

A Public/Private Partnership
For a Long Term
SOLUTION TO HOMELESSNESS
For the City & County
of Los Angeles



Los Angeles Life Rebuilding Center
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Presented by:

shomof | group

Taormina Industries

MEMO

TO: Honorable Los Angeles Mayor and City Council

FROM: Izek Shomof - CEO & Founder - Shomof Group
Bill Taormina - CEO & Co-Founder - Taormina Industries

RE: Long Term Solution for Homelessness for LA City and LA County

DATE: June 2022

We have been major property owners and business stakeholders in the Greater Los Angeles area for nearly five decades. We have raised our families here and intend to continue to invest in our hometown with our children following us as productive members of our community.

Everyone is frustrated with the ongoing issues of homelessness in the Los Angeles area and we have resolved that instead of complaining about it, we want to deploy our time, experience and personal assets to become major contributors to the solution of this decades-long socio economic challenge. We are completely committed to working with local governments as the catalyst to create a public/private partnership that will finally change the way homelessness has been handled in the past. Our families have connected with our like-minded non-profit teammates the Salvation Army, the Volunteers of America, and the Illumination Foundation in preparing a flexible, comprehensive plan that is patterned after our successful history of developing numerous emergency shelters and bridge housing facilities across Los Angeles and the greater Southern California Counties.

Attached please find our Three Phased Master Plan that is designed around our 26 acre, 1,600,000 square foot SEARS Warehouse building and adjacent properties at 2650 East Olympic Blvd. in Boyle Heights. The plan is briefly described below:

PHASE ONE: IMMEDIATE EMERGENCY RELIEF - Shomof Group will prepare the 9 acres of undeveloped land with temporary sewer, water, and electrical infrastructure to receive installation of modular buildings, large tents, and other types of safe, covered shelter to house and support approximately 2,000 women, men, children, families, veterans, and other vulnerable clients presently living on the streets in nearby Skid Row. As a part of their operating contracts with the City/County JPA, the Salvation Army, Volunteers of America, and Illumination Foundation, will each supply their own temporary buildings and be responsible for all aspects of their unique services under their operating agreements. With the use of Sovereign Immunity on the part of the City/County JPA, this temporary emergency site can be ready for occupancy within four months of the signing of a definitive agreement.

PHASE TWO: LIFE REBUILDING CENTER - This will be the largest, most comprehensive Bridge Housing facility ever developed in the United States with an initial occupancy of 2,500 beds, then 5,500 beds potentially expandable to a capacity of over 10,000 beds in an existing approximately 1.6 million square foot main building. To be known as the **Los Angeles Life Rebuilding Center**, it has been designed to serve women, men, children, families, veterans, and other vulnerable clients. The facility will have every imaginable service available on-site, under one roof, to rebuild our clients' lives. This facility will provide real hope and human dignity while becoming a major Community Center asset for the Boyle Heights neighborhood. With the use of Sovereign Immunity on the part of the City/County JPA, this large-scale facility can be available for occupancy within 18 months of signing of a long term lease agreement.

PHASE THREE: PERMANENT SUPPORTIVE/AFFORDABLE HOUSING - Once the emergency facility is no longer needed on the 9 acres of undeveloped property adjacent to our main building, we will partner with numerous non-profit organizations to develop thousands of new, affordable, permanent supportive housing units for those clients that “graduate” from the six month Life Rebuilding Center program. Increasing the inventory of affordable permanent housing has been Los Angeles’ highest priority for decades and our project will serve to make a major positive impact towards this goal. With the use of Sovereign Immunity on the part of the City and County, numerous high density permanent supportive housing units will be constructed with planned occupancy starting within one year of signing long term lease agreements with non-profit developers.

For years, the Federal Court has been dealing with lawsuits directly relating to homelessness and we want to work with you in a constructive long-term partnership to help settle all these conflicts and put these non-productive negative legal matters behind us.

We absolutely acknowledge all the work you have done and the personal sacrifices you have made in solving homelessness in the past. We want you to know that we are here to assist you expand upon the efforts you have made on behalf of all those you serve, saving lives, and improving the quality of life for all involved.

We look forward to working with you and your executive staff to move this project forward. Please feel free to contact Bill Taormina or Izek Shomof directly on their cell phone or by email with any questions or comments you may have.

Thank you for your years of service to our community!

Respectfully,

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PHASE ONE: IMMEDIATE EMERGENCY RELIEF

1.0 - Mission and Background Summary :

Our express and singular mission is to provide private sector resources to the City and County of Los Angeles to create as many emergency bridge housing beds as quickly and as cost effectively as humanly possible while the tenant improvements are being completed for the long term permanent facilities.

The Skid Row area, along with every City Council District in Los Angeles, are facing extreme Health & Safety issues with regard to the thousands of individuals that are living on the streets. This situation becomes especially acute during the rain, cold weather, winds, and summer heat. In order to save thousands of lives and do their part in solving this problem, Shomof Group will provide nine acres of undeveloped land on which temporary living arrangements can immediately be placed. In order to get this short term facility up and running without delay, an emergency declaration along with the fast-tracking of, permitting, site inspections, and the complete cooperation of the City and County of Los Angeles Public Works, Planning and Building Departments will be required.

1.1 - Construction, Development & Operation:

1.2 - Project Funding: No government funding is being requested for this project. Shomof Group will arrange for all required financing to prepare the 9 acres of undeveloped land to receive the temporary living quarters.

1.3 - Lease: The temporary emergency housing will be built upon parcels of bare land that surround the main Life Rebuilding Center building. The temporary use of the land for emergency housing will be under a short term lease that will be replaced by long term agreements with non-profit developers for the construction of Permanent Supportive Housing.

1.4 - Operating Contract: The City/County JPA will enter into short term contracts with non-profit groups to operate the emergency housing site. The operators will have the complete responsibility to provide the temporary buildings and operate them under these short term contracts. These short term operating contracts will transfer into long term agreements once the main Life Rebuilding Center building is complete and the clients are moved into the main building.

PHASE ONE: IMMEDIATE EMERGENCY RELIEF

1.5 - Entitlements, Timing and Occupancy - With the use of Sovereign Immunity on the part of the City and County, Shomof Group can expedite the formal entitlement process and prepare the land and temporary infrastructure to receive the emergency housing structures without delay. The procurement and types of emergency shelter will be decided upon by the non-profit service providers. We will need the absolute cooperation of the City and County of Los Angeles and/or the JPA that will be created for this project in order to fast-track this build-out based on a State of Emergency Declaration. We have done projects larger than this in other cities via the use of this protocol, specifically three emergency shelters in both Anaheim and Santa Ana, each completed in a matter of weeks. There is no reason why this cannot happen in Los Angeles, based on the dire need to stop the rampant death of homeless persons we are witnessing at the present time.

1.6 - Features of the Phase One: Immediate Emergency Relief facility:

1.7 - MENTAL HEALTH - Crisis Stabilization Unit (CSU) - This is a key aspect of the facility that will have the most positive impact on First Responders and other parties dealing with mentally challenged homeless individuals on the street. The Phase One Immediate Emergency Relief facility will provide immediate screening and triage for the clients' emergency issues both on site and in the field via the dispatch of a BeWell mobile service van. This BeWell program is designed to stabilize clients and take that responsibility off the shoulders of the fire, police, and the hospital emergency rooms that have it now. The savings of time and direct cost for both hospitals and first responders will be incredible. The design and funding of this CSU will involve numerous local hospitals and health care organizations and will be patterned after the successful BeWell OC business model. A photo of the BeWell van is shown on page 35.

1.8 - Secure Drop-Off and Pick-Up Portals - Street intervention contractors along with the Police and Fire Departments will be able to safely and securely drop off their homeless clients in dedicated sally ports within fenced and gated access points. No "walk-up" entries will be allowed. No loitering or lining up on the sidewalk will ever be necessary or tolerated.

1.9 - Medical Clinic/Treatment Center - Nearly every person that comes into a facility after living on the streets has one or more medical issues that need to be dealt with immediately for their own survival and/or the safety of others. In cooperation with the Illumination Foundation and local Los Angeles area hospitals and health care providers, a Medical Clinic will be on site to provide immediate medical treatment as needed. Medical Doctors and Registered Nurses will be present on regular shifts 24/7 to handle any medical issues that come up from the client intake process to the treatment of those that live and work at the Life Rebuilding Center.

PHASE ONE: IMMEDIATE EMERGENCY RELIEF

1.10 - Jobs and Job Training for Clients and Local Residents: There will be many potential jobs available at the Phase One Immediate Emergency Relief facility. These jobs will be offered first to our clients and local Boyle Heights residents. All team members will receive hands-on specialized training to learn new skills and refine the experience they have in their various trades. Having a sustainable job will provide both a clear purpose and a pathway to a better life for members of our community. Here are a few examples of jobs that will be available:

- 1) Food Service: Chefs, Servers, Cooks, Sous Chefs, Busers, Dishwashers, Greeters/Hosts, Managers, Assistant Managers.

- 2) Security: Interior Guards, Entry/Exit Door Guards, Camera Monitors, Perimeter/Parking Lot Roving Guards.

- 3) Maintenance: Restroom Attendants, Common Area Attendants, Landscape & Irrigation Attendants, Parking Lot Sweepers, Painters, Painter's Helpers, Handypersons, Data/Audio/LAN Technicians.

- 4) Veterinary: Groomers, Pet Walkers, Pet Feeders, Kennel Managers, Kennel Assistant Managers, Kennel Custodians, Kennel Clerks

- 5) Property Storage: Managers, Assistant Managers, Client Concierges, Client Access Assistants.

- 6) Wardrobe: Donation Intake Clerks, Inventory Managers, Inventory Assistant Managers, Client Assistant Stylist/Fitters.

PHASE ONE: IMMEDIATE EMERGENCY RELIEF

7) General & Misc. Jobs:

- a) Client Team Managers - will create small groups of clients with their own sense of “family”, led by a Team Manager.
- b) Client Mentors - will have been raised-up through the ranks of their tenure at the facility and proven to have shown leadership and mentoring skills to assist new clients with their paths forward.
- c) Waste/Recycling Technicians - Since the facility will generate ZERO waste, we will engage clients in separating and recycling materials along with managing our food waste composting system by working with our inhouse landscape crews.
- d) Errand Runners - There will be occasions when facility staff will need miscellaneous errands or odd jobs done. Clients that have proven their trustworthiness and logistic skills will be engaged for this purpose.
- e) “Clean Team” Neighborhood Crew - To further enhance the cleanliness and physical appearance of the entire neighborhood, clients will be hired and deployed into the surrounding neighborhoods, including the Skid Row area to do trash removal, graffiti abatement, and other tasks to improve the quality of life for all Boyle Heights stakeholders.

1.11 - Pet Kennels: For those pets that, for whatever reason, will not stay with their masters during certain times of the day or night, a large multi-species pet kennel will be on site. In order to help our clients return to a balanced lifestyle, they’ll need to be assured that their pets are a part of their routine.

1.12 - Pet Exercise Areas: Keeping the needs of our clients in mind, there will be a large fenced and secure area where pet owners will be allowed to run their pets off leash. With their current situation of living on the streets, pets are confined to a tent or a small patch of sidewalk. A large landscaped, clean, and flexible pet exercise area will be a welcome asset for our project.

1.13 - Lockable Storage Bunkers for Clients: It has been shown that many homeless individuals resist moving into a shelter because they believe that their personal belongings will not be safe or will be discarded upon their move off of the city streets and sidewalks. At the Phase One Immediate Emergency Relief facility there will be secure spaces adjacent to each building proximate to the living areas where each client will have a large lockable container for their personal items. Additionally, in each client's living area, storage will be provided under the beds and in closets and dresser drawers. Each storage module will be air tight, portable, capable of holding 90 gallons of volume, and be identified with a bar code unique to the client.

PHASE ONE: IMMEDIATE EMERGENCY RELIEF

1.14 - Interior and Exterior Lounge & Entertainment Areas: The interior and exterior lounges and entertainment areas will feature comfortable seating, flat screen televisions, conversation areas, and a home-like look and feel. The Phase One Immediate Emergency Relief facility will create welcoming environments in common areas that promote safety, friendship, and a sense of inclusion where our clients can feel comfortable establishing friendships and preparing themselves for socializing with others.

1.15 - Semi-Private Common Living Areas: A proven successful method that is very attractive to our clients is the provision of semi-private walls and privacy curtains to afford the clients the ability to create their own “space” similar to what they had whilst living on the street. Each client will have semi-privacy partitions, a bed with a mattress & linens, a dresser, a night stand, and a chair. There will be separate areas for Veterans, for Single Men, for Single Women, for Couples, and for Families. This protocol has been proven effective in dozens of similar facilities we have been involved with throughout the region and the nation.

1.16 - Exterior Living Areas: There are many clients that would prefer to make their transition to indoor spaces slowly. As a result there will be lighted, shaded, safe & secure protected areas where clients can “live al-fresco” until they are ready to make their transition indoors. This methodology has been very successful at the “Haven for Hope” in San Antonio, Texas. The exterior living spaces will be set up to accommodate and separate women, men, families and veterans. Tents, sheds or other types of “camping” gear would be provided by the facility to insure life safety and appropriate personal hygiene practices. In order to change lives, the facility will need to appeal to all potential clients, providing a safe and clean environment that respects human dignity while still creating a sense of freedom and community.

1.17 - Multi-Denominational Worship & Inclusive Lifestyle for All: Dozens of churches and religious organizations from many faiths have continued to be involved in working to solve homelessness. Both the Salvation Army and the Volunteers of America have made it clear that they will be inclusive and open to all religions and orientations and will not prevent any client from practicing their own religious or lifestyle choices. The Phase One Immediate Emergency Relief facility will not discriminate against any client for any reason. It is a top priority that this facility provides safe, non-judgemental fellowship among like-minded people as a crucial part of human dignity and the rebuilding of lives.

1.18 - Donations Center/Clothing and Wardrobe Supply: An important part of our clients surviving the challenges of the world include proper clothing. The Phase One Immediate Emergency Relief facility will make it possible for charities and the general public to bring their donations of clothing to help those in need. All clients will have the opportunity to build their wardrobes at no charge at this facility. The sorting and distribution of clothing will create many jobs for our clients and local Boyle Heights citizens as well.

PHASE ONE: IMMEDIATE EMERGENCY RELIEF

1.19 - Citizenship and Identity Document Assistance: So many of our homeless clients present themselves without their birth certificates, social security cards, and other types of important personal identification documentation. The Phase One Immediate Emergency Relief facility will offer professional assistance to our clients, and residents of Boyle Heights to procure their citizenship and other personal identity documentation at little to no cost.

1.20 - Zero Waste Environmentally Green Facility: During the construction and operation of this facility an environmental responsibility example will be set for other Los Angeles businesses to follow by generating ZERO waste to the landfill. Our clients will have specialized jobs to sort, recycle, and compost various materials on site. Food and supplies will be ordered with recyclable/reusable packaging to minimize overall waste. The facility will be seen as an example of industry best practices for exceeding the current and future requirements of the State of California CalRecycle regulations.

1.21 - Heavy Landscaping, Lighting, and Neighborhood Appeal: Presently, the property on which the Phase One Immediate Emergency Relief facility will be built is being used to park and maintain heavy duty trucks and equipment. Clearly this is not a benefit to the neighborhood. The Phase One development will include extensive landscaping with lighting, fencing, and a completely secure environment. This new lush landscaping and lighting will beautify the subject property and dramatically enhance the ambiance of the campus and the entire Boyle Heights neighborhood.

1.22 - Regional Offices for Non-Profits: Based on the long term relationship and the planning involved in this project, the Salvation Army, the Volunteers of America, and the Illumination Foundation will set up regional offices within the Phase One Immediate Emergency Relief facility. These offices will be replete with large conference areas and other spaces that can be used for counseling, job training, and community meetings.

1.23 - Staging Area for the Los Angeles Fire Department: To reduce response time to the Boyle Heights neighborhood, a Fire Apparatus/Paramedic staging area will be located adjacent to the facility. Keeping the mission of service to the community at the forefront, having fire personnel collocated at this facility will serve to facilitate training, public safety education, and bonding with local citizens and businesses in the neighborhood.

PHASE ONE: IMMEDIATE EMERGENCY RELIEF

1.24 - Project Advisors: The Taormina family (<https://www.taorminaindustries.com/>), will work directly with The Shomof Group, high level governmental staff, and elected leadership to help move the project forward. Based on their experience and personal involvement in community projects over the last 70 years in Orange County, the Taormina family has been directly engaged as principals and catalysts in developing numerous homeless facilities and moving public opinion towards supporting such developments.

1.25 - Local Boyle Heights Interest Groups' Involvement: It will be a top priority to directly involve the neighboring residents, businesses, and interest groups in the planning and operational standards of the Phase One Immediate Emergency Relief facility and campus overall. Honoring and respecting the opinions and needs of the adjacent community are vital to the success of the facility. Numerous meetings will be held and special committees will be appointed to ensure proper follow-up and make certain that every promise made is being kept, without exception. Our main focus will be to directly involve stakeholders in the Boyle Heights area and seek their wisdom and guidance as to how to make certain that our campus is an asset to their neighborhood, offering services, beautiful public spaces, and service to neighboring businesses and residents that were not previously available in the area.

PHASE ONE: IMMEDIATE EMERGENCY RELIEF

To be discussed in person...

Projected Construction Timeline

Projected Capital Budget for Construction

Sample MOU & Proposed Leases City/County JPA and Shomof Group

Sample of Proposed Operating Agreements with Non-Profit Operators Financial

Projections based on a Matrix of the number of Clients served

PHASE TWO: LIFE REBUILDING CENTER

2.0 - Mission Statement of the Life Rebuilding Center:

As the largest facility of its type ever built in the United States, the **Life Rebuilding Center** will finally bring together and address the goals of every party that has been involved in the process of solving homelessness in the City and County of Los Angeles for over fifty years. With the Private Sector expediting, funding, and coordinating the project, participants will include the Los Angeles Mayor and City Council, L.A. County Board of Supervisors, State of California, Local and National Homeless Advocate groups, Churches & Religious groups, Legal groups, Business groups, Homeowners groups, Neighborhood groups, School Districts, Colleges & Universities, L.A. Police Department, L.A. County Sheriff's Department, L.A. Fire Department, L.A. City Code Enforcement, Major Hospitals & Health Care Organizations, Local Service Clubs, Local Non-Profit groups, and any other organization with objectives relating directly or indirectly to mitigating and managing homelessness. Organizations that currently provide services on Skid Row will be welcomed onto the campus to collaborate with our efforts and thereby enhance the services they will continue to provide.

2.1 - Goals & Objectives of the Life Rebuilding Center:

- To perfect a Public/Private Partnership between the property owner and a JPA of the City and County of Los Angeles, and work with numerous non-profit operators, various government agencies, and advocacy groups to develop the largest, MOST COMPREHENSIVE FULL SERVICE FACILITY in the United States, improving the quality of life for every soul touched by the issues of homelessness.

- To return the geographical area known as "Skid Row" to its former VIBRANCY, providing jobs, commerce, and pride to the residents, businesses, and visitors surrounding it, concurrently creating POSITIVE ECONOMIC OPPORTUNITIES for those that once were forced to live on the streets.

- To create a source of sustainable REAL JOBS for our clients and for those living in the Boyle Heights area, coupled with JOB TRAINING and placement in specialized skills in numerous industries.

PHASE TWO: LIFE REBUILDING CENTER

- To lift-up and **HONOR THE LEGACY OF THE BOYLE HEIGHTS** area by ensuring that the facility campus includes public use benefits and quality of life enhancements that can be utilized and enjoyed by adjacent residents and businesses as an asset to the neighborhood.
- To demonstrate and **SHARE OUR SUCCESS AND BEST PRACTICES** with other cities and counties across North America and the world as an example of what can be accomplished when the private sector and all government forces come together in PARTNERSHIP with a common purpose and goal.
- **To set a NEW STANDARD OF EXCELLENCE with regard to the design, operation, and services offered in homeless facilities. Changing the current image from a “warehouse full of broken people” to a “Life Rebuilding Center” where all clients’ will regain their human dignity and be launched into a better life.**
- To **INCLUDE MEMBERS OF THE COMMUNITY** and other constructive stakeholders in the planning and operation of the campus making sure the needs and expectations of our clients and the local area are met or exceeded.

2.2 - Construction, Development & Operation of the Life Rebuilding Center:

2.3 - Background of Ownership: The property is currently owned by the Shomof Group, an established and very reputable real estate development firm founded in 1978 and based in Los Angeles, California. The firm’s Founder and CEO, Izek Shomof, has made a sincere personal commitment to do his part in curing the ongoing homeless issues in his home town of Los Angeles. Instead of utilizing his property as a highly profitable residential condo/retail mixed use development he has decided to place it into service as the Life Rebuilding Center via a long term lease. This gesture by Izek and his family is unprecedented in the local development community and speaks volumes for their commitment to help the City and County of Los Angeles solve the current challenges of homelessness we face every day.

2.4 - Project Funding: In addition to providing the land and buildings, the Shomof Group will take on all the financial risk and arrange for all required financing to build-out the Life Rebuilding Center. The debt incurred will be serviced via the income from the long term lease with a JPA to be created between the City and County of Los Angeles. Should any government agency wish to inject capital into the temporary emergency living quarters project, said capital injection will serve to reduce the property owner’s debt and thus reduce the lease payment.

PHASE TWO: LIFE REBUILDING CENTER

2.5 - Lease Details: The tenant improvements in the main building to be completed by the Shomof Group will result in a “shell”, ready for the non-profit operators to install their own beds, partitions, and other specialized fixtures or equipment of their choice. To save expenses for the City/County JPA, the lease for the main building will be broken down into dynamic increments based on the progress of the tenant improvement construction process.

2.5 (a): LEASE INCREMENT ONE - BUILD INFRASTRUCTURE FOR EMERGENCY HOUSING AND BEGIN CONSTRUCTION ON MAIN BUILDING: The first increment would take place upon the signing of the long term lease and the start of the Phase One temporary emergency housing project. At this point, the entire property would be covered under the leasehold wherein the undeveloped land portion would be for a short term for the temporary emergency units, and the balance of the property including the building would be for the long term bridge housing and permanent supportive housing.

2.5 (b): LEASE INCREMENT TWO - MAIN BUILDING TENANT IMPROVEMENTS AT 50% COMPLETED: The second increment of the lease would be when the Phase Two “shell” tenant improvements of the main building Life Rebuilding Center are at 50% complete. An incremental lease payment will be negotiated between the parties.

2.5 (c): LEASE INCREMENT THREE - MAIN BUILDING TENANT IMPROVEMENTS AT 100% COMPLETE: The third and final increment of the lease would happen when the “shell” tenant improvements are 100% complete for the main building, and, concurrently, the Phase One temporary emergency housing would no longer be needed and the area would be vacated. An incremental lease payment will be negotiated between the parties.

2.5 (d): BASIC LEASE AND OPTION TO BUY: The lease for the main Life Rebuilding Center building and underlying land will have a term of not less than 20 years and will be triple net as to the operating costs of property taxes, insurance, and repairs. The lease will also afford the JPA a defined Option to Buy effective after an initial lease period to be determined. This option will expire if not exercised and closed within a twelve month window. The purchase price for the option will be at the then Fair Market Value and the JPA will cooperate with a 10-31 exchange.

2.5 (e): RETURN OF 9 ACRES OF LAND TO SHOMOF GROUP: At the point where the Life Rebuilding Center main building is up and running, the 9 acres of undeveloped land will be vacated of the temporary emergency housing and will return to the Shomof Group to be utilized to develop Permanent Support Housing units. To save the non-profit developer groups tens of millions of dollars in land acquisition costs, the Shomof Group will negotiate long term ground leases with the non-profit developers to expedite the build-out of these much needed housing units.

PHASE TWO: LIFE REBUILDING CENTER

2.6 - Operating Contract(s): The City/County JPA and the non-profit operators will enter into long term operating contracts wherein said non-profit operators will have the complete responsibility to operate all aspects of both the Life Rebuilding Center facility, including the coordination and management of the numerous service providers that will have subleases to occupy the space and provide specialized client services. The operating contracts between the JPA and the non-profit operators, and the long term lease of the Life Rebuilding Center between the JPA and the Shomof Group will both share the same term of not less than 20 years.

2.7 - Tenant Improvements: Major infrastructure and “vanilla shell” Tenant Improvements will be completed by the Shomof Group as a “build-to-suit” to the specifications and strict budget collectively agreed to within the lease by the JPA. The completed “vanilla shell” improvements will include new code-compliant seismic retrofit, electrical, plumbing, mechanical, fire sprinklers, roof, paving, landscaping, paint, glazing, and ADA requirements. Any furniture, fixtures, specialized equipment, and decor items would be provided by the Salvation Army, Volunteers of America, or the Illumination Foundation to suit the needs of the specialized services they will be providing.

2.8 - Grants and Gifts: To the extent that the Salvation Army, Illumination Foundation, Volunteers of America, the JPA, or any other organization or individual makes a capital grant or gift to the project towards the Shomof’s cost of the tenant improvements, these gifts, grants, or government funds will serve to directly reduce the cost of the lease by lowering the capital expenditures of the property owner.

2.9 - Features and Services of the Life Rebuilding Center:

2.10 - MENTAL HEALTH - Crisis Stabilization Unit (CSU) (On Site) - This is a key aspect of the facility that will have the most positive impact on First Responders and other parties dealing with unhoused mentally challenged individuals. The Life Rebuilding Center CSU will provide immediate screening and triage for the clients’ emergency issues. It will be designed to stabilize the individual and take that responsibility off the shoulders of the fire & police departments and the hospital emergency rooms that have it now. The savings of time and cost for both hospitals and first responders will be incredible. The design and funding of this CSU will involve numerous local hospitals and health care organizations and will be patterned after the successful BeWell OC business model mentioned below. (<https://bewelloc.org/overview/>)

PHASE TWO: LIFE REBUILDING CENTER

2.11 - Secure Drop-Off and Pick-Up Portals - Street intervention contractors along with the Police and Fire Departments will be able to safely and securely drop off their unhoused clients in dedicated sally ports within fenced and gated access points. No “walk-up” entries will be allowed. No loitering or lining up on the sidewalk will ever be allowed, necessary or tolerated.

2.12 - MENTAL HEALTH - Crisis Stabilization Unit (CSU) (Mobile Van) - This is a key aspect of the facility that will have the most positive impact on First Responders and other parties dealing with mentally challenged homeless individuals on the street. The Phase One Immediate Emergency Relief facility will provide immediate screening and triage for the clients’ emergency issues in the field via the dispatch of a BeWell van. The program is designed to stabilize clients and take that responsibility off the shoulders of the fire, police, and the hospital emergency rooms that have it now. The savings of time and direct cost for both hospitals and first responders will be incredible. The design and funding of this Mobile Van will involve numerous local hospitals and health care organizations and will be patterned after the successful BeWell OC business model. A photo of our BeWell van is shown on page 40.

2.13 - Medical Health Clinic/Treatment Center - Nearly every person that comes into a facility after living on the streets for months has one or more medical issues that need to be dealt with immediately for their own survival and/or the safety of others. In cooperation with one or more local Los Angeles area hospitals and health care providers, a Medical Clinic operated by the Illumination Foundation (<https://www.ifmedicalgroup.com/>) and/or AltaMed (<https://www.altamed.org/>) will be on site to provide immediate medical treatment as needed. Medical Doctors and Registered Nurses will be present on regular shifts 24/7 to handle any medical issues that come up from the client intake process to the treatment of those that live and work at the Life Rebuilding Center.

2.14 - Recuperative Care & Treatment Beds: As clients are invited into the facility, many will present with extreme mental and/or substance dependency issues. Once stabilized at the Crisis Stabilization Unit, (discussed earlier) these individuals will need special attention to help them heal from their mental and medical issues. Placing them back into the general population too early could lead to a relapse or further complications. The recuperative care & treatment beds will simulate a hospital setting with qualified personnel assigned to each case. The Illumination Foundation (<https://ifrecuperativecare.com/>) will be on site to handle this important facet of services provided at the Life Rebuilding Center. Within this facility will be the opportunity for our clients to be trained as orderlies, caregivers, and other jobs within the Recuperative Care industry. This aspect of the facility will work in concert with the Crisis Stabilization Unit mentioned above with regard to rehabilitation from drug dependency and abuse.

PHASE TWO: LIFE REBUILDING CENTER

2.15 - Dental Health Services: Nearly every homeless client presents with any number of oral hygiene and/or dental issues. The California Dental Association (CDA) has been in existence for over 100 years with a network of nearly every dentist in the State. The CDA will be engaged to provide dental services through their organization's foundation community outreach program (<https://www.cdafoundation.org/cda-cares>). We will provide a specific area where the CDA will establish a dental office to perform their services.

2.16 - Chiropractic Services: From years of exposure to the elements, sleeping on concrete, or other unfit areas on the streets, many clients will present with aches and pains that can be cured with appropriate chiropractic treatment. The California Chiropractic Association (CCA) (<https://www.calchiro.org/>) will have a treatment center at the Life Rebuilding Center. Clients and local Boyle Heights Residents may make appointments for treatment and the CCA will use the treatment center for hands-on training of their newly licensed Chiropractors.

2.17 - Onsite Pharmacy : The California Pharmacists Association (CPHA) (<https://cpha.com/>) is composed of nearly every retail pharmacy and major pharmaceutical manufacturer in the nation. There will be an in-house pharmacy located within the Life Rebuilding Center. Having a professional pharmacist on site will make it possible to expedite any medications required by the clients. This is in keeping with our objective of "keeping all services under one roof". This location will also be a training center for new pharmacists and will be sponsored by both retailers and manufacturers.

2.18 - Barber/Hair & Nail Salon: There are hundreds of Barbershops and Hair Stylists in the Los Angeles area that belong to the Professional Beauty Federation of California (PBFC) (<https://www.beautyfederation.org/>). This group will establish a barber and cosmetology training center at the Life Rebuilding Center. Once the clients are admitted and settled in their living space, they will be offered hair and nail services at no charge. Trainees will perform the services supervised by licensed professionals. These services will be available on a regular basis at discounted rates for clients and staff.

PHASE TWO: LIFE REBUILDING CENTER

2.19 - Jobs and Job Training for our Clients: There will be hundreds of potential jobs available at the Life Rebuilding Center. These jobs will be offered to our clients first and foremost. Our clients will receive hands-on specialized training to learn new skills and refine what experience they might have in the various trades. Having a job will provide both a clear purpose and a pathway to a better life for members of our community. Here are a few examples of jobs that will be available:

- 1) Food Service: Chefs, Servers, Cooks, Sous Chefs, Busers, Dishwashers, Greeters/Hosts, Managers, Assistant Managers.
- 2) Security: Interior Floor Guards, Entry/Exit Door Guards, Camera Monitors, Perimeter/Parking Lot Roving Guards. An important feature of this facility will be the training of our
- 3) Maintenance: Restroom Attendants, Common Area Attendants, Window & Door Attendants, Landscape & Irrigation Attendants, Parking Lot Sweepers, Painters, Painter's Helpers, Handypersons, HVAC Technicians, Electrical Technicians, Plumbing Technicians, Data/Audio/LAN Technicians.
- 4) Administration: Telephone Receptionists, Front Desk Receptionists, Floor Monitors, Client Screeners, Accountants, Administrative Assistants.
- 5) Laundry: Machine Loaders, Folders, Seamstresses, Pressers, Packaging and Delivery Technicians.
- 6) Shipping/Receiving: Truck Drivers, Forklift Drivers, Truck Loaders, Inventory Technicians, Order Desk Clerks.
- 7) Veterinary: Groomers, Pet Walkers, Pet Feeders, Kennel Managers, Kennel Assistant Managers, Kennel Custodians, Kennel Clerks
- 8) Property Storage: Managers, Assistant Managers, Client Concierges, Client Access Assistants.
- 9) Wardrobe: Donation Intake Clerks, Inventory Managers, Inventory Assistant Managers, Client Assistant Stylist/Fitters.
- 10) General & Misc. Jobs:
 - a) Client Team Managers - will create small groups of clients with their own sense of "family", led by a Team Manager.
 - b) Client Mentors - will have been raised-up through the ranks of their tenure at the facility and proven to have shown leadership and mentoring skills to assist new clients with their paths forward.

PHASE TWO: LIFE REBUILDING CENTER

c) Medical Office Orderlies - are those individuals that aspire to be in the medical field once their lives are stabilized.

d) Waste/Recycling Technicians - Since the facility will generate ZERO waste, we will engage clients in separating and recycling materials along with managing our food waste composting system by working with our inhouse landscape crews.

e) Errand Runners - There will be occasions when facility staff will need miscellaneous errands or odd jobs done. Clients that have proven their trustworthiness and logistic skills will be engaged for this purpose.

f) Exercise Coaches - The facility will have numerous indoor and outdoor sports where clients with athletic experience can help others with physical exercise techniques.

g) Client Floor Managers - Based on the layout of the sleeping and common areas, a client that has demonstrated leadership skills and has the desire to manage his/her peers will be assigned as, and have a job as, the Floor Manager.

h) Stage/Entertainment Technicians - Since the facility will welcome clients and others to perform their music, or other liberal arts on both interior and exterior stages, there will be opportunities to set up and tear down sets along with running the sound and video systems.

i) Guest Tour Docents - There is no doubt that the facility will be very popular both locally and nationally. As a result many tours will be requested and given to numerous groups of people from other cities. Along with our permanent staff, we will invite clients that would like to share their experience and help our touring guests get a better understanding of the positive impact our Life Rebuilding Center has had on their lives.

j) "Clean Team" Neighborhood Crew - To further enhance the cleanliness and physical appearance of the entire neighborhood, the Life Rebuilding Center will hire and deploy our clients to go into the surrounding neighborhoods, including the Skid Row area, and do trash removal, graffiti abatement, and other tasks to improve the quality of life for all stakeholders.

2.20 - Veterinarian Service: The Southern California Veterinary Medical Association (<https://www.scvma.org/>) SCVMA is dedicated to protecting helpless animals of all kinds. So many of the clients of the Life Rebuilding Center have pets that live with them on the streets. These pets often are in need of medical attention which can only be administered by trained veterinarian doctors and their assistants. There will be a facility set up for this purpose where all pets will be health-checked and groomed prior to entering the facility for their safety and the peace of mind of their masters, our clients. The SCVMA will use this facility for training and ongoing classes for newly licensed veterinarians.

PHASE TWO: LIFE REBUILDING CENTER

2.21 - Pet Kennels: For those pets that, for whatever reason, will not stay with their masters during certain times of the day or night, a large multi-species pet kennel will be on site and staffed 24/7. In order to help our clients return to a balanced lifestyle, they'll need to be assured that their pets are a part of their routine. The Life Rebuilding Center will work with the local chapter of the Society for the Prevention of Animals (SPCA) (<https://spcala.com/volunteer/volunteer-services/>) to staff the kennel with volunteers and paid staff. We will seek the support of PetSmart (<https://petsmartcharities.org/adopt-a-pet?type=wh&dec=charities>) and offer the branding of the Pet Kennels to them in exchange for pet food and other supplies.

2.22 - Pet Exercise Areas: Keeping the needs of our clients in mind, the Life Rebuilding Center will provide large fenced and secure areas where pet owners will be allowed to run their pets, off leash, for hours per day. With their current situation of living on the streets, their pets are confined to a tent or a small patch of sidewalk. Large landscaped, clean, and flexible pet exercise areas will be a welcome asset for our project. The International Association of Canine Professionals (IACP) (<https://www.canineprofessionals.com/find-a-professional>) will be invited to provide pet training for our clients and use the facility to train new trainers.

2.23 - Lockable Storage Bunkers for Clients: It has been shown that many homeless individuals resist moving into a shelter because they believe that their personal belongings will not be safe or will be discarded upon their move off of the city streets and sidewalks. This will not be the case at the Life Rebuilding Center. There will be secure spaces on each floor of the building proximate to the living areas. The storage areas will be made from modular chain link fence panels to ensure proper ventilation and fire safety. Access to the storage modules will be under the supervision of the security contractor. Each storage module will be air tight, portable, capable of holding 60 gallons of volume, and be identified with a bar code unique to the client.

2.24 - Interior Adult and Youth Lounge & Entertainment Areas: The interior lounges and entertainment areas will feature comfortable seating, flat screen televisions, conversation areas, and a home-like look and feel. The Life Rebuilding Center will create interior environments in common areas that promote safety, friendship, and a sense of inclusion where our clients can feel comfortable establishing friendships and preparing themselves for socializing with others.

PHASE TWO: LIFE REBUILDING CENTER

2.25 - Exterior Adult and Youth Lounge & Exercise Areas: Allowing clients to live with the freedoms they enjoy on the street is important to attract them to the Life Rebuilding Center. Allowing the clients to sit outside in order to smoke, chat, and otherwise be out in the fresh air is vital to the success and reputation of the facility. It will be a priority to encourage our clients to use the outside walking paths, exercise stations, and shaded rest areas for conversation and physical activity. There will be basketball hoops, a small soccer field, a batting cage, and a putting green for use by adults and youth.

2.26 - Semi-Private Living Areas: In selected cases additional privacy will be necessary for certain types of clients. The ability to have privacy will be similar to having one's own apartment and will be the highest tier of shelter offered. Once the clients "graduate" from the private areas, they will be stabilized, employed, and able to move into permanent supportive housing on campus. Selected sectors of our client population will qualify for the semi-private spaces. Examples would be families with infant children, handicapped persons, women and/or men with a history of domestic abuse, and Veterans with post war complications.

2.27 - Common Living Areas: With hundreds of thousands of usable, covered, and temperature controlled interior square feet, our ability to protect, house, and nourish thousands of homeless clients in Los Angeles is nearly limitless. The Life Rebuilding Center will create an easy and welcoming transition for those clients that have been service resistant. Designated areas will have portable partitions to create semi-privacy. While not floor to ceiling, these partitions will afford the client the ability to create their own "space" similar to what they had whilst living on the street. These areas will NOT be overloaded with people. Instead, each client will have semi-privacy partitions, a bed with a mattress & linens, a dresser, a night stand, and a chair or two. Since the existing floors of the building are wide open, the common living areas will be laid out in a flexible fashion, with larger spaces allocated to families and couples, and individual spaces for single persons. There will be separate areas for Veterans, for Single Men, for Single Women, for Couples, and for Families. This protocol has been proven effective in dozens of shelters throughout the region and the nation.

PHASE TWO: LIFE REBUILDING CENTER

2.28 - Exterior Living Areas: Similar to the interior spaces, the Life Rebuilding Center will offer outdoor spaces to those individuals that would prefer to make their transition to indoor spaces slowly. There will be lighted, shaded, safe & secure protected areas where a client could “live al-fresco” until they were ready to make their transition indoors. This methodology has been very successful at the Haven for Hope in San Antonio, Texas. (<https://www.havenforhope.org/>). The exterior living spaces will be set up to accommodate and separate women, men, families and veterans. Tents, sheds or other types of “camping” gear would be provided by the facility to insure life safety and appropriate personal hygiene practices. These areas will NOT be overloaded with people. The main factor here is that “living on the street” will no longer be permitted but the facility will offer that same outdoor lifestyle to those that want to slowly and eventually move into the indoor living spaces. In order to change lives, the facility will need to appeal to all potential clients, providing a safe environment that respects human dignity while still creating a sense of freedom and community.

2.29 - Multi-Denominational Worship & Inclusive Lifestyle for All: Dozens of churches and religious organizations from many faiths have continued to be involved in working to solve homelessness. **The Salvation Army, the Volunteers of America, and the Illumination Foundation have made it clear that they will be inclusive of all religions and will not prevent any client from practicing their own religious or Lifestyle choices.** The Life Rebuilding Center will be inclusive and will not discriminate against any client for any reason. It is a top priority that this facility provides safe, non-judgemental fellowship among like-minded people as a crucial part of human dignity and the rebuilding of lives.

2.30 - Donations Center/Clothing and Wardrobe Supply: Over the last decade, the Salvation Army, the Volunteers of America, and the Illumination Foundation have set up a process where donated clothes and other personal items will be given to those in need, or sold to persons with limited funds, with the sales proceeds going back into helping those in need. The Life Rebuilding Center will have the largest and most easy to use donation drop-off center in all of Los Angeles. All clients will have the opportunity to build their wardrobes at no charge at this facility. Further, other organizations will be invited to participate in the wardrobe portion of our mission. Working Wardrobes (<https://www.workingwardrobes.org/>) is one such organization that will provide this service and enhance the lives and appearance of those we serve. This facility will create many in-house jobs for our clients as well.

2.31 - Citizenship and Identity Document Assistance: So many of our homeless clients present without their birth certificates, social security cards, and other types of important personal identification documentation. The Life Rebuilding Center will offer professional assistance and referrals to our clients and residents of the Boyle Heights area to procure their citizenship and other legal documentation.

PHASE TWO: LIFE REBUILDING CENTER

2.32 - Zero Waste Environmentally Green Facility: The Life Rebuilding Center will set an example for other Los Angeles businesses by generating ZERO waste to the landfill. Our clients will have specialized jobs to sort, recycle, and compost various materials on site. Food and supplies will be ordered with recyclable/reusable packaging to minimize overall waste. The facility will set an example of best practices for exceeding the requirements of State of California CalRecycle regulations.

2.33 - Interior and Exterior Cinema Theatre & Stage Areas: Los Angeles is known for its performing arts, music business, motion picture and television industries. What better place than the Life Rebuilding Center to showcase the talents of our clients and invite up-and-coming artists to perform. A large screen will be incorporated into both the interior and exterior spaces with adjacent stages set up for live performances, lectures, movies, television broadcasts and so forth. Making one's residency at this facility unique, memorable, and inspirational are a high priority. Having these performance areas will serve that purpose. There has been interest expressed by television producers to utilize the facility for an ongoing series featuring real-life stories of how our clients' lives have improved, giving hope to others and increasing public interest in our mission.

2.34 - Extreme Landscaping, Lighting, and Architectural Enhancements: Presently, the subject property is in need of a complete restoration. Since it was utilized as a shipping/receiving warehouse fulfillment center there was no need for landscaping or other decorations. The architecture of the building harkens back in time to the classic Los Angeles skyline when this building was one of the tallest in the area, second only to City Hall. Part of the restoration of the building will include an extensive exterior makeover with lighting, fencing, and lush landscaping. This landscaping and lighting will not only beautify the building and its streetscape, it will also dramatically enhance the ambiance of the campus and the entire Boyle Heights neighborhood.

2.35 - Retail Merchandise & Convenience Store: As a convenience for our guests and clients, a full service convenience store will be accessible to our clients and the neighborhood surrounding our campus. In addition to a classic Thrift Store, there will be other logo items available for purchase along with food items, coffee, and other express services.

2.36 - Tour Reception Center: A major part of the Life Rebuilding Center will be the sharing of our best practices with peer cities and homeless service providers. This facility will change the way the entire homeless situation is handled worldwide and thus become an example for thousands of peers to emulate. Comprehensive tours and media outreach will be a top priority and a constant part of our operating budget with a complete staff available at all times.

PHASE TWO: LIFE REBUILDING CENTER

2.37 - Regional Offices for non-profit operators: Based on the size of the Life Rebuilding Center, the Salvation Army, the Volunteers of America, and the Illumination Foundation will set up regional offices within the building. These offices will be replete with large conference areas and other spaces that can be used during tours and for employee training.

2.38 - Sub-Station for the Los Angeles Police Department: It is crucial that the entire campus remain safe, secure, and free of gangs and drugs. Our desire to rebuild lives must include the absolute commitment to protect our clients from drug dealers, human traffickers, and any other threat that is common on the streets of Skid Row. As a result of this desire for safety, and the sheer size of the property, the Life Rebuilding Center will include an LAPD Police Substation for the benefit of our clients and the Boyle Heights neighborhood. Since police services are such an integral part of the quality of life for all Los Angeles residents and businesses, having a substation on site will guarantee security for our clients and our neighboring residents and businesses.

2.39 - Fire Station for the Los Angeles Fire Department: To reduce response time to the Boyle Heights neighborhood, a Fire Station will be located on the campus of the Life Rebuilding Center. Keeping the mission of service to the community at the forefront, having fire personnel collocated at our campus will serve to facilitate training, public safety education, and bonding with local citizens and businesses in the neighborhood and all of Los Angeles.

PHASE TWO: LIFE REBUILDING CENTER

2.40 - Typical Tenant Improvements:

The Life Rebuilding Center will be restored and reconstructed with the following improvements to create the “vanilla shell” mentioned earlier:

- a) Complete air conditioning, heating and air filtration system
- b) New electrical service with sub-panels to suit
- c) New fire sprinkler system
- d) New oversized sewer system
- e) New window glass
- f) ADA ramps and entry doors
- g) Complete seismic retrofit
- h) New elevators
- i) New paint interior and exterior
- j) Polished concrete floors
- k) New paving, fencing, landscaping, and lighting.

2.41 - Team of Project Coordinators & Specialized Consultants: The sheer scale of this project will require a team of professionals, engaged full time, handling the many facets of the development and operation of the facility. Specialized project coordinators will be retained in the following areas:

2.42 - Architectural Design and Engineering - The Shomof Group will retain their trusted portfolio of proven professional and licensed Architects and Engineers to design and engineer the entire project. With input from the non-profit operators and their sub-tenants, the Shomofs will ensure that any investment in tenant improvements will be done in the most cost effective manner possible.

2.43 - Construction Management - The Shomof Group will retain their team of proven professional and licensed subcontractors to complete the long list of construction tasks. Part of this engagement will include a detailed budget and construction timeline that will be pre-approved upon the signing of the lease with the JPA. The entire responsibility of budget and build-out will be borne by the Shomof Group under the build-to-suit lease arrangements.

PHASE TWO: LIFE REBUILDING CENTER

2.44 - City Planning and Building Department Liaison and Deputy Inspector - These key individuals will work directly with the City and County of Los Angeles to expedite various land use entitlements, building permits, and construction inspections in order to keep the project on schedule for its planned phased opening. In order to shrink the timeline of construction, a Deputy Inspector, approved by the City of Los Angeles, will be on site at all times when construction is in process. Since so many inspections will be required, and the scope of the construction will be so vast, the absolute cooperation from governmental bodies will be needed to expedite building inspection approvals. The practice of having an “in house” full time government-approved inspector was used in the five shelters that were built in Anaheim and Santa Ana making it possible for the construction to move quickly and finish in record time, far ahead of schedule. We may require the use of Sovereign Immunity to expedite the process.

2.45 - Community Liaison and Public Information Officer - Due to the amount of public attention and numerous forms of media interest this project will attract, an assigned spokesperson will be retained from the outset. This spokesperson will take all interviews, make all public announcements, coordinate all print, internet, and television exposure, and represent the project at all public hearings and other formal government-mandated meetings. This individual will be backed-up by a full service public relations/advertising firm and will have experience in projects similar to the Life Rebuilding Center in the region. The firm that takes on this responsibility will be chosen based on their successes from the numerous similar projects they have done in the greater Los Angeles region and across the nation. Included in this task will be all Social Media outreach. This will be very comprehensive and will create a strong “Brand” known across the nation as the ultimate solution for managing homelessness issues in cities of all types and sizes. An interactive website will be developed that offers virtual tours of the Life Rebuilding Center and encourages peer cities to replicate our best practices. In addition to the classic media outreach, local and international celebrities will promote the facility. The entertainment industry will provide movie and television personalities and we will also seek internet “influencers” to join our support team. Positive inspirational videos, interviews, and other exposure will be developed and spread throughout the Los Angeles area and the nation.

2.46 - Safety/Risk Management and Security Officer - Due to the complexity of the construction and numbers of individuals and contractors that will need access to the property, a professional security firm will be retained to manage access at all times and keep records of all those that have visited the site. Once in operation, the facility will employ numerous security personnel 24/7 to keep the clients and the neighborhood safe from all perils.

PHASE TWO: LIFE REBUILDING CENTER

2.47 - Project Advisors - The Taormina Family, through their consultancy, Taormina Industries (<https://www.taorminaindustries.com/>) will work directly with The Shomof Group, high level governmental staff, and elected leadership to help move the project forward. Based on their experience and personal involvement in community projects over the last 70 years in Orange County, the Taorminas have been directly engaged as principals and catalysts in developing numerous homeless facilities and moving public opinion towards supporting such developments. Curt Pringle and Associates (<https://www.curtpringle.com/>) will also have a major role in the municipal interface of the facility before and after it is in operation. As a highly respected Speaker of the California State Assembly and two term Mayor of the City of Anaheim, Curt Pringle and his team are an incredible resource for helping navigate this complex project through the many levels of government and community approvals that will be needed.

2.48 - Local Community Groups' Involvement: It will be a top priority to directly involve the neighboring residents, businesses, and local special interest groups from across the Los Angeles region in the planning and operational standards of the campus overall. Honoring and respecting the opinions and needs of the adjacent community are vital to the success of the facility. Numerous meetings will be held and special committees will be appointed to ensure proper follow-up and make certain that every promise made is being kept, without exception.

PHASE TWO: LIFE REBUILDING CENTER

To be discussed in person...

Projected Construction Timeline

Projected Capital Budget for Construction

Conceptual Structure of a City/County JPA

Sample MOU & Proposed Leases City/County JPA and Shomof Group

Sample of Proposed Operating Agreement with Non-Profit Operators

Financial Projections based on a Matrix of the number of Clients served

PHASE THREE: PERMANENT

SUPPORTIVE/AFFORDABLE HOUSING

3.0 - Permanent Supportive/Affordable Housing - It is widely accepted by industry experts that the creation of new permanent supportive housing units is a major factor in solving the ongoing concern of fulfilling the “continuum” of housing from the street, to the Life Rebuilding Center, and then to a permanent home.

The top priorities of the City and County of Los Angeles are very clear, specifically, in addition to immediately developing high quality temporary Bridge Housing, MORE PERMANENT SUPPORTIVE/AFFORDABLE HOUSING is desperately needed!

The campus of the Life Rebuilding Center will accommodate thousands of cost efficient permanent supportive/affordable housing units. These housing units will be built on the open parcels of land adjacent to the main building once the Phase One Immediate Emergency Relief facility is sunsetted. The Shomof Group will offer these parcels to non-profit affordable housing developers for the rapid installation of housing units. In order to further expedite the development process, and help the non-profit groups preserve capital, the land on which the housing units will be built will be offered to these developers via long term ground leases by Shomof Group.

The key to developing the highest number of housing units at the lowest possible cost will be the cooperation from the City and County of Los Angeles Planning Department with regard to parking waivers, density bonuses, and other incentives. The result of the teamwork of the City/County JPA, the Shomof Group, and the non-profit developers will be a Master Development Plan for the ultimate build-out of the campus. It is our goal to bring these housing units on line as quickly and cost effectively as possible. It may be necessary to utilize sovereign immunity in order to expedite the development process.

One last very important point is the potential flexibility that will be designed into the main building. **The Life Rebuilding Center bridge housing common floor areas can easily be converted into Permanent Supportive Housing Units when deemed appropriate by the City/County JPA.** This would generate a significant income stream to the JPA should the JPA exercise its option to buy the property and convert the bridge housing into permanent housing.

PHASE THREE: PERMANENT SUPPORTIVE/AFFORDABLE HOUSING

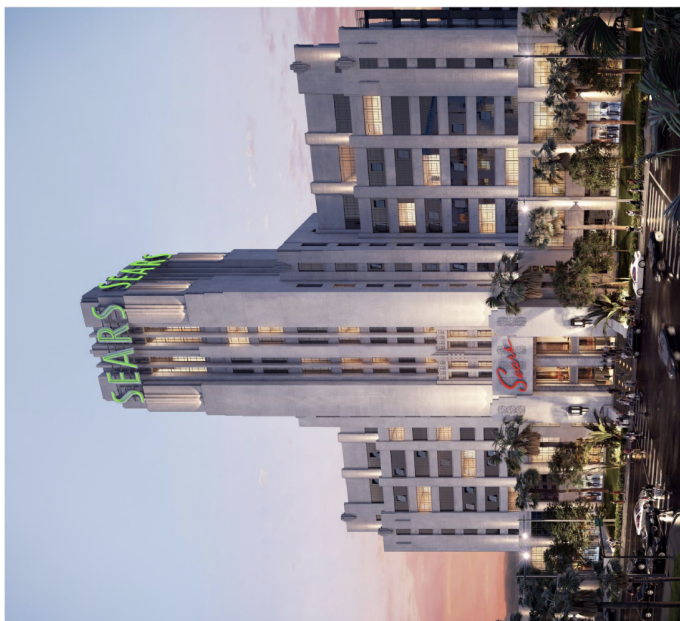
To be discussed in person...

Projected Construction Timeline

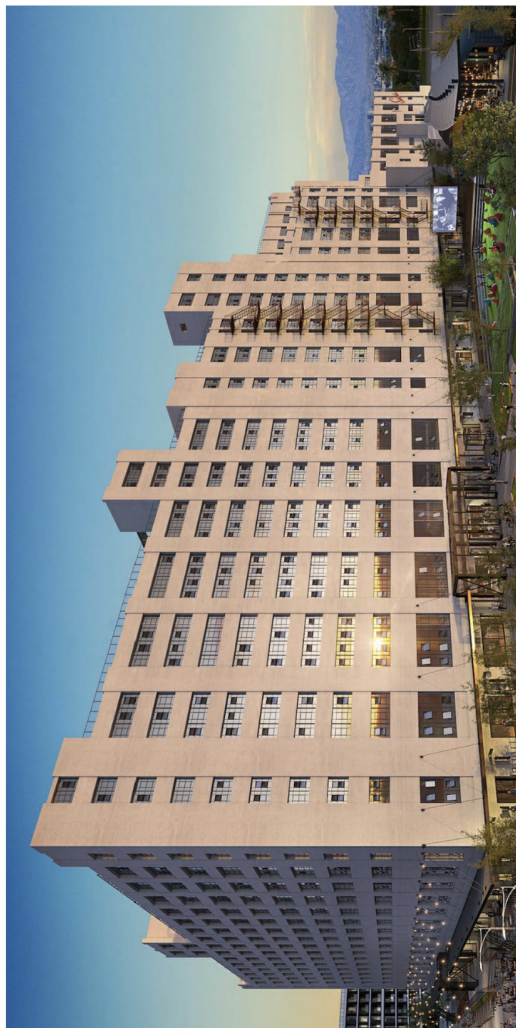
Projected Capital Budget for Construction

Backgrounds of Nonprofit Developers that will be invited to build units

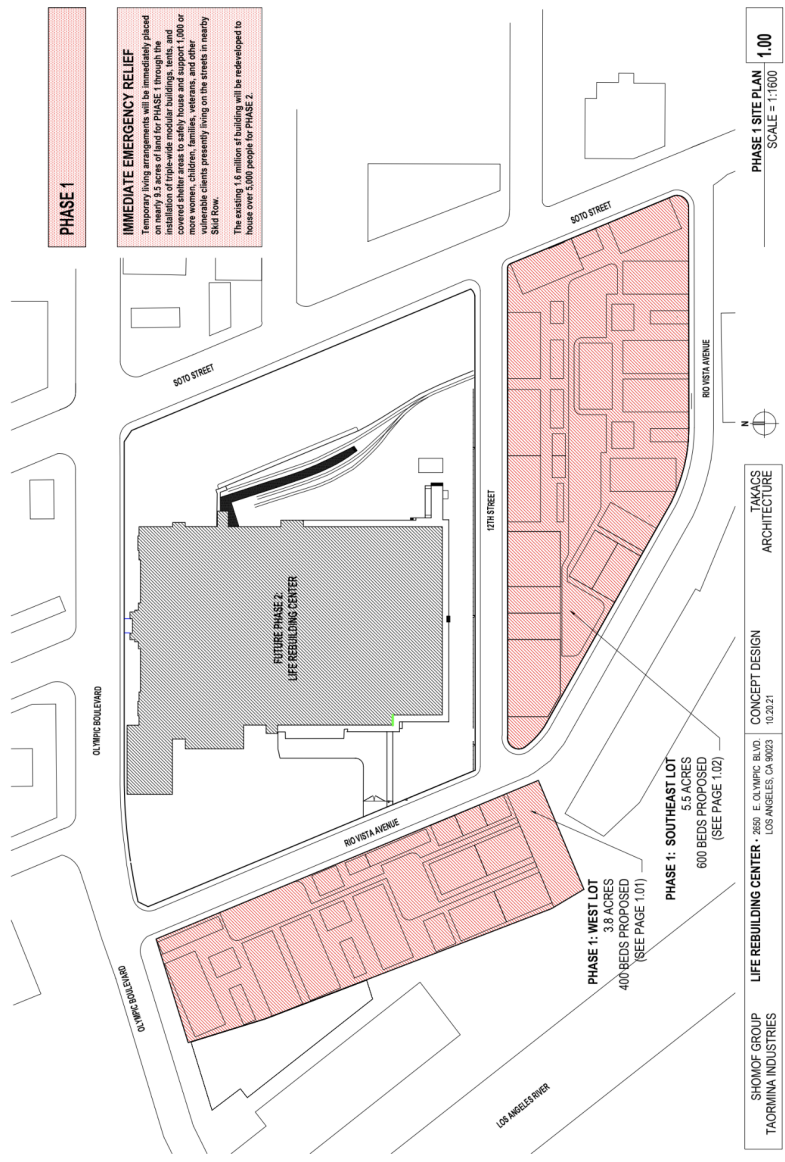
CONCEPTUAL DESIGN DRAWINGS



SHOWOF GROUP TAORMINA INDUSTRIES	LIFE REBUILDING CENTER · 2650 E OLIVINE BLVD. LOS ANGELES, CA 90023	CONCEPT DESIGN 10.01.21	TAKISS ARCHITECTURE
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SHOWDF GROUP TAORMINA INDUSTRIES	LIFE REBUILDING CENTER - 2650 E OLYMPIC BLVD LOS ANGELES, CA 90023	CONCEPT DESIGN 10.20.21	TAKACS ARCHITECTURE
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PHASE 1

IMMEDIATE EMERGENCY RELIEF
 The existing 1.6 million sq ft building will be redeveloped to house over 5,000 people for PHASE 2.
 The existing 1.6 million sq ft building will be redeveloped to house over 5,000 people for PHASE 2.

PHASE 1 SITE PLAN
 SCALE = 1:1500
1:00

SHOWOFF GROUP
 TAORMINA INDUSTRIES
 LIFE REBUILDING CENTER • 2550 E. OLYMPIC BLVD.
 LOS ANGELES, CA 90023 | 10.20.21
 CONCEPT DESIGN
 TAJAAS
 ARCHITECTURE

PHASE 1

PRECEDENTS
These are similar sized projects that have been recently completed in Los Angeles. Though they are at a drastically reduced scale, they employ the same use of modular buildings and their structures as well as the same construction methodology. The agency noted while the main building is under renovation.



PROJECT: AETNA BRIDGE HOME
ARCHITECT: LERER ARCHITECTS



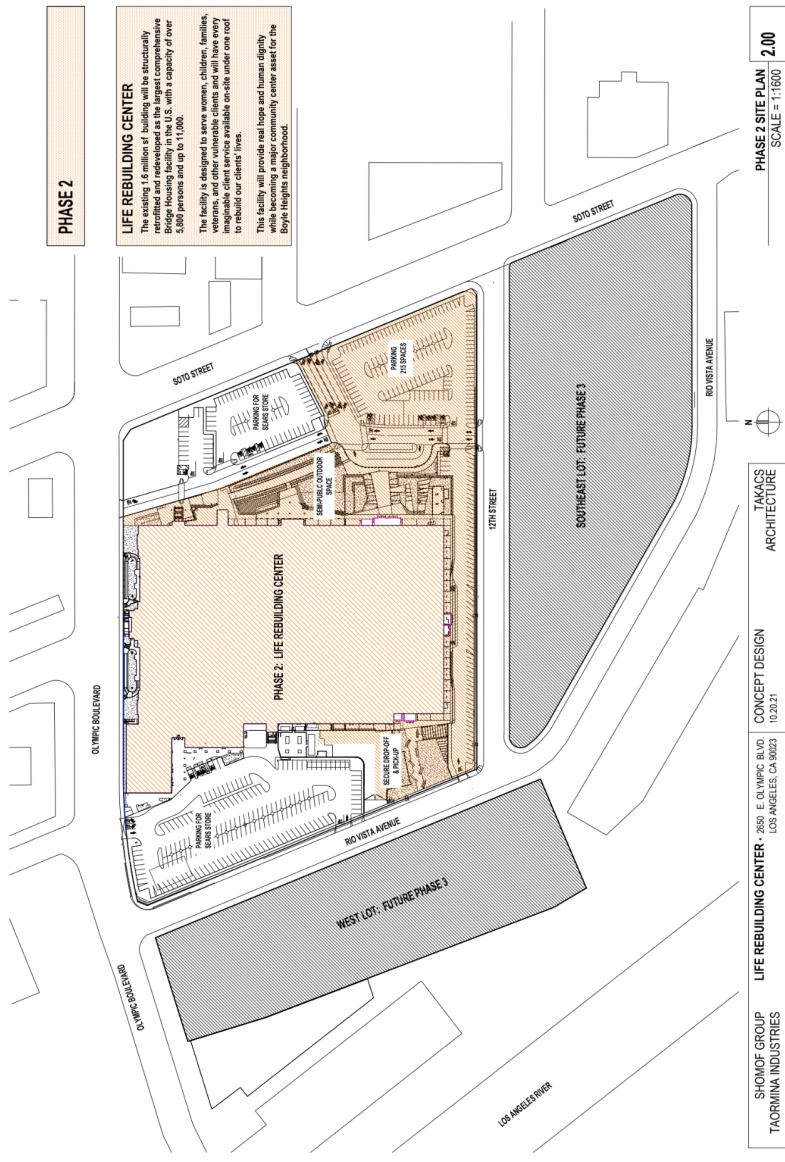
PROJECT: LOS FELIZ BRIDGE HOME



PROJECT: NAVIG8
ARCHITECT: JOHN FRIEDMAN ALICE KIMM ARCHITECTS

PHASE 1: REFERENCE PROJECTS 1.03

SHOW/OF GROUP TAORIMINA INDUSTRIES
LIFE REBUILDING CENTER - 2650 E. OLYMPIC BLVD. | CONCEPT DESIGN
LOS ANGELES, CA 90023 | 10.20.21
ARCHITECT: TAKACS ARCHITECTURE



PHASE 2

LIFE REBUILDING CENTER
 The new, state-of-the-art, 10-story, 1,000,000-sq-ft facility is designed to serve women, children, families, veterans, and other vulnerable clients and will have every imaginable client service available on-site under one roof to benefit our clients, lives.

The facility will provide real hope and human dignity to the community center asset for the Boyle Heights neighborhood.

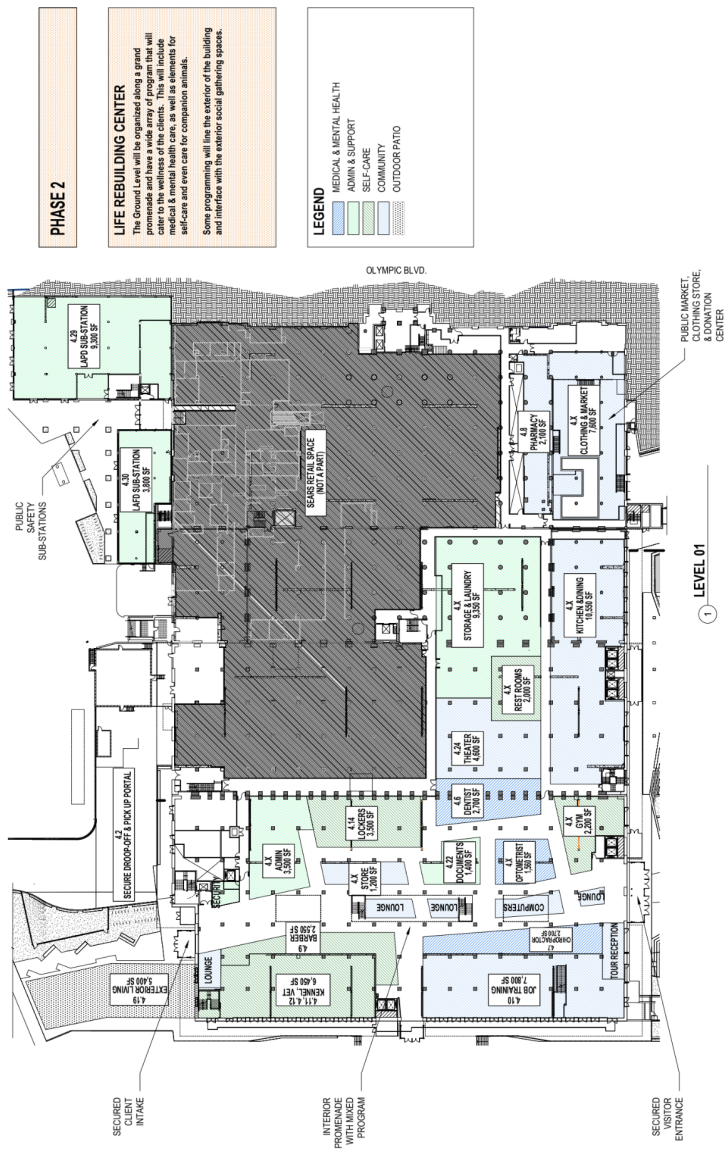
PHASE 2 SITE PLAN 2.00
 SCALE = 1:1600

SHOWOFF GROUP
 TAORMINA INDUSTRIES

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 LOS ANGELES, CA 90023
 10.20.21

CONCEPT DESIGN

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 ARCHITECTURE

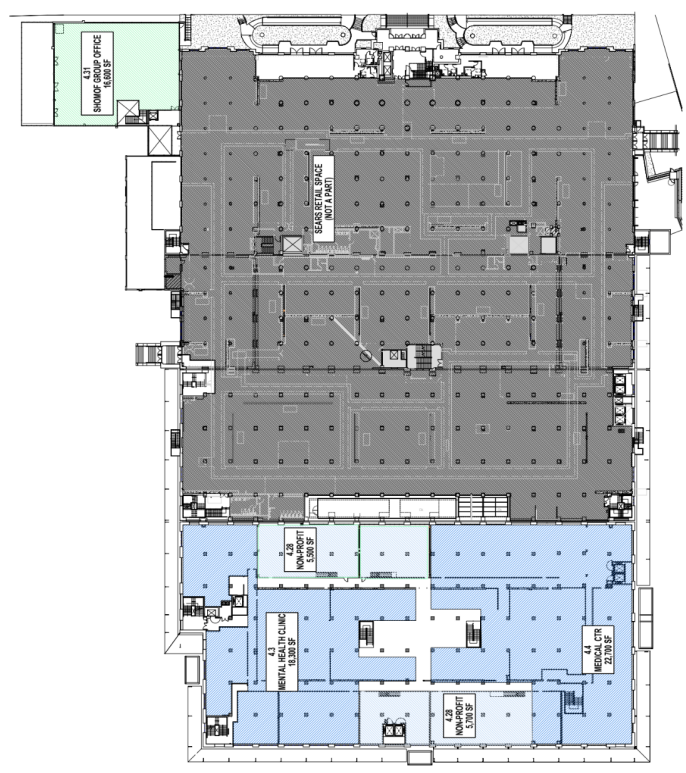


PHASE 2

LIFE REBUILDING CENTER
 The Life Rebuilding Center is a medical center and mental health clinic, in keeping with the goal of having an array of services under one roof. Additional space will be allocated to regional branches of non-profit entities that we are partnering with.

LEGEND

- MEDICAL & MENTAL HEALTH
- ADMIN & SUPPORT
- COMMUNITY



1 LEVEL 02

PLAN 2.02
 SCALE = 1/700

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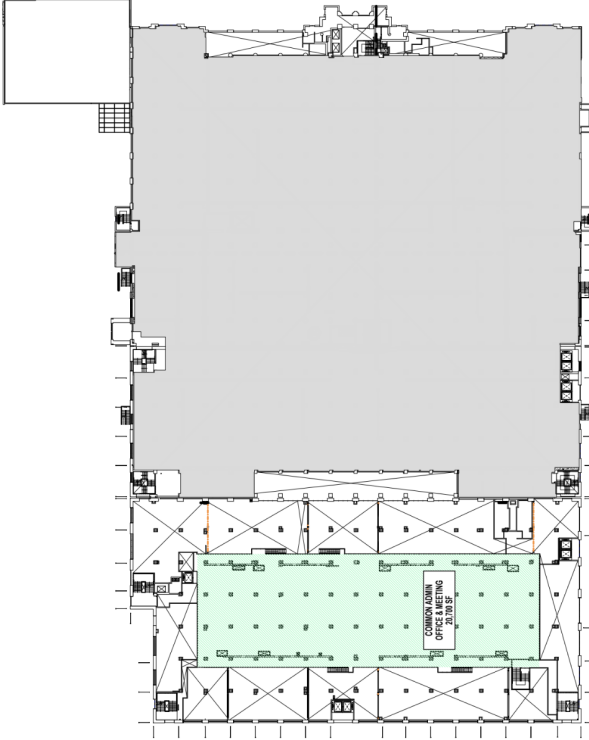
TAKACS
 ARCHITECTURE



PHASE 2

LIFE REBUILDING CENTER
The Life Rebuilding Center will provide common administrative offices, & meeting spaces that serve the administrator and medical & mental health branches.

LEGEND
ADMIN & SUPPORT



1 LEVEL 02 MEZ

SHOMO GROUP
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LOS ANGELES, CA 90023 | 10.20.21

CONCEPT DESIGN

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PLAN
2.02M
SCALE = 1/700

PHASE 2

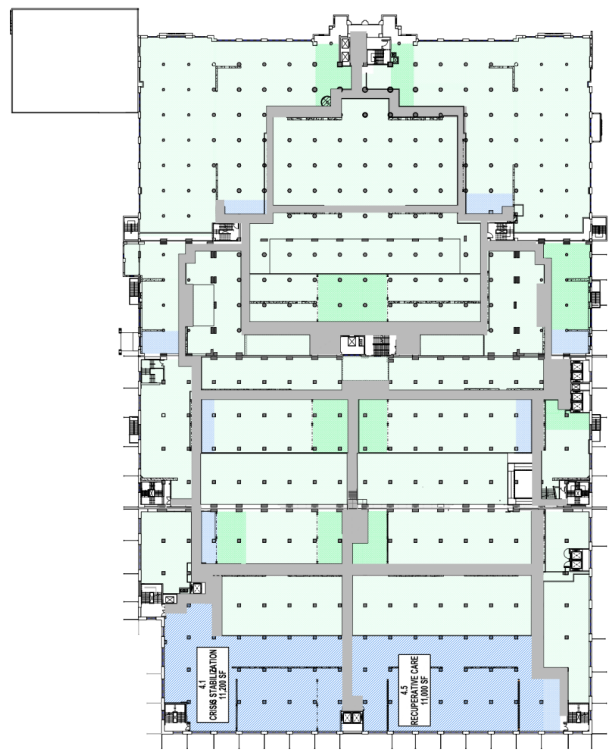
LIFE REBUILDING CENTER
 Most of the typical layout of dormitories with common living spaces interspersed with semi-private rooms and communal bathrooms with showers.
 Two other large spaces will be dedicated to the Crisis Stabilization and Recuperative Care units that will serve the most vulnerable and acutely ill patients and integrate them into the Center at large.

LEGEND

- COMMON LIVING
- SEMI-PRIVATE LIVING
- BATHROOM/SHOWERS
- CORRIDOR
- MEDICAL & MENTAL HEALTH

BED COUNT

LEVEL	COMMON LIVING	SEMI-PRIVATE	TOTAL LEVEL
3	656	78	734
4	674	96	770
5	650	96	746
6	650	96	746
7	650	96	746
8	632	84	716
9	632	84	716
10	632	84	716
TOTAL	5178	714	5892



① LEVEL 03

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LIFE REBUILDING CENTER - 2650 E OLYMPIC BLVD.
 LOS ANGELES, CA 90023

CONCEPT DESIGN
 10/20/21

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 ARCHITECTURE

PLAN 2.03
 SCALE = 1/700



PHASE 2

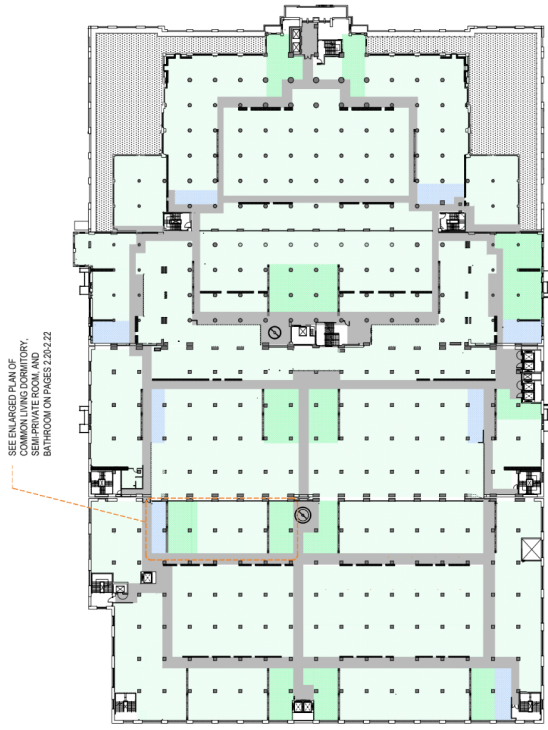
LIFE REBUILDING CENTER
 The 4th, 5th, 6th, 8th, 9th, 10th, 11th, and 12th floors of the building will be comprised of the typical layout of dormitories with common living spaces interspersed with semi-private rooms and bathrooms. Bathrooms will alternate between floors, which allows for exterior patios for common outdoor spaces on the 4th, 5th, 8th, and 10th floors.

LEGEND

- COMMON LIVING
- SEMI PRIVATE LIVING
- BATHROOM/SHOWERS
- CORRIDOR
- OUTDOOR PATIO

BED COUNT

LEVEL	COMMON LIVING	SEMI-PRIVATE	TOTAL LEVEL
3	656	75	731
4	674	96	770
5	650	96	746
6	650	96	746
7	650	96	746
8	632	84	716
9	632	84	716
10	632	84	716
TOTAL	5178	714	5892



① LEVEL 04

PLAN 2.04
 SCALE = 1/1700

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 LOS ANGELES, CA 90023 | 10.20.21

CONCEPT DESIGN

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PHASE 2

DORMITORY - REGULAR OCCUPANCY
 Multiple 2-person pods of 300 square feet are aggregated to form a dormitory. The dormitory is a long, narrow building with a high ceiling. The dormitory is designed to provide privacy and a sense of enclosure. In addition to a bed, each occupant will have 3 linear feet of storage space for personal items. There will be a shared table with chairs.

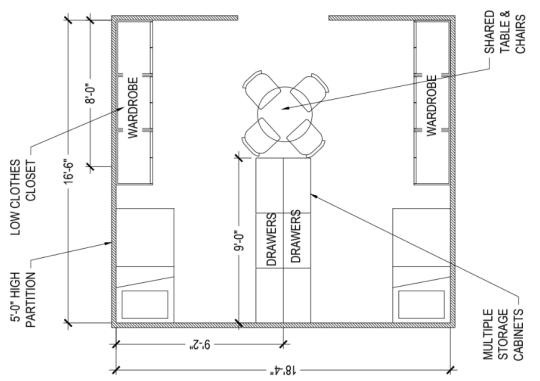
LEGEND

- COMMON LIVING
- SEMI-PRIVATE LIVING
- BATHROOMS/SHOWERS

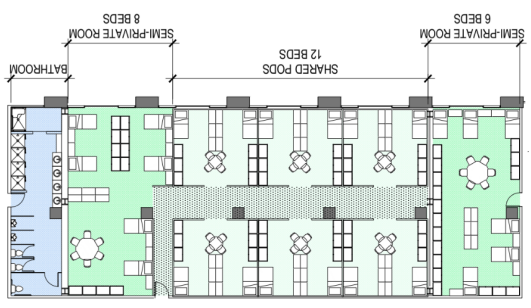
BED COUNT - REGULAR OCCUPANCY

LEVEL	COMMON LIVING	SEMI-PRIVATE	TOTAL LEVEL
3	656	75	734
4	674	96	770
5	650	86	736
6	650	86	736
7	650	86	736
8	632	84	716
9	632	84	716
10	632	84	716
TOTAL	5178	714	5898

COMMON LIVING PODS
 SCALE = AS NOTED



2 TYPICAL DOUBLE POD
 SCALE: 1/4" = 1'-0"



1 TYPICAL DORM
 SCALE: 1/16" = 1'-0"

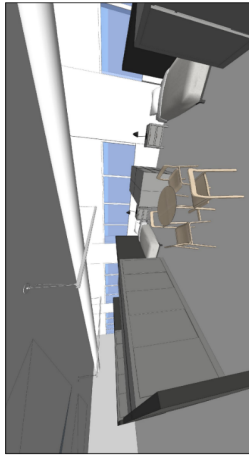
SHOWOFF GROUP
 LIFE REBUILDING CENTER · 2850 E OLYMPIC BLVD.
 LOS ANGELES, CA 90023

TAORMINA INDUSTRIES
 CONCEPT DESIGN
 10.21.21

TAKAGI
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PHASE 2

LIFE REBUILDING CENTER
Most of the floor & wall conditions, site, floor, will be comprised of the typical layout of dormitories with common living spaces interspersed with semi-private rooms and communal bathrooms.



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LOS ANGELES, CA 90023

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COMMON LIVING PODS | 2.21

BeWell-LA Street Van - Mental Health

Immediate Field Response Team



Hope Van