



Housing Typologies

TOOLKIT



USC University of
Southern California
University Initiative to Eliminate Homelessness

Table of Contents

Introduction	3
Acknowledgments	4
Compact Housing	5
ADU	6
Micro Apartments	8
Tiny Homes	10
Innovative Materials	12
Sprung Structures for Temporary Bridge Shelter	13
Prefabricated Modular Construction	14
Kit Homes	16
3D Printed Homes	18
Shipping Containers	20
Innovative Approaches	22
Permanent Supportive Housing	23
Shared Housing	25
Adaptive Reuse	27
Motel Conversion	29
Community Land Trusts	31
Cooperative Housing	33
Safe Parking	36
Incentives	38
Inclusionary Zoning	39
Transit Oriented Development	41
Appendix	42
County Affordable Housing Action Plan	43
Final Comments	45

Introduction

Overview and History

This toolkit was developed as a product of the USC Initiative to Eliminate Homelessness in collaboration with both the City and County of Los Angeles on behalf of housing development for persons experiencing homelessness. In 2017, when the Deans Steering Committee met initially to create a foundation for the Initiative, Alisa Orduna joined us as the Mayor's Homelessness Policy Director to discuss partnership with Los Angeles City and share the current priorities. Accordingly, the city wanted to promote new technologies or strategies for housing development but was being deluged by ideas and requests for information or guidance that had become overwhelming. As a result of Alisa's inspiration and vision, the Housing Typologies Workgroup of the Initiative was formed. Initial meetings produced a set of principles and concepts by which to evaluate potential typologies and a list of promising strategies that the expert workgroup identified for inclusion. The workgroup determined that additional research was required and was happy to have Jennifer Kim of the Los Angeles County Homeless Initiative agree to assist with an intern research project to help gather that information. Her oversight and guidance greatly improved the quality and relevance of the materials. Three interns were consecutively involved with the work, supported by Ms. Kim and the workgroup.

Purpose and Organization

As of 2018, it was estimated that the Los Angeles region needed over 560,000 additional units of affordable housing to match the local population demand. The expensive land in southern California along with the time-consuming process of construction has historically created challenges to housing production. Additionally, the underproduction of housing is part of a trend in California where restrictive local development and land-use policies are designed to limit density and preserve property values in certain neighborhoods at the expense of others. These efforts have curtailed housing production for decades, while the 2008-09 recession and the 2011 dissolution of urban renewal redevelopment agencies further complicated efforts to build low or middle-income housing. Thus, the region faces a dilemma evidenced by the many persons forced to take up residence in tents or makeshift shelters on our streets. Construction and finance innovations are imperative to help us increase the housing supply.

The Housing Typologies Toolkit is designed to provide a comprehensive overview of the new and promising models for housing development in the region. Each typology presented has a summary of information that helps the user quickly gain an understanding of the model in terms of use, benefits, challenges, policy-related issues, perspectives of consumers, sustainability, costs, financial models, and knowledgeable contact persons. Multiple links to source materials and additional resources on the topics are included. It is hoped that researchers, students, and developers in real estate, urban planning, public policy, and housing design will be able to utilize this toolkit to assist with efforts that can ultimately lead to greater housing innovation, choice, and supply.

Acknowledgements

This Housing Typologies Toolkit was made possible by the full support of the following persons:

- **USC President, C. L. Max Nikias** who conceived and announced the Initiative to Eliminate Homelessness in 2016
- **USC Provost Michael Quick** who formed the Deans Steering Committee and provided ongoing funding and heartfelt support for the Initiative
- **USC Deans Steering Committee Members** who have valued, guided, and supported the ongoing efforts of the Initiative
- **The Housing Typologies Workgroup**, consisting of experts within and outside of USC, who set the parameters and provided technical assistance for the toolkit
- **Alisa Orduna**, Homeless Policy Director for Los Angeles Mayor Eric Garcetti during the first year of Initiative operations (2017/18), inspiring and facilitating coordination with the city's plan
- **Jennifer Kim**, Housing Innovation Director in the CEO's Office of the LA County Homeless Initiative who guided the toolkit formation and provided outstanding supervision for the interns who engaged in research support
- **Carmen Noyola**, USC Urban Planning Internship Spring 2018, who kicked off the internship project with enthusiasm and produced a strong foundation for the toolkit
- **Kaitlin Quackenbush**, UCLA Urban Planning Internship Summer 2018, who carried on the toolkit research through the next phase, adding significantly to the breadth and depth of the content
- **Cassandra Tripard**, USC Urban Planning Internship Spring 2019, who organized multiple documents into a coherent whole, added key content, and filled in all of the gaps to bring the project to completion

We are deeply grateful for the long-term commitment, depth of knowledge, and leadership that these contributors, both individually and collectively, brought to the project. Their continuing interest and passion provided the impetus and resources that supported our ability to complete and publish this resource.

Brenda Wiewel, Director
USC Initiative to Eliminate Homelessness



Compact Housing

Accessory Dwelling Unit

<p>Description</p>	<p>An accessory dwelling unit (ADU) is an additional smaller housing unit located on the same property as a single-family home (Santa Cruz County ADU Guide). By right, ADUs can be a maximum of 1,200 square feet (LA-MÁS). While ADUs are often detached, companies such as United Dwelling convert garages into ADUs.</p>
<p>Perspective of Residents</p>	<p>ADUs function similarly to single-family homes and offer more privacy than traditional apartments which are similar in size. By sharing a lot but not walls, ADUs blend single-family and cohabitation living styles. ADUs increase density in single-family neighborhoods and can lead to increased social interaction. However, ADUs may negatively impact parking and traffic.</p>
<p>Sustainability</p>	<p>ADUs are usually built using traditional construction methods, making them durable and long lasting. ADUs are small in size and require less building material than traditional single-family homes. ADUs take advantage of underutilized land in low density areas. ADUs add lower priced housing options to single-family neighborhoods, boosting social diversity. The Backyard BiHome, an ADU model developed by UCLA, minimizes waste and building materials while conserving water and energy. Features include grey water collection, a composting toilet, and solar technology. ADUs created from garages require few additional building materials and make use of existing space.</p>
<p>Cost</p>	<p>The development and construction cost of an ADU generally ranges from \$25,000 to \$150,000. Because the land is already in possession of the single-family home owner, there are no land costs associated with ADU development. Cost of ADU development varies. Some ADUs are created by converting garages and existing structures in to housing, while others are newly constructed. There is also large variation in cost because ADUs come in a number of sizes and differ in amenities. Construction cost per square foot is comparable to other residential construction (CityLab UCLA). LA MÁS, a non-profit urban design organization, set a \$250,000 construction budget to produce a two-bedroom, two-bathroom ADU in Highland Park. In Oregon, the Multnomah Department of County Human Services developed four ADUs for \$90,000 each (LA-MÁS). ADU rent prices vary dramatically by location, size, and amenities. ADUs are often rented at market rate rather than as affordable housing.</p>
<p>Financial Models</p>	<p>Additional financing for ADU development is available. ADUs are often funded through donations from organizations and philanthropists, grants, subsidies, public-private partnerships, and home equity lines of credit. The California Endowment provides grants to 501©(3)'s, California state & local government entities, and faith based organizations to create affordable housing, including ADUs. The LA County Second Dwelling Unit Pilot Program provided a maximum subsidy of \$75,000 per unit to build up to three new ADUs. The County provided a maximum subsidy of \$50,000 per unit to preserve up to three existing unpermitted ADUs. The subsidy was provided in the form of a soft loan or forgivable loan tied to a commitment to rent the ADU to a homeless family, homeless individual, or participant in the housing choice voucher program. LA Mas, Genesis and Self-Help FCU are piloting a new mortgage product to support low to moderate income homeowners with ADU construction. Home owners may refinance an existing mortgage in order to take out a larger loan to fund the construction of an ADU. United Dwelling fully funds garage conversions. The home owner signs a lease with United Dwelling allowing them to rent out the space for fifteen or twenty-five years. Rental income is split between the owner and United Dwelling.</p>
<p>Homeless Nexus</p>	<p>ADUs can be created as Section Eight or homeless housing. However, they have more potential to aid the at-risk of homelessness population. ADU development creates affordable and entry level market rate units in single-family neighborhoods. Land in single-family neighborhoods is underutilized and increasing density decreases rent prices. Several grants, subsidies, and programs exist to finance ADUs rented as affordable housing. There is massive potential to increase the housing stock through the development of ADUs. Los Angeles, known for sprawl, has large areas of single-family zoning, making ADU development an ideal strategy (Garcia). Low-density areas can be targeted for the development of ADUs. SWIFT LEE Office was awarded an honorable mention for a model targeted at the homeless population that incorporates amenities for the physically disabled. Future ADU developers could follow this model to help house physically disabled homeless individuals.</p>

<p>Potential Challenges</p>	<p>While ADUs have the potential to assist with the homelessness crisis, there are barriers to development. Some parcels will be ineligible for ADU development due to zoning barriers such as minimum lot sizes, story restrictions, parking requirements, and owner-occupancy requirements (Garcia). Increases in property taxes and necessary approvals may disincentivize home owners from constructing an ADU. While there is funding available, the high cost of construction is still a barrier for many land owners. Neighboring residents may also be opposed to ADU creation due to potential or perceived negative impacts on traffic and parking. Currently, many existing ADUs are uninhabited because they have not been approved or are not up to code. Most ADUs are not required to be rented as affordable housing, subjecting them to high rent prices and rent increases (Garcia).</p>
<p>Policy</p>	<ul style="list-style-type: none"> • AB 1866: authorizes local agencies to provide ordinances allowing for the creation of ADUs on parcels zoned for primary single-family and multifamily residence • Los Angeles Accessory Dwelling Unit Ordinance: ADUs accessory to a primary single-family residence do not count toward the allowable density for the lot upon which it is located • AB 2229: requires local government to approve an ADU if the unit complies with parking requirements, maximum allowable size, and setback requirements • SB 1069: amended policy regarding ADU parking requirements, fire codes, utility fees, and prevented total prohibition of ADUs • California Department of Housing and Community Development Accessory Dwelling Unit Memorandum • Measure H: The Los Angeles County Homeless Initiative Strategy F4 calls for a second dwelling unit pilot program. On August 2017, the Board of Supervisors approved the pilot program to 1) update the County’s ADU ordinance and streamline the approval process; 2) develop an architectural competition for innovative design; 3) provide homeowners with a subsidy to build ADUs on their properties with an incentive to rent the unit to a homeless family or individual; and 4) provide a subsidy to preserve existing unpermitted ADUs.
<p>Additional Reading</p>	<ul style="list-style-type: none"> • CityLab UCLA: Guidebook to Accessory Dwelling Units in the City of Los Angeles • Department of Housing and Urban Development: U.S Accessory Dwelling Units: Case Study • Garcia, David: ADU Update: Early Lessons and Impacts of California’s State and Local Policy Changes • LA-MÁS + LA LISC: Developing Affordable Housing • Los Angeles County Department of Regional Planning: Accessory Dwelling Units • Dahl, Per-Johan: The Shadows of L.A. • Santa Cruz County: Accessory Dwelling Unit Cost and Financing Guide • Shoup, Donald: Converting Garages for Cars into Housing for People • UCLA: Backyard Homes LA • University of Texas, Austin: Strategies to Help Homeowners Finance Accessory Dwelling Units in Austin • SWIFT LEE Office: Housing Innovation Challenge Proposal A+DU for the Homeless
<p>Contact</p>	<p>For more information on ADUs or the LA County ADU Pilot Program, contact LA-MÁS at: Email: ronnie@mas.la Phone: (213) 465-0410 Address: 2806 Clearwater Street, Los Angeles, CA 90039</p> <p>LA-MÁS was selected by the County of Los Angeles to serve as technical consultant for the LA County ADU Pilot Program. This program will provide three homeowners in unincorporated LA County with a forgivable loan of \$75,000 to construct an ADU. The construction loan for this program was provided by GenesisLA.</p> <p>For information on garage conversions contact United Dwelling: Phone: (310) 393-5546 Address: 5792 W. Jefferson Blvd., Los Angeles, CA 90016</p>
<p>LA County Affordable Housing Action Plan</p>	<p>ADUs are part of the 2018 Los Angeles County Affordable Housing Action Plan. The county aims to legalize currently unpermitted ADUs as well as to encourage the creation of new ADUs.</p> <p>*See Appendix</p>

Micro Apartments

<p>Description</p>	<p>A micro apartment, or “micro-unit”, is a small housing unit in a multifamily development. While there is no standard definition, micro apartments are generally less than 500 square feet in size. Sleeping facilities, kitchens, and bathrooms must be provided. Micro apartments have traditionally been developed in amenity rich locations, minimizing the need for transportation (Urban Land Institute).</p>
<p>Perspective of Residents</p>	<p>Micro apartment residents enjoy a minimalistic lifestyle and report higher levels of satisfaction with community location, amenities, and unit features than conventional renters. However, micro unit residents report lower levels of satisfaction with floor plan, rent price, and overall value. Space is very limited and residents often have a difficult time storing their possessions. Micro units have historically been built as high-end housing for people who wish to live in expensive locations without roommates. Micro units offer a private lifestyle in amenity rich neighborhoods for a lower price than traditional studio apartments (Urban Land Institute).</p>
<p>Sustainability</p>	<p>Micro units are more sustainable compared to traditional studios and one-bedroom apartments. Due to their size, they require less energy to heat and cool. Micro units are often created from repurposed hotels, office buildings, and existing apartment buildings (see adaptive reuse). Micro unit developments are generally located in dense, amenity rich locations. High density housing offers more affordable options in popular locations such as employment hubs. (Urban Land Institute). In addition, dense walkable neighborhoods reduce the need for cars.</p>
<p>Cost</p>	<p>Currently, most micro units are high-end and inaccessible to low income earners. However, they do offer lower rent prices in high demand areas. This allows middle income earners to move into wealthier neighborhoods. While rent per unit is cheaper, rent per square foot is more expensive than traditional apartments (CCA of Los Angeles). This contributes to renters’ dissatisfaction with overall value. In Highland Park, a micro apartment costs \$1,800 per month to rent. Prices are even higher in Santa Monica where micro units rent for \$2,200 per month (LA Curbed). Despite high prices in wealthy neighborhoods, micro units can rent for \$1,200 to \$1,600 per month in other parts of Los Angeles (CCA of Los Angeles). One Santa Fe, located in the Arts District, charges as low as \$1,549 per month (CCA of Los Angeles). While renters experience per unit savings, developers bear construction costs that are five to ten percent higher than traditional multifamily developments (CCA of Los Angeles).</p>
<p>Homeless Nexus</p>	<p>Most current micro apartment developments do not provide low enough rent prices to house the very low income. They have mostly benefited middle income earners who wish to access housing in expensive neighborhoods. A percentage of the total units within these developments must be designated as Section Eight housing. Though low-income earners cannot afford market rate micro units, they may occupy subsidized units. Micro apartment developments are able to maximize the number of units on a property due to the small apartment size. Maximizing the number of total units on a property also maximizes the number of affordable units, benefiting low income earners and the homeless. Micro units have the potential to house homeless individuals who prefer to have their own space and privacy.</p> <p>Unlike micro units developed in wealthier neighborhoods, micro units constructed in low income areas can be affordable, even at market rate. Rosslyn Hotel Apartments in Skid Row consists of 264 micro units. 167 of the units are set aside for chronically homeless individuals. The apartments were created from an existing hotel through adaptive reuse. Converting old buildings into micro units cuts the cost of construction, allowing developers to create more affordable units. The Rosslyn Hotel was created and managed by SRO Housing Corporation. SRO Housing Corporation has several other affordable micro apartment developments. While micro units in high demand areas may be unaffordable, they do have the potential to create quality housing for a low price in less desirable neighborhoods.</p>

<p>Potential Challenges</p>	<p>Several barriers to micro apartment development do exist. Zoning density limits prevent micro units from being developed in many areas. In addition, building codes have minimum apartment size requirements in some cities, prohibiting micro units. Parking requirements pose a challenge to micro apartment development. While the units are small, the density of units on the property may necessitate more parking than the lot is fit to accommodate. No unique funding options are available for micro unit development. Developers will likely have to use traditional funding avenues (CCA of Los Angeles).</p>
<p>Policy</p>	<ul style="list-style-type: none"> • TOC Guidelines: In Los Angeles, micro apartments are restricted to transit-oriented communities and downtown. Other parts of LA will have density limits that prevent construction of micro apartments. TOC developments have reduced parking requirements and greater density allowance, reducing the challenges associated with micro unit development. • Density Bonus: Density bonuses are available for developments meeting certain criteria. See the Guide to the California Density Bonus Law for more information.
<p>Additional Reading</p>	<ul style="list-style-type: none"> • CCA: Micro Units in Downtown LA • Urban Land Institute: The Macro View on Micro Units • NYU Furman Center: Regulatory Challenges for Micro-Units and Accessory Dwelling Units
<p>Contact</p>	<p>SRO Housing Corporation: This company has created several micro apartment developments in low income areas such as Skid Row. Many of their units are reserved for low income earners and the chronically homeless.</p> <p>Administrative Office: (213) 229-9640 Rental Office: (213) 229-9365 Address: 1055 W. 7th St., Suite 3250 - Los Angeles, CA, 90017</p>

Tiny Homes

<p>Description</p>	<p>A tiny home is a 400 square foot portable home (The Tiny Life). Tiny homes can be placed on individual lots or in backyards. Multiple tiny homes may also be arranged in a “tiny home village” (Curbed).</p>
<p>Perspective of Residents</p>	<p>Tiny homes function similarly to a single-family home, offering privacy and independence. They come in a variety of styles and can be designed to meet individual needs. The low cost, minimalistic life style, and environmental sustainability of tiny homes has created a Tiny House Movement in recent years (The Tiny Life). Their popularity amongst the middle and upper classes has destigmatized tiny homes as affordable or homeless housing. Tiny homes can be transported to different sites, allowing residents to move to new locations while keeping their home.</p>
<p>Sustainability</p>	<p>Tiny homes are significantly more sustainable than traditional homes. At 400 square feet or less, tiny homes require fewer building materials and less land. Due to their small size, less energy is required to heat and cool tiny homes. Tiny homes may be constructed from recycled material and incorporate energy saving fixtures. The ability to move tiny homes make them adaptable to changes in policy, zoning, and land ownership, ensuring their long-term use. The cost of a tiny home is far less than the cost of a regular single-family home or apartment, making them accessible to low income individuals (The Tiny Life).</p>
<p>Cost</p>	<p>Tiny homes generally cost between \$45,000 and \$50,000 to build (Urban Land Institute). However, other organizations and individuals have constructed tiny homes at lower costs. A Tiny Home for Good constructs tiny homes for the chronically homeless in Syracuse, New York for \$28,500 per unit. Quixote Village in Olympia, Washington constructed a village of tiny homes at \$19,000 per unit. The average self-built tiny home can be constructed for \$20,000 (LATCH Collective). These examples do not include the price of the land. Tiny homes constructed on single-family lots or donated land will not require additional funds for land. If land must be purchased, the cost to build a tiny home may increase significantly.</p>
<p>Financial Models</p>	<p>Organizations that construct tiny homes for the homeless and low-income population rely on donations. For individuals looking to purchase a tiny home, manufacturer financing is offered by some tiny home construction companies. Individuals may take out a mortgage or construction loan to finance a tiny home; however, few banks will provide loans for houses of this size. Some tiny home manufactures such as Tumbleweed Tiny Homes have classified themselves as RV manufacturers, allowing buyers to take out an RV loan to purchase a tiny home (The Tiny House).</p>
<p>Homeless Nexus</p>	<p>Several organizations construct tiny homes for the chronically homeless. A Tiny Home for Good created a tiny home village in Syracuse, New York to house homeless veterans. My Tiny House Project LA (MYTHPLA) builds simple tiny homes for the homeless. Tiny homes built by MYTHPLA are intended to provide homeless individuals with a place to sleep, not a permanent solution. Tiny homes are not hooked up to utilities and lack many basic amenities, but are successful in providing the homeless population with a safe place to live. Unfortunately, many of the tiny homes built by MYTHPLA were recently removed by the city because they were placed illegally. Tiny homes can only be helpful to the homeless population if they are located on land that is properly zoned and permitted for tiny homes. For this reason, lots with tiny home villages may be more useful in providing long term solutions to homelessness. Tiny homes placed on legally acquired land by nonprofits are often donated to homeless individuals, providing permanent housing.</p> <p>Tiny homes are more affordable than traditional homes, creating opportunities for home ownership to low-income and middle-income earners. In Detroit, Cass Community Social Services is building twenty-five tiny homes that individuals can rent to own. Residents pay \$1 per square foot for seven years while volunteering in the community. After seven years the tenant becomes the owner of the home (Urban Land Institute). Tiny homes may also be rented out at low prices, boosting the overall housing stock. The small size of the homes allows them to be placed on small lots or in the yards of single-family homes (Our Backyard Homes).</p>

<p>Potential Challenges</p>	<p>There are few funding methods for tiny homes. Tiny homes built for the homeless are primarily funded through donations to non-profit organizations which can be unreliable and difficult to obtain. Land ownership is also a challenge as tiny homes must be placed on legally acquired land which is often expensive, despite the low cost of constructing a tiny home.</p>
<p>Policy</p>	<p>Currently, there are no specific policies associated with tiny homes. However, they must be placed on lots that are properly zoned and permitted for tiny homes. Tiny homes must also meet building standards. Tiny homes can be constructed as accessory dwelling units on single-family lots, which are permitted in many parts of California.</p>
<p>Additional Reading</p>	<ul style="list-style-type: none"> • Our Backyard Homes: Sustainable Tiny Homes on Wheels in Residential Backyards • The American Institute of Architects: Sustainable and Small: The Tiny House Movement • LATHC Collective • A Government's Guide to Tiny House Regulation • The Tiny Life: What is the Tiny House Movement? • Curbed: Tiny House Zoning Regulations: What You Need to Know • City Lab: Austin's Fix for Homelessness: Tiny Houses, and Lots of Neighbors • The Guardian: Tiny Houses: Salvation for the Homeless or a Dead End?
<p>Contact</p>	<p>My Tiny House Project LA: MYTHPLA builds tiny homes and mobile showers for the homeless population in Los Angeles.</p> <p>Email: question@mythpla.org Address: 2202 S Figueroa St. #155, Los Angeles, CA 90007</p>



Innovative Materials

Sprung Structures for Temporary Bridge Shelter

<p>Description</p>	<p>Sprung structures are tent-like structures made of tension fabric materials and used for temporary bridge shelter to provide housing for persons who are preparing for and locating an affordable housing unit. Delivered and erected in as little as 1-6 months, a sprung structure can provide a safe and secure accommodation as well as basic life services; bathrooms, showers, laundry, counseling and medical care. The structures are modular, portable, and can be relocated. They have been used for disaster relief and temporary housing, as well as for military applications.</p>
<p>Perspective of Residents</p>	<p>There is natural light with use of daylight panels, insulation helps dampen noise, and the structures are airtight for energy efficiency. It is possible to develop and open a sprung structure quickly to help get people off the streets.</p>
<p>Sustainability</p>	<p>These structures often can be developed quickly, with an average of 1-6 months from groundbreaking to completion. Immediate delivery after an order is placed may occur within 1 month (it is possible to make 2,000 sq. ft per day-www.sprung.com). Sprung structures can be erected in places that won't allow conventional structures, such as existing asphalt, empty lots, or open spaces. The structures are made of a tight membrane with fiberglass insulation. Companies may offer up to a 30-year guarantee on the rust proof aluminum substructure and up to 20-year guarantee on the architectural membrane. It is possible to design the internal space as needed, with a variety of separated areas.</p>
<p>Cost</p>	<p>With low construction costs, limited foundation requirements, and the ability to deliver and build quicker than conventional building types that include separate rooms along with communal areas, sprung construction can provide temporary shelter structures with natural light, energy efficiency, and low overall operating costs.</p>
<p>Financial Models</p>	<p>There are companies with sprung structures that make them available through a lease as well as leases with an option to purchase.</p>
<p>Homeless Nexus</p>	<p>This type of product has been used in San Diego, California (www.sprung.com) as a homeless navigation center, complementing the “Housing First” model for 200 veterans and also as a 325 bed emergency shelter facility for single adults with wrap around support services. Another, known as the Leeward Coast Center, is operating in Waianae, Hawaii (www.sprung.com).</p>
<p>Potential Challenges</p>	<p>During a rainstorm, the San Diego sprung structure flooded and the residents had to be moved elsewhere until it could be made ready for safe habitation. The sprung structure is only for temporary housing and does not replace long term affordable or permanent supportive housing.</p>
<p>Policy</p>	<p>Some jurisdictions are using this model to get people off the streets quickly, while others prefer to focus resources into permanent supportive or affordable housing. Both approaches can be based on a Housing First model.</p>
<p>Additional Reading</p>	<p>Alpha Project Sacramento Bee</p>
<p>Contact</p>	<p>For additional information, the Alpha Project in San Diego can be contacted at: 619-542-1877 or emailed to: info@alphaproject.org.</p>
<p>LA County Affordable Housing Action Plan</p>	<p>*See Appendix</p>

Prefabricated Modular Construction

<p>Description</p>	<p>Prefabricated modular construction is a construction method in which individual units are produced off site and then stacked or combined on site. Units are mass produced in a climate-controlled factory, preventing weather related construction delays. There is no practical difference between traditional multifamily developments and prefabricated modular developments once the final building has been assembled (Factory-Built Housing Handbook).</p>
<p>Perspective of Residents</p>	<p>Prefabricated modular units are almost identical to traditional apartments. However, because units are mass produced there is little variation in floor plans. Units must be long and narrow because they are transported on trucks from the factory to the site. Otherwise, residents feel as if they are living in a normal apartment. In the past, prefabricated modular development designs have been aesthetically uninteresting. However, in recent years stacking designs have become more creative (Hickok Cole).</p>
<p>Sustainability</p>	<p>Prefabricated modular construction is more sustainable than traditional construction methods. Prefabricated modular projects are built to the same standards as traditional projects and can be designed to meet LEED sustainability certification requirements (PrefabLogic). Mass production is a very efficient process, reducing overall construction waste (USG). Units are constructed in a controlled climate, preventing exposure to moisture and extreme temperatures. Indoor construction is also safer for workers because they will not be exposed to rain, wind, extreme temperatures, and sun. The risk of falling is also eliminated (Hickok Cole).</p> <p>Factory construction also allows on-site work and unit construction to occur simultaneously. Total construction time can be reduced by 50% when compared to traditional methods. By moving the bulk of construction off site, the impact of the project on the surrounding environment is reduced. This makes prefabricated modular ideal for urban infill. Shorter construction times means less noise pollution, benefiting communities (Hickok Cole).</p> <p>Prefabricated modular buildings appreciate like other permanent buildings and can be remodeled (PrefabLogic). This ensures long-term use of the building, which is essential to sustainability.</p> <p>One new model, ARCspace is a new type of prefab steel modular construction that comes with fire resistance, grid-independent power, and smart home technology. The firm has partnered with Zero Mass Water to use an atmospheric water collector along with nano and thermal technology.</p>
<p>Cost</p>	<p>Construction cost is variable depending on project size, features, and land value. The cost of prefabricated modular construction is twenty percent less than traditional multifamily construction. Costs are lower due to faster construction time and mass production. The savings in cost can be passed on to consumers in the form of lower rent (UC Berkeley). Unlike traditional construction, fifty to sixty percent of the cost must be paid up front. This is because, by the time the units leave the factory, the building is ninety percent complete (PrefabLogic). In Philadelphia, an 80,000 square foot, five-story building was constructed for \$135 per square foot (Hickok Cole).</p> <p>ARCspace built a 1240 sq. ft demo home as a showcase in DTLA in less than 48 hours on a structurally engineered foundation with a cost of \$150 per square foot finished construction cost.</p>
<p>Financial Models</p>	<p>There are no financial models specific to prefabricated modular multifamily construction. Projects can be funded through the same methods as traditional multifamily construction such as Low Income Housing Tax Credits, tax-exempt bonds, and conventional financing (US Modular Inc.).</p>

<p>Homeless Nexus</p>	<p>Prefabricated modular construction is not particularly innovative when housing the homeless. However, lower construction costs do allow for lower rents. The fast build time could also be beneficial to increasing the overall housing stock in a shorter period of time. As with any multifamily development in Los Angeles, fifteen percent of units must be designated as affordable housing. NEST by Brooks + Scarpa is a scalable prefabricated modular model targeted the homeless population. NEST is a design consisting of seven units with a shared kitchen, communal space, and bathrooms. The model is intended for urban infill on smaller lots. Prefabricated modular projects dedicated to creating affordable housing have more potential to solve the homelessness crisis.</p>
<p>Potential Challenges</p>	<p>Public misconceptions about prefabricated modular construction present a challenge. People often associate prefabricated modular construction with bland aesthetics, trailers, public housing, and low-end hotels. They do not realize that modern prefabricated construction looks like regular multifamily housing and often incorporates creative designs (Hickok Cole).</p> <p>There is less flexibility in timing and design adjustments due to the mass production process. Additional protective materials must be used during construction and on site to ensure units are not damaged prior to building assembly. In some cases, units are damaged on site when delivered in poor weather. Finding workers experienced in operating the mobile cranes used for assembly also presents a challenge (UC Berkeley).</p> <p>Financing is needed upfront due to the capital, material, and overhead costs associated with mass production. Fifty percent of the module cost must be paid when the order is placed. This is quite different from traditional construction, posing possible funding barriers (UC Berkeley).</p>
<p>Policy</p>	<ul style="list-style-type: none"> • Manufactured Home Alterations and Permit Guidelines • Factory Built Housing Frequently Asked Questions • California Factory Built Housing Codes
<p>Additional Reading</p>	<ul style="list-style-type: none"> • California Department of Housing and Community Development: Factory-Built Housing Handbook • Hickok Cole: Fabulous Pre-fab • PrefabLogic: Modular Mythbusting: 5 Facts About Manufactured Construction • UC Berkeley: Building Affordability by Building Affordably: Exploring the Benefits, Barriers, and Breakthroughs Needed to Scale Off-Site Multifamily Construction • University of Washington: Modular Prefabricated Residential Construction Constraints and Opportunities • USG Structural Solutions: The Rise of Modular Construction and its Effect on Design
<p>Contact</p>	<p>ARCspace: Christian Johnston (310) 880-1200 christian@sb-council.com</p>
<p>Los Angeles County Affordable Housing Action Plan</p>	<p>As part of the Los Angeles County Affordable Housing Action Plan, the county plans to provide more guidance to encourage prefabricated modular construction. Regulations regarding this model will be updated. The county also plans to implement a pilot project to develop prefabricated modular housing.</p> <p>*See Appendix</p>

Kit Homes

<p>Description</p>	<p>Kit homes are prefabricated small homes that can be assembled quickly. Kit home models have been developed in both Europe and the United States. BoKlok, also referred as a flat pack, is a Swedish version developed by Skanska and IKEA. Minka, developed by Dr. Bill Thomas, and Zip Kit Homes, a division of Timberhawk Inc., are American models.</p>
<p>Perspective of Residents</p>	<p>Kit homes are low cost, efficient, energy-conscious, and easy to build, with prefabricated universal design. They can create opportunities to foster closer human connections, health, and well-being. The model developed in Sweden in 1997 focused on the use for communities of sustainable, low-cost home ownership in developments surrounded by playgrounds and gardens, with nearby access to public transit. The low cost of kit homes can make home ownership available to those who could not afford other types of housing. Kit homes have been created with the philosophy that all people deserve to have accessible housing to meet their basic needs.</p>
<p>Sustainability</p>	<p>Kit homes are built using state-of-the-art fabrication technologies to consume less and create more. They are constructed using materials like wood, the most climate neutral building material, recyclable materials, and robotic material cutting routers to precision-shape sheet goods into an elegant portal frame system with customizable infill panels. Kit homes are produced indoors and standardized ensuring quality. The BoKlok communities provide green spaces “where people can meet in a natural way”. Beginning in 2019, all BoKlok projects in Sweden will come equipped with solar panels, producing green energy whereas Minka and Zip Kit homes yields sensibly-sized energy efficient dwellings and are intentionally designed so that each and every square foot has a purpose. Minka and Zip Kits Homes are easily adapted to meet the needs of person(s) living in them with the flexibility to use an innovative, modular building system that makes changing the floor plan easy, so the room size(s) can be adjusted to meet personal needs and preferences. Kit Homes are designed based on international building standards and meet or exceed the residential building standards for all regions of the continental US. The low-cost model and fast build time provide home ownership opportunities for low income earners.</p>
<p>Cost</p>	<p>Kit homes are sold as a package with the land beneath it, meaning that prices vary depending on location and land value. In the U.S., kit homes vary in cost from \$12 to over \$400 per square foot, depending on size, location, etc. In parts of Sweden, buyers can expect to pay around £96,000 for a flat pack home. Renato Vidal, an Italian company, produces flat packs for €34,900, not including the cost of land. In the United States, companies such as California Pre-Cut Home offer a similar model to European companies for \$12-\$35 per square foot. Minkas cost approximately \$200 per square foot.</p>
<p>Financial Models</p>	<p>Kit homes are still rare in the United States. They have been used to provide ADUs (accessory dwelling units) by property owners. Minkas have been used by agencies helping seniors by renting them to homeowners for older adult family caretaking. Developers may have opportunities to create kit home communities through traditional funding methods.</p>
<p>Homeless Nexus</p>	<p>Kit homes create affordable housing that can either be rented or owned. Kit homes can be built very quickly, taking less than a year to construct from land purchase to buyer move in. This gives kit homes the potential to provide housing for the homeless in a short period of time. While purchasing a kit home may still be out of reach for low income and homeless populations, kit homes may be rented out by a landlord, improving accessibility. Kit homes could be rented at low prices or as Section Eight housing for the homeless and those at risk of becoming homeless. Rather than being constructed as kit home communities, kit homes could be created on single family lots as accessory dwelling units, creating density on underutilized land.</p>

<p>Potential Challenges</p>	<p>The price of a kit home varies by land value, which could make housing in some areas quite expensive despite low construction costs. Currently, the kit home is uncommon in the United States. Even internationally, few companies specialize in kit home construction. If constructed in the US, kit home developers may experience barriers associated with zoning, building codes, and an overall lack of policy. Furthermore, kit homes developed in the United States may not follow the community-minded practices seen in Sweden.</p>
<p>Additional Reading</p>	<p>https://www.bobvila.com/slideshow/assembly-required-15-diy-kit-homes-44417#modular-construction</p>
<p>Contact</p>	<p>BoKlok Contact: Customer service: kontakt@boklok.se Press Contact: Sacha Pardon, sacha.pardon@boklok.se</p> <p>Minka Homes and Communities: Website: https://myminka.com</p> <p>Zip Kit Homes Website: zipkithomes.com E-mail: zipkitsales@gmail.com Phone: (435) 340-1171 Address: 5547 South 5TH Ave Pocatello, ID 83204</p>

3D Printed Homes

<p>Description</p>	<p>3D printed homes create a dwelling unit using 3D printing technology and are often constructed out of cement layers. Currently, 3D printed homes are rarely created in the United States.</p>
<p>Perspective of Residents</p>	<p>3D printed homes are normally between 600 and 800 square feet (PBS). Though small, 3D printed homes have the potential to house families rather than just individuals. Printed as detached units, 3D printed homes create a sense of privacy and ownership for residents. 3D printed homes are primarily created in developing countries as emergency housing. Their use as emergency housing in developing countries may create a stigma against the model in the United States.</p>
<p>Sustainability</p>	<p>Nearly zero waste is produced in 3D construction. Homes are durable and weather resistant. 3D printed homes can be constructed in one day and require far less labor than traditional construction methods. 3D printed homes are digitally designed, allowing for quick architectural design. Digital visualization also allows builders to test different models to maximize energy efficiency (Business).</p>
<p>Cost</p>	<p>3D construction is far cheaper than traditional methods. New story, a non-profit, can build simple 3D printed homes for as low as \$4,000. A Russian company, Apis Cor, can print a 410 square foot house for \$10,150. In the United States, few 3D printed homes have been created. Texas company, ICON, created a 350 sq. ft prototype for \$10,000. Shanghai company Winsun can print a \$4,800 basic cement home. Some companies are using 3D printing to create specific components used in traditional housing construction (Business). 3D printing technology has the potential to lower construction costs for traditional construction, which could improve the affordability of standard homes. The frame for the foundation can be 3D printed and then filled with concrete. Features for utilities are 3D printed allowing for easy utility hook up once the home is complete (Contour Crafting). The cost of a 3D printed home does not include the land beneath it, which could be quite expensive.</p>
<p>Financial Models</p>	<p>3D printed homes are rare in the United States and no specific financial models exist. New Story, a non-profit, has funded and built hundreds of homes in Haiti and El Salvador through crowdfunding. Non-profit developers could use crowdfunding to create 3D printed homes for the homeless population in the future.</p>
<p>Homeless Nexus</p>	<p>A basic 3D printed home can be constructed for only \$4,000. Low construction costs make 3D printed homes one of the cheapest housing typologies to develop. A three-bedroom, one story concrete home can be built in twenty-four hours. The low cost and short build time have made 3D printed homes popular for relief efforts in developing countries. They have the same potential to provide immediate relief to the homeless population in the United States. 3D printed homes may be large enough to house families or multiple people, rather than just individuals. Currently, 3D printed homes are not produced in the U.S. though some companies have created prototypes. Building codes must be revised if 3D printing is to be used to alleviate homelessness in the United States.</p>

<p>Potential Challenges</p>	<p>There are several barriers to 3D construction in the United States. While 3D printed homes are durable, there is concern around the lack of support materials for windows and doors. 3D construction does not meet current building codes, prohibiting their construction. Homes can be designed and constructed very quickly, but digital errors can cause massive delays in development (PBS). The cost of a 3D printed home does not include the land which could be very expensive in urban areas. Currently, few companies are exploring the feasibility of 3D printing in the United States.</p>
<p>Policy</p>	<p>There are no current policies associated with 3D printed homes. 3D printed homes do not meet current Los Angeles building codes.</p>
<p>Additional Reading</p>	<ul style="list-style-type: none"> • Contour Crafting: Los Angeles 3D printing company • PBS: “These 3D-printed homes could provide shelter to the world’s most vulnerable people” • NBC: Could 3D-printed houses help solve the homelessness problem? • Rise: “3-D Printing: The Sustainable Housing Alternative of the Future?” • AllDP3: “How Much Does a 3D Printed House Cost in 2019?” • Business: “3D Printing and Construction: What You Need to Know” • Bisnow: “Are 3D-Printed Buildings A Viable Cost-Saving Solution for Developers?” • Futurism: “Contour Crafting’s 3D-Printing Tech Can Build Homes On-Site in Under 24 Hours”
<p>Contact</p>	<p>Berok Khoshnevis: President and CEO of Contour Crafting, a 3D printing construction company in Los Angeles. Khoshnevis is a Dean's Professor of Industrial and Systems Engineering and Professor of Industrial and Systems Engineering, Aerospace and Mechanical Engineering, Astronautical Engineering, and Civil and Environmental Engineering.</p> <p>email: khoshnev@usc.edu</p>

Shipping Containers

<p>Description</p>	<p>Container homes are made from the steel shipping containers that carry goods everywhere on trains, trucks, and ships. From these giant Lego blocks, people are building homes of all shapes and sizes. The smallest container makes a tiny box of a home at about 100 square feet of floor space. Eight larger containers together can make a two-story house at about 1400 square feet. Hundreds of container micro-apartments together can make a huge apartment building. The containers can be used as single units, for example as an accessory dwelling unit on a residential property, temporary bridge housing while permanent housing is sought, and grouped into multi-family housing. Modulate LA has information on these options. More than 50 different types of shipping containers are available, although not all can be used as the foundation of a home. The dimensions of a shipping container are regulated by the International Organization for Standardization (ISO).</p>
<p>Perspective of Residents</p>	<p>Interest in container housing is part of a desire to save money in construction and maintenance costs through use of a product that is modular and prefabricated. Construction time may be shorter, there is ease of transport since the containers are built for shipping, and installation on a prepared foundation is relatively simple. There is also a perception that container housing can contribute to recycling. Being versatile, they provide opportunities for both temporary and permanent housing options, especially in emergencies or where local construction capacity is limited. The containers are resistant to mold, fire, and termites.</p>
<p>Sustainability</p>	<p>It is reported that an estimated 17 to 20 millions of these ISO containers are peppered across the globe at any given time, with as many as 1 million of them simply sitting around taking up space. (http://www.shipping-container-housing.com/). On a construction site, the developer would prepare a conventional foundation with all of the conventional utility connections. After all of the units are delivered and stacked in place, the water and electrical systems are then connected, a “skin” and roof are added to cover the building, and stairwells and hallways are completed.</p>
<p>Cost</p>	<p>Although initial projections indicated that the shipping container construction costs would be significantly less expensive than traditional construction, that has not proved to be the case in many projects. One project in San Jose found the cost to be \$600,000 per unit, consistent with other types of construction. In Los Angeles, a unit of regular permanent supportive housing can cost at least \$500,000. However, Flyaway Homes has developed container housing project at a cost of \$115,000 per person in a four-person bedroom-one bath unit, costing \$3.8 million total in development for 33 people. Future projects will include two-person two-bath units that are projected to cost no more than \$160,000 per unit.</p>
<p>Financial Models</p>	<p>One innovative financial model was developed by Flyaway Homes, a private company. They partnered with a non-profit homeless and mental health service agency in Los Angeles, using social equity investors and bank loans to finance development. Once built, the service agency leased the shared housing property, taking on responsibility to manage and fill the units. Investors were able to gain a modest return within a specified timeframe. Residents use their social security or public assistance benefits combined with publicly funded subsidies or vouchers, limiting their rent to a maximum 30% of their monthly income.</p>

<p>Homeless Nexus</p>	<p>Shipping containers are being used as a housing innovation for persons who have become homeless, at lower cost and shorter construction timeframes than traditional housing. One company has developed a product called the MicroPad. It has furnishings and amenities factory installed, providing privacy and soundproofing. These units are designed to become part of a supportive housing complex for persons transitioning out of homelessness with supportive services available on site (The Fast Company). Flyaway Homes uses shipping containers for their permanent supportive housing, building by-right and creating shared housing units (Flyaway Homes). Efforts are now underway to design and produce a shipping container product that can temporarily house a family or be placed as an accessible dwelling unit on single residential properties (Module LA).</p>
<p>Potential Challenges</p>	<p>Use of older containers is a problem because they tend to have dents and/or rust, requiring more time and cost to prepare. Containers that are new or just used one time are more desirable but defeat the benefits related to recycling, even as they are more feasible with ability to meet material standards for residential use by enforcing agencies. In addition, there are typically general structural issues which may require significant engineering, welding, and reinforcement for the modifications needed as a housing unit. Some units may have been used to ship hazardous industrial materials and the paint on them is not intended for residential use. These potential harmful materials will require careful removal and sealing to protect residents. A used container may contain traces of pesticides or other chemicals that protected cargo during transport, requiring a removal of the container floors before they can be deemed habitable. The space and shape of a container is limited, leading to reduced height and inside room after plumbing, HVAC, and insulation is installed. The insulation also presents problems and use of certain sealing products for insulation may lead to environmental harm. Finally, there are limited manufacturers who are able and available to transform a shipping container into a residential product. (Build with Rise; http://www.shipping-container-housing.com/). Most containers are being sourced from out of state and sometimes out of country, increasing prices and production timeframes.</p>
<p>Policy</p>	<ul style="list-style-type: none"> • Manufactured Home Alterations and Permit Guidelines • Factory Built Housing Frequently Asked Questions • California Factory Built Housing Codes
<p>Additional Reading</p>	<ul style="list-style-type: none"> • https://www.treehugger.com/sustainable-product-design/whats-wrong-shipping-container-housing-one-architect-says-everything.html • http://www.cbc.ca/life/home/6-shipping-container-homes-that-give-us-housegoals-1.4058839 • http://www.containerhomeplans.org/2015/04/what-i-wish-id-known-before-building-my-shipping-container-home/ • http://www.honomobo.com/ • http://www.budgetshippingcontainers.co.uk/info/how-many-shipping-containers-are-there-in-the-world/ • https://www.lamag.com/citythinkblog/shipping-container-homeless-housing/
<p>Contact</p>	<p>Flyaway Homes 12099 W. Washington Blvd, Suite 410, Los Angeles, CA 90066 310) 826-3600 kevin@flyawayhomes.org</p>
<p>LA County Affordable Housing Action Plan</p>	<p>As part of the Los Angeles County Affordable Housing Action Plan, the county plans to provide more guidance to encourage prefabricated modular construction. Regulations regarding this model will be updated. The county also plans to implement a pilot project to develop prefabricated modular housing.</p> <p>*See Appendix</p>



Innovative Approaches

Permanent Supportive Housing

<p>Description</p>	<p>Permanent supportive housing is a type of affordable housing for the formerly homeless and chronically homeless. Permanent supportive housing includes supportive services such as mental health treatment, addiction therapy and vocational training. Services may be either on site or off site. By integrating services with affordable housing, the formerly homeless are more likely to remain housed (Department of City Planning Recommendation Report). Permanent supportive housing units are designated for fifty-five years, ensuring that tenants will be housed long term (Permanent Supportive Housing Ordinance).</p>
<p>Perspective of Residents</p>	<p>Permanent supportive housing provides homes for individuals and families who have experienced homelessness. Residents enjoy the comfort, freedom, and independence of having their own place to live. Supportive services give residents the opportunity to improve other areas of their life as well. Services are voluntary, allowing residents to maintain their independence. Permanent supportive housing provides safety and security. While safety is appreciated, many residents dislike having to register guests and show identification when entering the building. Guest restrictions also make it difficult to form and maintain relationships. Residents often form friendships with other tenants in the building. They enjoy living with others who have shared similar experiences. Activities offered at permanent supportive housing developments build a sense of community. However, residents have reported issues related to alcohol and drug use amongst other tenants (Parsell, 2014).</p>
<p>Sustainability</p>	<p>While permanent supportive housing is not more environmentally sustainable than traditional housing developments, it does create social sustainability. Permanent supportive housing is reserved for the chronically homeless population, providing them with long-term housing. Integrated services support residents and keep them from returning to the streets. Permanent supportive housing must be located within one half mile of a transit stop to allow residents access to jobs and other amenities (Permanent Supportive Housing Ordinance).</p>
<p>Cost</p>	<p>Tenants of permanent supportive housing receive Section Eight housing vouchers from the Department of Housing and Urban Development. This allows tenants to have little to no cost to live in their unit. The number of housing vouchers available through HUD has not increased, but 700 to 800 vouchers are made available each year in Los Angeles through turnover. No local funding is required to subsidize tenant rent. Supportive services are funded through Medi-Cal dollars, the County General Fund, philanthropy, and other department funding (Los Angeles County Homeless Initiative: Strategy B).</p> <p>Permanent supportive housing operational costs are 11% higher than traditional affordable housing. The higher cost is associated with supportive services, legal fees, and security costs. The net operating income of permanent supportive housing is 46% lower than traditional affordable housing. Real estate taxes are 62% percent lower. Despite a lower NOI, the majority of permanent supportive housing projects show positive operations (Permanent Supportive Housing: An Operation Cost Analysis).</p> <p>Development of permanent supportive housing can be funded through bonds, tax credits, and subsidies. The cost to develop permanent supportive housing varies by project size, construction type, and land price.</p>
<p>Financial Models</p>	<p>Financing for permanent affordable housing is available through Proposition HHH and Measure H. Proposition HHH is a homeless reduction and prevention, housing and facilities bond passed in 2016. It was designed to generate \$1.2 billion over a ten-year period for construction of 10,000 permanent supportive housing units. Measure H, a sales tax for homeless services and prevention, was passed in 2017. Measure H will provide an estimated \$335 million annually for ten years for homeless services and rental subsidies (essential components of permanent supportive housing). (Permanent Supportive Housing Ordinance FAQ).</p> <p>Neighborhood Works proposed a model that would use HHH funding and private capital to develop twenty-six units of permanent supportive housing. Their proposal demonstrates a method to utilize HHH funding as well as the new Los Angeles zoning code to produce permanent supportive housing.</p> <p>Enterprise: Financing Permanent Supportive Housing in Los Angeles</p>

<p>Homeless Nexus</p>	<p>Permanent supportive housing targets the chronically homeless and provides them with long term housing. Compared to other models, permanent supportive housing offers more of a long-term solution to homelessness, geared toward the target population. Services offered in conjunction with housing help to ensure residents receive the additional care they need, preventing them from returning to homelessness. It has been found to be a highly effective housing intervention. With funding from Measure H and Proposition HHH, permanent supportive housing has the potential to house a large number of individuals. A proposed model, The South LA Bungalow Court, would create four small house-like permanent supportive units on a small lot. This model shows the potential of permanent supportive housing to be constructed on smaller lots, boosting the opportunities for development.</p>
<p>Potential Challenges</p>	<p>Permanent supportive housing is highly regulated due to restrictions associated with public funding. These restrictions include environmental standards, project design, and supportive services. Operating costs are also quite high, further deterring development (Department of City Planning Recommendation Report).</p> <p>Some individuals are reluctant to enter permanent supportive housing because they will have to move away from important social networks. Placing homeless individuals and families in housing that suits their needs poses a challenge because units are limited. Individuals involved in the criminal justice system sometimes lose access to permanent supportive housing if they are jailed or unable to pay fines (Urban Land Institute).</p>
<p>Policy</p>	<ul style="list-style-type: none"> • Los Angeles Permanent Supportive Housing Ordinance • Department of City Planning: Permanent Supportive Housing Ordinance - Background & Frequently Asked Questions • Los Angeles County Homeless Initiative: Strategy B: Subsidize Housing • Proposition HHH • Measure H • SB 2: California bill to create and preserve permanent supportive housing
<p>Additional Reading</p>	<ul style="list-style-type: none"> • Department of City Planning Recommendation Report • Urban Land Institute: Engaging the Most Vulnerable in Supportive Housing • Downtown Women's Center: provides 119 units of permanent supportive housing in Skid Row to formerly homeless women • Parsell, Cameron., et al. "Single-site Supportive Housing: Tenant Perspectives." <i>Housing Studies</i>, 24 Mar. 2014, pp. 1189-1209.
<p>Contact</p>	<p>Cally Hardy City Planning Associate Los Angeles Department of City Planning, Housing Unit Phone: (213) 978-1643 Email: cally.hardy@lacity.org</p>

Shared Housing

<p>Description</p>	<p>Shared housing is when two or more unrelated people share a home. Shared housing may take the form of a homeowner renting out a vacant bedroom, or multiple people renting a home together. Matching programs help families and individuals find potential housemates and negotiate living agreements. In some cases, shared housing is operated by a nonprofit that provides property management and other services (ALA).</p>
<p>Perspective of Residents</p>	<p>Sharing a home allows residents to split the cost of rent. This is beneficial to low income individuals and families, seniors, and transition aged youth. In many cases, shared housing is the best option for these populations (Harvard). Residents have private bedrooms, but share common spaces such as the kitchen, living room, and bathroom. The majority of participants in shared housing report positive outcomes regarding well-being and social engagement (ALA). Residents may also form supportive relationships with housemates (National Alliance to End Homelessness). However, some participants dislike the lack of privacy and would prefer independent living. Disagreements between housemates are common, as is expected with any shared living situation. Disagreements can be avoided by developing a roommate agreement describing expectations prior to move in. Some perceive the living situation to be abnormal and are hesitant to even consider shared housing. However, low rent and testimonials from shared housing participants are often effective in changing these views (Harvard).</p>
<p>Sustainability</p>	<p>Shared housing increases the affordable housing stock without the need for new development. Shared housing is environmentally sustainable because it requires no construction materials and produces no waste. It takes advantage of underutilized housing and increases density. Increasing density creates demand for local businesses, boosting the neighborhood economy. Tenants share the cost of rent which can benefit communities by reducing vacancies and renter turnover. Stable tenants are more able to engage with their communities, creating social sustainability. Financially struggling homeowners who choose to rent out spare bedrooms are more likely to keep their homes as well (ALA).</p>
<p>Cost</p>	<p>Rent varies depending on location, house size, and house quality. Overall, because tenants are splitting the cost of the home, rent for shared housing is lower than independent living. SHARE!, a nonprofit in Los Angeles, operates over one-hundred shared homes for disabled individuals. Through SHARE!, participants can expect to pay \$600 per month for rent. The average rent amongst other shared housing programs in the United States is \$500 per month (ALA).</p> <p>There are no development costs associated with shared housing. The average annual budget for shared housing matching programs is \$200,000.</p>
<p>Financial Models</p>	<p>While shared housing itself does not require funding, matching programs that place participants in housing do. Sacramento Self-Help Housing has used local funds in the past. However, local funds are no longer available. Currently, funding comes from private donations and The Department of Housing and Urban Development. SHARE!, a nonprofit in Los Angeles, funds the program through private donations, state tax levy revenue under the Mental Health Services Act, and United Way funds (Harvard). Available funding for programs varies depending on location and the population served.</p>

<p>Challenges</p>	<p>Matching a participant with an ideal roommate is a long and difficult process. When searching for roommates there are concerns regarding compatibility and safety. In order to create a pleasant living situation, roommates should have similar lifestyles and expectations. Even when roommates are compatible, conflict can arise. Families in shared housing may have disagreements over parenting styles, making cohabitation difficult. Large families are nearly impossible to place in shared housing due to the number of bedrooms required (Harvard).</p> <p>Individuals and families often have preconceived negative ideas about shared housing or do not consider shared housing a viable option. Despite research showing that shared housing is beneficial to mental health, sociability, and stress reduction, many prefer independent living. Some individuals and families have had negative experiences with shared housing in the past, deterring them from living in shared housing a second time. Unless operated through a program, there are usually no safeguards to protect participants when roommates fail to pay rent. The number of matching programs is limited. Without going through a matching program, individuals and families have difficulty finding roommates or are unaware that shared housing is even an option (Harvard).</p>
<p>Homeless Nexus</p>	<p>Shared housing uses existing housing stock to create affordable options for individuals and families. Shared housing does not depend on Section 8 or other programs to provide inexpensive housing. This is beneficial because there is currently an inadequate number of affordable units and the Section 8 waitlist has been closed for years (ALA). When people are able to find affordable housing through cohabitation, they put less strain on public programs. These resources can then be used to provide more services to the homeless population. Low income individuals and families, the homeless, transition age youth, the elderly, and the disabled can all benefit from living in shared housing. The reduced rent burden associated with shared housing can also alleviate poverty (Harvard). In Los Angeles, SHARE! places up to five-hundred people in shared housing every year. Eighty percent of the residents had been chronically homeless with mental or physical health issues. SHARE! also runs self-help groups which seventy percent of residents participate in. Shared housing is effective in providing affordable rent to both the homeless and at-risk populations.</p>
<p>Policy</p>	<p>Currently, no policy specific to shared housing exists.</p>
<p>Additional Reading</p>	<ul style="list-style-type: none"> • ALA: Shared Housing – Best Practices, Challenges, & Recommendations • Harvard: Creating a Shared Home: Promising Approaches for Using Shared Housing to Prevent and End Homelessness in Massachusetts • National Alliance to End Homelessness: Shared Housing: A Solution for Single Adults Experiencing Homelessness • Substance Abuse and Mental Health Services Administration: Shared Housing – Alternative Housing Review • SHARE! Los Angeles nonprofit managing over 100 shared homes for the disabled • He, Y., O’Flaherty, B., & Rosenheck, R. A. Is Shared Housing a Way to Reduce Homelessness? The Effect of Household Arrangements on Formerly Homeless People
<p>Contact</p>	<p>SHARE! is a nonprofit in Los Angeles that operates shared housing for disabled individuals. info@shareselfhelp.org</p> <p>Downtown: 425 South Broadway Los Angeles CA, 90013 (213) 213-0100</p> <p>Culver City: 6666 Green Valley Circle Culver City CA, 90230 (310) 305-8878</p>

Adaptive Reuse

<p>Description</p>	<p>Adaptive reuse is a process by which older buildings are altered to fit a new use. Commercial and office buildings that no longer serve their original purpose can be transformed into residential buildings. The shell of the building is preserved while the interior is altered. Historic buildings are often reused, increasing the housing stock while preserving historic sites (Adaptive Reuse Ordinance).</p>
<p>Perspective of Residents</p>	<p>Units constructed through adaptive reuse are traditional apartments. Residents enjoy newly renovated interiors while living in a historic building. Historic buildings converted to housing are often in amenity rich, walkable locations. However, the reduced parking requirement means that not all tenants have access to parking (Adaptive Reuse Ordinance).</p>
<p>Sustainability</p>	<p>Adaptive reuse extends the useful life of buildings and is more sustainable than new construction. Cultural heritage is preserved and the building’s aesthetic maintains neighborhood character. Obsolete buildings are made useful, revitalizing existing neighborhoods. Land consumption is reduced by utilizing existing space (Bullen). Downtown, adaptive reuse brings housing closer to jobs and creates a mixed-use setting. Placing housing and jobs in proximity to each other provides job opportunities to more people and reduces the need for transportation (City of Los Angeles Adaptive Reuse Program). Less resources and energy are used for adaptive reuse compared to new construction. Adaptive reuse is also more cost effective than demolishing and rebuilding (Bullen).</p>
<p>Cost</p>	<p>There is no average cost for adaptive reuse. Costs vary by location, building size, and land acquisition price. The extent to which the building must be renovated also plays a role in determining construction cost. Some buildings require more preservation work than others. Overall, adaptive reuse is more cost effective than new construction (Bullen). Rent prices are generally market rate for the area, with fifteen percent of units designated as affordable housing. Adaptive reuse has been successful in revitalizing neighborhoods in the past. The cost of land downtown has increased 400% since the early 2000s. Buildings in this area now often sell for around \$20 million, making adaptive reuse far more expensive than it was twenty years ago (LA Curbed).</p>
<p>Financial Models</p>	<p>Adaptive reuse is primarily funded through traditional means. However, there are some grants available for historic preservation. The Getty Conservation Institute offers grants to preserve buildings that are “designed landscapes of outstanding architectural, historical, and cultural significance.” The National Trust for Historic Preservation offers financial assistance as well as tips for funding buildings preserved through adaptive reuse (Office of Historic Preservation)</p>
<p>Homeless Nexus</p>	<p>Adaptive reuse turns underutilized buildings into housing. The buildings are often located in job rich areas that lack an adequate supply of housing. Creating housing near jobs provides previously homeless residents with more opportunity if they are placed in an adaptive reuse project. The Casa De Rosa Housing Project near USC will be converting a vacant women’s shelter into thirty-seven units of permanent supportive housing (Urbani-zeLA). While skyrocketing land values downtown may disincentivize developers from adapting buildings for homeless housing, there are still opportunities for adaptive reuse in more affordable areas.</p>

<p>Potential Challenges</p>	<p>While the cost of adaptive reuse is generally less than new construction, refurbishing older buildings can become very costly. Maintenance costs can also be higher due to outdated fixtures. Older buildings are sometimes structurally unsound and renovations can cause additional strain on the building frame. In addition, current efficiency and sustainability standards can be difficult to meet when adapting an existing building (Bullen).</p> <p>Given the increased land value in historic areas such as downtown, properties are difficult to acquire. Buildings that may have sold for \$5 million twenty years ago now sell for \$20 million. High acquisition costs make eligible buildings less accessible for adaptive reuse (LA Curbed).</p>
<p>Policy</p>	<ul style="list-style-type: none"> • Adaptive Reuse Ordinance • City of Los Angeles Adaptive Reuse Program • Guidelines for Obtaining Permits for Adaptive Reuse Projects • Boundary of the Adaptive Reuse Ordinance
<p>Additional Reading</p>	<ul style="list-style-type: none"> • LA Curbed: Why Aren't DTLA Developers Converting Old Buildings Anymore? • KCET: How Downtown L.A. Became a Place to Live (without Parking) • Bullen, P. A. Adaptive reuse and sustainability of commercial buildings • Office of Historic Preservation: Potential Funding Sources for Historic Preservation • Urbanize Los Angeles: Adaptive Reuse Project to Create Permanent Supportive Housing Near USC
<p>Contact</p>	<p>Cally Hardy: City Planning Associate Department of City Planning, Housing Unit 200 N. Spring St., Room 750 Los Angeles, CA. 90012 (213) 978-1643 cally.hardy@lacity.org</p>

Motel Conversion

<p>Description</p>	<p>Motels are structurally similar to multifamily residential buildings, allowing them to be repurposed as permanent supportive housing or transitional housing. Converted motel rooms act similarly to micro apartments and are best suited for housing homeless, transitional, or low-income individuals. Both permanent supportive housing and transitional housing are linked with on-site or off-site supportive services. Under the new Los Angeles Interim Motel Conversion Ordinance, converted motels would be allowed to make alterations in order to create kitchenettes, shared kitchens, and supportive services areas. However, no additional units may be added and expansion of the building’s floor area or height is prohibited. The building will return to its previous use once the contract to provide permanent supportive or transitional housing expires.</p>
<p>Perspective of Residents</p>	<p>Motel conversions are used as permanent supportive or transitional housing, providing homes to individuals who would otherwise be homeless. Services provided in conjunction with housing, assist tenants to address other hardships they may be experiencing. Small units designed to meet the needs of individuals offer privacy, safety, and comfort (Mercy House). Motels converted to permanent supportive housing are meant to house individuals in need of long-term accommodations. Transitional housing is meant for individuals who need support for less than two years. The transitional population includes extremely low-income earners, youth aging out of the foster system, veterans, the disabled, and individuals exiting institutions (Interim Motel Conversion Ordinance). Kitchen accommodations in motel conversions vary. Some motel conversions have kitchenets in each unit while others have communal dining halls. Motel conversions may not provide cooking facilities at all, causing concerns related to food insecurity. Overall, converted motel units may present a safer and healthier alternative to life on the streets.</p>
<p>Sustainability</p>	<p>Motel conversions create housing from existing buildings, requiring little to no construction. Repurposing existing buildings causes significantly less environmental impact compared to new construction. Dilapidated motels are often upgraded to create supportive housing, improving property. The ability of the building to return to the previous use after the contract to provide supportive housing expires ensures the longevity of the site (Recommendation Report). Social sustainability is achieved by providing tenants with the opportunity to utilize supportive services.</p>
<p>Cost</p>	<p>For tenants, rent is subsidized through Section Eight housing vouchers. The cost of rent may not exceed thirty percent of the tenant’s income.</p> <p>The cost to convert a motel varies depending on building size and the extent to which the building must be upgraded. Cost will also depend on whether the project constructs kitchenettes or communal dining halls. The Orchard, a motel converted to permanent supportive housing in Santa Ana, cost \$18 million to repurpose (The Orange County Register). However, this motel was particularly blighted and other motel conversions may not be comparable.</p>
<p>Financial Models</p>	<p>In Los Angeles County, motel conversions can be funded through Measure H. Measure H provides funding for rental assistance and supportive services (IMOC Background and Frequently Asked Questions).</p> <p>The Orchard, a motel conversion in Orange County, was funded by private loans, tax credits, and federal grant money allocated by the City of Santa Ana (The Orange County Register).</p>

<p>Homeless Nexus</p>	<p>Motel conversions cater specifically to the homeless and at-risk population. Motels are converted to permanent supportive housing or transitional housing which provide supportive services to tenants. Supportive services have been proven effective in preventing residents from returning to the streets. Repurposing existing motel buildings is less costly and faster than new construction (IMOC Background and Frequently Asked Questions). In addition, motel conversion projects do not have to undergo environmental review and may not be subject to public hearings (Los Angeles Times). While public hearings are important to understanding community wishes, they often prevent the creation of housing for the homeless. Avoiding the public hearing process increases the chances that development will occur.</p>
<p>Potential Challenges</p>	<p>Motel conversions are primarily reliant on funding from Measure H. Los Angeles County predicts the number of properties participating in the Interim Motel Conversion Ordinance will be a small percentage of the overall motel stock due to limited public funding. After the contract mandating the motel to provide permanent supportive or transitional housing expires, the motel will return to its previous use and will no longer support the homeless population (Recommendation Report).</p> <p>While the ordinance suggests that avoiding public hearings will prevent opposition, several cities and communities have spoken out against the ordinance. In Pasadena, two-hundred residents gathered at St. Gregory Armenian Church to oppose the conversion of a Ramada Inn to permanent supportive housing (Pasadena Star-News). Both the Venice Vision community group and the Lincoln Heights Neighborhood Council have expressed concern with the ability of homeless housing to be created without environmental review or public hearing (Los Angeles Times).</p>
<p>Policy</p>	<ul style="list-style-type: none"> • City of Los Angeles Interim Motel Conversion Ordinance • Interim Motel Conversion Ordinance: Background and Frequently Asked Questions • Department of City Planning: Recommendation Report for PSH Ordinance and IMCO • Guidelines for Plan Check and Permit Requirements for Interim Motel (Hotel) Conversion Projects
<p>Additional Reading</p>	<ul style="list-style-type: none"> • Los Angeles Times: New L.A. Laws Clear The Path for Homeless Housing Projects and Motel Conversions • City Lab: A Motel Gets a Noble Second Life on Route 66 • The Orange County Register: Seedy Motel in Santa Ana is Reborn as Housing for Homeless People -Mercy House • Pasadena Star-News: Plan to Convert a Pasadena Motel into Housing for Homeless Prompts Outcry, and a Forgery
<p>Contact</p>	<p>Skid Row Housing Trust The Skid Row Housing Trust has converted over a dozen hotels to apartments. Projects include motels converted to supportive housing, special needs housing, and single resident occupancy apartments. 1317 E. 7th Street Los Angeles, CA 90021 (213) 683-0522 info@skidrow.org</p>
<p>Los Angeles County Affordable Housing Action Plan</p>	<p>In the Los Angeles County Affordable Housing Action Plan, the county plans to implement a motel conversion ordinance similar to the City of Los Angeles Interim Motel Conversion Ordinance. In addition, they plan to partner with non-profit organizations to aid in the motel conversion process, outreach strategy, and education strategy.</p> <p>*See Appendix</p>

Community Land Trusts

<p>Description</p>	<p>Community land trusts (CLT) are nonprofit organizations that own and develop land to ensure it remains in community hands. Housing on land trusts is rented and sold for affordable prices, battling gentrification. Because the land is owned by a nonprofit community-based organization, the rent prices do not include land value. Rent prices are determined solely by the value of the structure atop the land. Community land trusts maintain permanent ownership of the land (Lincoln Institute of Land Policy).</p>
<p>Perspective of Residents</p>	<p>Community land trusts place ownership of the land in the hands of the residents. CLTs are not susceptible to increases in rent caused by rising land value. Home prices are more affordable, providing opportunities for ownership to medium and low-income populations. CLTs battle gentrification and allow residents to stay in their community (Davis). Resident stability is vital to maintaining important social and economic networks.</p>
<p>Sustainability</p>	<p>Community land trusts are both socially and economically sustainable. CLTs create long term housing for residents by maintaining low rent prices. The cost of the land is removed from total housing costs, fighting gentrification and ensuring affordability despite changing land markets. In addition, CLTs often rehabilitate small apartment buildings and other substandard housing (Lincoln Institute of Land Policy).</p>
<p>Cost</p>	<p>There is no standard cost for a community land trust. The cost varies by trust, location, and housing options. The land may be donated or purchased.</p>
<p>Financial Models</p>	<p>San Francisco: Small Sites Program (SSP) Launched 2014</p> <ul style="list-style-type: none"> The Small Sites Program assists non-profit and private organizations in purchasing land for the San Francisco Community Land Trust. SSP is funded through voter approved bonds, the city’s housing trust fund, and inclusionary housing fees. <p>Community Development Block Grant Program (CDBG) and HOME federal programs</p> <ul style="list-style-type: none"> CDBG and HOME offer federal funds to nonprofit 501(c)(3) corporations for the construction of affordable housing or the redevelopment of low-income neighborhoods. This funding can be utilized to purchase land for CLTs. <p>Federal Tax Credits</p> <ul style="list-style-type: none"> Federal tax credits are used by CLTs to develop and manage rental housing. <p>Other HUD-Sponsored Production Programs</p> <ul style="list-style-type: none"> CLTs have developed housing and community facilities on land using other HUD-funded programs such as the Urban Development Action Grant, Section 108, and Shelter Plus Care. <p>Federal Home Loan Bank</p> <ul style="list-style-type: none"> FHLB’s Affordable Housing Program funds and finances projects developed by CLTs. <p>Private Financial Institutions</p> <p>State Housing Finance Agencies</p> <ul style="list-style-type: none"> The California Housing Finance Agency offers loans for the creation of affordable housing. <p>Institute for Community Economics Revolving Loan Fund</p> <ul style="list-style-type: none"> Since 1979, the Institute for Community Economics has financed CLTs by providing low-interest loans for acquisition of land, construction of affordable housing, and development of community facilities. <p>Housing Trust Funds</p> <p>Tax Increment Financing</p> <ul style="list-style-type: none"> Municipalities offer subsidies for development through tax increment financing. Examples of CLTs that have utilized this funding are First Homes (Rochester, MN), Bahama Conch Community Land Trust (Key West, FL), and Portland Community Land Trust (Portland, OR). <p>Municipal Real Estate</p> <ul style="list-style-type: none"> Surplus land and buildings owned by the municipal government may be given to a CLT at no cost or below-market price for the development of affordable housing. <p>Foreclosures: Municipally Mandated “Donations” by Private Developers</p> <ul style="list-style-type: none"> Land and housing from private developers may be “donated” to CLTs as a result of foreclosure. Private Land Donations <p>Lease Fees</p> <ul style="list-style-type: none"> Leases fees rarely generate income for CLTs. However, they are often used as support for operating costs.

<p>Homeless Nexus</p>	<p>CLTs have the ability to prevent homelessness caused by rising land values and gentrification. Affordable housing and low-cost market rate housing is preserved permanently. CLTs often include affordable housing which can be targeted at the homeless population. CLTs provide long term solutions to the housing and homelessness crisis.</p>
<p>Potential Challenges</p>	<p>Community land trusts often face challenges when searching for sites to acquire. CLTs generally compete with private developers to purchase land. Despite numerous financial models, CLTs struggle to obtain funding for expensive properties. CLTs are often mission driven and seek to purchase land near transit and other amenities. This further limits the opportunities of CLTs to acquire land (Los Angeles County Affordable Housing Action Plan).</p>
<p>Policy</p>	<ul style="list-style-type: none"> • AB 2818: Regarding property taxation of CLTs
<p>Additional Reading</p>	<ul style="list-style-type: none"> • Davis: Starting a Community Land Trust: Organizational and Operational Choices • Lincoln Institute of Land Policy: Community Land Trusts and Limited Equity Cooperatives • T.R.U.S.T South LA • The Beverly-Vermont Community Land Trust • The Orange County Housing Finance Trust
<p>Contact</p>	<p>T.R.U.S.T South LA Phone: (323) 233-4118 Email: info@trustsouthla.org Address: 4331 South Main St., Los Angeles, CA 90037</p>
<p>Los Angeles County Affordable Housing Action Plan</p>	<p>Community Land Trusts are part of the Los Angeles County Affordable Housing Action Plan. The County aims to establish a business plan by partnering with successful CLTs. Direct funding will be provided to CLTs until they become self-sustaining. The plan also proposes that the County offer a right of first refusal for surplus County-owned properties. Foreclosed properties owned by the County will be made available for purchase by CLTs. The County will also take measures to earmark equity funding sources for purchasing small sites. The County will ensure local funding sources can be leveraged with private debt by reaching out to local banks and CDFIs.</p> <p>*See Appendix</p>

Cooperative Housing

<p>Description</p>	<p>A housing cooperative is a nonprofit multifamily development in which the residents collectively own the building or land. Residents do not own their individual units, but rather own a share of the cooperative. Residents are given the right to occupy the building through a lease. However, rather than paying traditional rental fees, residents pay a monthly payment to contribute to the collective property expenses (Cooperatives for a Better World). All members of the cooperative own equal shares (MDR Condos). Members elect a board of directors to oversee and manage the property (Urban Omnibus). All members outside of the board retain the right to vote on how the cooperative functions and participate in decision making (Love Funding). Limited equity cooperatives are income restricted. If a resident wishes to sell their share in a limited equity cooperative, they must sell their share back to the cooperative at its original purchase price plus interest. This form of ownership allows housing to remain affordable to residents (Urban Omnibus). Market rate cooperatives do not have the same restrictions on sales.</p>
<p>Perspective of Residents</p>	<p>Residents in cooperative housing are generally very community minded. Relationships are formed within the cooperative and many residents adopt helpful attitudes toward other members of the cooperative. The right to vote on how the cooperative is operated gives residents a sense of ownership and shared responsibility. Residents act as their own landlords and are responsible for repairs, upgrades, and management (Curbed LA). However, some members do not have the time, skills, or knowledge to properly run and contribute to the cooperative (Urban Omnibus).</p> <p>In limited equity cooperatives, monthly payments are often lower than market rate rentals in the area. In addition, the cooperative shares the cost of property taxes, ensuring the tax burden does not fall on a single member. Residents also receive the same federal tax income deductions for their share of the cooperative as traditional home owners (MDR Condos).</p>
<p>Sustainability</p>	<p>Following the 1970s concept of a “hippy commune”, modern urban communes are often geared toward environmental sustainability. La Borda housing cooperative in Barcelona, Spain aims to minimize its environmental impact and the amount residents must spend on energy. The cooperative was constructed to maximize south-facing units to offer the most natural light to the most units. A central atrium can be opened or closed to reduce heating costs in the winter and cooling costs in the summer. Solar shading is optimized in each direction and units are cross ventilated to keep units cool. An eco-friendly centralized biomass boiler is used for hot water and heating. There is no parking, eliminating the need for concrete parking materials and influencing residents to walk or use public transportation. Unlike many other cooperatives, residents share kitchens, guest rooms, laundry rooms, and storage rooms. Sharing these spaces reduces the energy cost and necessary building materials needed for the cooperative (UrbanNEXT). Los Angeles Eco-Village in Koreatown also formed a cooperative with the aim of reducing overall environmental impact.</p> <p>The ability for residents to own a share of the cooperative provides low-income and medium-income earners with the opportunity for a form of home ownership. Members of housing cooperatives are able to stay in stable, low-cost housing for as long as they wish. Limited equity cooperatives maintain affordability as members move and sell back their shares. Housing cooperatives allow people to remain in their neighborhoods for affordable prices, battling gentrification. Communities are formed within cooperatives, leading to social sustainability as well.</p>

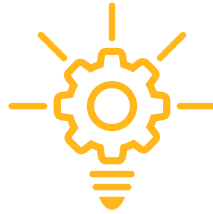
<p>Cost</p>	<p>Monthly payments vary by location, cooperative type, and building form. Monthly payments at the Los Angeles Eco-Village are between \$500 and \$1,000. This is significantly less than market rate rent for the area. The Los Angeles Eco-Village is a limited equity cooperative which limits the appreciation in share prices to maintain affordability. Market rate cooperatives determine share prices and monthly payments based on the market. Each resident pays their share of property taxes, operating costs, and the cooperative mortgage; all of which are included in the monthly fee (Love Funding).</p> <p>The cost to create cooperative housing depends on location, size, and land acquisition method.</p>
<p>Financial Models</p>	<p>Most housing cooperatives are financed through a mortgage that covers the entire property. The mortgage is paid by the members through their monthly fees (California Center for Cooperative Development). Members may take out loans to purchase their share of the cooperative. These loans are nearly identical to regular home loans (MDR Condos).</p> <p>The CalHome Program offers permanent financing for cooperative housing. The Department of Housing and Urban Development insures mortgage loans to construct, rehabilitate, and purchase housing cooperatives through Section 213. Section 213 insures lenders against loss on mortgage defaults for cooperative housing.</p> <p>The Los Angeles Eco-Village acquired the land beneath the housing cooperative from the Beverly-Vermont Community Land Trust. The land was donated by the land trust, free of cost. Community Land Trusts remove the cost of land from the real estate market, ensuring permanent affordability (See table on Community Land Trusts).</p>
<p>Homeless Nexus</p>	<p>While housing cooperatives are not used to directly house the homeless, they do create more affordable housing options which prevent homelessness. Limited equity cooperatives remain permanently affordable and provide ownership opportunities for low-income and medium-income earners. The monthly share fee is generally low and households are only permitted to own one share (California Center for Cooperative Development).</p> <p>By creating permanent affordability, housing cooperatives battle gentrification, which often pushes people into homelessness. Residents are able to stay in the cooperative with no risk of unfair eviction. This typology provides a solution to the rising cost of housing in Los Angeles and elsewhere.</p>
<p>Potential Challenges</p>	<p>Housing cooperatives are operated by the residents, which sometimes do not have the time, skills, or knowledge to manage the property. Members of cooperatives must be actively engaged in the cooperative for it to be successful (Urban Omnibus). Some cooperative members would prefer unrestricted equity returns, which are not available in limited equity cooperatives. However, restricted returns are necessary to maintaining affordability. Not all people who wish to start a cooperative are able to secure the loan or down payment for the purchase and construction of the cooperative. Residents and board members may not always agree on operational decisions and management of the cooperative. Because all members own the cooperative equally, disagreements present a barrier to successful and fair housing cooperative operation (Love Funding).</p>
<p>Policy</p>	<ul style="list-style-type: none"> • California Business and Professions Code Regarding Cooperative Housing

<p>Additional Reading</p>	<ul style="list-style-type: none"> • California Center for Cooperative Development: Housing Co-ops • City Lab: Co-op City: How New York Made Large-Scale Affordable Housing Work • Curbed LA: Inside the Sustainable Cooperative Apartments in LA's Koreatown That Start at \$500 a Month • The Guardian: Britain's First Housing Co-Op Leads the Way in Sustainable Living • UrbanNEXT: La Borda Housing Cooperative: Self-management, Collective Property, Sustainability, and Affordability • MDR Condos: How Co-Op Buildings Work When Considering A Future Move – Los Angeles Co-Op Buildings • Love Funding: Developing a Cooperative Through FHA Financing
<p>Contact</p>	<p>California Center for Cooperative Development Phone: (530) 297-1032 Address: 979 F Street, Suite A-1 Davis, CA 95616</p> <p>Los Angeles Eco Village Email: crsp@igc.org Address: 117 Bimini Place #221, Los Angeles CA 90004</p> <p>National Association of Housing Cooperatives Phone: (202) 737-0797 Email: info@nahc.coop Address: 1120 20th Street, NW, Suite 750 Washington, DC 20036</p>
<p>Los Angeles County Affordable Housing Action Plan</p>	<p>In the Los Angeles County Affordable Housing Action Plan, the county plans to implement a motel conversion ordinance similar to the City of Los Angeles Interim Motel Conversion Ordinance. In addition, they plan to partner with non-profit organizations to aid in the motel conversion process, outreach strategy, and education strategy.</p> <p>*See Appendix</p>

Safe Parking

<p>Description</p>	<p>Safe parking lots are preexisting parking lots where people living in vehicles can park at night without fear of being ticketed, arrested, asked to leave, burglarized, or otherwise disturbed. Participants must vacate the lot during the day for use as its original purpose. Many safe parking lots have security, toilets, and services such as case management (LA City Safe Parking Pilot Program).</p>
<p>Perspective of Residents</p>	<p>Vehicles are not intended to be used as a form of shelter. Living standards in vehicles are quite low. However, legal overnight parking ensures vehicle inhabitants remain safe from other individuals and law enforcement. On-site resources help participants transition into permanent housing. Access to toilets improves sanitation for those living in cars, campers, and RVs (City Lab).</p>
<p>Sustainability</p>	<p>Safe parking lots are created in pre-existing parking lots that are vacant at night. Allowing vehicle inhabitants to occupy the lot at night takes advantage of underutilized space (City Lab).</p> <p>On-site case management services work to place vehicle inhabitants in permanent housing. Pairing safe parking with services allows some inhabitants to transition into more stable, sustainable living conditions. However, success rates vary widely by location and program (Homelessness Policy Research Institute).</p>
<p>Cost</p>	<p>Safe parking program budgets vary widely by size and city. San Diego’s program has a budget of \$55,000 per year. Seattle has the largest safe parking program budget at \$360,000. Unlike other programs which only provide parking at night, Seattle allows for twenty-four hour parking (Homelessness Policy Research Institute). The safe parking pilot program in Beaverton, Oregon cost the city \$42,000 (KATU). While most lots are city-run, some are operated by faith-based organizations and non-profits. Lake Washington Methodist Church operates a safe parking lot costing between \$15,000 and \$25,000 per year (City Lab).</p>
<p>Financial Models</p>	<p>City-run programs utilize county and city funds. Faith-based organizations often run safe parking programs and utilize money collected from congregations. HUD Homeless Prevention Funds can be used to fund the operation of safe parking lots as well as the services they provide (Homelessness Policy Research Institute). Safe Parking LA is an organization that creates safe parking lots using private donations. Donations may take the form of parking lots or money for services and operating costs.</p>
<p>Challenges</p>	<p>Safe parking programs differ in access to toilets, security, and services. Some vehicle inhabitants may find themselves in lots with fewer amenities and less access to services to help them transition into proper housing (City Lab). In Los Angeles and elsewhere, safe parking lot implementation faces regulatory challenges. New sites require funding and approval from several departments which slows down lot creation (Curbed LA). Some sites do not meet conditions of approval due to planning entitlements that limit overnight use of parking lots (LA City Safe Parking Pilot Program).</p>

<p>Homeless Nexus</p>	<p>Safe parking programs directly serve the homeless population living in vehicles. Safe parking lots provide vehicle inhabitants with a safe place to park their cars and sleep at night. In Los Angeles, over 15,700 people live in their cars. Without a safe, legal place to park, vehicle inhabitants are at risk of being arrested or ticketed (Safe Parking LA). Safe parking programs often provide security, ensuring that inhabitants are not burglarized or harmed. The success rates of vehicle inhabitants transitioning into housing varies widely. In San Diego, sixty-five percent of participants in the safe parking program were placed in housing. Santa Barbara’s safe parking program was far less successful at placing participants in housing. Only five percent of participants were able to transition into housing. Monterey has a small but successful program in which fifty of the seventy five participants found housing through services offered on-site (Homelessness Policy Research Institute).</p> <p>While safe parking programs provide vehicle inhabitants with security and access to services, they are not a solution to homelessness. For many, safe parking programs are “a gateway to permanent housing” (SF Gate). However, not all participants transition into permanent housing. Safe parking programs prevent homeless people living in vehicles from encountering additional barriers to finding permanent housing such as being ticketed or arrested for living in a vehicle. Safe parking lots are helpful in protecting the homeless, but are not a long-term sustainable solution to homelessness.</p>
<p>Policy</p>	<ul style="list-style-type: none"> • City of Los Angeles: Report on Implementation of Safe Parking Pilot Program • Los Angeles Homeless Services Authority: Safe Parking Pilot Program Structure and Budget • California: AB-302 Parking: Homeless Students allows community college students residing in their vehicles to stay overnight on campus parking facilities. • California AB-891 Safe Parking Program in publicly owned lots.
<p>Additional Reading</p>	<ul style="list-style-type: none"> • Safe Parking Fact Sheet • Homeless Policy Research Institute: Safe Parking Programs • City Lab: Finding Home in a Parking Lot • Curbed LA: LA Extends Rules Against Sleeping in Vehicles • Curbed LA: Councilmember’s Field Office Will Offer Safe Parking for Homeless Residents • SF Gate: Program Launched for Overnight Parking for Homeless • KATU: Beaverton Tests Safe Parking Spaces for Homeless Campers • Daily Wire • San Diego Safe Parking • Santa Barbara Safe Parking
<p>Contact</p>	<p>Safe Parking LA Phone: (213) 793-8493 Email: info@safeparkingla.org</p>



Incentives

Inclusionary Zoning

<p>Description</p>	<p>Inclusionary housing, also known as inclusionary zoning, is a planning tool that requires developers to designate a percentage of units as affordable housing (City Lab). While most inclusionary housing programs mandate that developers provide affordable housing, some programs are voluntary. Incentives such as density bonuses are used to influence developers to provide affordable housing. Most programs allow developers to opt out of building affordable housing by paying a fee (National Housing Conference).</p>
<p>Perspective of Residents</p>	<p>Inclusionary housing allows low-income earners to access units that they would not normally be able to afford. Affordable units are generally built to the same standard as the market rate units. Inclusionary housing programs create affordable housing in a mix of neighborhoods, including wealthier areas. Low-income earners are able to move into areas with higher median incomes and better amenities. Affordable housing created in gentrifying neighborhoods preserves units for low-income earners, preventing displacement (City Lab).</p>
<p>Sustainability</p>	<p>Affordable housing developed through inclusionary zoning programs is constructed using funds from the real estate development market. Inclusionary housing programs are financially sustainable because they do not rely on limited public subsidies to create affordable housing (Los Angeles Times). Inclusionary housing creates affordable housing on developments in wealthier neighborhoods. Low-income earners benefit from living in wealthier neighborhoods because they are able to access amenities such as better schools and jobs. Inclusionary housing also enables the mixing of different socioeconomic classes, creating social sustainability (City Lab).</p>
<p>Cost</p>	<p>The cost of rent for affordable units created by inclusionary housing is set based on the area median income (AMI). The percentage of required affordable housing is also determined by what group the developer chooses to serve. Generally, the higher the income of the target group the greater the number of designated affordable housing units. A developer may opt to provide fewer affordable units for people earning less than thirty percent of the AMI, or they may choose to provide a greater number of affordable units serving people earning up to eighty percent of the AMI. Lower income groups will require a greater subsidy per unit. People earning less than thirty percent of the AMI are usually eligible for Section 8 housing vouchers (National Housing Conference).</p> <p>Private developers must fund affordable housing construction. Cost varies by location, unit type, and the number of affordable units. In many cases, the rent received for affordable units does not make up for the cost of construction, burdening developers (City Lab).</p>
<p>Financial Models</p>	<p>Projects that provide 100% affordable housing often use tax credit financing to fund development. Mixed-income projects which only provide some affordable units take advantage of density bonuses through California Government.</p> <p>Code Section 65915 (LA County Feasibility Study).</p>
<p>Homeless Nexus</p>	<p>Inclusionary housing programs increase the number of affordable units. Low-income earners, including Section 8 recipients, are able to access housing provided by inclusionary zoning, preventing them from becoming homeless (National Housing Conference). In addition, inclusionary housing minimizes the effects of gentrification which is often responsible for pushing people into homelessness (Metro). Low-income earners who are able to access housing in wealthier neighborhoods have more social mobility because they are able to access better services and amenities. In addition, affordable housing is constructed by private developers who often have access to more funding than government entities (City Lab). Constructing affordable housing for low-income and medium-income earners is crucial to ending homelessness because it reduces the number of people at risk of entering homelessness.</p>

Transit Oriented Development

<p>Description</p>	<p>Transit oriented development or TOD (http://www.tod.org/) is the creation of compact, walkable, pedestrian-oriented, mixed-use communities centered around transportation hubs, supporting less dependence on a car for mobility or survival. Transit oriented communities can contribute to local affordable housing and climate change goals.</p>
<p>Perspective of Residents</p>	<p>TOD helps residents avoid heavy traffic congestion and is an alternative to suburbia for some who desire a quality urban lifestyle designed for walking between home, shopping, and entertainment. With changes in family structures, including more singles or empty-nesters, consumer interest in this type of community is growing.</p>
<p>Sustainability</p>	<p>TOD contributes economically for business and residential uses, concentrating infrastructure more efficiently. TOD brings housing and employment closer together and facilitates access between the two. (Reconnecting America)</p>
<p>Cost</p>	<p>This type of development occurs when local government policies are created to provide incentives with zoning and permitting. (Department of Transportation) Costs for development may be lessened due to these incentives as well as the concentration of infrastructure that may help to reduce construction costs.</p>
<p>Financial Models</p>	<p>There are potential regional or local incentives that may impact overall financial planning. (Reconnecting America). LA Metro has funding opportunities.</p>
<p>Challenges</p>	<p>Some communities are concerned about the concentration of population and commerce as a potential driver of greater congestion. Others are worried that transit riders will come in from out of town and leave again shortly, creating commercial gentrification where people come to a location for specific recreational activities from out of the area. (Urban displacement) However, careful planning can revitalize a neighborhood. (Citylab)</p>
<p>Homeless Nexus</p>	<p>TOD can encourage and expand supply of affordable housing with targeted policies for this purpose. LA Metro has prioritized transit oriented community development in proximity to transit stations as the system is developed, including promoting construction of affordable housing. This goal has been realized, according to UrbanizeLA.</p>
<p>Policy</p>	<ul style="list-style-type: none"> • Mobility hubs and transit oriented districts are some of the innovative policies adopted by the city of Los Angeles • City of LA Guideline • County of Los Angeles transit oriented districts
<p>Additional Reading</p>	<ul style="list-style-type: none"> • Transit Town: Best Practices in Transit Oriented Development • TOD • UCLA Report • Bisnow Review
<p>Contact</p>	<p>LA Metro One Gateway Plaza Los Angeles, CA 90012-2952 213) 922-6000</p>

Appendix

Los Angeles County Affordable Housing Action Plan 2018

<p>Description</p>	<p>The Los Angeles County Affordable Housing Action Plan gives seven recommendations consisting of housing typologies, programs, and policies to improve housing affordability in Los Angeles County.</p>
<p>Recommendations</p>	
<p>Accessory Dwelling Units</p>	<p>Los Angeles County updated its Accessory Dwelling Unit Ordinance in 2019. Accessory dwelling units (ADU) no longer count toward the allowable density on lots zoned for single-family use. In the future, the County will also consider encouraging owners to legalize existing unpermitted ADUs. The plan recommends that the County encourage the construction of new ADUs by educating residents in areas with high potential for ADU construction.</p>
<p>Affordable Housing Preservation</p>	<p>The County is considering several approaches to preserve the existing affordable housing stock. The plan recommends the County draft an affordable housing preservation ordinance. The County is considering creating an affordable housing preservation fund program as well. In addition, the County will regulate short-term rentals.</p>
<p>Community Land Trusts</p>	<p>Los Angeles County will work with successful community land trusts (CLT) in Southern California to create a CLT business plan for Los Angeles County unincorporated areas. The County is also considering offering a right of first refusal to small properties intended for residential development. Protocols that enable CLTs to purchase foreclosed residential properties owned by the County should be established with the County Treasurer and Tax Collector. One of the major barriers to creating a successful CLT is funding the purchase of land. For this reason, the County plans to provide equity funding to CLTs for the purchase of small lots.</p>
<p>Affordable Housing Linkage Fees</p>	<p>Los Angeles County should not establish an affordable housing linkage fee program. This is due to the fact that there is limited vacant land available in the County’s unincorporated areas. In addition, substantial revenue would not be generated through a linkage fee program.</p>
<p>Inclusionary Housing</p>	<p>Los Angeles County has created a Draft Inclusionary Housing Policy. The future policy will have different restrictions for each defined submarket. In addition to creating a new inclusionary housing policy, the County should also create an administrative procedures manual and a staffing plan in order to manage the development process and operation of the property.</p>
<p>Innovative Housing Typologies</p>	<p>Innovative housing typologies must be considered in order to produce housing units faster and at a lower cost. While the City of Los Angeles has a Motel Conversion Ordinance, Los Angeles County does not. The County should create a motel conversion ordinance as well as a list of candidate criteria and potential sites. A non-profit organization would undertake the motel conversion process and conduct an outreach and education strategy in partnership with the County. The County would also like to implement a prefabricated modular housing construction pilot program.</p>

There are several approaches the County can take to increase affordable housing production through value capture mechanisms and incentive zoning.

Value Capture Mechanisms:

Affordable housing can be constructed above publicly-owned property by transferring the air rights to a developer. An example of value capture through air rights is the US Bank Tower in downtown Los Angeles. The City of Los Angeles sold the air rights to thirty-six stories of buildable height above the Central Library to be constructed into the tower. This mechanism can be used to construct affordable housing above county owned buildings.

Joint-development programs allow underutilized publicly-owned land to be developed into affordable housing. In Los Angeles County, Metro partners with private developers to create mixed use projects containing affordable housing on Metro-owned property through their [Joint Development Program](#).

Affordable housing can be funded through two tools that generate tax increment revenue. The first tool is an enhanced infrastructure financing district (EIFD). Affordable housing, public facilities, and infrastructure improvements can be funded through tax increment financing permitted under an EIFD. An EIFD can be created without a public vote. However, the public must vote to issue bonds. Units financed through an EIFD in an area with inclusionary zoning must be reserved for low- and moderate-income households. The second tool is a community revitalization and investment authority (CRIA) which funds neighborhood revitalization projects through tax increment financing. Affordable housing construction falls under neighborhood revitalization. A CRIA can be created without a public vote. The area must meet median income requirements and economic indicators in order to be eligible for CRIA creation. Housing produced under a CRIA must reserve twenty-five percent of units as affordable housing.

Incentive Zoning:

Los Angeles County is updating the [Density Bonus Ordinance](#) in order to further incentivize developers to create affordable housing. Updates to the ordinance include a “no net loss” policy and a reduction in parking requirements. Reducing parking requirements has the potential to lower housing prices by allowing land to be used more efficiently. Incentive zoning such as reduced parking requirements and density bonuses can be utilized near public transit to create affordable housing with improved access to transportation. The updated ordinance will also establish targets for higher levels of affordability by including a category for extremely low-income households.

In addition to updating the Density Bonus Ordinance, the County could utilize incentives such as fee deferrals, development impact fee waivers, and building permit fee waivers. By deferring and waiving development fees, Los Angeles County could incentivize developers to construct affordable housing in target areas.

**Value Capture
and Incentive
Zoning**

Contact

The Los Angeles County Homeless Initiative
Kenneth Hahn Hall of Administration
500 W Temple St, Los Angeles, CA 90012
Phone: (213) 893-0544
Email: homelessinitiative@lacounty.gov

USC Initiative to Eliminate Homelessness Deans Steering Committee 2019/20 Chairs:

Catherine Quinlan, Dean, USC Libraries, Co-Chair

Avishai Sadan, Dean, Herman Ostrow School of Dentistry of USC, Co-Chair

Members:

Willow Bay, Dean, USC Annenberg School of Communications and Journalism

Jim Burklo, Senior Associate Dean of Religious Life, USC Office of Religious Life

John Clapp, Interim Dean, USC Suzanne Dworak-Peck School of Social Work

Milton Curry, Dean, USC School of Architecture

Karen Gallagher, Dean, USC Rossier School of Education

Jack Knott, Dean, USC Sol Price School of Public Policy

Haven Lin-Kirk, Dean, USC Roski School of Art and Design

Amber Miller, Dean, USC Dornsife College of Arts, Letters, and Sciences

Laura Mosqueda, Dean, Keck School of Medicine of USC

Erica Muhl, Dean, USC Iovine and Young Academy of Human Centered Design

Initiative Housing Typologies Workgroup 2018/2019

Milton Curry, Dean, USC School of Architecture

Matthew Glesne, Housing Planner, LA City Planning Department

Cally Hardy, Housing Planner, LA City Planning Department

Teree Henderson, Senior Assistant Dean for Strategic Initiatives, USC School of Architecture

Kevin Hirai, Founder and Chief Operating Officer, Flyaway Homes

David Howden, Los Angeles Region Director, Corporation for Supportive Housing

Eric Hubbard, Development Director, Jovenes, Inc.

Jennifer Kim, Director of Housing Innovation, LA County Homeless Initiative

Kerry Morrison, Executive Director, Hollywood Property Owners Alliance

Fernanda Opperman, Principal Architect, Mutuo

Brenda Shockley, Deputy Mayor, City of Los Angeles

Aiko Tan, Executive Director, HomeAid Los Angeles

Thomas Wong, Coordinator of Housing Locations, Los Angeles Homeless Services Authority