

COMPARING VARIOUS HOUSING OPTIONS

Here are some possible options and their costs to create housing for homeless people.



ADRIANA HELDIZ U-T

Shipping containers

Size: 340 to 640 square feet

Cost: \$64,000 to \$128,000

Additional cost: Labor and infrastructure to create a 40-unit, multistory building in San Diego escalated the cost to \$568,000 a unit.

Advantages: A residential building made with shipping containers can be constructed in less than a year, while a conventional building would take two years or longer.

Disadvantages: The per-unit cost can be more expensive than many alternatives.



HAYNE PALMOUR IV FOR THE U-T

Tiny homes

Size: Less than 400 square feet

Cost: About \$40,000, plus \$10,000 to \$20,000 to install

Additional cost: Unless installed on property owned by a city, church or individual allowing the structure, there would be an unknown additional land cost.

Advantages: They have all the features of larger homes, are much cheaper and are mobile.

Disadvantages: The land cost can escalate the price, and they house far fewer people than a multiunit building could accommodate on the same site.



GETTY IMAGES

Single-family homes

Average size for two-bedroom: 1,100 square feet

Cost: As of April 1, the average two-bedroom home cost \$635,000, according to [ReportsOnHousing.com](https://www.reportsonhousing.com)

Advantages: People could move into fully constructed houses much faster than building new units or refurbishing hotel rooms into homes.

Disadvantages: The average cost is higher than hotel rooms and hundreds of properties would have to be located and purchased to match the same housing as a multiunit property.



NELVIN C. CEPEDA U-T

Pallet shelters

Size: 64 square feet

Cost: \$10,700

Additional cost: Chula Vista invested \$6.6 million to create a 65-unit village, bringing the cost per unit to about \$101,538. The village is on city property, and re-creating it elsewhere would include an unknown land cost.

Advantages: Pallet shelters can be built quickly and are inexpensive. They have electricity, beds and space for personal items.

Disadvantages: They generally are not considered homes, but shelters, and do not have plumbing or any type of kitchen. They are not eligible for state Project Homekey funds to house homeless people.



KRISTIAN CARREON FOR THE U-T

Apartments

Size: Average size of apartments in the nation is 887 square feet, according to RentCafe.

Cost: Wakeland Housing and Development Corp. is working with the city and county of San Diego to buy a vacant Ocean Beach apartment building for a price that equates to \$347,000 a unit.

Additional cost: Rehabilitation expenses would increase the per-unit cost to \$525,000.

Advantages: Apartment buildings could be converted to housing quickly because they already have kitchens and plumbing.

Disadvantages: Apartments usually are occupied, and purchasing them could mean a lengthy eviction process.



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Extended-stay hotels

Size: Up to 450 square feet

Cost: The San Diego Housing Commission is considering purchasing three extended-stay hotels. The average cost per room would be about \$383,000.

Additional cost: There would be little additional costs if the hotels are in good shape.

Advantages: The extended-stay hotels have kitchenettes and bathrooms and are in areas near transit hubs, shops and services. They could provide a fast way to create hundreds of affordable housing units.

Disadvantages: When compared to the cost of other hotels, the per-room price is higher than many others.

GARY WARTH U-T