



Administrative Report

N.2., File # 20-1378

Meeting Date: 9/15/2020

TO: MAYOR AND CITY COUNCIL
FROM: MICHAEL W. WEBB, CITY ATTORNEY

TITLE

DISCUSSION AND POSSIBLE DIRECTION TO STAFF REGARDING PALLET SHELTER
TRANSITIONAL HOUSING

BACKGROUND

There is insufficient transitional housing available to the Homeless throughout California and particularly to the homeless in the South Bay. Furthermore, there are no homeless shelters in Redondo Beach. As there currently are no such alternatives, the Police in Redondo are unable to enforce ordinances prohibiting sleeping outdoors, on public property because Federal Courts have ruled that in such situations the homeless defendants have no choice in the matter. At your August 4th meeting, the Council directed us to prepare and return for City Council approval the documents necessary to rent beds within a collaborative housing program in a nearby city within Spa 8. Unfortunately, the collaborative housing program we have previously identified has stopped responding and it is now doubtful we will be able to reach an agreement on a deal.

A potential alternative for the City Council to consider are temporary, transitional housing units made by Pallet that can be moved or removed as the City Council directs. A possible initial location could be on the dirt behind the Aviation Gym (see Attachment). This is a publicly owned location that is NOT adjacent to a residential neighborhood.

The CARES Act eligibility guidelines allow for expenses associated with “caring for homeless” during the pandemic period as defined as March 1, 2020 through December 30, 2020 so these and other grant funds may be able to be utilized to cover the costs of these units. It is uncertain if that period of time will be extended by future legislation, so there is some urgency in getting this done as quickly as possible.

Additionally, Housing Navigator Lila Omura is concerned that some of the nearby locations of Project Room Key are set to end in early October and it is not certain if the County will be able to find other locations for all of the people in that program. We currently have over 30 people in that program from Redondo Beach. It will be a significant setback if individuals currently making progress towards becoming “housing ready” for permanent housing end up back living on the streets of Redondo.

This transitional housing would be invaluable in helping homeless individuals prepare for and become eligible for permanent housing. Additionally, the Police may then be able to once again enforce our camping ordinance, which prohibits camping in public.

As you know, in September 2018 the Ninth Circuit Court of appeals issued its ruling in *Martin v. City of Boise*. Essentially, the court ruled that enforcement of ordinances that prohibit sleeping or camping on public property against homeless individuals is unconstitutional when those individuals do not have a meaningful alternative, such as shelter space or a legal place to camp. The Court's reasoning is that . . . "as long as there is no option of sleeping indoors, the government cannot criminalize indigent, homeless people for sleeping outdoors, on public property, on the false premise they had a choice in the matter." As there currently are no such alternatives, the Police in Redondo have been unable to enforce those ordinances.

However, if a bed is available there would be a meaningful alternative. The Police would be offering an available bed and would only use enforcement against individuals who refuse to accept the offered housing - in other words who were making a choice to camp on public property. Enforcement would be a last step, not a first. We would still need to work out the logistical issues associated with verification of an available bed at the time of enforcement and the need to provide transportation of individuals and their belongings to the housing program before the Police resume enforcement.

This is entirely a policy decision for the Mayor and City Council. The three basic options are:

- 1) Direct Staff to pursue the purchase of Pallet temporary transitional housing shelters and grant funding to pay for them. Return to the City Council with the final documents to approve and (if so desired) other potential locations.
- 2) Direct Staff not to pursue the Pallet temporary shelters but continue to pursue other transitional housing opportunities within SPA 8. However, there are no readily available options so RBPD would not be able to enforce the ordinances against camping on public property in the near future.
- 3) Direct Staff to stop pursuing transitional housing options. RBPD would not be able to enforce the ordinances against camping on public property for the foreseeable future.

COORDINATION

The City Attorney's Office coordinated with the Police Department, the Public Works Department, the Community Services Department and the City Manager's Office in connection with the preparation of this report.

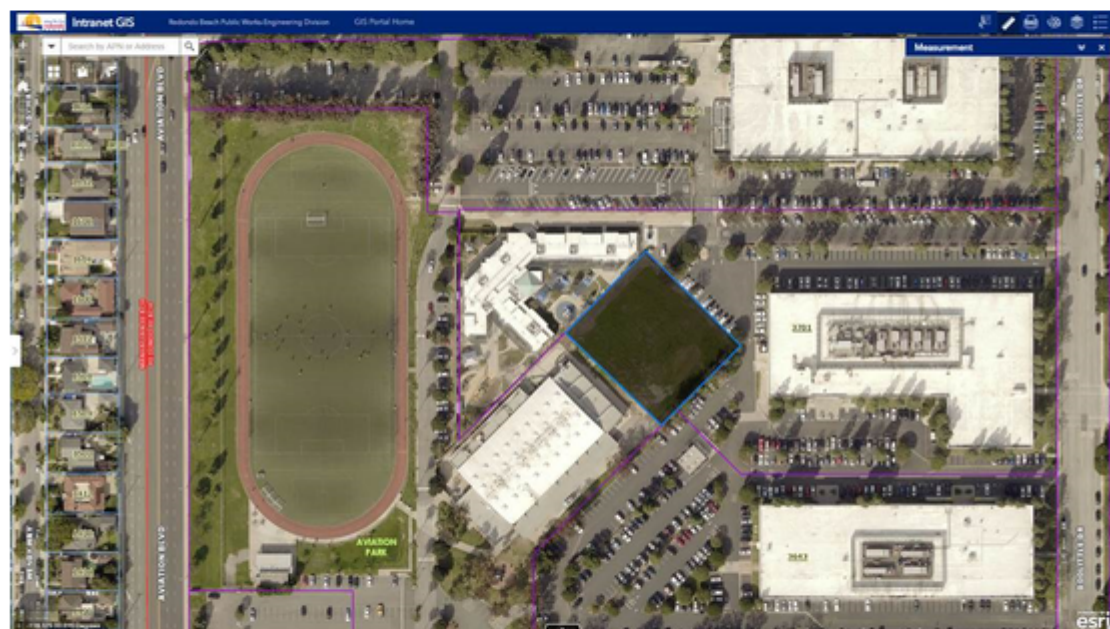
FISCAL IMPACT

The Fiscal Impact of each of these items will be finalized at the time they are each brought back for final City Council approval.

ATTACHMENTS

- Picture of dirt lot behind Aviation Gym
- About Pallet
- Pallet Homelessness Flyer

- Maui Case Study
- Riverside Case Study
- Sonoma Case Study
- Small Shelter Spec Sheet







About Pallet

A social purpose company on a mission to build equal opportunity access to housing and employment.

The Problem

1.6 billion people lack access to adequate shelter across the globe, with more than half a million in America alone.

“We are in the midst of a humanitarian crisis and need to be honest with ourselves; much of what we have been doing is not working.”

- Dr. Robert G. Marbut Jr.

Executive Director, United States Interagency Council on Homelessness



The Problem

- Elected officials are under pressure to provide shelter to their residents experiencing homelessness.
- With finite resources, these elected officials are eager to consider low cost, innovative, and highly effective solutions.
- Traditional shelter solutions are expensive and require years to build.

Our Solution

Rapid, scalable, and
cost-effective shelter.

For more than half a million people facing homelessness across the America, Pallet's durable, portable, and dignified shelters are a stepping stone out of personal crisis and into a life of stability.



Pallet Shelter

Benefits:

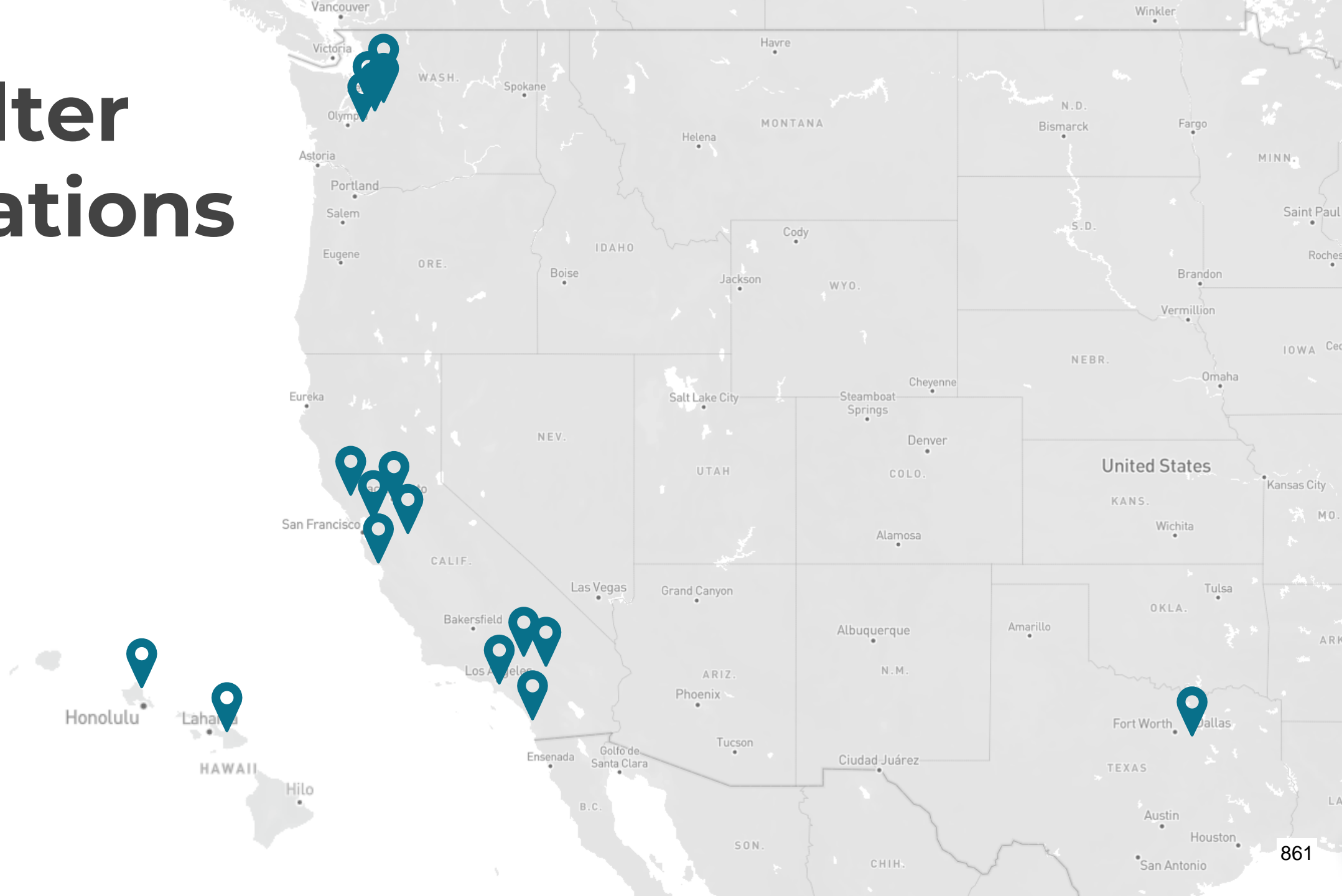
- Quick and easy to deploy
- Assembled in an hour by a team of three
- 10+ year product lifespan
- Climate control with heat, air conditioning
- Mold, mildew, and rot resistant

Features:

- Fold-up bunk system
- Lockable door and windows
- Secure ventilation system
- Structural floor with aluminum framing
- 110mph wind rating
- 25lb per square foot snow load rating
- CO monitor
- Fire extinguisher
- Smoke detector



Shelter Locations



Our Employment Model

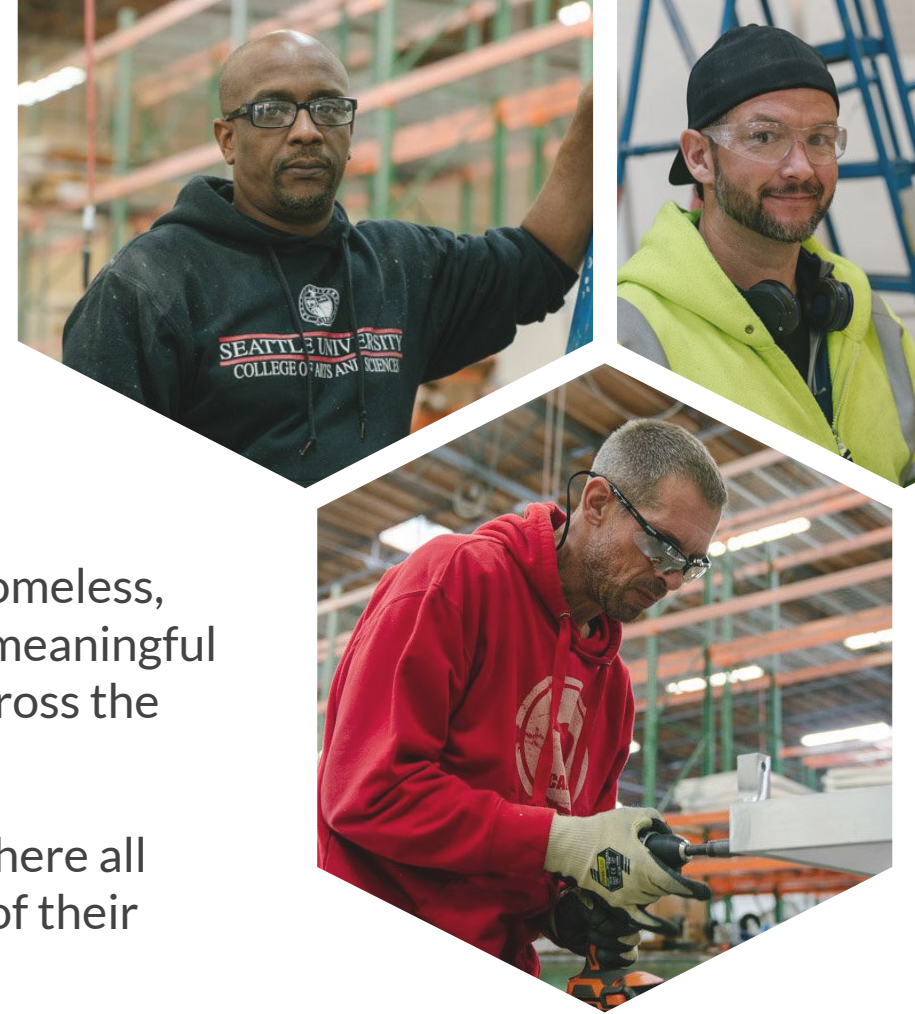
Pallet's mission as a cause-driven, second-chance employer.

Our People

People are our bottom line, and we invest in human capital to maximize the potential of our employees and the communities they serve.

All employees who build Pallet shelters for the homeless are formerly homeless, addicted, or incarcerated themselves, and have found stability through meaningful employment, building shelters for the more than half a million people across the United States who are experiencing homelessness.

We're building a company where we invest in people, not just profits. Where all people, in all circumstances, may have the shelter that meets the needs of their families and communities.



“We want the world to see that people’s futures are defined by their potential, not their past history.”

- Amy King, Pallet Founder and CEO

More Than a Career

For our employees who were formerly homeless, addicted, or incarcerated themselves, a career building shelters at Pallet is more than a paycheck — it's a life of stability, learning, and a community that cares for and supports their personal and professional growth. Employment at Pallet includes job training, support services, and a long list of other benefits.

Our Employee Programs:

Manufacturing Training

We're builders at heart — whether we're building a shelter or someone's future — and train our employees with the skills they need to be successful. These skills apply not only to building shelters at Pallet, but any building in the construction industry.

Life Skills Training

A life of stability requires more than a career and a paycheck. That's why Pallet brings experts to its manufacturing headquarters each month to advise its employees on life skills, such as how to open a bank account or obtain an identification card.

Personal Support Services

Sometimes life happens and we all hit a speed bump — that's why the team at Pallet is here to provide support, and help its employees through their personal challenges.

Learn More

Visit: www.palletshelter.com

Email: info@palletshelter.com



Shelter for people experiencing homelessness, built in under an hour.

Durable, dignified, and cost-effective shelter solutions.



“I can't believe that we were able to complete an entire community over the course of two weeks.”

- Lynda Hopkins, Sonoma County Board of Supervisors

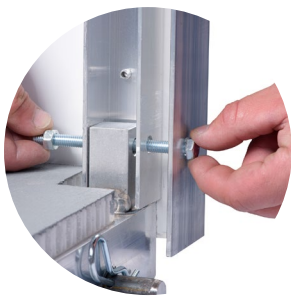
Designed and Built by People with Lived Experience in Homelessness

When we set out to design a personal shelter for people experiencing homelessness, we asked people experiencing homelessness what they needed to improve their lives.

Our personal shelters are more effective at transitioning people into permanent housing because they are designed and built by people with lived experience in homelessness - most people who build our shelters are formerly homeless, addicted, or incarcerated themselves, and your purchase of Pallet shelters helps to employ this nontraditional workforce.



Features:



Rapid

Pallet's simple and durable shelters can each be built by a team of two people in less than an hour with minimal tools, making them a scalable solution.



Proven

Pallet's personal shelters have a higher adoption rate and are a proven stepping stone out of homelessness and into stability.



Private

Each shelter features a locking door for privacy, and personal shelters allow residents to practice social distancing for the reduction of virus transmission.



Comfortable

Features like insulation, heating, air conditioning, openable windows, and other ventilation throughout offer individual climate control.

info@palletshelter.com
208-572-5538





Sanitary

All shelter materials are easy to sanitize and clean between uses, and the structure is resistant to mold and pests. Personal shelter reduces virus transmission.



Panelized

Shelters can be individually stacked for low-cost warehousing or shipping. Each panel is light enough to be carried by hand.



	Pallet Shelter	Wooden Shed Homes	Mass Tent Shelters	Permanent Shelter
Price Per Bed	\$2,450	\$2,500	\$8,333	\$20,333
Assembly Time	1 hour	2 days	6 months	5 years
Product Life	10 years	5 years	6 years	50 years
Portable	✓	✗	✗	✗
Mold, Rot, and Pest Resistant	✓	✗	✓	✓
Structural Floor	✓	✓	✓	✓
Individual Privacy	✓	✓	✓	✗
Designed for Human Habitation	✓	✗	✓	✓
Easy to Clean and Sanitize	✓	✗	✗	✗
Maintenance Costs	Low	Medium	Medium	Medium

Look inside: palletshelter.com





Maui, Hawaii

Building 23 Shelters in 4 Hours

With the help of local first responders, the island of Maui built a shelter community to protect its homeless residents from the coronavirus. Long term, the shelter community will provide these same residents a stepping stone out of homelessness and into stability.

The Challenge

With the spread of COVID-19, cities across America are faced with a time-sensitive challenge: how to protect the homeless from coronavirus?

Hawaii's island of Maui recognized that people experiencing homelessness don't have the privilege to shelter in place at home, because people facing homelessness don't have a home — and are perhaps the most vulnerable to the virus.

While some regions in America repurposed existing structures such as hotels, Maui wondered what would become of the homeless living in hotel rooms after the virus has passed. How could they create long term capacity to serve homeless residents long term?

“The longer the crisis lasts, the harder it will become for people experiencing homelessness and those with low or extremely low incomes to meet their basic needs.”

- National Alliance to End Homelessness

Solution

The Maui community worked together to build a temporary, emergency shelter site in a baseball field over the course of just four hours. These 23 shelters will allow Maui's unsheltered residents the option to self-isolate and protect themselves from the spread of the coronavirus.

Thanks to the first responders who helped build the shelter community, these shelters will provide a stepping stone out of homelessness and into stability.



“As communities across the country are grappling with the spread of COVID-19, people experiencing homelessness face serious threats where the virus is spreading through the community. Homeless individuals can be at much greater risk of infection and complications from infection.”

- National Alliance to End Homelessness



First responders from the Maui Fire Department and Hawaii National Guard assisted in shelter setup, drastically speeding up the setup time.

Each Pallet shelter can be set up by a team of two people in less than an hour. With the help of dozens of first responders, the entire Maui Pallet shelter community was built in just a few hours.

Community Features

The shelter site offers residents amenities from personal, secure shelter to daily meals.

- 23 personal shelters
- Personal climate control
- Meals
- Electricity
- Lights
- Electronics charging
- Mattresses and bedding
- Storage space
- Pet-friendly
- Toilets
- Showers



Maui Shelter Site Location

Results

In just four hours, the Maui community built new shelter capacity for its residents without homes and added the ability for these residents to practice social distancing. Long term, these shelters will provide a stepping stone out of homelessness and into stability.

“This is the way you save lives. This is the way you bring people together.”

- Hawaii Lieutenant Governor Josh Green



More Information

For more detailed information on the Maui shelter project or partners involved in the community installation, contact:

Patrick Diller

Director of Business Development, Pallet
patrickd@palletshelter.com

Contact information for the partners involved in this project are available by request.

“We can’t afford not to act. It’s a moral imperative that we do.”

- Hawaii Lieutenant Governor Josh Green



Riverside, CA

Adding Capacity to an Existing Shelter System

As its population of residents experiencing homelessness grew, the City of Riverside acted quickly to expand the number of beds at an existing shelter site.

The Challenge

The City of Riverside, California faced an urgent crisis – as of January 2020, more than 400 people were living unsheltered in the city. While the city was working on other plans to expand its shelter capacity beyond the 180 beds they had at that moment, elected officials were also seeking a rapid and emergency shelter solution for its residents facing homelessness.

“Everywhere you look, we have homeless people in Riverside. We need to help them.”

- Kevin, Riverside Resident



Photo Courtesy of The Press Enterprise

Solution

The City of Riverside worked together to build a temporary, emergency shelter community in the parking lot of an existing mass shelter. By adding capacity to an existing shelter site, the city was able to expand capacity quickly, allowing them to leverage the city's emergency shelter zone and existing services on the shelter campus.

In just four days, the Riverside community transformed a neighborhood lot into an emergency shelter community with 30 shelters, providing a stepping stone out of homelessness and into stability.



NEW AT 5

**CABIN VILLAGE UNVEILED; WILL PROVIDE
TEMPORARY SHELTER FOR HOMELESS PEOPLE**

LOCAL HEADLINES

RESTED IN THE SHOOTING DEATH OF A CATHEDRAL CITY M

**NEWS
CHANNEL 3**

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Project Timeline

Treating the situation as a crisis, Riverside moved quickly to build their Pallet community and provide shelter to residents.

2019

○ October 10

Pallet participates in Riverside's *Long Night of Arts and Innovation*, where the public and elected officials could learn about Pallet's personal shelters for people experiencing homelessness.

○ November 12

Riverside Mayor Rusty [Bailey begins to sleep in a Pallet shelter](#) to raise awareness for the urgency of the city's homelessness crisis.





December 17

Riverside City Council votes to approve a three-pronged emergency approach to addressing homelessness in the city, including Pallet's personal shelters for people facing homelessness.



2020



January 21

California Governor Gavin Newsom calls the state's law mandating that structures be at least 70 square feet a "bureaucratic hang-up" and "ridiculous," and the Riverside City Council unanimously votes to change the requirement, allowing Pallet's 64 square foot shelters.



February 18

Pallet's shelter units arrive at the Riverside shelter community.



February 21

All Pallet shelters are completely built and ready for residents to move in.





March 11

Riverside opens the new shelter community, introduces the service provider, and begins shelter intake for residents who will live in the community..



"These cabins will be especially effective in providing a new type of housing for homeless people who may be averse to a traditional shelter environment."

"This includes couples, people with pets, families with children who have aged out of the family shelter and individuals suffering from PTSD."

- Riverside Mayor Rusty Bailey

Community Features

The shelter site offers residents amenities from personal, secure shelter to on site case management.

- 30 personal shelters
- Personal climate control
- Dining on site
- Electricity
- Lights
- Electronics charging
- Mattresses and bedding
- Storage space
- Pet-friendly
- Toilets and showers
- 24-hour management
- Security on site

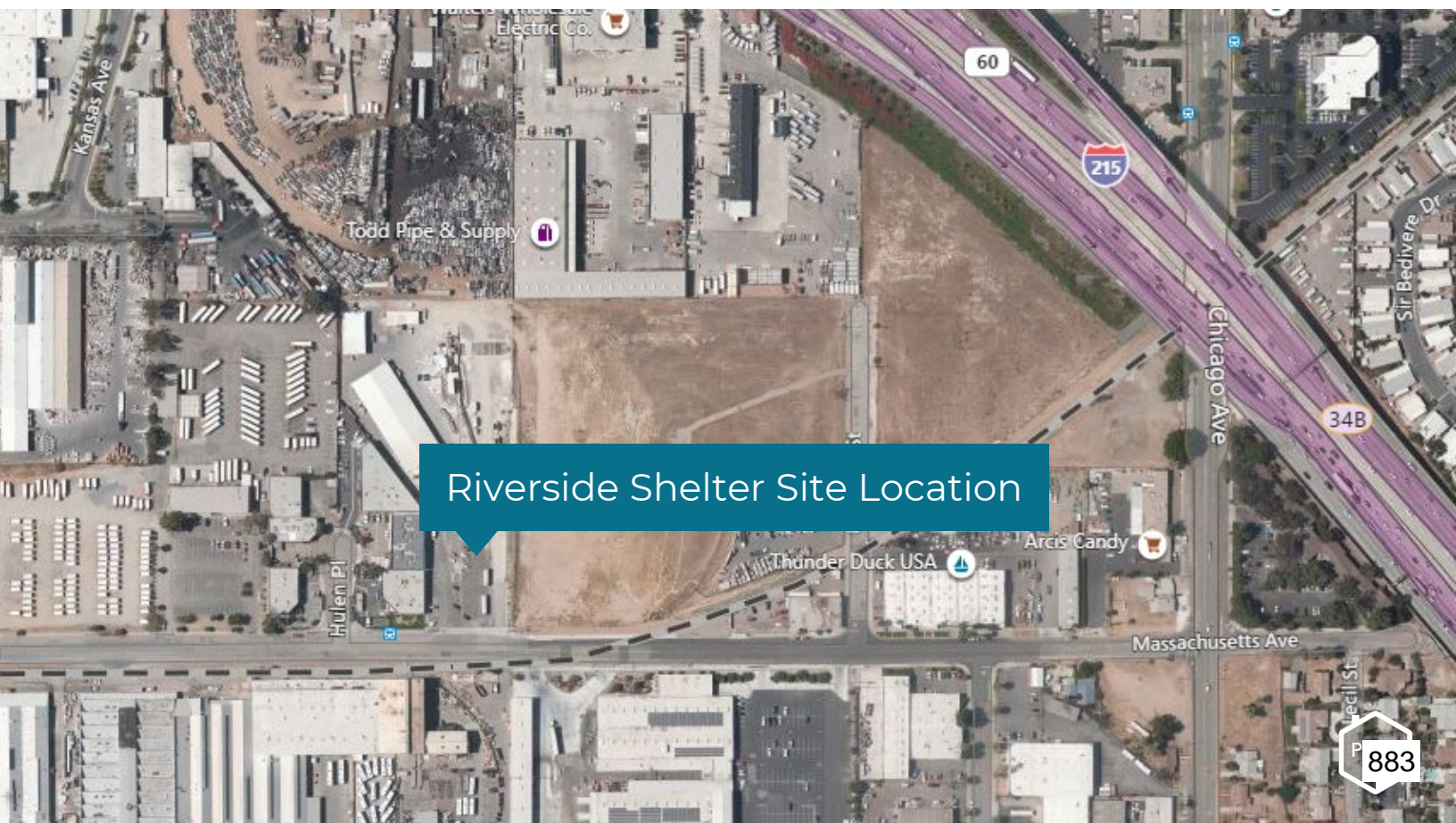




Photo Courtesy of City Net

Services On Site

The Riverside, CA site is managed by [City Net](#), a team of nonprofit professionals who work to end street-level homelessness through the coordination of community efforts and activities.

Services Provided by City Net Include:

- **Street Outreach:** Service delivery for the specific purpose of reaching out to unsheltered homeless neighbors to connecting them with emergency shelter, housing, or critical services.
- **Case Management:** On-site activities to assess housing and service needs for residents, such as intake, counseling, helping to obtain benefits, monitoring, and development of a personalized housing stabilization plan.

Results

In just four days, the Riverside community expanded shelter capacity by turning a mass shelter parking lot into a Pallet shelter community, providing a stepping stone out of homelessness and into stability.

“Riverside is addressing homelessness head on.”

- Riverside Mayor Rusty Bailey



NEW AT 5

CABIN VILLAGE UNVEILED; WILL PROVIDE
TEMPORARY SHELTER FOR HOMELESS PEOPLE

FLOORING INNOVATIONS LOCAL HEADLINES

RESTED IN THE SHOOTING DEATH OF A CATHEDRAL CITY M

NEWS
CHANNEL 3

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More Information

For more information on the Riverside shelter project or partners involved in the community installation, contact:

Patrick Diller

Director of Business Development, Pallet
patrickd@palletshelter.com

Contact information for the city and services management available by request.

“I wish they had this when I was homeless with my kids, because we slept in the car.”

- Kaneesa, Riverside Resident



Sonoma County

Responding to a Homelessness Emergency

In just 10 days, Sonoma County turned a neighborhood lot into an emergency shelter community, providing a stepping stone out of homelessness and into stability.

The Challenge

One of California's largest homeless encampments, the Joe Rodota Trail in Sonoma County was "home" to more than 200 people facing homelessness — the largest encampment in the county's history.

The encampment had grown dramatically over the past six months, with tents lining more than a mile of a popular bike trail in the heart of Santa Rosa.

The county was legally prohibited from clearing the camp after a court ruling found that cities are not allowed to prosecute people for sleeping outdoors if there are no shelter beds available.



"It's taken over our neighborhood."

- Stuart Kiehl, Neighbor

Video: [Homeless Live In Limbo Amid Debate Over Fate of Camp](#)

The county had been working toward solutions, but for many Sonoma County residents, it wasn't fast enough.

Solution

Handling the situation like an emergency, Sonoma County moved quickly to build a temporary, emergency shelter community.

In just 10 days, the Sonoma County community transformed a neighborhood lot into an emergency shelter community, providing a stepping stone out of homelessness and into stability.



Video: [Building Emergency Shelter for the Homeless](#)

Project Timeline

Treating the situation as an emergency, the county acted fast to turn a neighborhood lot into an emergency shelter community.

2018

○ **July 10**

Sonoma County declares homelessness as a state of emergency. While this occurred years before the shelter project, it would ultimately make it easier to move forward with the project. During a state of emergency, housing projects built on city property have looser building code restrictions.

2019

○ **December 23**

Sonoma County approves \$11.5 million in funding for homelessness.



2020

○ January 8

County of Sonoma calls Pallet to discuss shelter availability, options, and other features.



○ January 10

County of Sonoma announces plan to provide shelter for Joe Rodota Trail encampment residents and clear the site by the end of the month.

○ January 10

County of Sonoma issues a purchase order with Pallet to confirm an order of 60 shelter units.

○ January 14

Pallet ships shelters from Seattle, Washington headquarters to Sonoma County shelter site.

○ January 16

Pallet's shelter units arrive at the temporary shelter site in Sonoma County.



○ January 17

Team of Pallet employees, elected officials, volunteers, and other partners begin site setup.



○ January 17

County of Sonoma hosts community meeting to share information on the site, timeline, services to be provided, and other details.



January 27

First residents arrive at Pallet shelter community, move-in begins.



"Honestly, it's such an inspirational location. I think that what's really critical about [the shelter site] and why it's now full and why people actually wanted to move there is that everyone had their own personal space.

They have an ability to go in their own little space, lock their belongings, and leave. This allows them to go to job interviews, to go to work, and access services. I can't believe that we were able to basically complete an entire tiny community over the course of two weeks. People are really happy to be there."

- Lynda Hopkins, Sonoma County Board of Supervisors

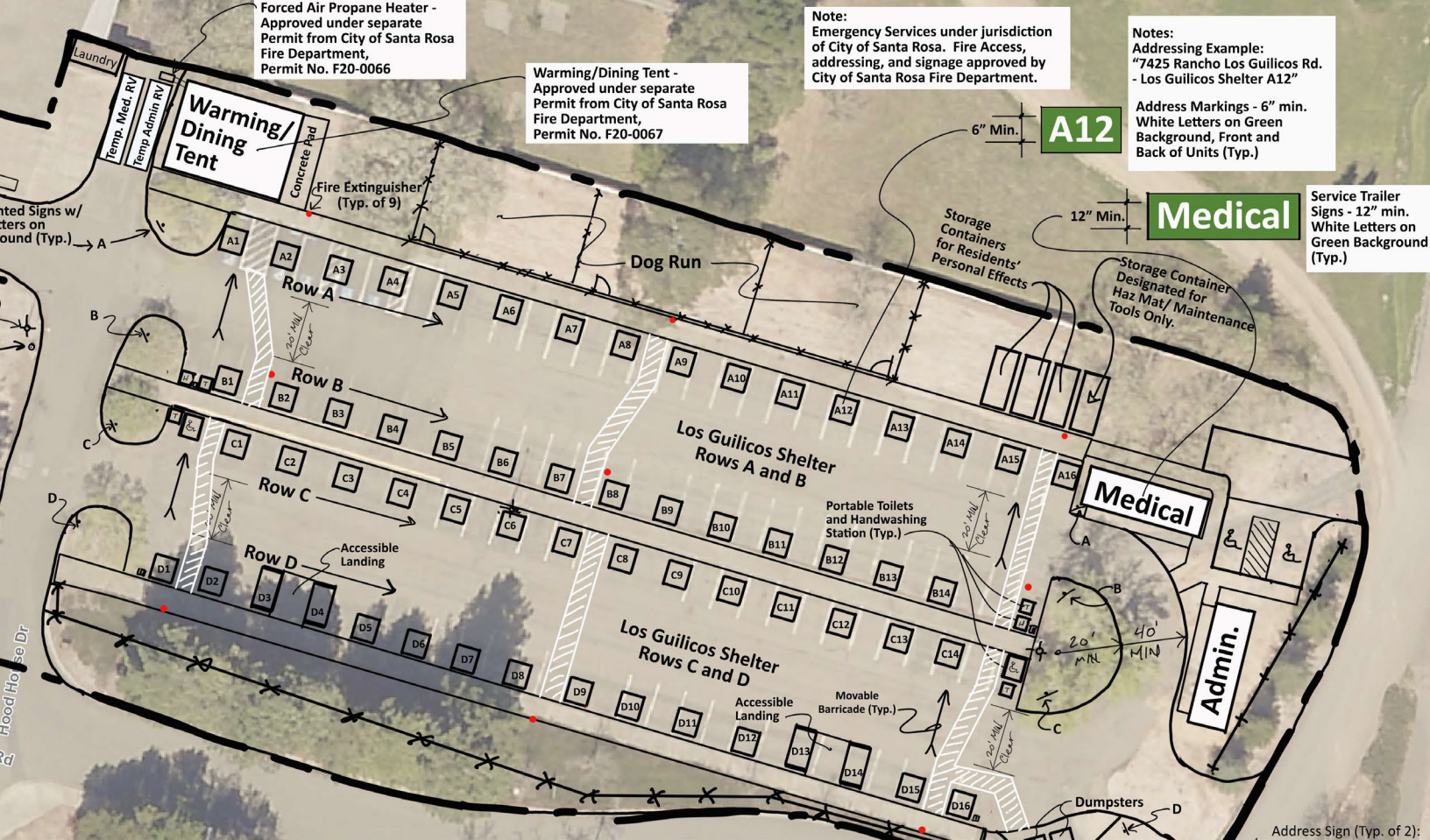
Results

In just 10 days, the Sonoma County community transformed a neighborhood lot into a Pallet shelter community, providing a stepping stone out of homelessness and into stability. The site is currently operating at maximum capacity.

“In 10 days we’ve stood up approximately 60 houses.”

*- Caroline Judy, Sonoma County
Director of General Services*





Community Features

The shelter site offers residents amenities from personal, secure shelter to shuttle service.

- 60 heated, personal shelters
- Electricity, LED lights, solar device chargers
- Mattress/bedding
- Storage space
- Pet-friendly
- Toilets and showers
- 24-hour management
- Security on site
- Hourly shuttle service





More Information

For more information on the Sonoma County shelter project or partners involved in the community installation, contact:

Patrick Diller

Director of Business Development, Pallet
patrickd@palletshelter.com

Bruce Oveson

Senior Capital Projects Manager, County of Sonoma
Bruce.Oveson@sonoma-county.org

Tennis Wick

Director of Permitting, County of Sonoma
tennis.wick@sonoma-county.org



Shelter Specifications

64 Square Foot Shelter

Standard Specifications

Size (nominal)	8 ft. - 6 in. wide x 7 ft. 6 in. deep x 9 ft. - 3 in. high
Square Footage	64 square feet
Maximum Sleeping accommodations	Four
Maximum Interior Head Room	107 inches
Minimum Interior head room	90 inches
Lockable Security door (from inside and outside)	1 @ 36 in x 80 in
Openable windows	2 @ 16 x 25 inches 2 @ 12 x 19 inches Total square footage of windows 8.72 sq ft Openable percentage - 50%
Storage Shelves	2 @ 16 X 101 inches 1 @ 13 x 39 inches
Sleeping bunks	up to 4 @ 28.25 in x 81 in.
Weight of shell with 0.5 insulation R-2	400 lbs.
Weight of 0.5 insulated shell plus four bunks and three shelves	520 lbs.
Weight of shell insulated with 1.5 insulation R-7.5	482 lbs
Weight of 1.5 insulated shell plus four bunks and three shelves	602 lbs
Openable vents	2 in the upper side walls and 2 in the lower side walls 102 inch long openable vent at roof ridge line

Standard Materials of Construction

Base	Aluminum welded frame with 3/4 inch grey painted Plascore floor riveted to aluminum base
Front wall, side wall, roof and door	Aluminum frame with two optional siding materials
Roof	Aluminum frame with two optional roofing materials
Optional wall, roof and door materials	0.5 inch insulated composite panel R - 2 1.5 inch insulated composite panel R - 7.5
Windows	metal frame with tempered glass
Bunks	Aluminum welded frame with 3/4 inch Plascore bed support riveted to aluminum frame
Shelves	3/4 inch Plascore with 1x1 aluminum channel for bunk access ladder



Shelter Specifications

64 Square Foot Shelter

Standard Features

All materials of construction are non-organic eliminating; mold, mildew and bedbugs
Set up of the unit in 20 minutes with two people, minimal tools required
Disassembly of the unit in 20 minutes with two people, minimal tools required
Able to move the Pallet Shelter (shell only) fully setup with six people
Assemble and disassemble up to 40 times with no significant product deterioration
All four bunks are easily removable with no tools to accommodate multiple sleeping configurations
All four bunks swing up out of the way and latch to provide more living space during the day
Bunks may also be mounted in a desk orientation at both sitting desk and standing desk height to accommodate a mobile office or command center requirement
Disassembled size of 105" x 92.5" x 13.5 " 0.5 inch insulated
Disassembled size of 107" x 92.5" x 19.5 " 1.5 inch insulated
Pallet size for shipping up to (3) units 108" x 92.5" x 47.5" - 0.5 inch insulated max capacity of 32 units in a 53 foot truck
Pallet size for shipping up to (2) units 108" x 92.5" x 47.5" - 1.5 inch insulated - max capacity of 24 units in a 53 foot truck
No water penetration up to 50 MPH wind
Able to withstand 110 MPH wind
Earthquake Resistant
10 year useable life or stage shelf life
Universally Accessibility - May require addition of access ramp and bunk access handle
Snow Load capability - 25 lbs per square foot
Smoke detector
Carbon Monoxide Detector
Fire Extinguisher

Optional Accessory Features

Solar power Kit - system to power LED lighting and phone charger (includes battery)
110 Volt Electrical panel
110 volt 1500 watt ceramic portable heater
110 volt 1500 watt wall mounted heater
110 V light fixture
110 Volt Air Conditioner; 5,000 BTU 6,000 BTU 8,000 BTU 10,000 BTU
Screen door
Lockable storage box mounted to floor
Emergency Egress Opening