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11/29/21 Homeless Housing Concept Statement

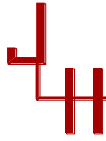
Included in this package are my team's general ideas for assisting in getting people off the street and into a nurturing environment.

The concept of homeless, transitional or refugee housing is not an easy one. Who grew up in or worked in a community deserves support at least at a minimum level. These should be rights. If someone has come from another community then maybe there could be a different approach of federal \$s to cover those expenses. It is our concept anyone looking to get free housing needs to put in some sweat equity like Habit for Humanity. There are many parameters to view all housing issues. We know all types of housing is essential. We are aware that there is a society need and goal to get people off the streets within the communities they come from. We know these same people need to feel protected and given a second chance at a more normal life. We know supportive counselling and other support methods need to be integrated into any facility for their living. The cost to business and society is very high just keeping individuals of the streets. Let's look at the overview, the big picture and work together to resolve this impossible situation. Look at JHAI's past support of our communities and see if we can be of assistance to this cause. Please get back to us on our ideas and let's get some funding so we can take this to the next step of actually designing, getting approvals, financing, and construction of projects that start to address all our concerns. We are looking for funding sources to achieve this necessary goals fast. We are open to all and varying site conditions and will propose material, manufacturer, community, government, financing opportunities specifically designed for these housing issues. We want to be part of the solution as individuals and through our companies.

David Travaglini and I have been talking, playing tennis, researching, and discussing new ways to provide housing for those disenfranchised in America, especially in Los Angeles, County for the past couple of years. We have watched to see what others are doing and very disappointed in the quantity and quality of units built and their community and supportive environment. The cost seem to be way out of line in relation to traditional units being built. It is our belief and concept that a for profit developer could build an apartment for ½ to 1/3 the cost of the non-profit affordability developer. This just does not seem to be ok. We know union, city fees, financing thru many different entities, accessibility, the greening of all projects, health department, and many other issues all combined make any development more expensive. We are in agreement on greening all projects.

In our concept, Small Houses need to be attached as 4-plexes or so to save wall construction and increase density. An 8 by 8 foot unit needs to cost less than \$25K. Villages would needs support capabilities. Village can be managed and maintained by the homeless with training up follow-up support. Assembly bill 71, Article 25 of the 1948 Universal Declaration of Human right needs to be approved and fulfilled. We want to be part of a pro-active community solution, but do it in an expedited manner. 1-2 weeks should be enough time to install a unit. A sense of ownership and security is a must for folks to want to stay, get uplifted, get back into society, and move up and out on their own. Wow, what a concept.

Are ideas can encompass small grouping all the way up to many acres and we have thought out each solution with many options. That is why we feel we can be of assistance to our community. We feel strongly about this issue as well as many others. We are activists who care and put our professionalism and experience to task on the current housing issue. We want what we do to be able to be flexible, work in all arenas, and be a net positive to the communities they become part of as temporary housing units that can be relocated and set up in another similar situation. Some of these units can be Olympic Housing. Some of the units can be incorporated into art pieces even in parks, schools, churches, community centers. Walls can be expanded throughout the city to be one side of these units.



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Our next step with funding is to start talking with manufactures of insulated panel systems, auto and prefab housing manufacturing, maybe schools of design, aircraft and shipping designers to see what systems make the most sense for differing situations. Modulation of roof, walls and floors must be accomplished. All utilities must be nitrated into the panel systems and each utility would only be on one wall. 4 foot modules would work well with the 8 foot wide material dimensions and for transportation. We want most of the housing to be prebuilt off site under very tight quality processes so each home can come out on a truck and installed on site. Amenities, washing facilities and sure would have their own pre-manufactured units for installation. We want to minimize site prep, grading and water flow, utilities while providing security, utilities, shelter, and a sense of belonging. Public, private, and very private spaces need to be part of each development. However the most important goal is to get new housing units up and ready to use as soon as possible. We need assistance with the approval process in each community. We can go to hearings, community gatherings, and assemble entire teams thru JHAI architects. Jim Heimler also has other companies that can assist in this endeavor. Green wisdom Inc, Habitat for Humanity, Red planet Ventures, and LINC Housing are all companies Jim is or was very active in and all have a piece of this puzzle. This is why Jim was part of these organizations. Please see the information in the attachments that David has started to delineate. We want to take this to the next step with detailed system integration worked out.

Please let us know what the next step can be. Please get us activated on whichever project you have in mind. We can also come up with properties and make suggestions. We know Los Angeles Metropolitan area very well for we have accomplished many projects all over the area. Our service fees will be determined by what you want from us. We believe an hourly not to exceed would be appropriate for this type project all based on a fixed scope. \$150K might be a starting point. We also will put our skin into this as we have been doing for 2 years plus all our ongoing community services.

Thank you ahead of time. We appreciate all you have and will be doing on the transitional housing front.

See my web site blogs on James Heimler, Architect, Inc. (JHAI) to see many of the issues I talk about and the transitional housing and Linc Housing activities. Let me know your thoughts.