



ILLUMINATION FOUNDATION

LIFEARK HOUSING
SOLUTIONS

SANTA ANA, CA

ULI YLG PRO-BONO TAP



INTRODUCTION

Meet the Panel

Illumination Foundation



Natasha Harkison
Landscape Architect



Josh Cortez
Urban Planner

Marni-Lyn Fox
Development Associate



Lucas Teani
Civil Engineer



Tim Gillespie
Investment Analyst



Helen Cheuk
Architect



Nairi Siddiqi
Attorney



Joey Ly
Urban Planner



Courtney Johnson
Marketing Specialist



- Provide targeted, interdisciplinary services for the most vulnerable homeless clients in order to break the cycle of homelessness.
- **In Orange County**, over 32,000 children are unstably housed.
- 1 in 4 children live below the poverty line.

GOALS & PURPOSE

1. Provide recommendations beyond the professionals IF has hired.
2. Provide critical feedback roadmap on the development procedures.
3. Provide reference Pro-Forma and development costs.
4. Provide alternative sites and general recommendations.
5. Provide formal report as part of ULI's educational resources and community outreach.

Limitations

- Limited to website information on LifeArk units
- Lack of code analysis (LifeArk)
- Title Report and Geotechnical Report not available at this time
- Limited information on operating costs
- Lacking city feedback on latest site plan



SCOPE OF WORK

LifeArk Homeless
Solutions

Project Facts

Address:

1213-1215 N Ross Street, Santa Ana, CA 92701

Parcel Number:

398-541-24 and 398-541-26

Zoning Designation:

P (Professional)

Gross Lot Area:

20,176 SF (0.46 AC)

Parking Requirements:

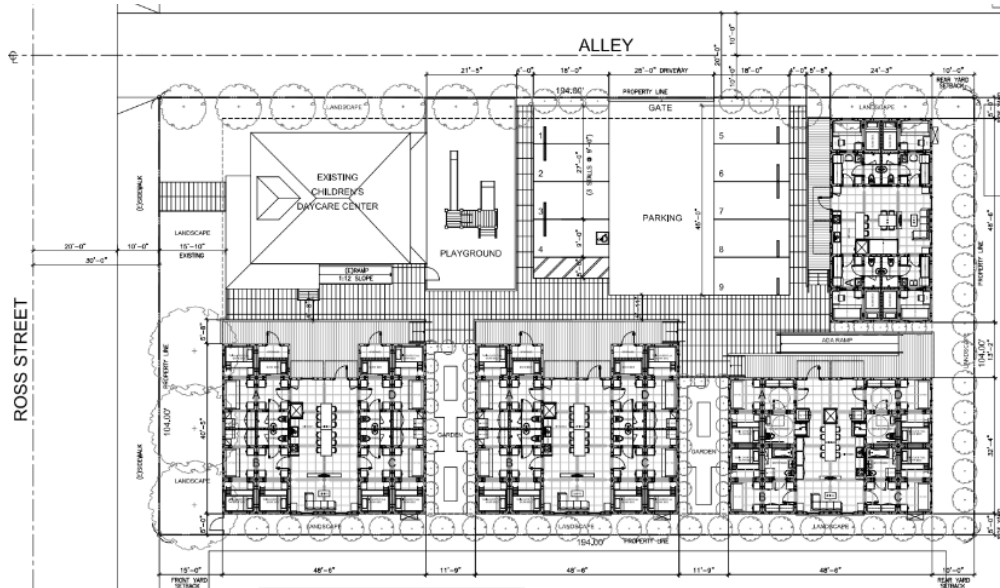
Child Care Facility is parked at 1 per 8 individuals plus 1 per staff

Existing Conditions:

1 existing vacant building and playground on site

Allowable Building Height:

cannot exceed 35', or 3 stories



Project Facts

Building Setback:

Front – 15'

Side – 15' & 5'

15' (setback abutting a street)

5' (setback from interior side property lines)

Rear –

50' (if the abutting lot is a residential zoned parcel)

10' (in general)

Landscape Area:

Front – 15' front yard

Side – 5'

Rear – 10' if abutting another residential property, or 5' in general

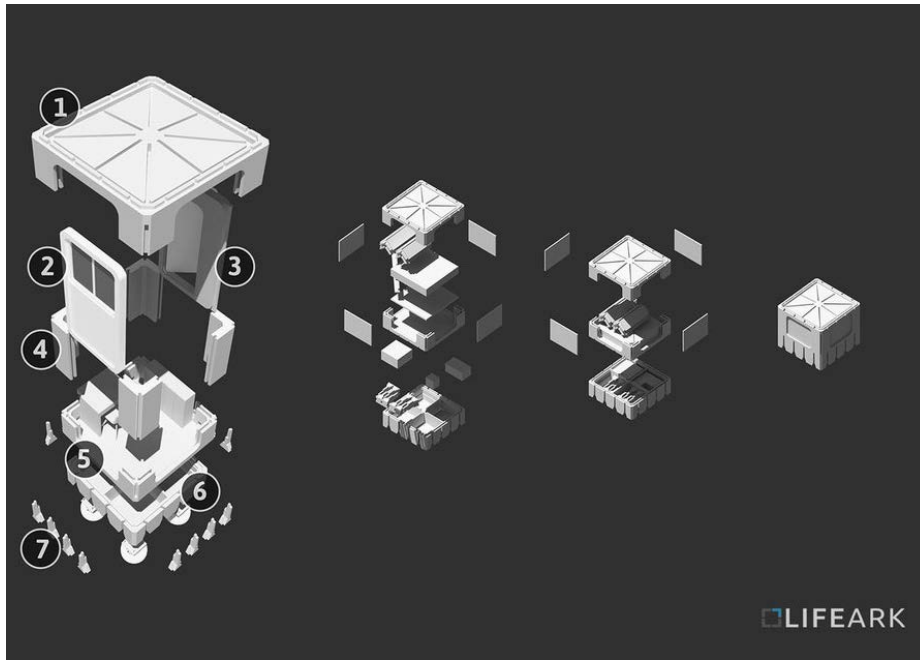
*See Addendum for the document by City of Santa Ana P (Professional Zone)



LifeArk Units – Intro



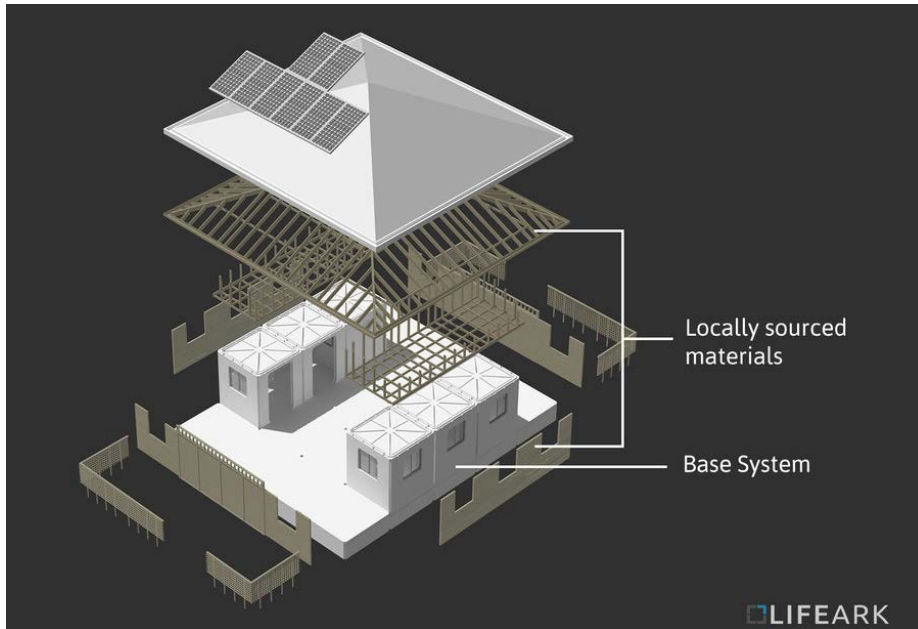
- Innovative, easy to assemble housing solution
- Revolutionary kit-of-parts building system manufactured using proprietary composite polymer molding technology (HDPE)



LifeArk Units – Modules

- Each module is 8'-1" x 8'-1"
- Factories in Ladera and Gardena in California
- 4x5, 4x6, 5x6 modules
- Module pre-fabricated with restrooms and MEP hookups
- Flooring and Interior Finishes come after the modules are assembled
- 50 minutes of fire rating for exterior walls





LifeArk Units – Approvals

- HCD (CA Dept of Housing and Community Development) and IAPMO UES (Int. Assoc. of Plumbing and Mechanical Official)
- HCD is currently at 80% certified, 2 remaining tests until completion, by June/July
- Local inspections only required for sewer and utility hook ups



Development Constraints #1

- LifeArk units' exterior must be covered with more pleasing materials to match with existing residential character and vernacular in the neighborhood





Development Constraints #2

- The site has an existing “historic” structure that is intended for business uses – the building requires substantial improvements for children’s daycare center use



Development Constraints #3



- The asphalt pavement in the existing alleyway is rutted, degraded and does not provide adequate drainage.
- As part of this development the City may condition the project to repair the existing alleyway from right of way line to eastern property line

Development Constraints #4

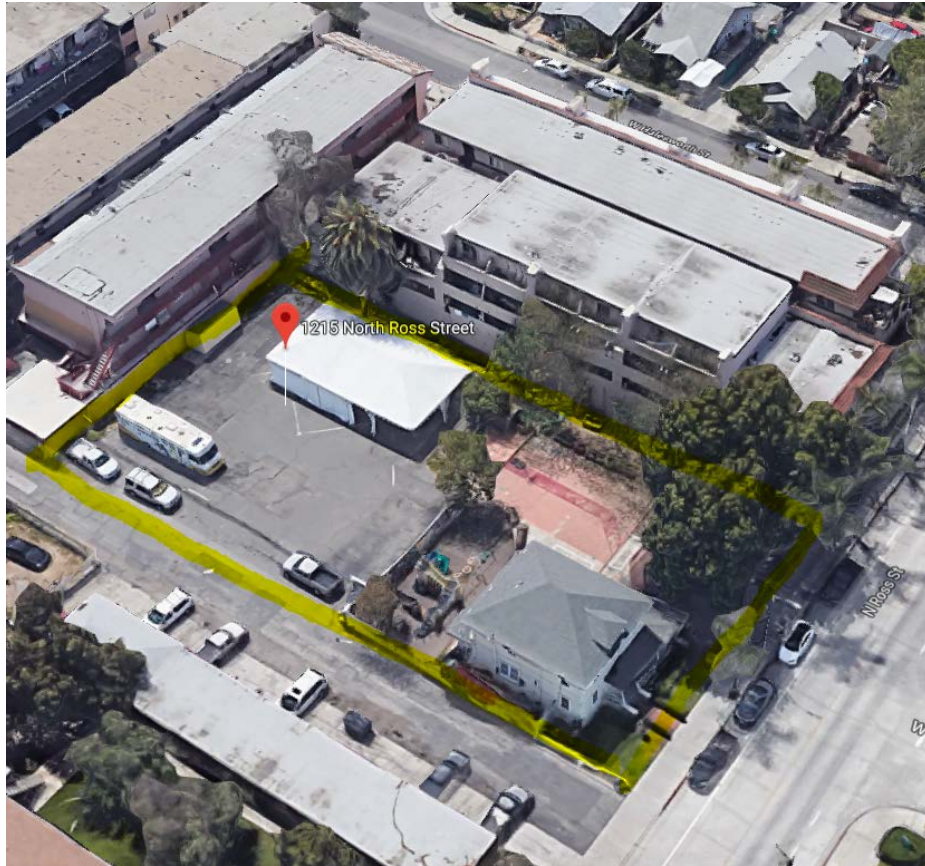
Child Care Facility		TOTAL
1 Stall per Employees	3 employees	3 stalls
1 Stall per 8 individuals	48 beds	6 Stalls

**Note: Site not considered as residential uses to limit parking count*

*** Note: Existing house not considered*

- Initial plan assumes 9 parking stalls are adequate, however future use of the existing structure may require a parking analysis
- Use as a child care facility would require 9 parking stalls with the assumption of 3 maximum employees

Site Observations #1

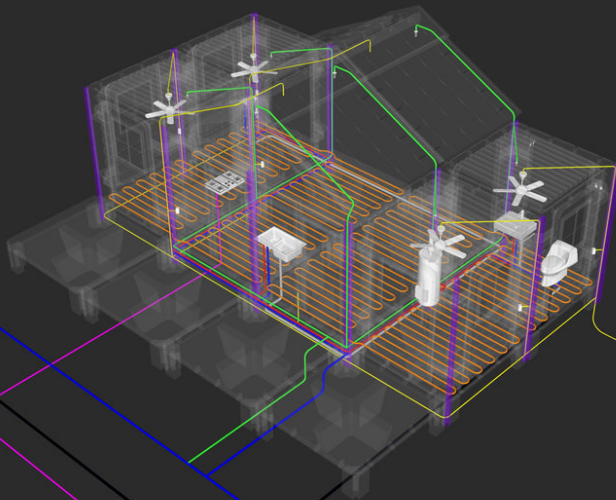


- Site is long and narrow; LifeArk units very close to the existing adjacent 3-story residential building. Units must have adequate fire rating and limited openings.
- The current layout does not meet the minimum required building setbacks – this will require a variance with the City of Santa Ana.

Site Observations #2

- The site will require new service laterals for all utilities, in addition to new fire service.
 - This includes:
 - Domestic water service
 - Fire water service
 - Natural gas service
 - Electrical service
 - Phone & cable service

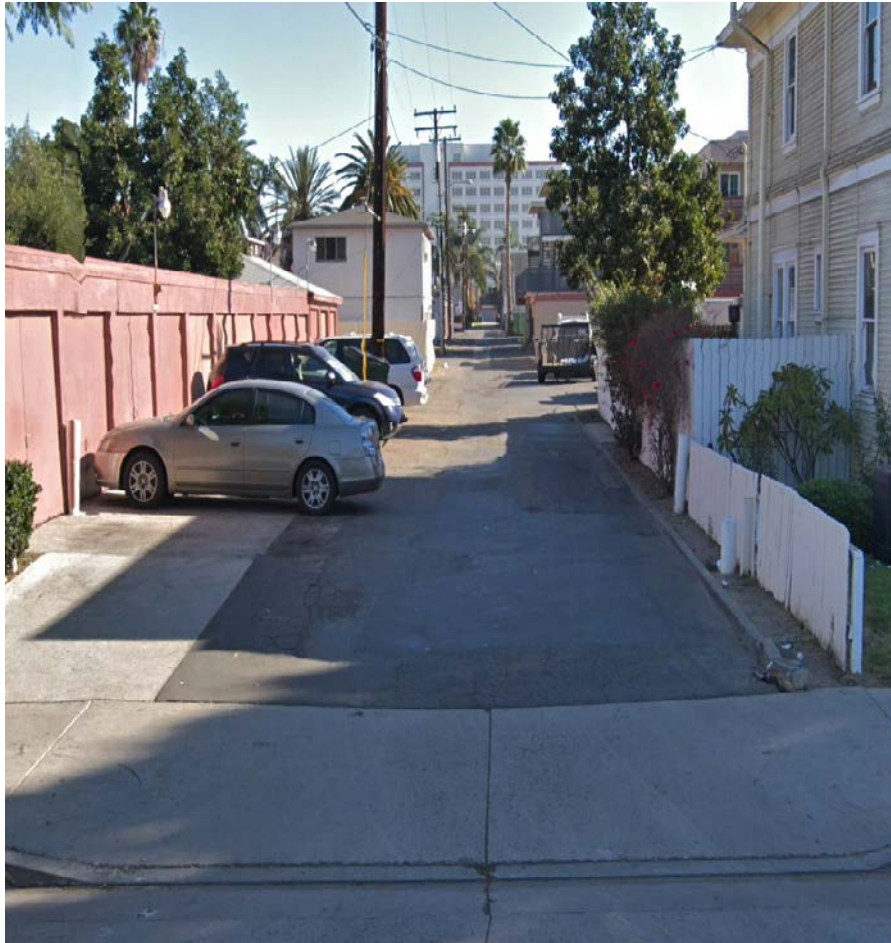
MEP System



LIFEARK

Site Observations #3

- The existing electrical and phone/cable services seem to be overhead across the alleyway, the purveyor may require the laterals to be undergrounded across the alleyway



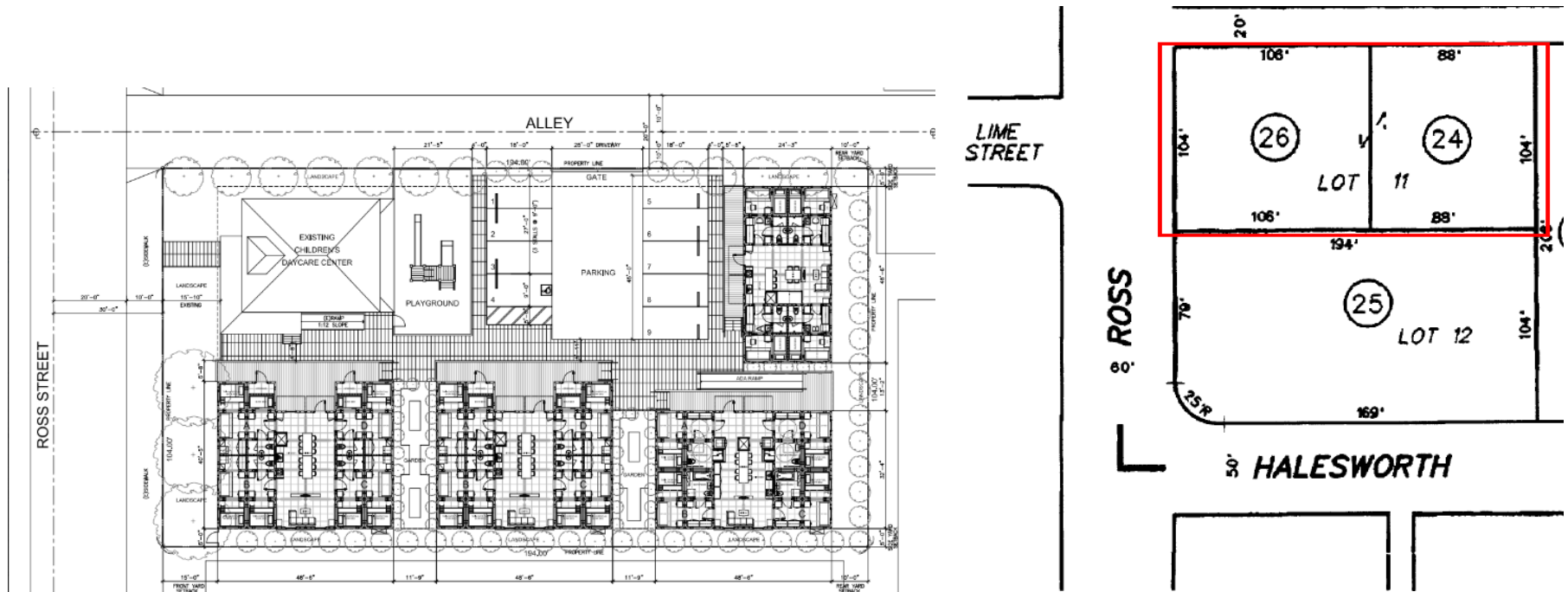
Site Observations #4



- Currently there is no clear evidence of existing storm drain system adjacent to the property.
 - This could cause a potential increase in development and operational costs from a Low Impact Development standpoint

Site Observations #5

- Without reviewing the title report, we assume the lots are separate for tax purposes but an argument can be made that one development can be completed on both properties





PLANNING RECOMMENDATIONS AND STRATEGIES



P (PROFESSIONAL)

Sec. 41-312. **Applicability of division.** P (professional) districts are specifically subject to the regulations contained in this division.

Sec. 41-313. **Uses permitted in P district.** The following uses are permitted in the P district:

- (a) Professional, business and administrative offices where no merchandise is sold.
- (b) Banks, savings and loan offices, credit unions, and mortgage and finance companies.
- (c) Travel agencies.
- (d) Medical and dental offices.
- (e) Art galleries, art and photography studios.
- (f) Museums and science centers.
- (g) Print and copy services.
- (h) Pharmacies, limited to the dispensing of goods and merchandise related to health care only, and excluding drive-through facilities.
- (i) **Child care facilities.**
- (j) Non-freestanding commercial and service uses which do not exceed ten (10) percent of the floor space of the building in which they are located and which are supportive of, compatible with, and integrated into the professional and business uses on the same property, excluding drive-through facilities, and commercial uses which are open at any time between the hours of 12:00 midnight and 5:00 a.m.
- (k) Freestanding restaurants, cafes, and eating establishments, excluding drive-through facilities and excluding any eating establishment specified in section 41-313.5.

Sec. 41-313.5. **Uses subject to a conditional use permit in the P district.** The following may be permitted in the P district, subject to the issuance of a conditional use permit:

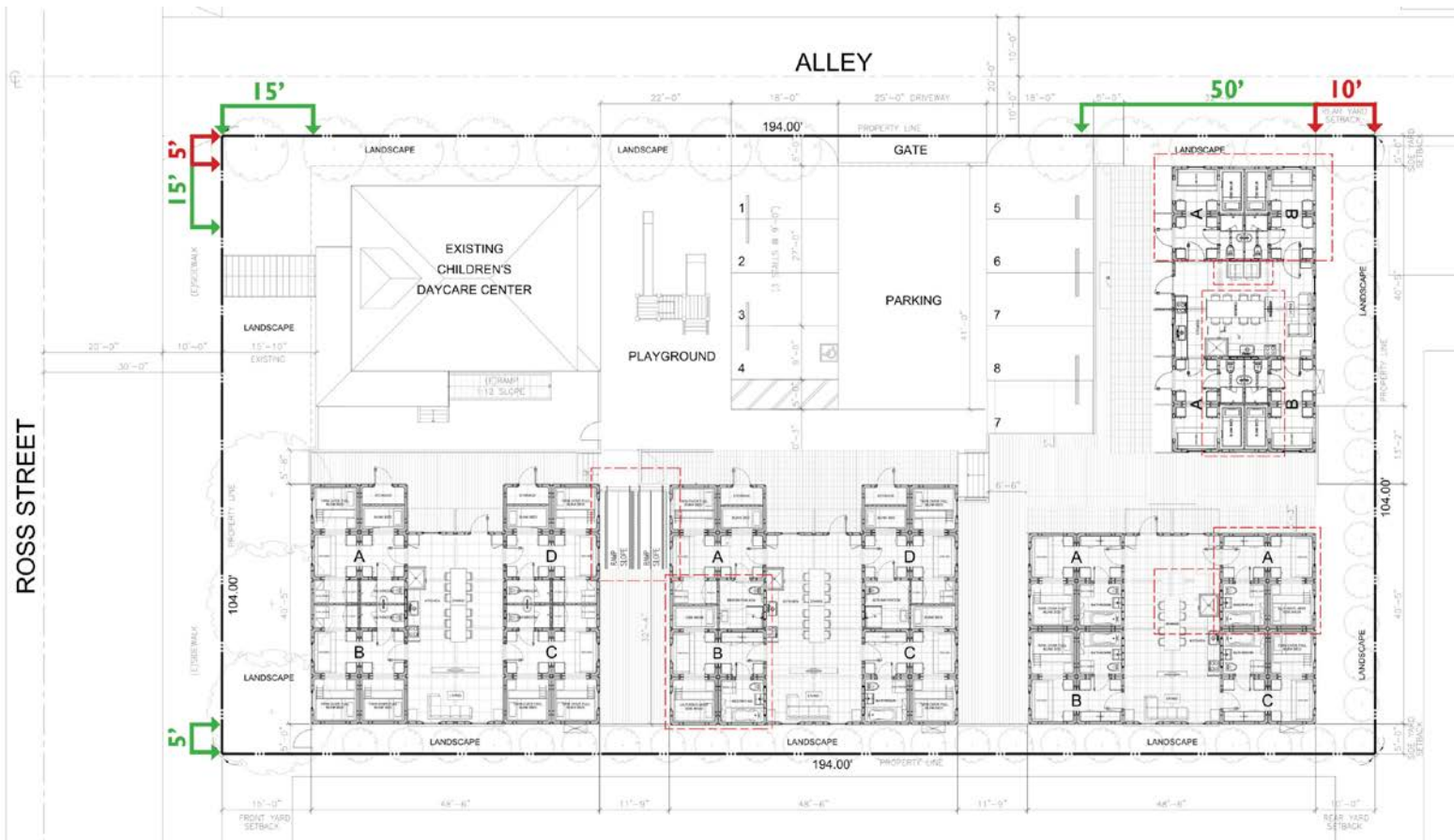
- (a) Convalescent hospitals, nursing homes, rest homes and **extended care facilities.**
- (b) Hospitals.

Conditional Use Permit P (Professional) Zone

- “Child care facilities” are permitted
- CUP required for “extended care facilities”
- Conditions of Approval

Variance – Side & Rear Setbacks

SETBACKS	P Zone	Proposed
Front	15'	15'
Side	15' from street 5' from internal lot line	5' 5'
Rear	50'	10'



Variance – Parking

DEFINITIONS	PARKING REQUIREMENT	# OF SPACES REQUIRED
<p>Care home: “A care home is any facility, place, or building, social rehabilitation facility or similar facility which is maintained and operated to provide living accommodations for and twenty-four-hour nonmedical care to persons in need of personal services, supervision, assistance, guidance, or training essential for sustaining the activities of daily living or for the protection of the individual, such as the elderly, convalescents, invalids, dependent or neglected children, or physically handicapped, mentally impaired or incompetent persons.”</p>	<p>“One (1) space for each three (3) beds” (SAMC § 41-1323)</p>	<p>16 spaces (48 beds)</p>
<p>Child care facilities: “A child care facility is a place where persons under eighteen (18) years of age are supervised, educated, or left for care on less than a 24-hour basis.”</p>	<p>“One (1) space for each eight (8) individuals, plus one (1) space for each supervisor” (SAMC § 41-1412)</p>	<p>9 spaces (assuming 3 employees / supervisors)</p>

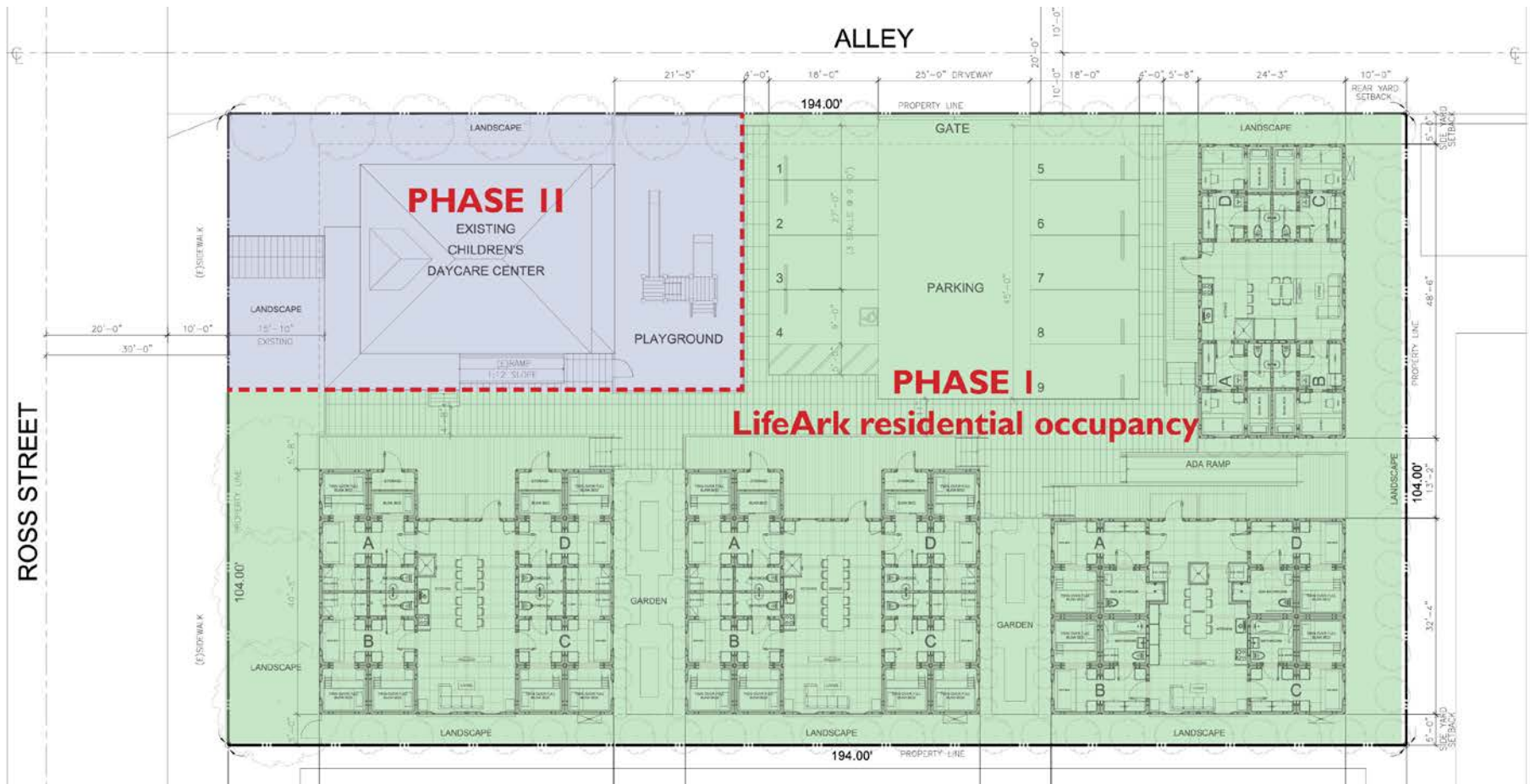
Phasing Strategy – Variances*

- Stack LifeArk units towards Ross St
- Assuming units are structurally able to handle the vertical stacking load

- Allows room for additional parking
- Avoids need for setback variance

* Existing building grandfathered?







ARCHITECTURAL RECOMMENDATIONS & STRATEGIES

LifeArk Occupancy

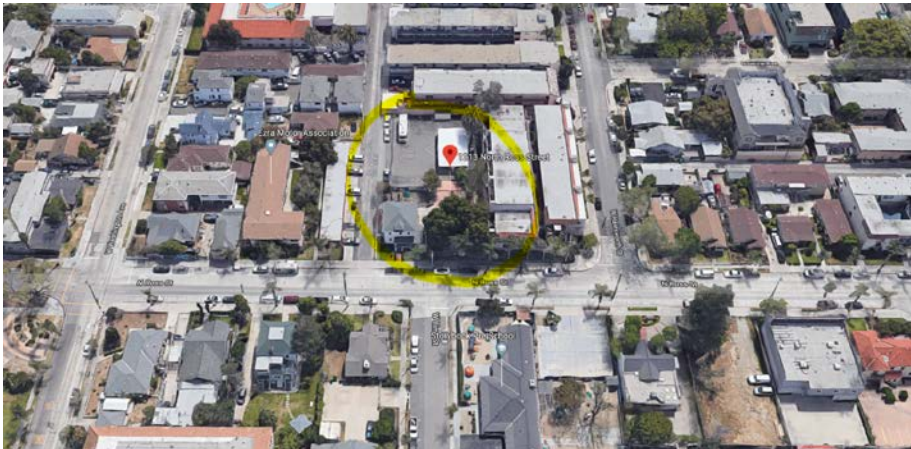


- Occ. R for Residential
- City of Santa Ana recommended R2.1
- However, R2.1 and R4 are both applicable:
 - ✓ 24 Hour Supervision
Licensed facilities
 - ✓ Must follow Section
435 Special Provisions
 - ✓ Assisted living
facilities; Social
rehabilitation facilities

Occupancy for Assisted Living Facilities:

R2.1 Non-ambulatory Resident	R4 Ambulatory Resident
24 hour supervision	
Fire alarm system required	
Fire sprinkler required	
60" clear width corridor	44" clear width corridor
No limit on number of residents	Can have 6+ ambulatory residents, and no more than 16 residents
Can have 6 or more non-ambulatory and/or bedridden residents	A maximum of 6 non-ambulatory residents
Must be fire rated	Some flexibility, but depends on number of ambulatory residents and if they are on the first floor or not

Existing House Occupancy Phase 2 Project

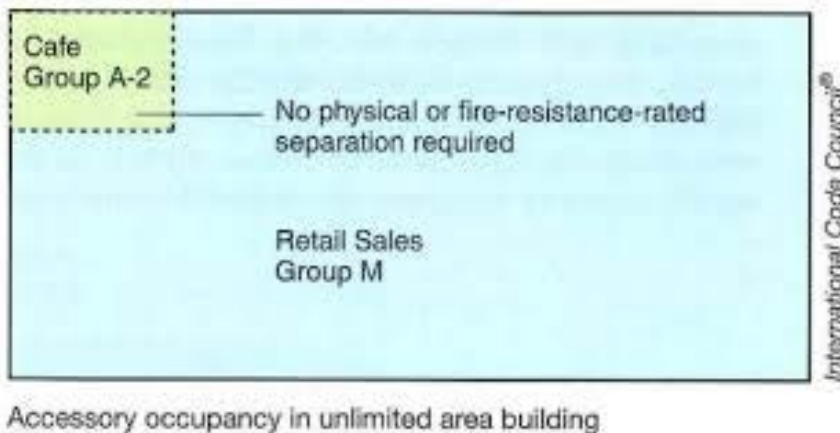


- Recommend existing house to be kept as Occupancy B (Business), better than Occupancy E (Educational)
- Occupancy E is only allowed 1 story
- As long as there are < 50 occupants, **building is Occ B and not Occ A (Assembly)**
- Two strategies for mixed occupancies will be 1) Accessory occupancies or 2) Nonseparated Occupancies

Occupancy Type – Existing House

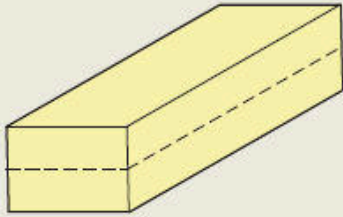
Strategy I:

Accessory Occupancies
(CBC 508.2)



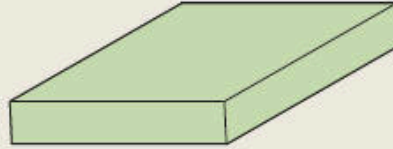
Aggregate accessory occupancy area to be within 10% of the main occupancy. No separation of occupancies are required. Hence, the proposed assembly area must be within 10% of overall GSF.

GIVEN: A mixed-occupancy building of Type VB construction, housing both Group B and Group E occupancies. Assume no allowable height or area increases are available.



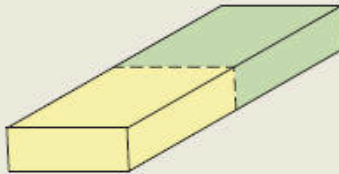
Group B

- 9,000 sq ft/story max
- 2-story max
- No fire protection systems required



Group E

- 9,500 sq ft/story max
- 1-story max
- Manual fire alarm system required



Group B/E as nonseparated occupancy

- 9,000 sq ft/story max
- 1-story max
- Manual fire alarm system required throughout building

DETERMINE: The limitations that apply if the occupancies are to be considered nonseparated. As the more restrictive requirements for each occupancy must apply to the entire building, the following limitations are imposed in order to eliminate any form of occupancy separation:

Maximum allowable area:	9,000 sq ft based on Group B
Maximum allowable height:	1 story based on Group E
Fire protection features:	Manual fire alarm system required throughout building, based on Group E

NONSEPARATED OCCUPANCIES

Occupancy Type – Existing House Cont'd

Strategy 2:

Non-separated Occupancies (CBC 508.3)

- Combine occupancy B and E as non-separated occupancies
- The entire building is regulated under most restrictive requirements of each occupancy: area, height, fire
- most restrictive of the height, area and fire protection requirements per each of the occupancies.



"It's just the architect's model, but I'm very excited."

Recommendations

- At least 10% of units must be ADA compliant
- CA Existing Building Code for more lenience on Old House
- Check Fire Sprinkler requirement for the house... \$\$\$ on existing structures!
- Limit the use of the house for assembly, will make egress and fire rating more strict

Recommendations (Cont'd)



"I don't know anything about architecture, but I know what I don't like."

- Architect to produce site plans and elevations for Entitlements
- Architect to produce a drawing set → a thorough Code Analysis of the following
 - ✓ Allowable Building Size & Height based on Type of Construction
 - ✓ Means of Egress
 - ✓ Fire resistive rating
 - ✓ Travel distance
 - ✓ ADA compliance (Chapter 11B)

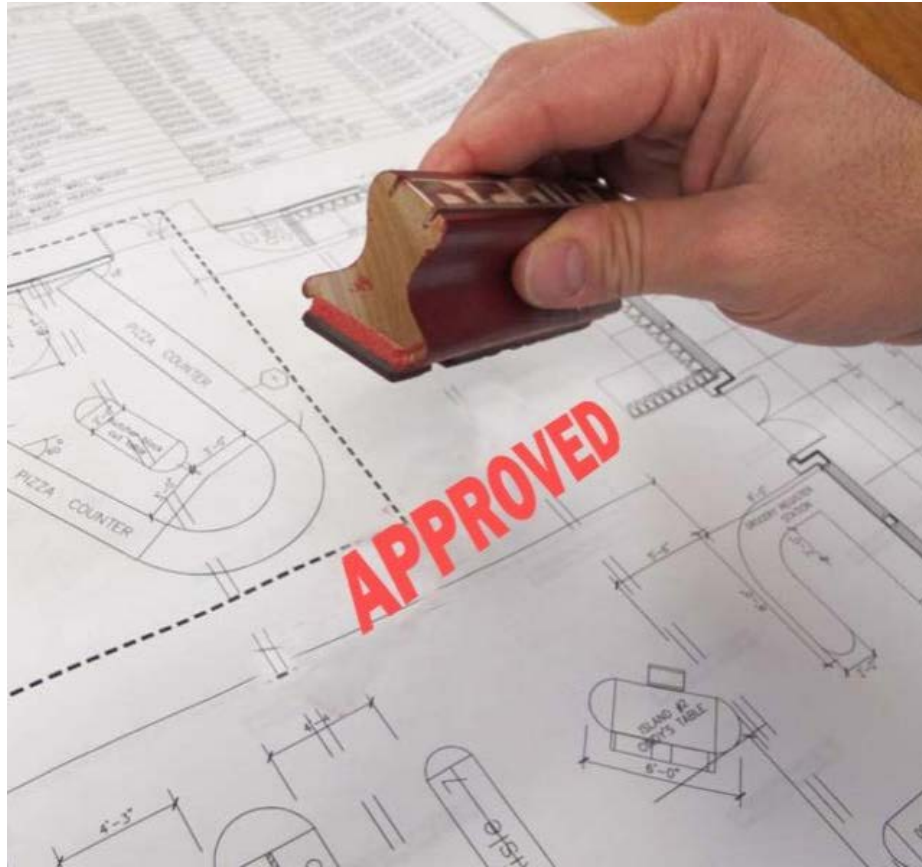
Accessibility Requirements

Chapter 11b



- Parking Space
- Exterior Routes of Travel (Ramps)
- Corridor width
- Toilet Rooms: Fixtures and Accessories
- Sinks and Counter heights
- Appliances

- Check LifeArk Units!
- Existing Building may be more flexible, use CA Existing Building Code



Code Change – end of 2019.
Submit before 2020!

Entitlement Process
Approximately 6 months

Plan Check Process
Approximately 3 to 4 months

By Lifemark

- HCD Process
- IAPMO UES

By Architect

City of Santa Ana

- Accessibility (ADA)
- Life Safety
- Structural
- MEP
- Public Works

Orange County

- Fire

The background of the slide features a faint, semi-transparent architectural site plan of a residential property. The plan shows a house with a gabled roof, a chimney, and various setbacks. Labels on the plan include '15' FRONT YARD SETBACK' on the left, '5' SIDE YARD SETBACK' at the top and bottom, and a '15'' dimension line at the bottom left. A prominent diagonal line, colored with a gradient from orange to purple, runs from the top left towards the bottom right, separating the plan from the text area.

DEVELOPMENT FEES: PLANNING AND BUILDING PLAN CHECK

Budget Detail		
Total	1,895,979	284.48
Development Fees	267,143	40.08
Dev Proj Overview	18,819	2.82
Conditional Use Permit	5,709	0.86
Variance	5,538	0.83
Building Plan Check	8,000	1.20
Structural Plan Check	7,073	1.06
Structural Inspection	2,500	0.38
MEP Plan Check	4,500	0.68
Landscape Plan Review	2,366	0.35
Development Fees Contingency	21,849	3.28
Grading PC	5,000	0.75
Accessibility Inspection	214	0.03
Grading Permit, Building Permit Fee, MEP Permit	10,000	1.50
Parks & Rec	26,376	3.96
Santa Ana School District	25,259	3.79
Permit Issuance Fees (Flat Rates MEP& Residentia	194	0.03
Transportation Improvement Fee	7,186	1.08
Transportation Area Improvement + Corridor Fee	15,518	2.33
Harbor specific plan	3,400	0.51
LLA Filing Fee	1,309	0.20
Drainage Assessment	18,102	2.72
Sewer Connection fee, SCE Connection Fee	15,513	2.33
OCSD Impact Fees + OCSD Sewer Capacity Fee	27,396	4.11
Parcel Map Filing Fee	4,434	0.67
Code Modification - Simple, Moderate and Comple	5,974	0.90
CEQA Exemption	700	0.11
City Filing + NOI Filing at County	708	0.11
Development Fee Contingency	23,505	3.53
	26,376	3.96
Soft Costs		
Development Management Fee	71,646	10.75
ALTA/TOPO Survey	9,797	1.47
Architectural & Engineering	50,000	7.50
Testing & Inspections	19,994	3.00
COC Insurance	6,665	1.00
Legal	6,665	1.00
Accounting/Marketing/Misc	6,665	1.00
Soft Cost Contingency (10%)	19,994	3.00
Off-site construction documents	5,000	0.75
OCFA Plans	3,500	0.53
Storm Water Quality Report	5,000	0.75
Drainage Study	5,000	0.75
Site Geotech Report & Phase I	15,000	2.25
Planning Permitting/Documents + Landscape Plan	13,000	1.95
Entitlement Costs - Processing	25,000	3.75
On-site construction documents	17,500	2.63
Hard Costs	1,348,411	202.32
Off-Site	18,395	2.76
Site	220,802	33.13
Shell	932,000	139.84
FF&E	61,315	9.20
Hard Cost Contingency (10%)	115,899	17.39

Development Fees: Planning and Building Plan Check

- City of Santa Ana
Planning Fees
- Building Permit Fees
- Engineering Fees
- Construction Cost



PRO FORMA

SNA Project (Modular Units ONLY)

General Info	
Project Name	SNA Project (Modular Units ONLY)
Address	1215 N. Ross Street
City, State, Zip	Santa Ana, CA 92701

Square Footage and Units	
Lot Size	20,000 sf
SSF	6,665 sf
Unit Count	4 units
6x5	2 units
6x4	1 units
6x3	1 units
Average Unit Size	1,666 sf

Timing	
Project Start Date	8/2019
Month	8
Year	2019
Construction Completion	11/2019

Program - Units	
Total Units	4
6x5	2
6x4	1
6x3	1
Average SSF Per Unit	1,666

Square Footage - Building Stacking Plan	
Unit	Total SF
	6,665
6x5	
6x5	
6x4	
6x3	

Project Costs	
Unlevered Project Level	1,895,979

Sources of Funding	
Total Funding	720,000
Wells Fargo	120,000
Funds from IF	300,000
Matching Fund	300,000
Uses	
Development Fees	267,143
Soft Costs	280,425
Hard Costs	1,348,411
Total	1,895,979



ALTERNATIVE FUNDING

Emergency Solutions Grant (ESG) Program



- Provides grant funding to engage homeless individuals living on the street, re-house homeless, operate/provide services for shelters/individuals, prevent individuals from becoming homeless
- More of a program to be used for services and rental assistance vs development of housing
- Aim for approximately May 30th, 2020

California Emergency Solutions and Housing (CESH)



- Provides funds for a variety of activities to assist persons experiencing or at risk of homelessness
- California HCD administers the CESH program with funding received from the Building Homes and Jobs Act Trust Fund
- Can be used for housing relocation and stabilization services (including rental assistance), operating subsidies for permanent housing, flexible housing funds, operating support for emergency housing, and systems support for homelessness services

Golden State Acquisition Fund (GSAF)



- Seeded with \$23M from the Department's Affordable Housing Innovation Fund
- Combined with matching funds, GSAF makes up to five-year loans to developers for acquisition or preservation of affordable housing (Loan Max of \$13.95M)

Housing for a Healthy California (HHC)



- HHC provides funding on a competitive basis to deliver supportive housing opportunities to developers using the National Housing Trust Funds allocations for operating reserve grants and capital loans
- 2018-2019 Funding: \$57M

Funding Allocations

APPENDIX B: FUNDING ALLOCATIONS FOR NEW BLOCK GRANT PROGRAMS

Jurisdiction	HEAP	Youth Set Aside for HEAP	Big 11	Big 11 Youth Set Aside	CESH	Homeless Mentally Ill Outreach Program	Total Funding
Los Angeles City and County COC	\$81,099,807	\$4,054,990.39			\$10,394,917		\$91,494,724
City of Los Angeles			\$85,013,607	\$4,250,680			\$85,013,607
Los Angeles County						\$15,000,000	\$15,000,000
San Diego City and County COC	\$18,821,668	\$941,083.42			\$2,531,886		\$21,353,554
City of San Diego			\$14,110,397	\$705,519			\$14,110,397
San Diego County						\$4,246,000	\$4,246,000
San Jose, Santa Clara City and County COC	\$17,506,486	\$875,324.33			\$1,660,173		\$19,166,659
City of San Jose			\$11,389,987	\$569,499			\$11,389,987
Santa Clara County						\$3,428,000	\$3,428,000
San Francisco	\$17,107,314	\$855,365.73			\$1,631,370		\$18,738,684
City of San Francisco			\$10,564,313	\$528,215			\$10,564,313
San Francisco County						\$3,179,000	\$3,179,000
Oakland, Alameda County COC	\$16,192,049	\$809,602.47			\$1,643,119		\$17,835,168
City of Oakland			\$8,761,116	\$433,555			\$8,761,116
Alameda County						\$2,159,000	\$2,159,000
Santa Ana, Anaheim, Orange County COC	\$15,568,715	\$778,435.78			\$1,948,684		\$17,517,399
City of Santa Ana			\$3,690,885	\$184,544			\$3,690,885
City of Anaheim			\$3,690,885	\$184,544			\$3,690,885



ALTERNATIVE SITES/AREAS

Alternative Sites/Areas

Target Areas/Sites:

- Close proximity to public transportation
- Part of a larger neighborhood
- Close to employment opportunities
- Public schools and/or daycare
- Easy access to medical/behavioral services, public facilities, grocery, and day-to-day amenities

Alternative Sites/Area: Santa Ana

Considerations:

- Within Residential Land Use
- Zoning Permitted for “Child care facilities”
- CUPs for “Care homes”

Key terms to look for:

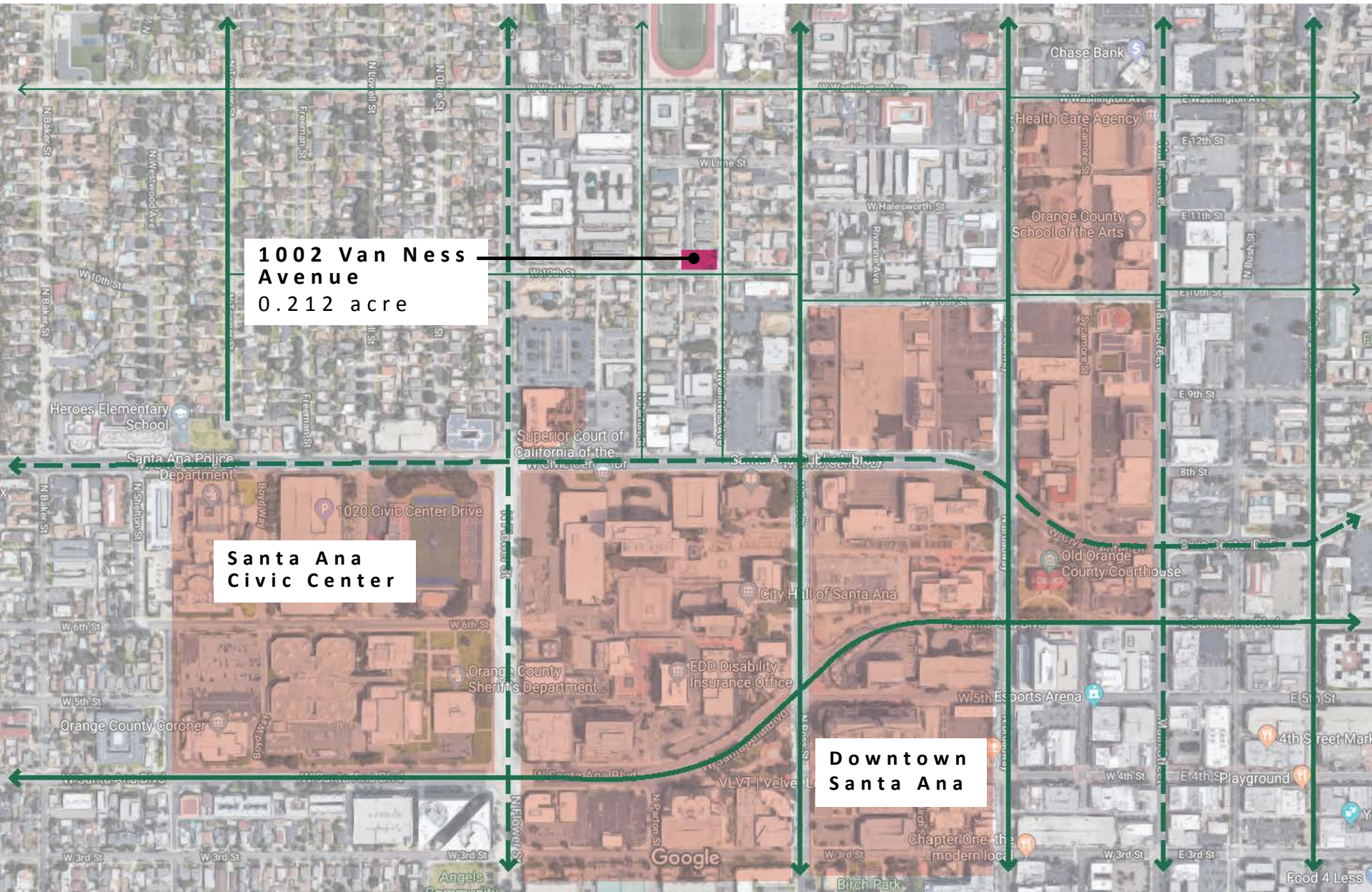
Child care facility

Care home

Transient housing

Extended care
facility

Alternative Sites/Areas: Santa Ana



Next Steps

- Title Report for both properties
- Geotechnical Report
- Phase 1 Env. Report
- ALTA/TOPO Survey

Alternative Homeless Solutions





QUESTIONS?