design Toolkit can be used by other non-profits in other communities. The team will update the toolkit with lessons learned and will reach out to other non-profit developers in other communities for potential collaborations. Best practices will be identified so that the Design Toolkit can be adjusted to better affect positive outcomes. Partnerships and/or collaborations with WaterPOD, SmartGridBox (or similar) and homeless housing service providers will be documented in the Toolkit as a resource. People Concern, one of Los Angeles County's largest Social Service Agencies, with a track record of empowering the most vulnerable, will be our partner providing homeless services for NEST; both their website and blog are potential locations to track and measure the success and report to the broader community.

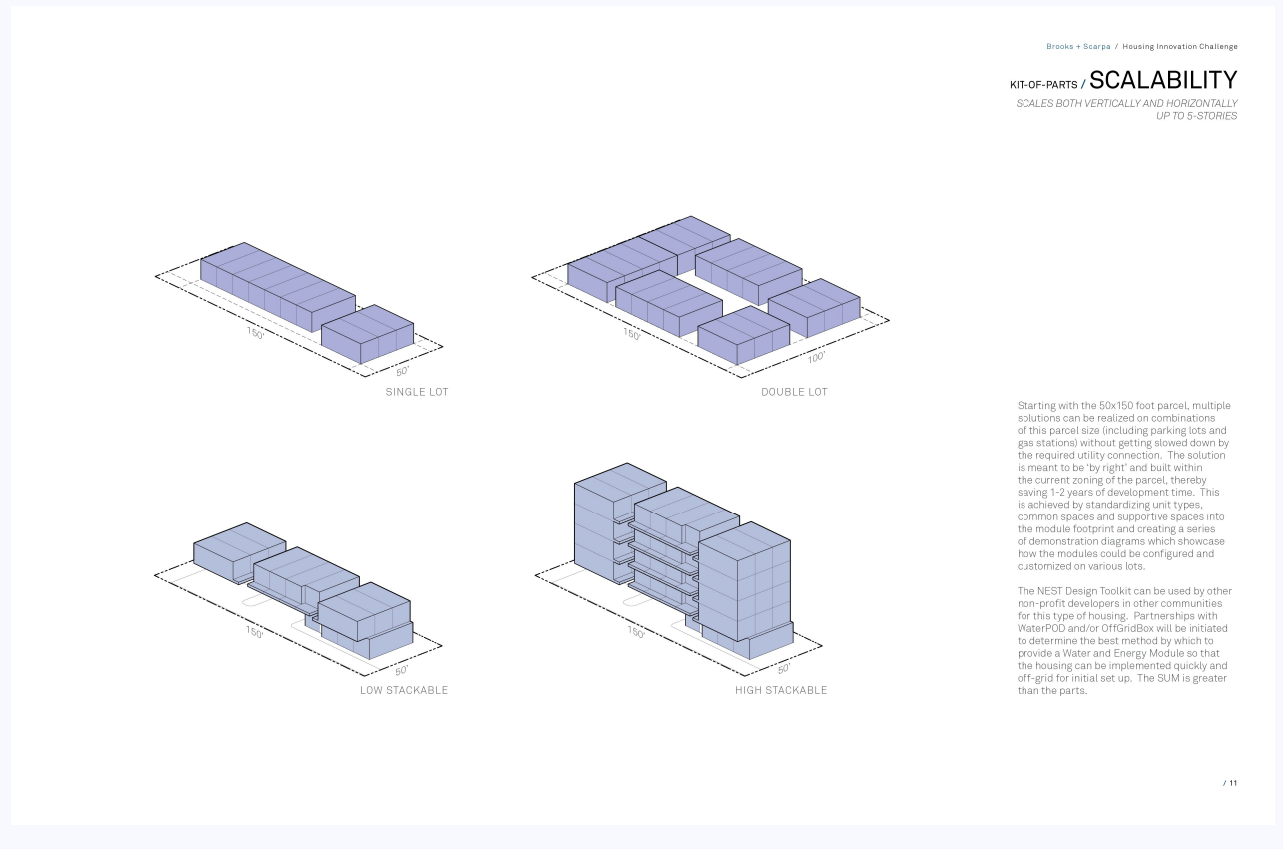
SCALABILITY (250 words)

Share your vision and explain how your solution is prepared to expand after completion of the proposed project for the Housing Innovation Challenge. Describe plans to scale your solution as a model that can be applied or adapted to meet

diverse needs of LA County's many communities. Include any internal or external information or data that helps indicate that your plan to scale will deliver concrete results. With Measure H and various new capital funding streams for affordable and/or homeless housing, LA County will address homelessness at an unprecedented scale. The Housing Innovation Challenge is seeking solutions designed to grow as more resources are deployed to expand available housing.

This proposal called NEST is a small scale version of a much larger idea, which is to densify the urban environment of LA County by providing permanent supportive housing on underutilized parcels of land that are ubiquitous throughout LA County. Starting with the 50x150 foot parcel, multiple solutions can be realized on combinations of this parcel size (including parking lots and gas stations) without getting slowed down by the required utility connection. The solution is meant to be 'by right' and built within the current zoning of the parcel, thereby saving 1-2 years of development time. This is achieved by standardizing unit types, common spaces and supportive spaces into the module footprint and creating a series of demonstration diagrams which showcase how the modules could be configured and customized on various lots.

The NEST Design Toolkit can be used by other non-profit developers in other communities for this type of housing. Partnerships with WaterPOD and/or OffGridBox will be initiated to determine the best method by which to provide a Water and Energy Module so that the housing can be implemented quickly and off-grid for initial set up. Initial outreach has taken place and we know that the SUM is greater than the parts and each site, each neighborhood and each tenant will be different.



OTHER CONSIDERATIONS (100 words)

This is your final opportunity to raise any other considerations. Here, you may emphasize or expand upon a previous point or provide new information, as necessary.

There is a lack of affordable housing at all levels in LA County. We believe there must be a scalable and replicable model to bring housing for the homeless to market, which is the NEST Design Toolkit; a manual for horizontal and vertical expansion of the prefab module, up to 5 stories. We also believe, however, that a targeted review of underutilized spaces (parking

spaces, gas stations, empty lots) and an effort to remove discretionary barriers by making all 100% affordable housing 'by right' in most zones including light industrial, could be another tool in the toolbox.

NEST DESIGN TOOL KIT

A KIT OF PARTS BASED ON THE PRE-FAB MODULE THAT IS SCALABLE AND ADAPTABLE ON ANY COMBINATION OF TYPICAL LOTS, A LONG-TERM SOLUTION THAT CAN BE DEPLOYED THROUGHOUT LOS ANGELES COUNTY

Everyone needs a home. Our neighborhoods can be seen as a flock of birds, foraging and travelling together, helping and providing each other safety in numbers. The 3 unit types are based on birds' nests:

BLUEJAY (intelligent, migratory, does not return to same nest) - Multiple bed, Non-permanent

DOVE (graceful, wide variety of habitat, returns to same nesting site) - Single Room with shared Kitchen and Bathroom, Permanent

OSPREY (distinguished, return to same large nest structures, continuing to build upon them) - Studio up to 2-bedroom Units with private Kitchen and Bathrooms, Permanent.

SHARED SPACES - Ready-to-go, self sufficient service modules that provide power, potable water, black & gray water storage, and community spaces.



COMMUNITY CORPORATION OF SANTA MONICA
with BROOKS + SCARLE ARCHITECTS, INC.
and PLANT PREFAB
HOUSING INNOVATION CHALLENGE
FOR LOS ANGELES COUNTY
October 2, 2018 | 5PM PST



Typical lot found throughout Los Angeles County

Official Map of the County of Los Angeles, 1881
U.S. Navy Hydrographic Office
2 1/2 sheets, General Boundary
Copyrighted
USDA Department of Special Collections

CONTEXT / BACKGROUND



Los Angeles County is extremely spread out with a lack of density and increasing homelessness. NEST is a small-scale version of a much larger concept to provide housing for the homeless through prefabricated, modular, and adaptable, giving homeless people a sense of dignity and shared social spaces on underutilized parcels of land. NEST can quickly provide housing by using off-grid energy, water and sewer.

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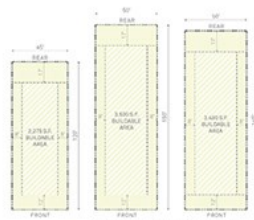
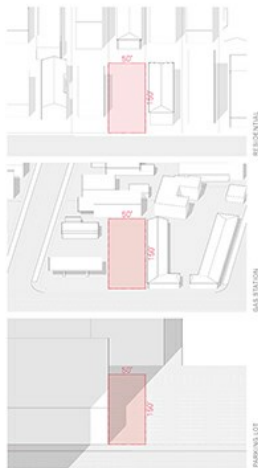
CONTEXT / LOT TYPES

Much of Los Angeles County is developed, and most developers have to adapt to several parcels, which takes time and resources. As of March 2018, the City of Los Angeles is working on the 'Right of First Refusal' to allow developers to acquire land for affordable housing. This opens up a lot more of the land for development, which will allow for better street design and urban spaces.

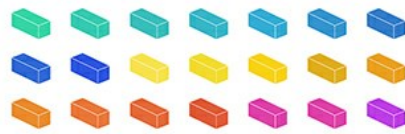
NEST is scalable as an entire solution and can be configured multiple ways using these types of lots and a general lot size of 50'x150', or a combination of them. Housing for the homeless should be scattered throughout the county, so that all communities can share in the solution and so that the housing type is not concentrated in one community. Homelessness is an urgent crisis and many neighborhoods are frustrated by the slow pace of solutions. Prefabricated construction, utility infrastructure, scalability and adaptability will allow NEST to be designed as needed for each particular site and neighborhood on underutilized parcels of land, providing space for people and cars.

DEVELOPMENT STANDARDS
USE CONSISTENT RETRACKS FOR 6-STORY BLOCKS:
FRONT 12'
REAR 12' + 1' EACH STORY OVER 3
SIDE 9' + 1' EACH FLOOR ABOVE 2
+ 8'
MINIMUM DECKING TO 10' FOR EXISTING OR 100% OPENINGS ARE REQUIRED.

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Bring resources on these special parcels, or a combination of parcels

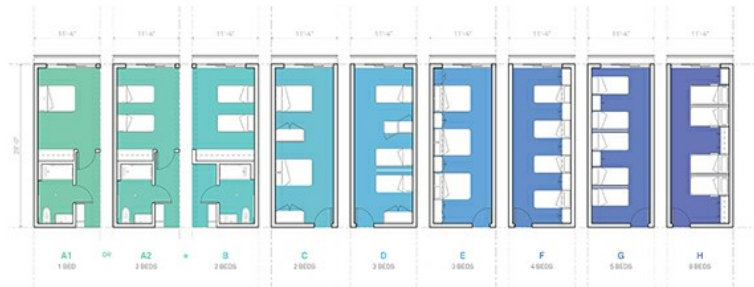


KIT-OF-PARTS

Brooks + Scarpis / Housing Innovation Challenge

KIT-OF-PARTS / BLUE JAY

SHARED KITCHEN
TEMPORARY



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

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Brooks + Scarpis / Housing Innovation Challenge

KIT-OF-PARTS / DOVE

SHARED KITCHEN
SHARED KITCHEN & BATH



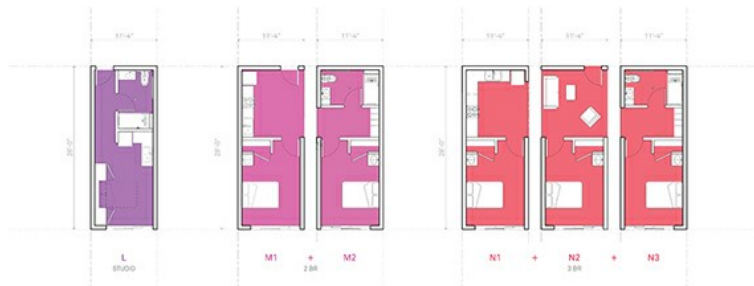
STRATEGY - The Dove is a permanent supportive housing model designed to maximize efficiency for long-term housing. A typical 50x150' lot can house up to 48 bedrooms including a community kitchen and other supportive public spaces.

19

Brooks + Scarpis / Housing Innovation Challenge

KIT-OF-PARTS / OSPREY

STUDIO - 1 BR
INDIVIDUAL KITCHEN & BATH

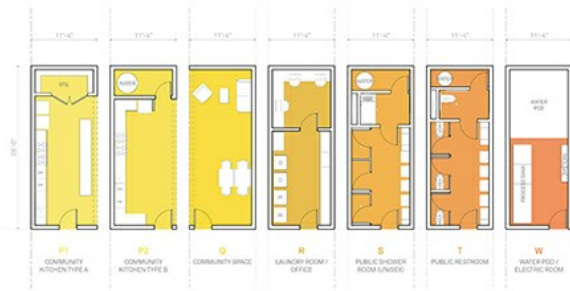


STRATEGY - The Osprey is a permanent supportive housing model designed to maximize efficiency for long-term housing. A typical 50x150' lot can house up to 36 bedrooms including a community kitchen and other supportive public spaces.

20

Brooks + Scarpis / Housing Innovation Challenge

with Matt Brooks / SHARED SPACES

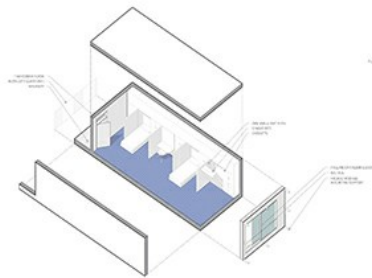


STRATEGY - The shared spaces are modules designed to operate with an exhaust direct utility connections. We have already sourced commercially available equipment that provides potable water, hot/cold gray & black water storage and energy generation, which are housed in self-sufficient prefabricated modules.

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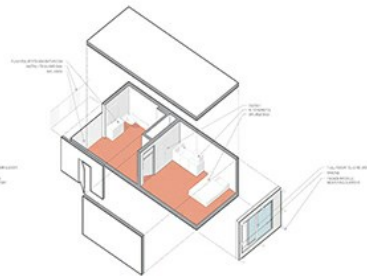
Brooks + Scopus / Housing Innovation Challenge

KIT-OF-PARTS / COMPONENTS



BLUEJAY

STRATEGY - The Bluejay is a temporary shelter designed to maximize bed-count and house the maximum number of people. A typical 50x150' lot can house as many as 124 people including a community kitchen and other supportive public spaces.



DOVE

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

19

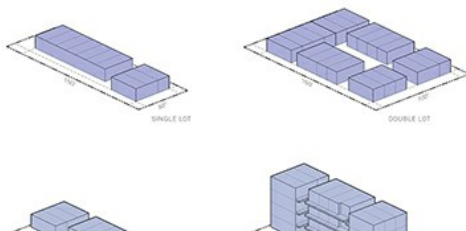


CONFIGURATIONS

Brooks + Scopus / Housing Innovation Challenge

KIT-OF-PARTS / SCALABILITY

SCALES BOTH VERTICALLY AND HORIZONTALLY UP TO 8-STORIES



Starting with the 50x150 foot parcel, multiple solutions can be adapted to configurations of this parcel size (including parking lots and gas stations) without getting boxed down by the required utility connection. The solution is meant to be "right" and built within the current zoning of the parcel, thereby saving 1/2 price of development fees. This is achieved by subdividing unit types, common spaces and supportive spaces into the module footprint and creating a series of demonstration diagrams which showcase how the modules could be configured and overlapped on various lots.

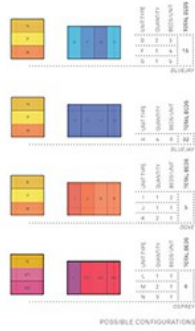


The NEST Design Toolkit can be used by other non-profit developers or other communities for this type of housing. Partnerships with Habitat for Humanity and local governments will be required to determine the best method by which to provide a water and Energy Model so that the housing can be implemented quickly and affordably and set up. The NEST is a good start for the parts.

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Brooks & Drexler / Housing Innovation Challenge

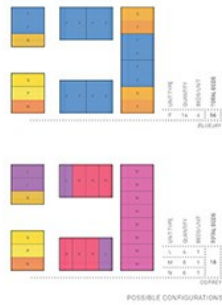
CONFIGURATIONS / SINGLE LOT



22

Brooks & Drexler / Housing Innovation Challenge

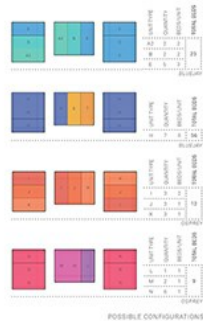
CONFIGURATIONS / DOUBLE LOT



23

Brooks & Drexler / Housing Innovation Challenge

CONFIGURATIONS / STACKABLE

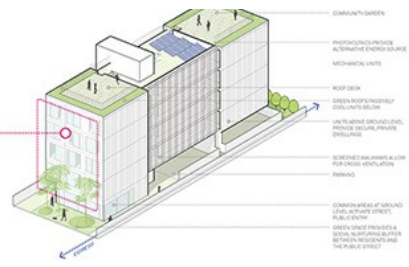


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Brooks & Drexler / Housing Innovation Challenge

CONFIGURATIONS / COMPONENTS



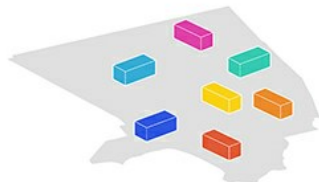


44

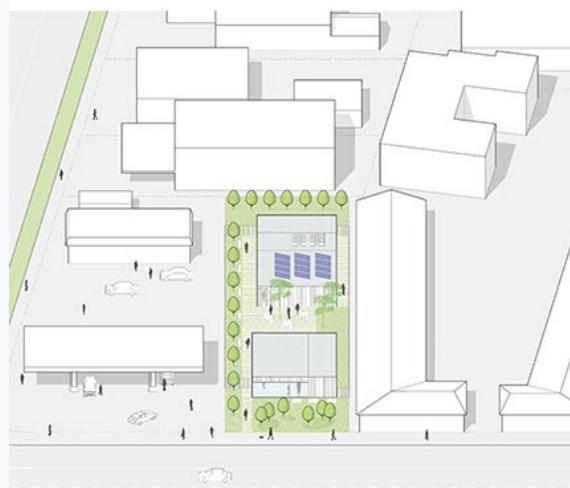
Breaks a Record of Moving Innovation Challenge

CONFIGURATIONS / **FACADES**

198



DEPLOYMENT

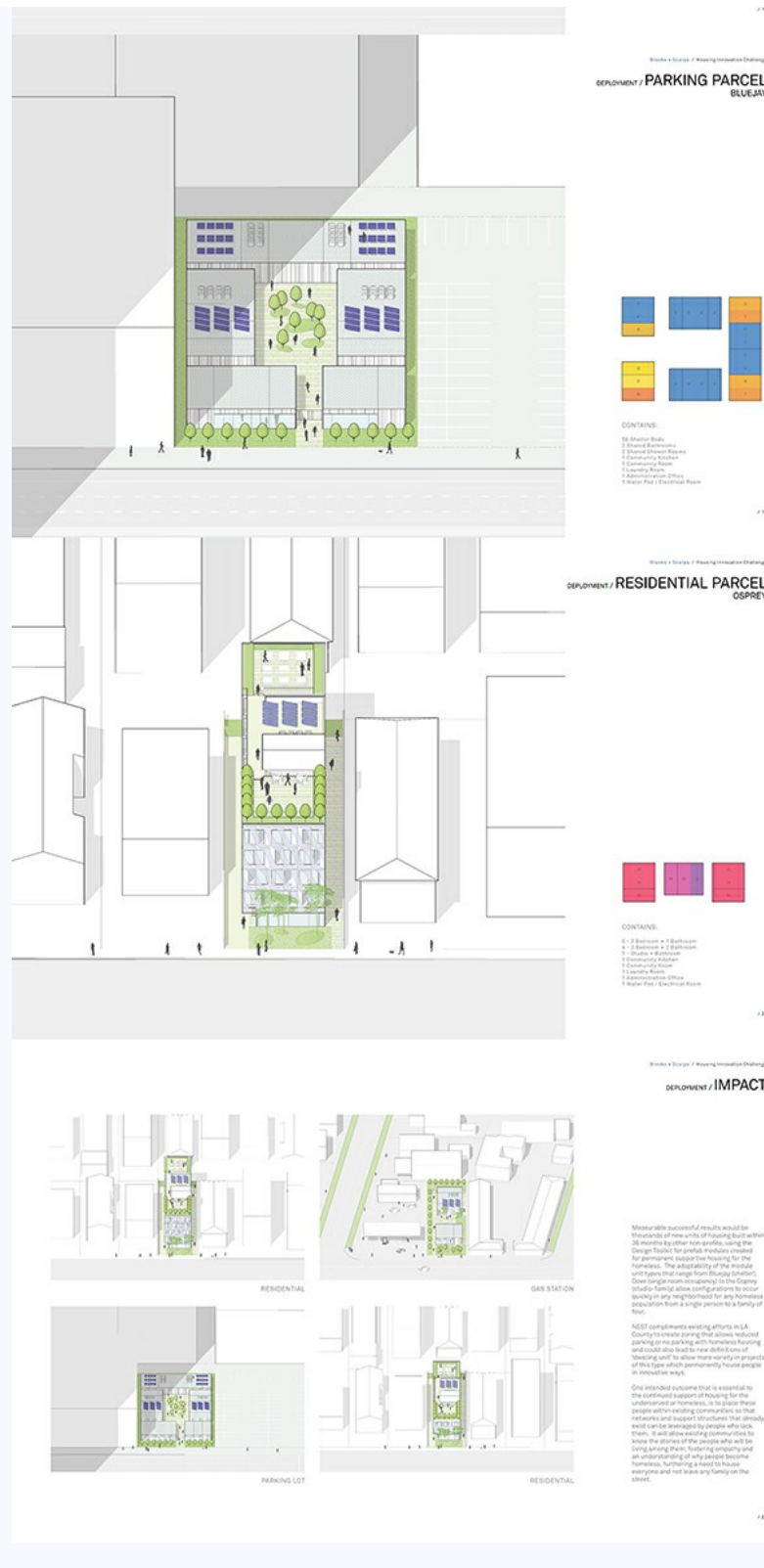


Brooks & Searge / Moving Innovations Challenge

DEPLOYMENT / **GAS STATION PARCEL**
DOVE

CONTAINS:

- 5 Bedrooms + 2 Bathrooms
- 1 Community Kitchen
- 1 Laundry Room
- 1 Administration Office
- 1 Water Pad / Electrical Room



E. BUDGET

Please provide a detailed budget at either the \$500,000 or \$1 million funding request level. Use language that is consistent across your application, so that any cost categories or line-item descriptions are referenced elsewhere. Your application should read as one unified narrative, and the budget must explain and/or clarify the

efficiency with which you intend to use resources.

FUNDING REQUEST

Select one of two award sizes.

- ☐ \$500,000.00 (US DOLLARS)
- ☒ \$1,000,000.00 (US DOLLARS)

BUDGET FORM

Using the following table, please list and describe all line item and administrative costs to implement your proposal within your specified duration (up to 24 months). **This budget should not exceed your selected award amount – you will have opportunity in Budget Narrative to identify and describe any additional costs and funding sources secured by the time of the award.** It is incumbent upon each applicant to deliver a clear and compelling budget, identifying cost categories that are described in your previous project plan. While administrative expenditures are eligible, please note: we do not accept general line item descriptions, like “Overhead” – you must specifically describe what costs are incurred as part of each line item.

LINE ITEM DESCRIPTIONS	AMOUNT (US DOLLARS)
Modular cost (\$150/sf) based on 2,205 sf	\$330,750
Modular Transportation and install cost	\$89,250
Onsite construction costs (foundation/skin)	\$120,000
WaterPOD.br (cleans blackwater) https://water-pod.net/about-us/	\$35,000
Power via Off Grid Box (6x6) https://www.offgridbox.com/	\$25,000
Permit/fees/CDs and update Design Toolkit	\$220,000
Prevailing Wage/Labor	\$100,000
Contingency	\$80,000
TOTAL (not to exceed selected request size: \$500,000 or \$1 million):	\$1000000.00

NOTES:

Prevailing wage is assumed on-site only, not in the prefab factory.

UNIT COST OF DEVELOPMENT or REHABILITATION

Please enter the calculated unit cost of development or rehabilitation (in US dollars).

5 units with shared spaces and support \$200,000.00.

BUDGET NARRATIVE (250 words)

Offer a narrative description of your budget. If applicable, provide information on the amount and type of costs required above the selected funding request amount in order to complete your project within the 24-month timeline, as well as the secured and/or potential resources to allocate towards these expenses (including name of funder, status of request, amount, and type – cash or in-kind). Explain your contingency plan should you not secure these additional resources. If additional resources have already been secured, please reference those sources of funding. Please also include the potential to leverage

additional resources to scale your project once it has been completed as part of the Housing Innovation Challenge (including name of funding prospect, amount, and type – cash or in-kind).

Our proposal uses prefab modular units by Plant Prefab, built off-site and transported to the site. This minimizes labor costs, controls quality and allows each site to be individually designed/skinned with appropriate materials for each location. Price includes off-grid water and power as a demonstration to show how projects may get constructed quickly when a specific site does not have utilities available. These off-grid water and power modules may be relocated for another site's use, or they may be used permanently as a way to provide resiliency in disaster situations. The potential to leverage additional sources of funding is very great, given the NEST Design Toolkit and the ability to scale both horizontally and vertically. Non-profit developers of affordable housing can utilize traditional funding sources such as State of California Tax Credits, Low-Income Housing Tax Credits, California Community Foundation Grants, Prop HHH funds and various local, State and Federal Grants.

E. YOUR VIDEO PITCH

Make a personal connection by offering an overview of your proposal in a 90-second video. **It is not our intention to solicit highly produced or expensive video content.** In our experience, the most effective videos are the most authentic. Capture your commitment with a clear, compelling explanation that anyone can understand and appreciate. Please don't hesitate to [send us an email](#) for guidance on your video pitch.

Your Video Pitch must follow these guidelines:

- Do not exceed 90 seconds (exceeding 90 seconds may disqualify you from this Challenge).
- One or two person(s) should present himself and/or herself during the video (make it sincere).
- Focus on delivering a personal connection; it is not necessary to produce a sophisticated video.
- Your video must be in English.

Here are some logistical and technical suggestions:

- Laptop cameras and smart phones are easy-to-use tools for recording your video.
- If possible, reduce your file size - video uploading is easier at lower resolutions.
- If you are having difficulty uploading your video file, try logging out of the application and logging back in using another Internet browser (Google's Chrome browser is preferred).

Here are general suggestions for delivering a high-quality video pitch:

- Introduce yourself and your organization or team.
- What is the specific problem you are solving?
- What is the solution you're offering, and how does it align with the four traits that our judges must consider when assessing your proposal?
- Focus on describing the projected impact on your target beneficiaries. Illustrate the long-term and/or scalable benefits of investing in your solution.

Hone your content:

- Keep your description and language simple.
- Demonstrate passion through your words and enthusiasm.
- Thoroughly prepare. Practice numerous times and solicit feedback from colleagues, family, and friends before submitting.

You will record your video and upload to YouTube; then, you will enter your YouTube Video ID.

View in new full window



G. ADDITIONAL INFORMATION

The County of Los Angeles has designated the Community Development Commission of the County of Los Angeles (Commission) to administer the Housing Innovation Challenge under a forgivable loan structure. The Commission will execute agreements which will outline the terms of the loan provided to the Winner, and will also monitor the project. Please review our [Rules](#) and [Terms & Conditions](#) for more details.

If you are chosen as a Winner from the County of Los Angeles, you will be required to provide additional information in order to enter into a contractual agreement for the Housing Innovation Challenge. The following list is only intended to illustrate some of the basic requirements, and the County of Los Angeles reserves the right to require other information, as necessary.

- Articles of Incorporation, Charter, or similar documentation

- Tax determination letter, if applicable

- A more detailed work plan, timeline, specific site location details, pro forma, audited financial statements, and/or an evaluation plan.

- Evidence of site control, except for housing that could be sited as an ADU or unless the County otherwise agrees to execute the contract without evidence of site control.

- Evidence of additional funding and resources secured to implement and complete the Housing Innovation Challenge project.

- Existing policies, if any, addressing conflicts of interest, whistleblower, internal controls, anti-money laundering, intellectual property, code of conduct, ethics, gifts, and any similar policies governing the principal organization and partners.

- If you are not a public charity, a statement that Housing Innovation Challenge funds will be spent only for the purpose of this challenge, and that the award will not be used for lobbying purposes.

- If you are a public charity under the Internal Revenue Code, a statement sharing a lobbying budget in which you specify the amount of lobbying expenses and non-lobbying expenses.

- If you are a Team, a formal agreement (MOU, contract) authorizing the principal organization to represent the partner organizations and enter into a contract on their behalf.

The County of Los Angeles reserves the right to perform background checks on key individuals associated with

the proposal, and the refusal by key individuals to provide necessary authorizations will be a reason to reject any application for further consideration. Background information and the results of any background checks will be kept confidential.