



A. QUICK PITCH

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

PROPOSAL TITLE (25 words)

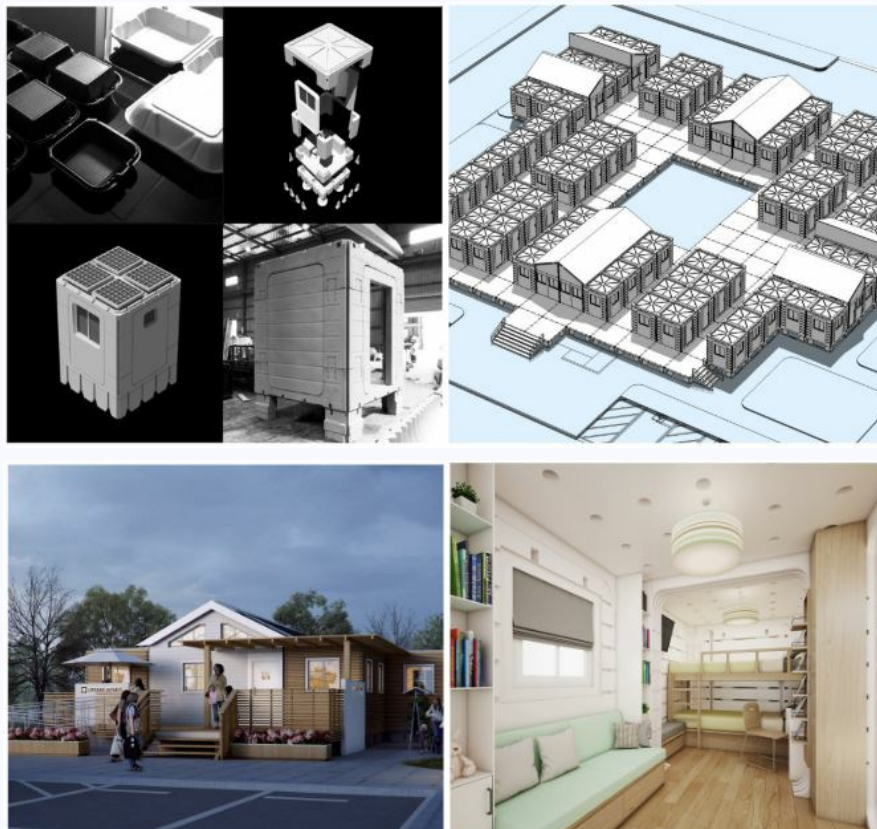
Provide a single statement that describes your overall proposal.

To demonstrate LifeArk's proprietary design and manufacturing system for mass producing high-quality housing at a fraction of the cost and time of other modular solutions.

EXECUTIVE SUMMARY (75 words)

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

LifeArk proposes a radical rethinking of building and supplying housing. LifeArk is a revolutionary kit-of-parts building system manufactured using proprietary composite polymer molding technology. Precise and integrated parts assemble together to form an infinite array of configurations on lots of any size and shape. LifeArk will build a community of dignified homes attuned to the needs of homeless individuals at a dramatically lower cost and fraction of the time required by conventional construction methods.





B. CAPACITY

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

OPERATING BUDGET

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

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

YOUR TRACK RECORD (200 words)

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

LifeArk is the brainchild of GDS Innovation Lab, a social innovation R&D arm of GDS Architects, an internationally recognized architecture firm specializing in large scale mixed use developments, high-rises, and transportation projects in Asia and the U.S. LifeArk was recognized by Buckminster Fuller Institute in 2017 as a semi-finalist for their annual Fuller Challenge, chosen as a finalist for Fast Company's 2018 World Changing Ideas Awards, and was recently honored as a HIVE50 Innovator.

United Trust Realty Corporation is a real estate developer who shares in the vision and mission of LifeArk. Its principals have been involved in over \$300 million of real estate transactions.

Illumination Foundation provides comprehensive housing, health, and supportive services for the most vulnerable homeless individuals and families in LA, Orange, and San Bernardino Counties. IF is a national leader in recuperative care services, and is a vendor to DHS for recuperative care, housing, and ICMS services. IF gained national recognition as a Finalist for the Premier Cares Award, and was awarded the Supporting the Safety Net Award by the Association for Community Affiliated Plans for "exemplary, innovative programs to meet the health needs of high-risk populations".

Together, these 3 partners will establish LifeArk Tyler, LLC.





LEADERSHIP (200 words)

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

Our management structure is made of an in-house team that collaborates with key external partners and advisors, bringing together decades of experience and expertise.

Charles Wee - CEO

President - GDS, Founder/Inventor of LifeArk

Project Director

Overall project director for Tyler Project

Henry Hong - Developer

President - United Trust Realty Corporation

Directs development from site acquisition to project financing

Paul Cho - Service Provider Lead and Financial Officer

Co-Founder/CFO - Illumination Foundation

Director of Services

Responsible for directing and implementing overall supportive services

John Kim - Service Provider

Director of Strategy and Compliance - Illumination Foundation

Responsible for overseeing Tyler Project client services programs

John Hammond - Manufacturing

President - Mainland Products

Responsible for directing all LifeArk manufacturing

Drew Garcia - Strategic Planning

Director of Strategic Planning - LifeArk

Directs long-term marketing strategies for LifeArk products

Scott Callihan - Architect

Project Architect/Project Manager - GDS

Directs LifeArk Tyler architecture and engineering team

Cory Marquez - Partnerships

Director of Strategic Partnerships and Community Development - LifeArk

Directs LifeArk community programs and government liaison

Rebecca Wee - Programs

Manager of Programs - LifeArk

Overall project administration and program implementation

PARTNERSHIP (150 words)

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

LifeArk Tyler, LLC and its partners bring a comprehensive array of skill sets:

GDS Innovation Lab has been researching and developing LifeArk for five years with the goal of providing housing to the most vulnerable populations around the world.

United Trust Realty Corporation is a private sector real estate developer with extensive frontline experience in development from site acquisition to project financing, construction, and property management.

Illumination Foundation has been innovating homeless service models for both families and individuals throughout its ten-year history. IF brings an entrepreneurial spirit to social services that sets it apart from other organizations. Its leadership combines public health and investment banking backgrounds, allowing IF to innovate beyond the typical bounds of nonprofit homeless services.

Other members of the team bring Silicon Valley start-up and venture capital experience, faith-based homeless advocacy, and specialized manufacturing and materials expertise.

STAKEHOLDER ENGAGEMENT (100 words)

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

LifeArk Tyler will engage with all stakeholders - future residents, neighbors, local and county officials, funders, and the media - to explain the virtues of the project, to listen carefully to feedback and constructive advice, and to make every effort to acknowledge and mitigate legitimate concerns.

The team will work with the City of El Monte, who has already maintained positive relationships with stakeholders during previous homeless housing developments, to alleviate items of concern during the planning commission review and public hearing processes. Neighbors will be invited to open houses prior to and upon completion to build community support for the project.

CONNECTION TO HOMELESSNESS (150 words)

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

Since 2008, our partner Illumination Foundation has served over 45,000 homeless individuals with housing, healthcare, and wraparound supportive services. Currently, over 700 homeless individuals and family members are housed every day through six recuperative care centers and myriad housing locations throughout LA, Orange, and San Bernardino Counties

utilizing Housing First, Harm Reduction, and Trauma Informed Care practices. An interdisciplinary team of nearly 200 outreach specialists, case managers, nurses, behavioral health specialists, housing navigators, and support staff provide a client-centered care continuum to enable a journey of recovery for the most vulnerable homeless clients.

Additionally, our team members have strong relationships with government entities, philanthropy, and service provider communities working to address homelessness in Los Angeles County and surrounding communities. They also provide community leadership on the sub-committee for Pasadena's Partnership for Homelessness and Housing, and as members of the CoC Board and MHSA Steering Committee in Orange County.

C. YOUR SOLUTION

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

UNIT TYPE

Please select one:

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

SITING STRATEGY

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

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

PURPOSE STATEMENT (200 words)

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

LA needs a game-changer.

The existing housing development paradigm is too expensive, takes too long to build, and is too rigid to house an army of the dispossessed. Alternatives once thought promising, such as shipping containers, are proving both costly and limited in scope due to their size constraints. The extreme housing deficit, estimated at over 550,000 units for LA County, requires a radical rethinking of how housing is built.

LifeArk began as a housing solution for the flood-prone Amazon region. The characteristics that shaped its development - easy to assemble, highly adaptable and affordable, but robust enough to handle the forces of nature - makes LifeArk an ideal solution for the LA housing crisis. Its standardized kit-of-parts can transform into an infinite array of configurations as emergency shelter, permanent housing, or an ADU to house every homeless demographic on nearly any sized lot, even odd-shaped ones.

LifeArk is an entirely new building process utilizing composite polymer manufacturing that required the establishment of a brand new section of the international building code.

The inaugural project will demonstrate how design of structures and programs can engender a sense of community, and restore dignity and well-being for people transitioning out of homelessness.

APPROACH (200 words)

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

LifeArk Tyler will provide permanent supportive housing and ongoing ICMS services to 18 medically vulnerable homeless individuals stepped down from IFRC. Three units comprising two micro-community units configured for nine individuals each, and a smaller unit for support staff will be built on a 14,000 sf R-3 zoned lot in the City of El Monte currently in escrow for purchase.

The team submitted documents for Initial Plan Review to the City, and received comments from both the Planning and Public Works Engineering Departments. During the due diligence period, LifeArk will submit final permit application and perform all required studies including sewer capacity and LID (limited impact development), as well as sign-offs by the water department, and the LA County Fire Department.

LifeArk is in the final phases of certifications from both HCD (California Department of Housing and Community Development) Factory-Built Housing Program, and IAPMO UES (International Association of Plumbing and Mechanical Officials, Uniform Evaluation Service). These stringent life safety certifications will allow LifeArk to bypass most local inspections except for sewer and utility hook-ups. If HCD certification is not completed within the entitlement period, LifeArk will work directly with the City for the final occupancy permit.

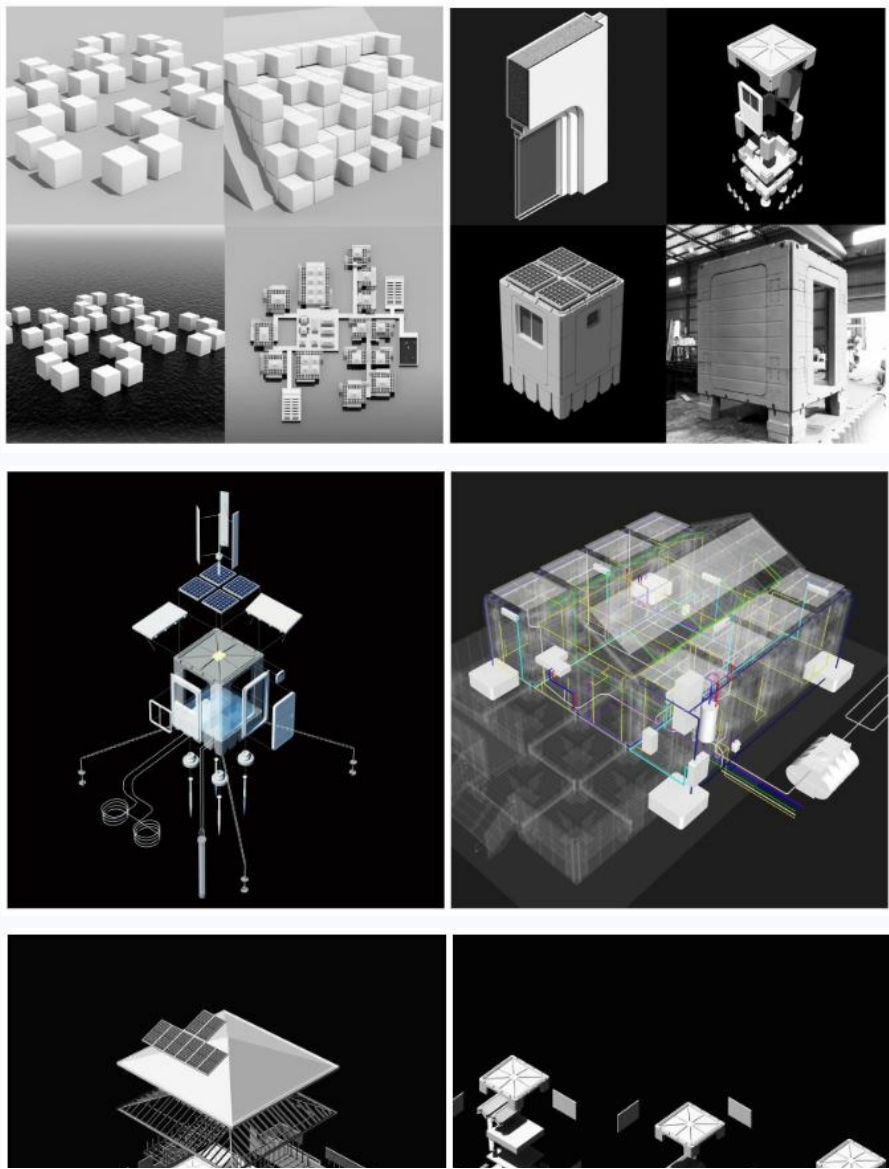
INNOVATION (200 words)

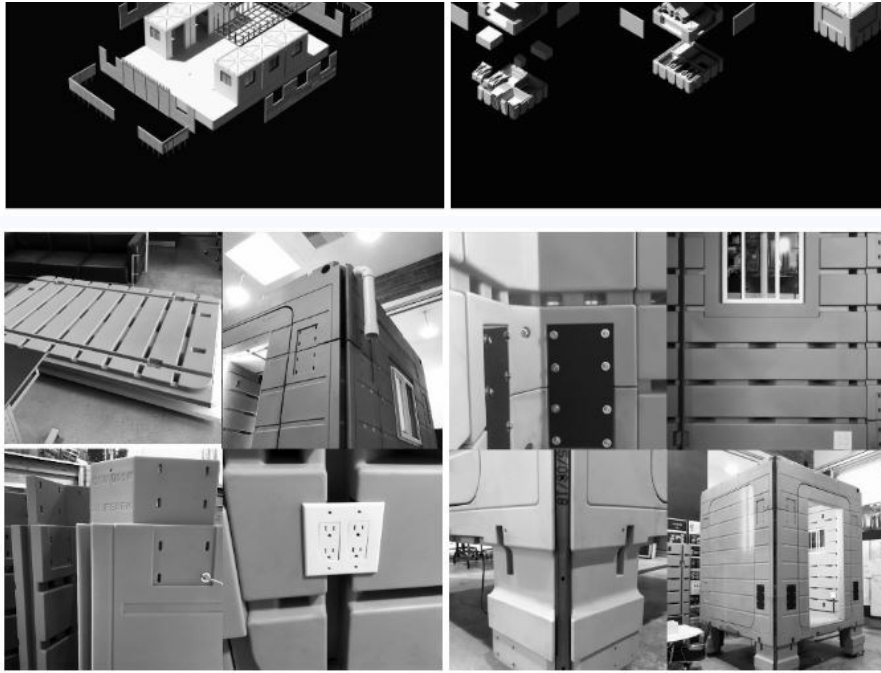
Share how your approach will more quickly and/or more cost effectively lead to more affordable housing, and how it differs from, improves upon, and/or bolsters existing methods/practices to build housing for those experiencing homelessness in LA County. Highlight any unique features of the housing you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

Solutions around solving the current housing crisis require radically shifting the construction industry; from materials to methodology, we must allow advances in technology to translate by replicating and applying mass production techniques to create housing. LifeArk utilizes its proprietary design and composite polymer manufacturing system to mass produce and assemble a ready-made kit-of-parts, providing functional and beautiful homes at a fraction of the cost and time of other modular solutions.

Using proprietary composite-polymer molding technology, LifeArk can produce precise parts in mass quantities that are assembled to be on land or float on water. Units can be on or off-grid, are relocatable and versatile to be configured in an infinite variety of housing designs on any site. LifeArk's lightweight, integrated system provides high structural strength for wind and seismic conditions while its R-40 thermal value protects against extreme weather conditions.

Sitework begins concurrently with module assembly, expediting the time to final occupancy compared to other modular solutions. LifeArk is currently in the final stages of government certification through HCD and IAPMO UES, fulfilling all requirements for material and life safety.





PROJECT PLAN (250 words)

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

LifeArk Tyler, LLC is forging ahead on four concurrent processes:

Site Control

LifeArk Tyler is purchasing a 0.34 acre R-3 zoned parcel in the City of El Monte (SPA 3: San Gabriel Valley). Escrow will close by February 2019.

Entitlement/Permitting

LifeArk submitted documents for Initial Plan Review and received comments from both the Planning and Public Works Engineering Departments. LifeArk Tyler will perform all required site studies, and submit an application for the entitlement process by December 2018. Subsequently, the project will go to a Planning Commission Review with final building permit approval expected around Q2, 2019.

Certifications

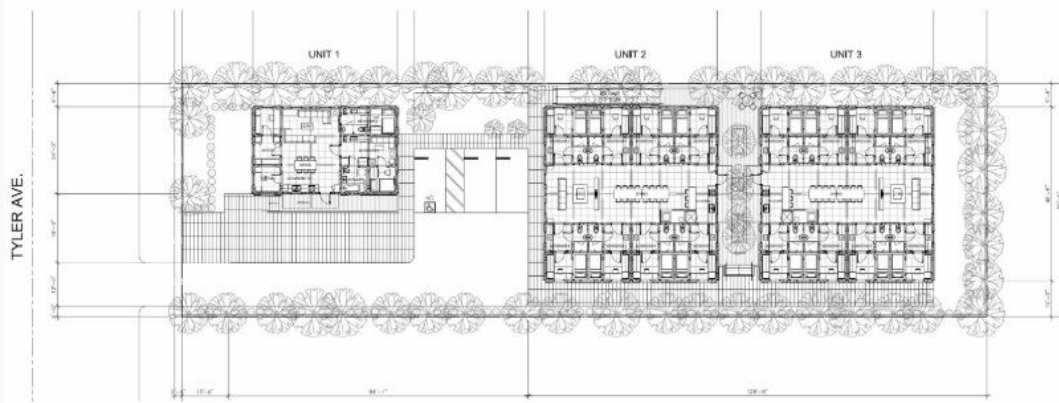
LifeArk is undergoing final stages of certifications from both HCD Factory-Built Housing Program and IAPMO UES. HCD certification will allow a completely pre-approved building product to be assembled on site, requiring only site-specific approvals.

Manufacturing

LifeArk completed tooling for its kit-of-parts. Manufacturing vendors are currently performing tests and stamping out sample pieces to refine the process. LifeArk's first prototype is now assembled in the GDS Innovation Lab studio in South Pasadena. This prototype will demonstrate all the technical and logistical elements.

Upon building permit approval, LifeArk will break ground, begin site-work, and simultaneously begin manufacturing and assembly. In approximately two months, site-work will be complete. Units will then be delivered and assembled onsite, and connected to all utilities. Landscaping, hardscaping, and decking will follow, leading to a final occupancy permit.

LifeArk expects completion no later than Q1, 2020.



RISK ASSESSMENT (150 words)

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

LifeArk has already undergone five years of R&D, but risks remain:

Challenge 1: Delay in HCD certification. Certification requires an extensive process of testing, plant inspections, public review, and Evaluation Report processes.

Solution: RADCO and IAPMO, third-party certification bodies approved by HCD and HUD, are assisting in the certification process. They have an extensive track record of success. If HCD certification is not completed within the entitlement period, LifeArk will work directly with the City for the final occupancy permit.

Challenge 2: Community opposition leading to delayed permit approval.

Solution: LifeArk Tyler, along with the City of El Monte who has a proven track record of community success with other homeless housing developments, will outreach to the community to build support, and work through any identified issues to mitigate the situation.

HOUSING FEATURES

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

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

D. YOUR IMPACT

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

TARGET POPULATION

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

- ☒ Anyone experiencing homelessness
- ☐ Disabled (physical, developmental)
- ☐ Families with children and youth (under age 18)
- ☐ LGBTQ
- ☐ Mental Health Challenges

- ☐ Transition-aged Youth (age 18-25)
- ☐ Single Adults (age 26-54)
- ☐ Older adults (age 55 and older)
- ☐ Substance Use Disorder
- ☐ Veterans
- ☐ Women
- ☐ Other. Please explain:

TARGET BENEFICIARIES (150 words)

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

LifeArk proposes to serve the chronically homeless individuals with medical vulnerability who often have co-occurring comorbidities of mental illness and substance use disorder. Many are frequent utilizers of emergency department and inpatient resources at area hospitals who incur enormous system resources.

Illumination Foundation currently provides recuperative care services (IFRC) to these individuals under contract with DHS. Patients are discharged from hospitals or referred by outreach teams to IFRC for bridge housing, health monitoring, and connections to PCP, benefits, and behavioral health resources. Clients remain with IFRC until Housing for Health identifies permanent supportive housing placement, which can take 6-9 months, sometimes over a year, due to lack of housing resources.

LifeArk Tyler will provide the step-down permanent supportive housing critical to improving the care continuum. IF will provide ICMS support including life skills classes, SUD groups, and connections to community resources essential to long-term housing and health stability.

GEOGRAPHIC AREA SERVED

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

- ☐ SPA 1: Antelope Valley
- ☐ SPA 2: San Fernando Valley
- ☒ SPA 3: San Gabriel Valley

- ☐ SPA 4: Metro LA
- ☐ SPA 5: West
- ☐ SPA 6: South
- ☐ SPA 7: East
- ☐ SPA 8: South Bay
- ☐ Other. Please explain:

PROJECTED IMPACT (250 words)

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

LifeArk Tyler will demonstrate the economic advantages of the LifeArk building system, and the improved well-being of individuals through the Micro-Community concept.

LifeArk will be built at half the typical cost - permitting will be streamlined while site preparation and building completion will be expedited. These savings will also be compounded by the effects of good design.

Units comprise of bedrooms around a common living space. Each individual will have lease to an independent space, but also share additional amenities with seven other micro-community members. The design combines efficient space planning with the need to counteract social isolation and depression. In a UCSF study, the mortality rate increased for individuals after being placed in PSH by themselves.

Illumination Foundation created the Micro-Community concept to counteract this phenomena. Its 13 micro-communities in LA and OC are showing great success in fostering a sense of community and mutual support among members.

LifeArk Tyler will also tap into IF's partnerships with DHS and Brilliant Corners to improve the care continuum. Clients who interact well with one another at recuperative care will be placed together at LifeArk Tyler and onsite ICMS staff will support their ongoing needs. Illumination Foundation's contracts for recuperative care, housing, and ICMS services will enable this seamless continuum of care.

The result will be faster transition for clients to PSH, freeing recuperative care resources for those recovering from health crisis, reduced per person cost care, and improved long-term health and housing outcomes.





TRACKING & METRICS (150 words)

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

LifeArk Tyler will track a comprehensive set of measures to evaluate all components of this project using internal data systems. DHS client information will be uploaded to CHAMP. The Rand Corporation is conducting an outcomes evaluation for DHS and Housing for Health - this project could potentially become a case study.

Development Outcomes:

Development Timeline

- Entitlement
- Permitting
- Site Preparation
- Onsite Construction

Development Cost

- Cost of Materials
- Cost of Labor
- Site Preparation Costs
- Cost per Unit

Client Outcomes:

Housing Outcomes

- Housing Retention
 - 80% of clients remain housed after one year

Health Outcomes

- PCP Connection
 - 80% of clients connected to a PCP

Behavioral Health Connection

50% of clients with mental health and/or SUD conditions provided behavioral health support through IF BH specialists

Client Satisfaction

Client satisfaction survey at housing placement, after 3 months, and after one year

SCALABILITY (250 words)

Share your vision and explain how your solution is prepared to expand after completion of the proposed project for the Housing Innovation Challenge. Describe plans to scale your solution as a model that can be applied or adapted to meet diverse needs of LA County's many communities. Include any internal or external information or data that helps indicate that your plan to scale will deliver concrete results. With Measure H and various new capital funding streams for affordable and/or homeless housing, LA County will address homelessness at an unprecedented scale. The Housing Innovation Challenge is seeking solutions designed to grow as more resources are deployed to expand available housing.

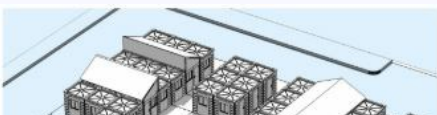
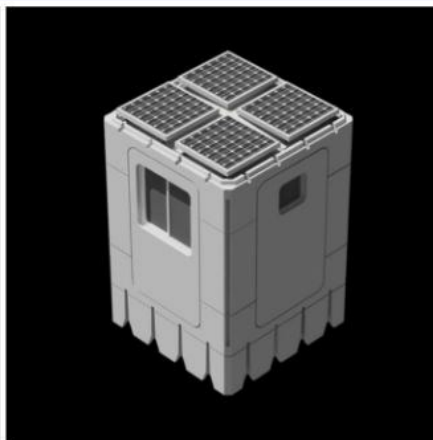
LifeArk is built to scale.

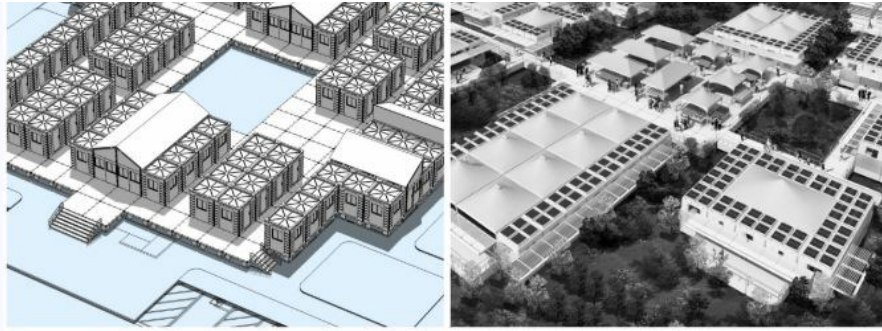
Its standardized kit-of-parts are mass producible - as production volumes increase, greater manufacturing efficiencies will drive costs down and accelerate LifeArk's ability to scale faster and wider.

A rule of thumb for affordable housing developers is 70 units - due to the cost and complexity of development, and the long lead times, it is difficult to justify development costs with fewer than 70 units. Paradoxically, the bigger the development, the greater the impact on the surrounding community, increasing the potential for community opposition. Also the number of sites that can accommodate such scale of development are limited.

The LifeArk team believes that opportunities to increase PSH units rapidly lies in modest sized developments that are more easily absorbed by the surrounding community. LifeArk's inherent cost advantage, reduced permitting times afforded by HCD Factory-Built Housing pre-certification, and simplicity of assembly will make such smaller scale projects viable. LifeArk has a library of design configurations ready for emergency shelters, permanent housing, and ADUs. Lots too small for larger developments and oddly shaped parcels now become feasible for LifeArk development in every community in LA County.

The streamlined care continuum of IFRC, micro-community, and ICMS for the medically vulnerable homeless, especially the frequent utilizers, too is scalable. The systemic cost savings and benefits to clients of this comprehensive care model will only increase as clients are stabilized in PSH faster.





OTHER CONSIDERATIONS (100 words)

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

The enormity of the challenge ahead requires the active participation of the private development sector largely absent from the current affordable housing development scene. Historically, affordable housing developments have never been profitable, making it unattractive to private developers. Advancement in this industry requires a fundamental shift in the status quo of conventional construction materials and methods that are costly and time-consuming. Construction is one of the last industries undisturbed by technological advancement.

LifeArk is about to disrupt the construction industry and challenge the viability of conventional methods through prefabrication, mass production, and easy assembly.



E. BUDGET

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

FUNDING REQUEST

Select one of two award sizes.

☐ \$500,000.00 (US DOLLARS)

☐ \$1,000,000.00 (US DOLLARS)

BUDGET FORM

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

LINE ITEM DESCRIPTIONS	AMOUNT (US DOLLARS)
Land Cost-Purchase and closing costs (Fully funded by applicant)	\$0
Off-Site Improvements (construction costs outside of property)	\$15,000
Site Improvements (Grading, soil, asphalt, concrete work)	\$24,000
Site Built Items (Porch, railings, ada ramps, cladding, stairs, etc.)	\$45,000
Foundation/Anchoring	\$35,000
Street, Site Lighting, Signage, Etc.	\$10,000
Site Utility Connections	\$30,675
Landscape/Hardscaping	\$32,000
Rotomolded Composite Parts - Component 1	\$115,878.08
Rotomolded Composite Parts - Component 2	\$141,881.92
Miscellaneous Rotomolded Accessories	\$10,781.67
Structural Framing and Miscellaneous Steel Parts	\$133,814.95
Interior Wall/Floor Finish	\$7,800
Doors and Windows	\$16,610.5
Bathroom Fixtures (Toilet, tub, shower, sink, faucets, etc.)	\$17,931
Kitchen (Cabinets, sink, faucets, built-in appliances, etc.)	\$27,800
Miscellaneous (Hardware, fasteners, gaskets, etc.)	\$12,718.5
PEX Plumbing, Heating, AC, Fire Sprinkler	\$44,714.35
Electrical (Communication, alarm, etc.)	\$59,906.22
Factory Labor (Assembly and systems installation)	\$44,480
Furniture, Fixture, & Equipment (FF&E)	\$45,000
Freight, Delivery, Handling	\$6,800
Hard Cost Contingency (5%)	\$43,889.61
Geotechnical Studies	\$5,000
Environmental Studies	\$1,000
Alta/Topo Survey	\$8,000
Architectural and Engineering (Partially funded by applicant)	\$15,000
Permits and Fees	\$25,000

LINE ITEM DESCRIPTIONS	AMOUNT (US DOLLARS)
Testing and Inspections	\$7,000
Insurance	\$3,000
Legal	\$3,000
Accounting	\$3,000
Soft Cost Contingency (10%)	\$7,000
Development Management Fee (Fully funded by applicant)	\$0
TOTAL (not to exceed selected request size: \$500,000 or \$1 million):	\$998681.80

NOTES:

UNIT COST OF DEVELOPMENT or REHABILITATION

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

	Including Land	Excluding Land
Cost/SF	\$296	\$216
Cost/bed	\$89,375	\$65,097

BUDGET NARRATIVE (250 words)

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

The total capital requirement for LifeArk Tyler is \$1.6 million. As the inaugural project of LifeArk SPC, the \$600,000 balance above the \$1 million HIC funding request will be funded with cash raised directly from the LifeArk SPC and its investors, and will go towards the cost of land, development management, and part of the A&E. Charles Wee will personally fund \$200,000, and the remaining \$400,000 will be funded by investors Charles Hung Jr., Shawn Chen, Henry Hong, Marc Ha, and Jay Kil.

If awarded, 100% of Housing Innovation Challenge funds will be used for hard and soft costs via pre-scheduled draw-down based on project milestones.

LifeArk has already garnered substantial interest from potential funders to scale up this innovative housing solution. United Trust Realty Corporation and its circle of investors have expressed interest in funding up to \$10 million in either equity or debt for future developments after the LifeArk Tyler project is completed. Wells Fargo Bank and Nonprofit Finance Fund, a social impact funder, have expressed interested in providing debt financing for projects, and Brilliant Corners has expressed its keen interest in helping LifeArk scale up. Illumination Foundation is also building a roster of social impact funders. For all these potential investors, the successful completion of an actual LifeArk project, to walk-through and touch, will be critical.

Winning the LA Housing Innovation Challenge, and completing LifeArk Tyler will be the key to unlocking all this potential and good will.

E. YOUR VIDEO PITCH

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

Your Video Pitch must follow these guidelines:

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

Here are some logistical and technical suggestions:

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

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

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

Hone your content:

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

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

View in new full window





G. ADDITIONAL INFORMATION

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

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

- Articles of Incorporation, Charter, or similar documentation

- Tax determination letter, if applicable

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

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

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

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

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

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

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

The County of Los Angeles reserves the right to perform background checks on key individuals associated with the proposal, and the refusal by key individuals to provide necessary authorizations will be a reason to reject any application for further consideration. Background information and the results of any background checks will be kept confidential.