



Pallet Shelter Task Force

March 3, 2021

HOLLYWOOD 4WRD

Hollywood's Urgent Need



LAHSA
2019 Homeless Count
1,183 Unhoused in Hollywood

2020 Homeless Count
1,465 Unhoused in Hollywood

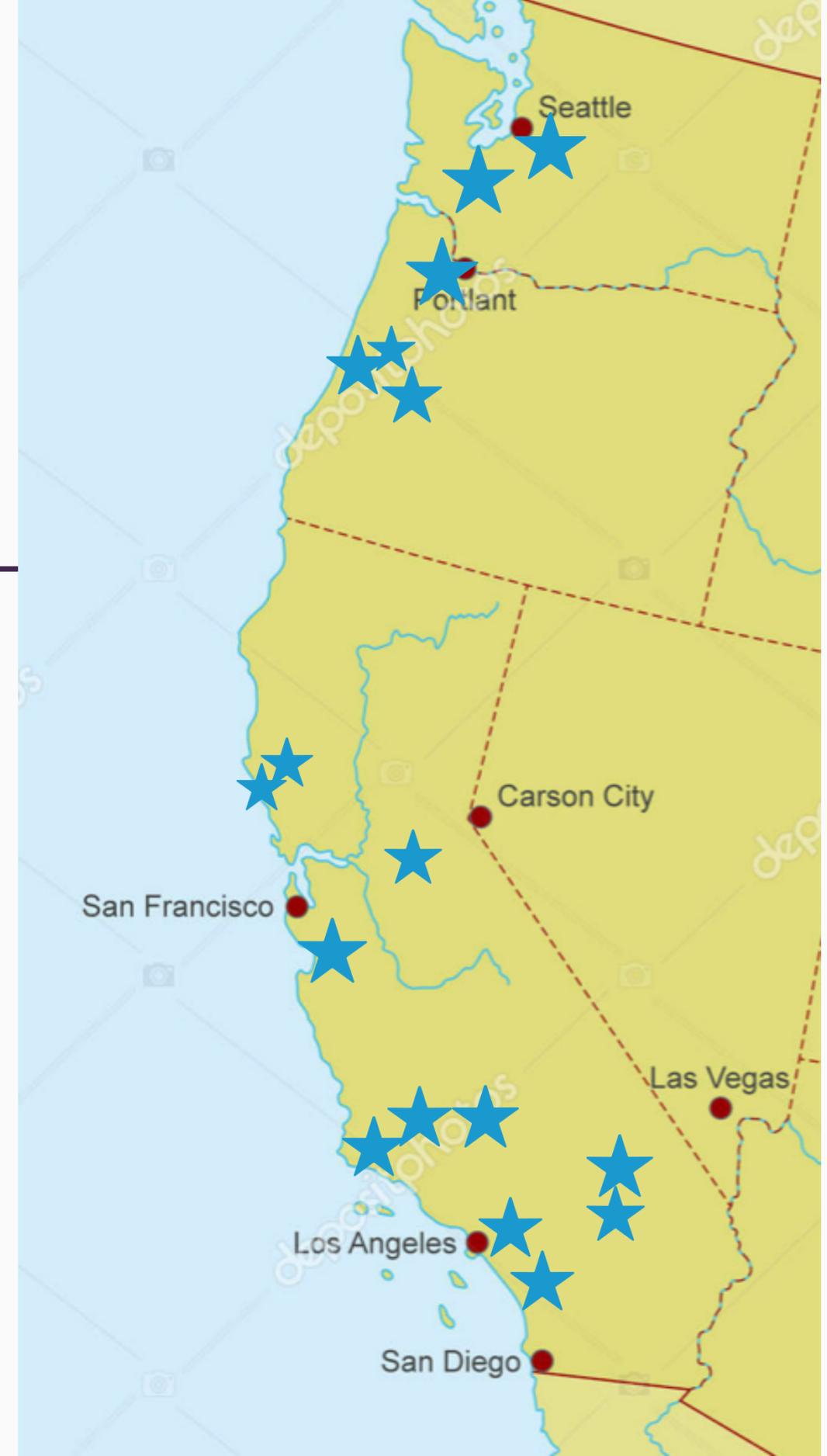
The Center/Hollywood 4WARD
2021 Homeless Count
1100 Unhoused in Hollywood

What Our Working Group Did

We Engaged with 17 Locations

- ✓ Met with Creators of Both Pallet Shelter Connect Homes
- ✓ Talked to 17 Service Providers at Sites
- ✓ Talked to City and County Officials
- ✓ Collected Data on Financials and Site Plans

Seattle WA
Tacoma WA
Portland OR
Eugene Or
Sonoma CA
Fresno CA
Santa Cruz CA
Santa Clara CA
Ojai CA
Isla Vista CA
North Hollywood, CA
Redondo Beach CA
Riverside CA
San Bernadino CA
Oahu HI



What has been done to create solutions

Many cities have declared homelessness a State of Emergency

By declaring States of Emergency the cities could take drastic and quick action to house the unhoused.

In some cases CARES dollars were expiring and had to be used.

Many pallet communities are on parking lots of service providers; hygiene, power and services already on site.

Some locations rent hygiene/laundry trucks on a weekly schedule. No costs to upkeep.

Many sites employ the Housing First model, with guests signing commitments to engage.

Some locations went from conception to up and running in under 120 days.

Some Pallet Shelter sites are assembled by the formerly incarcerated. Creating job/skill building opportunities.

Most choose residents from the immediate area - thus increasing neighborhood support.

Most have rules and curfews.

Temporary Solution

Part of the Bridge Home or Interim Housing Program

Benefits:

Non-Contiguous

Safe and Secure

Shelter from the Elements

Communal Experience

Access to Food, Laundry and Hygiene

Experienced Service Provider Connecting Guests with Health Services, Job Placement, Permanent Housing

Pallet Shelters can be disassembled and stored for future use or for use in an another emergency situation.

Comparisons

- ✓ Size of Communities
- ✓ Siting of Communities
- ✓ Cost of Site Prep
- ✓ Utility Costs
- ✓ Community Amenities (e.g. Hygiene, Food, Laundry, Pets, Storage etc.)
- ✓ How Residents are Selected
- ✓ Rules/Expectations
- ✓ Services Provided

Pallet Shelter Comparisons



Site Prep Examples

Many on parking lots

Leveled lot

Placed on cement slab

Leveled with wood blocks

Rebarbed into ground

Service , Security or Dining Area

Double wide trailer

Used a pallet shelter

Shipping container

Utility Prep Examples

Power lines to poles

Power cables

Put in new power grid
(underground)

Solar

Power through generator
(limited usage per unit)

Single or double
fencing for security

Pallet Shelter Comparisons

Sizes of Communities

Anywhere from
6-120 per site

The County of Eugene Oregon
bought 120 and distributed
to churches or service providers
as few as 6 or as many as 20

Tacoma Washington
has a total of 100 Shelters
distributed to 3 parking lots
(two sites with 30 one with 40)

Siting of Communities

Parking Lots:
City Owned
Service Provider
Church

Empty Lots

Near and replacing existing
encampment sites

Pallet Shelter Basics



On Site Services

- Case Management
- Supportive Services
 - Mental Health
- Substance Abuse Recovery
- Medical Services
- 24 Hour Security
- Housing First
- Pet Friendly
- Hygiene/Laundry
- Job Training
- Permanent placement services
- 3 Meals Per Day

Residents are Selected

Who?

- Over 18 years old
- Priority to the most vulnerable

Where are they from?

- Must reside within the identified catchment area

What must they commit to?

- At every location we spoke to, guest must commit to effort to recover

Pallet Shelter North Hollywood



CHANDLER
TRIANGLE
DRAFT DESIGN

Pallet Shelter Community Scale



Pallet Shelter Interior Scale

Service providers believe some guests will not come off the streets into congregate housing. Others have families. Others are trauma survivors who also need privacy



Every resident is grateful to be off the street
Any suggestion that these are uninhabitable is not based on actual experienced residents.
Every resident is on track to permanent solution

Basic Expenses for Village Creation Using Redondo Beach as Benchmark



Redondo Beach	
shelters (16)	127,000
fencing	41,000
SCE power	2,000
SCE 4 poles	4,000
electrical hookups	10,000
lights	2,500
grading	125,000
toilets	2,875
tables	500
tent	150
proj admin	47,246
contingency	48,000
total	410,271

64 sf pallet = \$5,000 each.
This includes construction

Important for security of residents

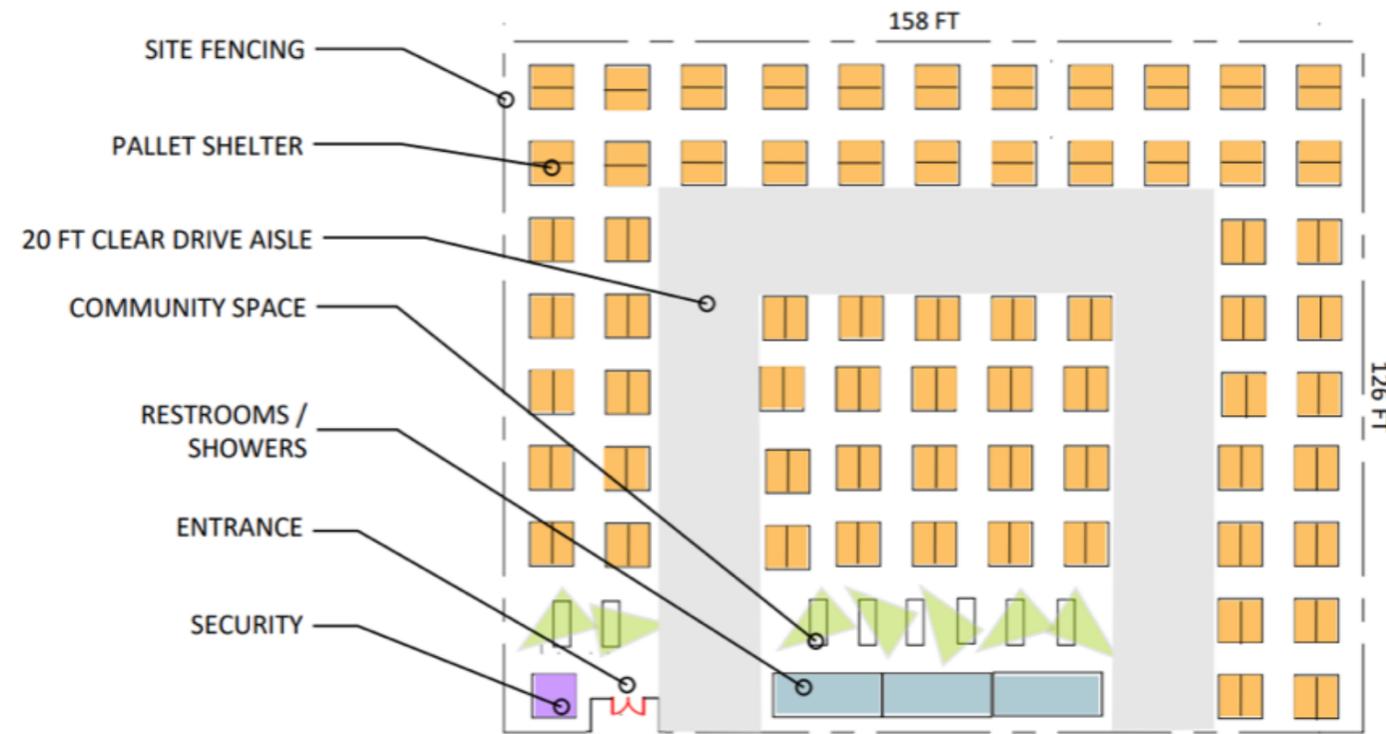
Economical approach to tie to above-ground power supply and connect each pallet to poles erected in village

Existing parking lot needed to be leveled

\$25,600 per unit all in.
Project length: 120 days

Potential budget for a Hollywood community based upon Redondo Beach assumptions (four times the size)

Redondo Beach		Hollywood 4WRD		
shelters (16)	127,000	shelters (66)	528,000	
fencing	41,000	fencing	50,000	
SCE power	2,000	DWP above ground power	10,000	
SCE 4 poles	4,000	DWP 16 poles	16,000	1 pole per 4 pallets
electrical hookups	10,000	electrical hookups	41,250	\$625 per pallet
lights	2,500	lights	10,000	\$156 per pallet
grading	125,000	grading	250,000	
toilets	2,875	toilets	11,880	\$180 per pallet
tables	500	tables	2,000	\$30 per pallet
tent	150	tents	1,000	4 tents
proj admin	47,246	project admin	190,000	multiplied by 4
contingency	48,000	contingency	192,000	multiplied by 4
total	410,271	total	1,302,130	



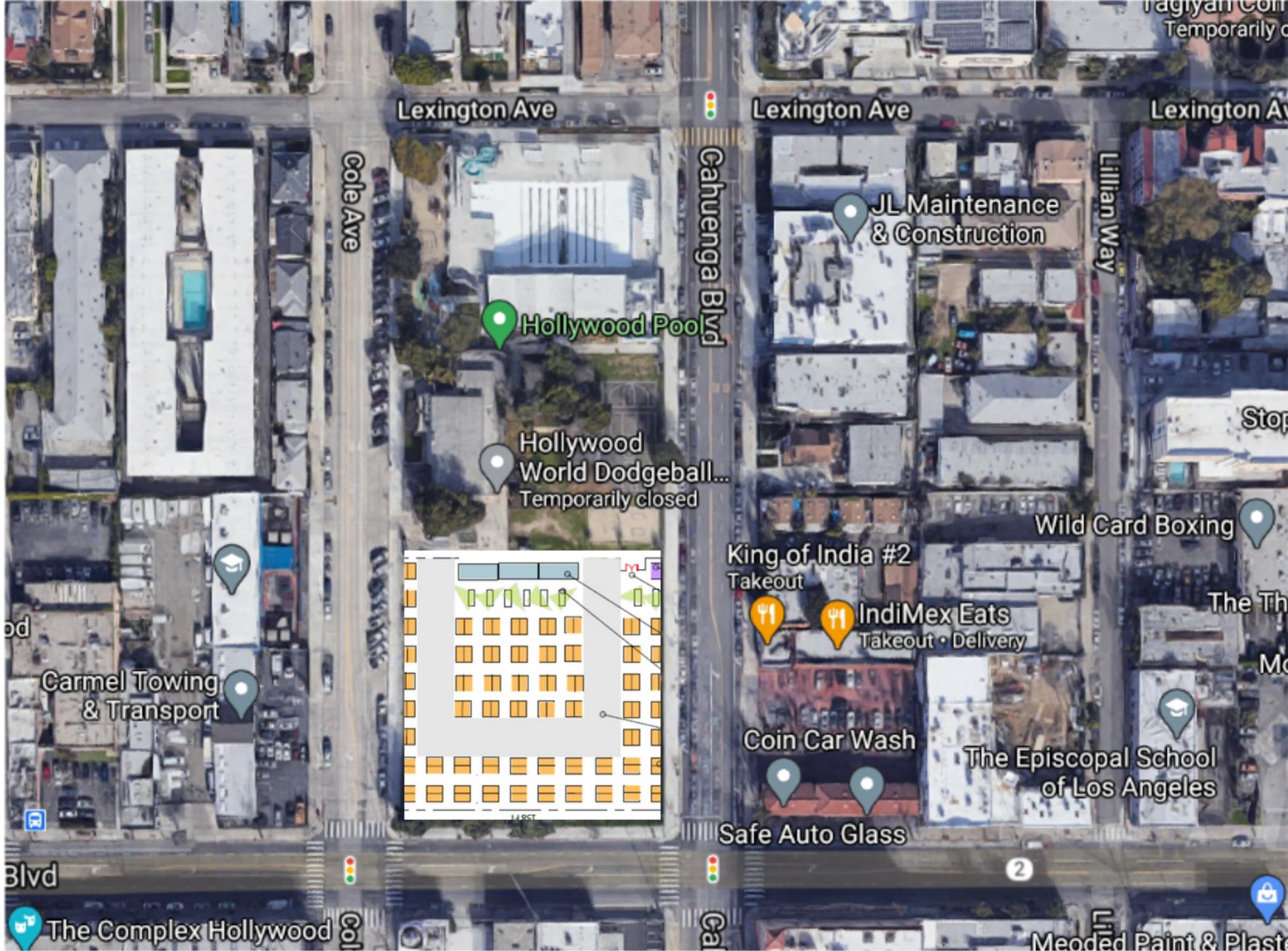
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Hollywood 4WRD Pallet Village Template

Vacant Lots

- Assumptions:
 - 20,000 sf (minimum recommended by city)
 - Accommodates 66 shelters
 - Could house 130 people plus one security pallet
 - Using Redondo Beach model approximate cost all in: \$19,700

Hollywood Recreation Center
Address: 1122 Cole Avenue
Owner—City of Los Angeles, Department of Parks and Recreation
Physical appearance—baseball field (the rectangular structure bounded by Cole Ave. / Santa Monica
Approximate square feet—approx. 45,000



Potential Site
Cole Avenue Rec Center

Put forward to city
by
CM O'Farrell
City Owned Property

Building closed til
2025

Hygiene facilities on site

I7



71 TOTAL PALLET SHELTER UNITS @ 64 SF EACH
* ASSUMES 6' SPACING BETWEEN UNITS

HOLLYWOOD 4WRD

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ADVENTIST: SITE PLAN
1/32" = 1'0" 01.27.21

Potential Site

Church Owned Property
Seventhday Adventist
Parking Lot
19000 sf
71 shelters

Must bring in:
Services
Hygiene Facilities
Valet Parking during church
services once opened again



**48 TOTAL PALLET SHELTER UNITS
@ 64 SF EACH**

* ASSUMES 6' SPACING BETWEEN UNITS



Potential Site

Church Owned Property

Blessed Sacrement

Parking Lot

11,400 sf

48 shelters

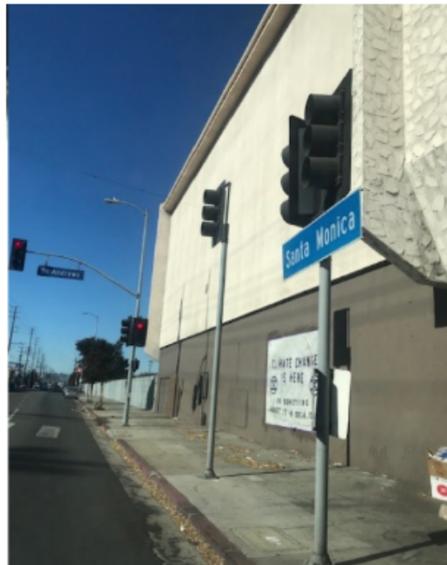
6 feet apart

Services On Site

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Aspirational Site
Private Property
Owned by CIM



Former Sears on Santa Monica Blvd

Address: 5601 – 5667 Santa Monica Blvd

Owner—CIM

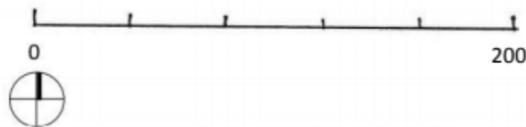
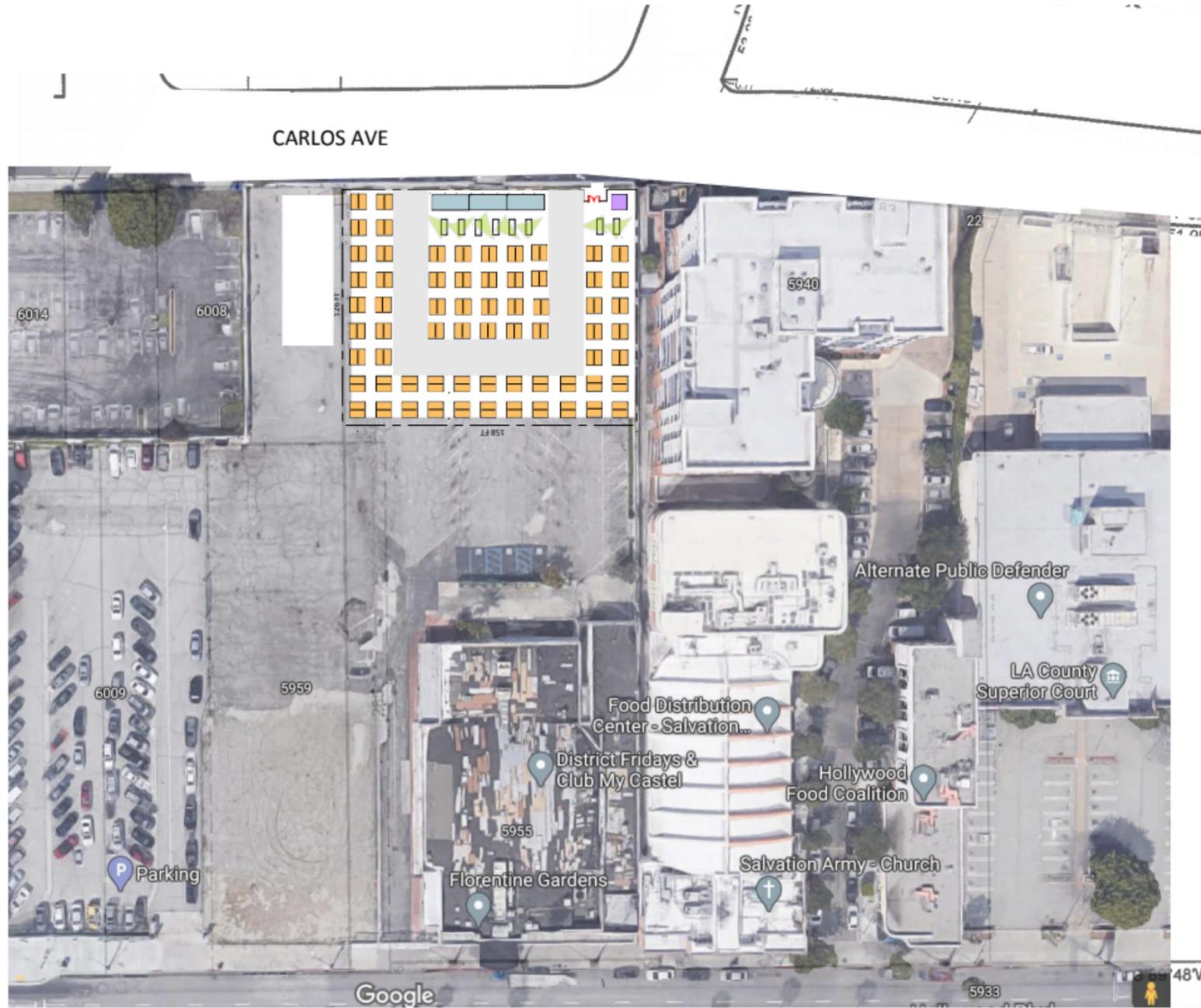
Physical appearance—vacant lot

Approximate square feet—86,000

History

Purchased in 2015, with plans to start development a year later.

Funds for a traffic study approved in 2017

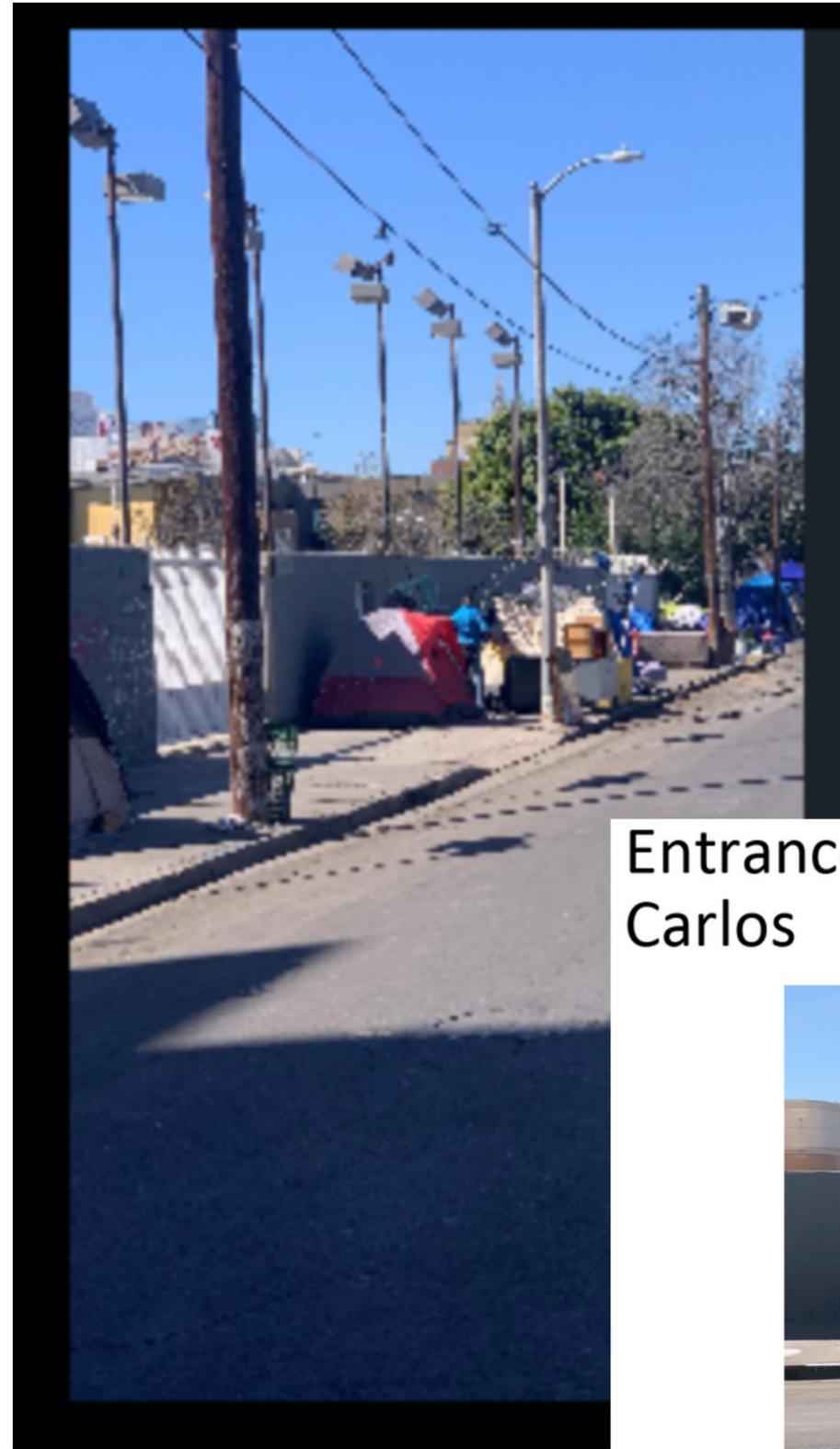


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Aspirational Site
 Private Property
 Florentine Gardens
 Parking Lot

 Service provider
 next door
 Salvation Army Site

5955-59 HOLLYWOOD BLVD
 20,000sf community
 66 total shelters



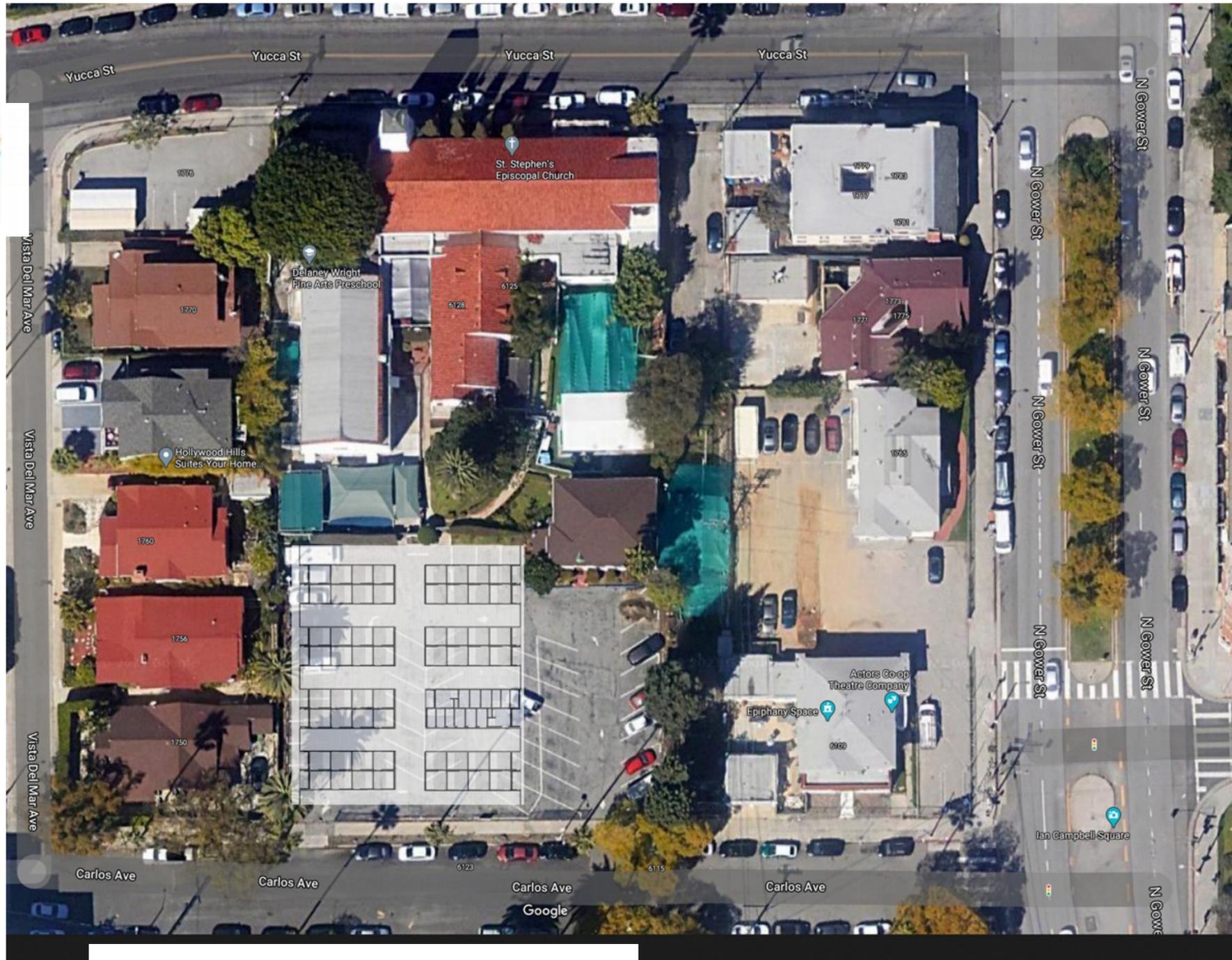
Entrance to Florentine parking lot from Carlos





Aspirational
Container Site





Aspirational
Container Site

Church Property
St Stephen's
Parking Lot

56 Units
Dining area
Service and Security
units

6125 Carlos Avenue
Los Angeles, CA 90068

Budget for 56 Container Homes



CONNECT SHELTER PRELIMINARY PRICING ESTIMATE

DATE: 3/31/2021

LOCATION: LOS ANGELES, CA
CONFIGURATION:

Models	Size	Quantity
SHELTER 4	320 sf	12
SHELTER BATH	320 sf	2
DECK PLATFORM	320 sf	10

DESIGN

Item	Notes	Subtotals	Total
CONCEPTUAL SITE PLANNING	Site planning and layout for Shelter configuration on site	\$ 15,000	\$ 15,000
SITE DEVELOPMENT DRAWINGS, ENGINEERING AND APPROVALS		NIC	

PRODUCTION

Models	Unit Cost	Quantity	Subtotals	Total
SHELTER 4	\$ 75,000	12	\$ 900,000	\$ 1,360,000 <1>
SHELTER BATH	\$ 170,000	2	\$ 340,000	
DECK PLATFORM	\$ 12,000	10	\$ 120,000	
RAMPS	tbd		tbd	
FIT-OUT/OPTIONAL UPGRADES				
Fire sprinklers (R2 occupancy)	\$ 4,000		\$ -	
Mechanical room doors	\$ 1,600		\$ -	

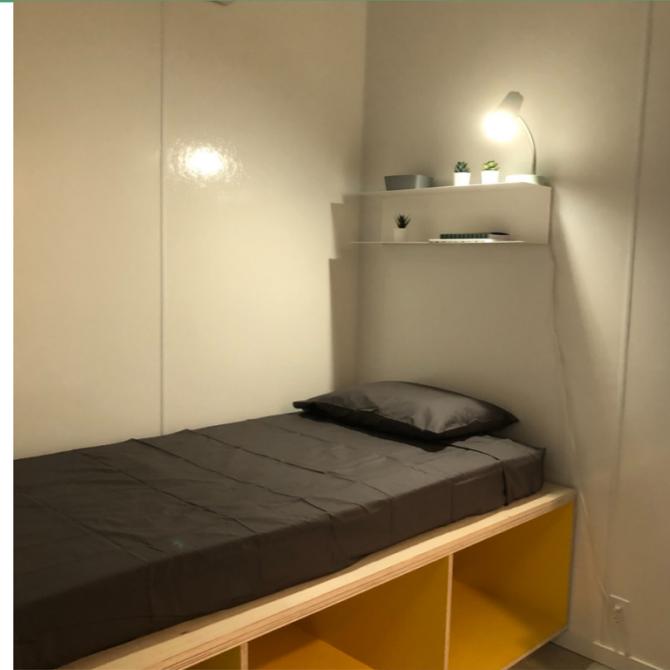
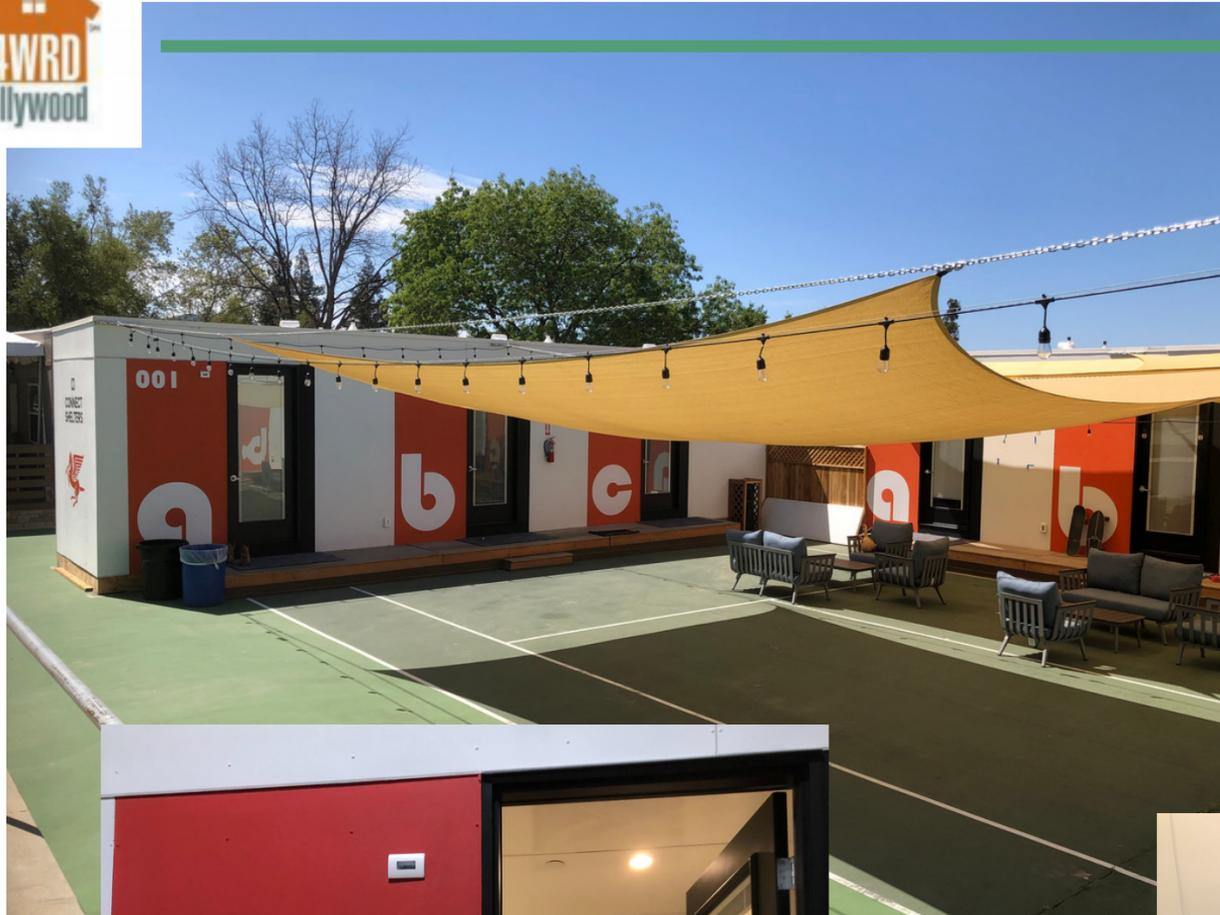
INSTALLATION

Item	Per Unit	Quantity	Subtotals	Total
TRUCKING	\$ 1,000	24	\$ 24,000	\$ 136,160 <2>
SETTING EQUIPMENT				
Forklift set			\$ -	
Crane set	\$ 10,000	3 days of rental	\$ 30,000	
INSTALLATION				
SHELTERS (set on blocks)	\$ 4,000	14	\$ 56,000	
Decks, ramps, stairs (on blocks)	tbd		tbd	
Crew travel			\$ 8,400	
Leveling jacks (not included)				
UTILITY CONNECTIONS				
Temporary setup	Not included - local contractor to provide temporary power service and grounding			
Semi-permanent setup	Not included - local contractor will need to connect units to utility infrastructure			

Installation Subtotal	\$	118,400
Profit	10%	\$ 11,840
Overhead	5%	\$ 5,920

ESTIMATED PROJECT TOTAL \$ 1,511,160

Five Available Container Homes



Budget for 5 Container Homes

Location: Sunnyside Baptist Church Budlong Street LA

Configuration:

Models	Size	Quantity
Shelter 3	40'x8'	5
Deck Platform	320 sq ft	5

Design

Item	Notes	Subtotal	Total \$5000
Conceptual Site Planning	layout	\$5000	
Site Development, Drawings, Engineering, Approvals			

Purchase

Models	Size	Per Unit	Total \$150,000
Shelter 3	40'x8'	\$30,000	

Installation

Item	Per Unit	Quantity	Subtotal	Total \$60,000
Trucking	\$4500	5	\$22500	
Setting Equipment				
Street Closure Fees	TBD		TBD	
Crane Set	\$8000	2 days rent	\$16000	
Set on Blocks	\$4000	5	\$16000	
Decks/Ramps Stairs	TBD		TBD	
Crew Travel			\$5600	
Leveling Jacks	TBD		TBD	
UTILITY CONNECTIONS				Total \$135,000
Semi-permanent set up				
Power			\$35,000	
Sewer			\$100,000	

Security

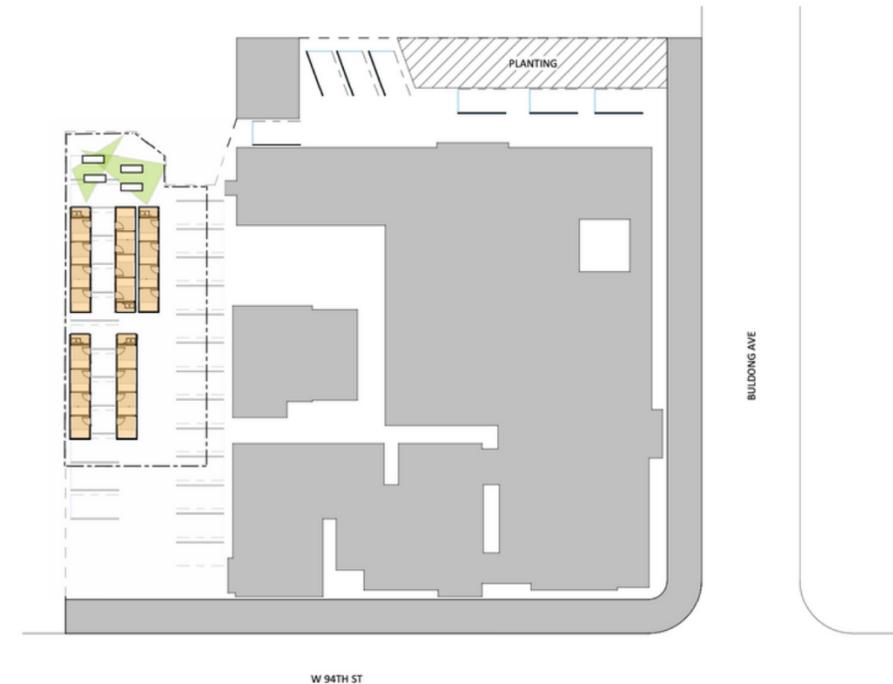
Item	Per Unit	Quantity	Subtotal	Total \$ 15,000
Fencing			\$10,000	
CCTV			\$5,000	

Extras

Item	Per Unit	Quantity	Subtotal	Total \$2700
Tables			\$500	
Tents			\$500	
Mini Fridges			\$1700	

Purchase and Installation Estimate Subtotal

\$367,700



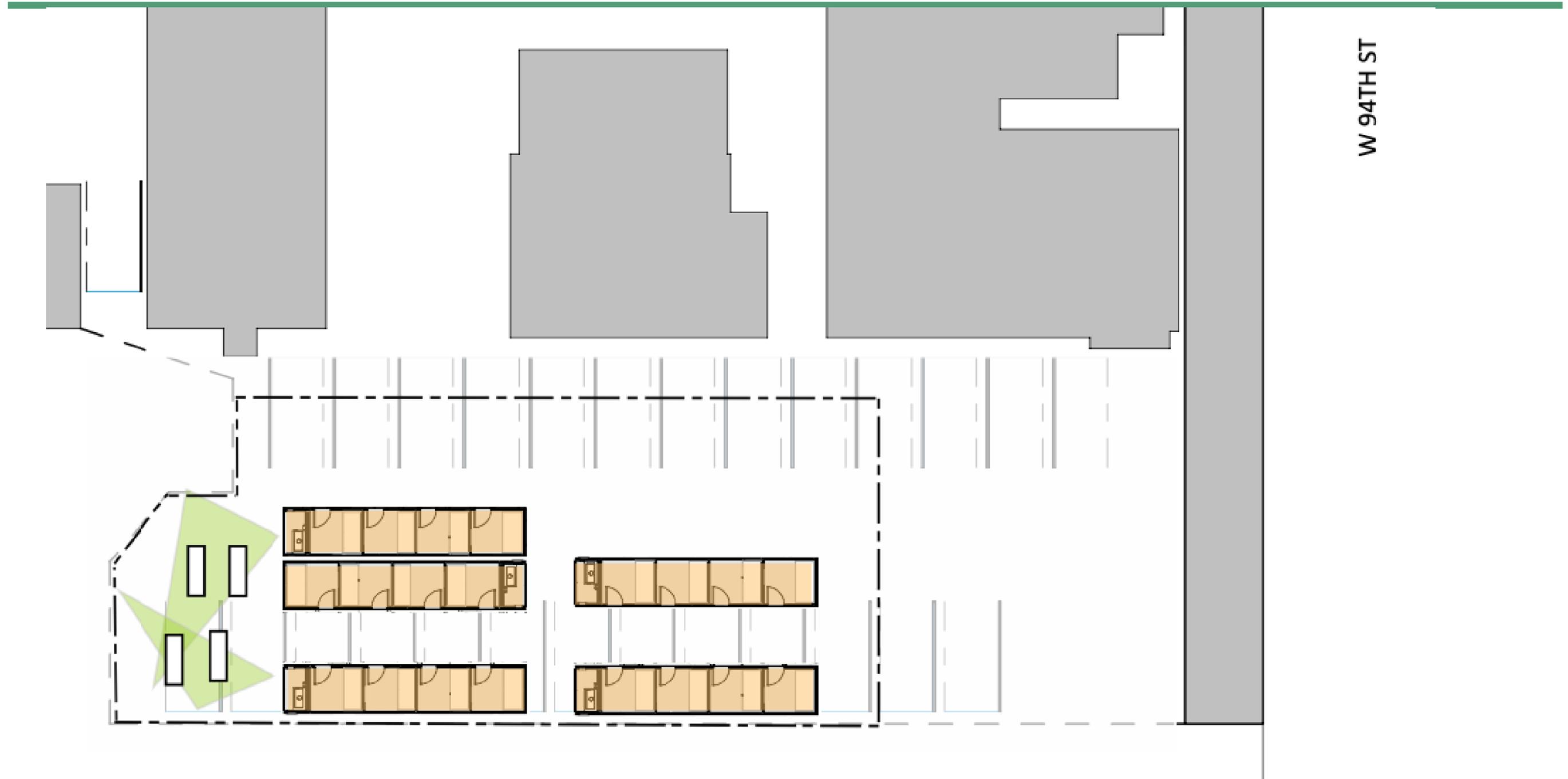
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BUDLONG SITE PLAN:
5 shelters @ 8x40
Eating area

Church owned land on County Property



HOLLYWOOD 4WRD



Some Pallet Shelter Locations reported these unexpected costs:

Sonoma had to put in a fire safety system at a cost of \$600,000.

Other locations only had to put in alarm system.

Purchasing laundry trucks has led to unexpected repair expenses.

Some providers think it's more cost effective to rent.

Santa Cruz has \$6,000 per month in laundry truck expenses.

Portland has big expenses in hygiene and shower trucks. \$11,000 per month.

Portland put in a privacy screen as a result of civil unrest to protect residents.

Some Pallet Shelter Locations reported these unexpected difficulties:

Under Riverside's building codes units were too small for habitation. After consulting with state officials they changed zoning. Some cities advocated to shorten the project duration to adjust building code regulations. By using a short term project time line, under a year or two, fire zoning and other codes became more cost effective.

Some Pallet Shelter Locations reported these cost saving tips:

Service provider parking lots had minimum site prep and the big benefit of services on site, already up and running.

Renting laundry trucks meant more expense per month, but big savings in not repairing or maintaining.

To build community support, many of the cities replaced encampments with the shelter communities.

The former mayor of Riverside lived in a shelter for a week to build community buy in.

Some sites ran power underground, substantial start up costs; but significant long term investment return.
(for future emergency sites, or increased property values)

OUR RECOMMENDATIONS



Our research focuses upon construction not services.

LAHSA has issued service provider RFPs for Tiny Home Villages.

www.lahsa.org/documents?id=5018-2020-covid-19-city-of-los-angeles-tiny-home-village-interim-housing-rfi

4 new Pallet Communities are being built by Councilmembers O'Farrell, Bloomenfeild and Martinez.

ts currently under planning department review.

Krekorian has three. Go and visit this weekend!!!

We have at least 3 church parking lots ready to commit.

Seek help from city/county officials to secure private properties.

Use Redondo Beach cost model.

For smaller sites, individuals with lived experience can act as leads on site.

Assign staff support to help our committee.

This is preferable to living in a tent.

Vacant Privately Owned Land in Hollywood



1359 Sycamore/7062 DeLongpre
 Address: 1359 Sycamore/7062 DeLongpre
 Owner—
 Physical appearance—vacant lot
 Approximate square feet—17,000
 History



Vacant Privately Owned Land in Hollywood

6533 Lexington/1157 Hudson
 Address: 6533 Lexington/1157 Hudson
 Owner—
 Physical appearance—vacant lot
 Approximate square feet—4100
 History



Pallet Shelter Task Force

This proposal
is the result
of a larger study on increasing
the Bridge Home Program
w/ Pallet Shelters,
and Container Homes
for
Hollywood 4Ward
with
Stories From the Frontline

Kerry Morrison & Marilyn Wells
Allison Schallert
Helen Eigenberg
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Sean Starkey
Ruben Lechuga
Robert Morrison
Henry Perez
Heather Carmichael
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