Why do PSH Units Cost so Much and Take so Long?

- Regulations & Resistance
  - CEQA
  - Community Pushback
  - Etc.

- Lack of Standardization & Construction Methodology

- Risk

---

Rising costs threaten L.A.'s homeless housing goal

By DOUG SMITH  MAY 11, 2018  |  7:20 PM

A homeless encampment in Los Angeles. (Marcus Yam / Los Angeles Times)

Skyrocketing development costs and loss of state and federal subsidies are undermining Los Angeles' goal of adding 10,000 units of homeless and affordable housing in a decade, officials said Friday.
PARADIGM SHIFT

How do we change the process for delivery and construction of PSH?

“We cannot solve our problems with the same thinking we used when we created them.”

-Albert Einstein
Evolution of Construction

Case Study: Prefab Glass Facade Systems
Modular Housing Construction
Case Study: Bay Area Manufacturers

“If we don’t build housing differently, then no one can have any housing,” Rick Holliday, Factory OS, New York Times

RAD Urban
- Steel framed structure with 4 sides
- Module Size: 700 sf at 14’ wide by 30 to 40’ long
- 100% prefabrication done in shop

Factory OS
- Module Size (for homeless): 244 sf, max. at 16’x72’
- 80% prefabrication done in shop
- Offsite construction: 20% expensive, 40% faster, 300 locals trained & employed
Modular Housing Construction
Case Study: Bay Area Manufacturers
Micro-Units

Legislation

- Micro-units are approximately between 140-350 square feet, typically with full kitchen and bathroom.

- In **2011**, legislation passed in **San Francisco** that allows for the construction of micro-units that allows for units as small as 220 square feet comprised of 150 square feet of living space, plus a bathroom and kitchen.

- In **Los Angeles**, the approval of the TOC Guidelines has made micro-unit construction viable in a limited number of areas in Downtown and other transit-adjacent communities.
PSH Hotel Conversions
Case Study: Residence Inn Studio

How do these hotel models keep construction costs low?

- Roll-out
- Standardization

With current PSH model of bed, bathroom, kitchen per unit, standard motel/hotel conversions face challenges.
Prefab Modular Housing Benefits
Off Site Manufacturing + Construction

› Compressed construction schedule

› Off-site construction minimizes site and community disturbance: less noise, traffic, and on-site staging

› More environmentally friendly: uses less energy, recyclable materials, and reduces waste

› Higher quality and controlled craft

› Workers are more efficient in a factory, where jobs can be completed uninterrupted

› Stable safer work conditions, a growing industry, and a chance to live close to where they work, attract skilled employees and carpenters
Prefab Modular Housing Benefits

Schedule Impact

Pre-Fab vs. Site Built Construction Schedule

**Modular Construction Schedule**

- Design Eng.
- Permits & Approvals
- Site Development & Foundations
- Install & Site Restoration
- Building Construction at a Plant

**Time Savings**

Simultaneous Site Development and Building Constructions at the Plant has buildings open 30% to 50% sooner!

**Site Built Construction Schedule**

- Design Eng.
- Permits & Approvals
- Site Development & Foundations
- Building Construction
- Site Restoration
Everyone In
To bring down the cost of PSH

Need to get everyone at all levels, **State**, **County**, and **City** to incentivize and speed up the process to bring down the cost per unit.

How do we expedite the process of incentivizing manufacturers to come to LA?

- Site Cost
- Permitting
- Prioritized Inspection
- Etc.
Gensler + Skid Row Housing Trust Joint Pursuit
Prefabricated Modular PSH Roll Out

- 4 PSH Projects in Predevelopment
- Pre-Fab Modular Construction Pilot
- Intent of sharing program with larger development and construction community
Key Players at Gensler

Rob Jernigan
Regional Managing Principal

Eric Stultz
Principal-In-Charge

Russell Baker
PMO Director

Audrey Handelman
Architect

Roger Sherman
Urban Designer

Young Seop Lee
Architectural Designer/
Prefab Specialist

Allison McElroy
Residential & Developer
Marketing Specialist
Unit Module Design
Mass Customization

2 MODULES

1 BED  LIVING  STUDIO  LIVING + VERT.  1 BED + VERT.  2 BED
Unit Module Design
Mass Customization

Prefab Modular Housing

STUDIO

1 BEDROOM - TYPE A

2 BEDROOM - TYPE A

3 BEDROOM - TYPE A

1 BEDROOM - TYPE B

2 BEDROOM - TYPE B

3 BEDROOM - TYPE B