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HOMES

Development Competition:

*Housing the Chronically
Homeless in LA County*

I. The Challenge

It is estimated that over 48,000 people are homeless in Los Angeles County on any given night. This high level of homelessness represents needless human suffering, excessive cost to our County's health care, law enforcement, and social services systems, and a drain on the vibrancy of our urban areas. Approximately twenty percent of the homeless are considered to be chronically homeless, living in shelters or on the streets for extended periods of time. These are the homeless that we see sleeping on sidewalks, panhandling aggressively, pushing shopping carts along city streets, or huddling under bridges. And it is the chronically homeless that cost local government the most and are in the most need of help. One form of assistance that has consistently been proven to effectively house this population is known as supportive housing. Supportive housing is permanent, affordable housing linked to health, mental health, employment, and other support services.

While a number of cities within the County already include supportive housing for the chronically homeless as part of their homeless services systems, many other cities in the region have been less successful at bringing supportive housing to their jurisdictions. In order to encourage supportive housing development throughout the region, ULI Los Angeles, UCLA Ziman Center for Real Estate, Westside Urban Forum, and Shelter Partnership are hosting a development competition under the banner of the *1000 Homes* initiative. This development competition challenges participants to propose feasible supportive housing development opportunities in one of five Los Angeles County cities.

The *1000 Homes* development competition should inspire feasible solutions that integrate development, design, and social services. Teams will propose a specific development site for a supportive housing project within one of the five competition cities and will then design a supportive housing project on that site. Participating teams will be matched with public-sector sponsors who help each team design viable projects that meet the needs of, and are responsive to, the sensitivities of their particular community. Previous public sector sponsors include the City of Pasadena, the City of Pomona, the Hollywood Entertainment District BID, and the US Department of Veterans Affairs.

The *1000 Homes* competition will take place from April to June 2009, culminating at an awards ceremony where teams will make public presentations, and a distinguished jury will select the winners. The winning team will earn the opportunity to present its project to LA County's supportive housing development community during the Supportive Housing Innovation Awards, which will take place on June 17, 2010.

II. Project Criteria

The team with the winning project will propose the most economically, politically, and operationally feasible supportive housing development plan specific to the chosen site. Projects should:

- be economically feasible to develop using existing and/or potential funding sources;
- be economically feasible to operate using existing and/or potential funding sources;
- include an effective supportive services model tailored for the specific target population chosen by the team;
- incorporate architecture and urban design that works for the program, fits into its surrounding and would be most likely to engender support from the community; and
- include a community outreach plan.

Additionally, the most convincing projects may demonstrate other positive effects on the quality of urban life such as:

- reduced energy and resource consumption through environmentally sustainable design;
- increased economic vitality, growth, and vibrancy; and
- reduced traffic congestion.

All presentations shall include two products:

- 1) an 11" x 17" landscape-oriented booklet with matching PowerPoint presentation to Jury and audience including development, operating and service budgets;
- 2) a physical model or renderings showing plans and elevations of all or part of the project solution.

III. Participation

The competition is open to graduate students and real estate professionals under the age of 35. Each team must include at least one member trained in the field of development and one trained in the field of public policy and/or social work. Teams may include a total of 4-8 members. Multi-disciplinary teams are strongly encouraged, including members with expertise such as urban design, public policy, market analysis, financial analysis, environmental and physical planning, land use/law, construction and so on. Five teams will be selected to participate in the competition; each team will be provided a stipend of \$1,000 to cover some expenses of the project.

The competition will open with a kickoff program, scheduled for April 6th, from 6:00 – 9:00 pm, that will include presentations on the current state of homelessness in Los Angeles County, the real estate development process, the unique challenges of funding permanent supportive housing, and a review of creating development pro-formas.

IV. Application to Participate

Deadline for applications: **March 15, 2010**

Send applications to: 1000homescompetition@gmail.com

Interested individuals and teams are invited to apply to be among the five teams selected to participate in the competition. Applicants should electronically send three items

- a) a brief resume for each team member (not to exceed two pages per participant),
- b) contact information for two references per participant
- c) statement of interest (not to exceed one page)

The statement of interest should include the following:

1. Name of team members and work/school/graduation information
2. The areas of expertise represented on your team (e.g. architecture, development, planning, law, finance, policy, etc).
3. A clear, compelling, provocative statement about your preliminary approach to the challenge and/or your team's interest in the issue.

For applicants applying as individuals, the organizers will seek to create connections so that teams may be formed among independent participants with complementary interests.

2010 Development Competition Calendar

Team Applications Due:	March 15, 2010
Teams Announced:	March 22, 2010
Kickoff & Bootcamp:	April 6, 2010
Mobile Tour:	April 10, 2010
Review Session:	May 5, 2010
Competition Judging:	June 3, 2010

What is 1000 Homes?

1000 Homes is an initiative focused on helping to end chronic homelessness in LA County. Spearheaded by ULI Los Angeles, *1000 Homes* includes partnerships with several prominent organizations working jointly with ULI LA to achieve this important goal. Supported by a Community Action Grant from the ULI Foundation, *1000 Homes* represents a long-term commitment by the ULI Los Angeles District Council to remain engaged in this complex and multi-faceted issue and provide leadership in a form that is contributive to the cause of ending homelessness.

The involvement of the private sector in the battle to end chronic homelessness is critical in order to develop solutions that are effective, practical, and attainable. Key programs of the *1000 Homes* initiative include the Development Competition, the Supportive Housing Innovation Awards (SHIA), and a series of Mobile Tours.

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