



Crisis Housing Solutions

New Concept in Affordable Housing Construction



Crisis Housing Solutions
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SITUATION: Florida is the epicenter for the national affordable housing crisis!!



- Over 1/3 of renters spending over 50% of income on housing.
- High land prices driving developer focus to luxury rentals.
- Home ownership also out of reach for many LMI buyers

Dilemma . . . how do we reduce construction costs to increase the supply of affordable housing?

- The answer may well lie in a concept little-used in the U.S. but widely used elsewhere in the world . . .
- Housing utilizing shipping containers as the primary building material.



THINKING OUTSIDE OF THE BOX...WITH A BOX
NEW CONCEPT IN AFFORDABLE HOUSING:
REPURPOSED STEEL-FRAME HOUSING



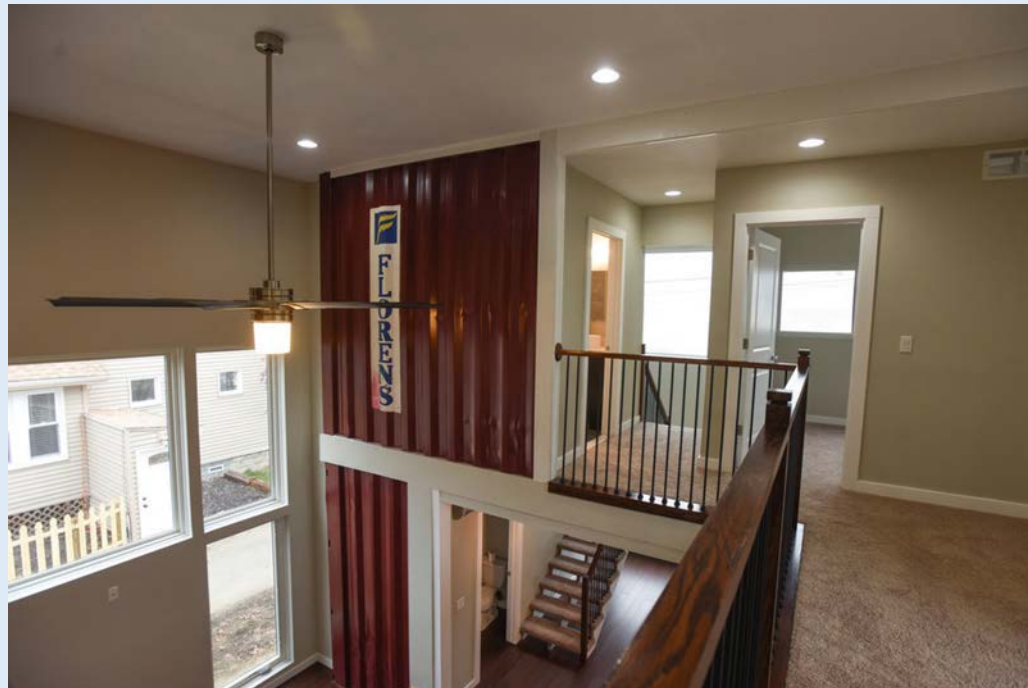
Vancouver, British Columbia

Onesan Container Housing Project



Detroit, MI

The Detroit News 3/10/16



Vancouver, British Columbia

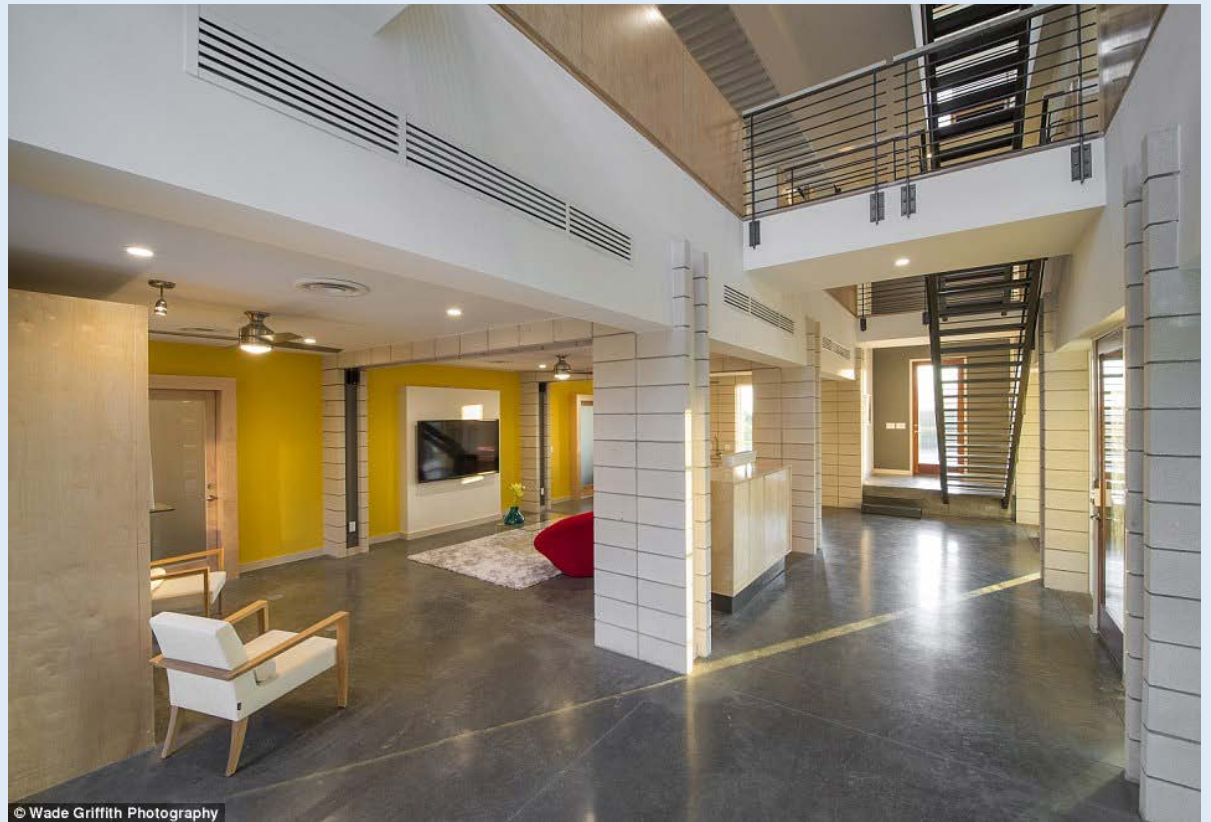
Onesan Container Housing Project

Detroit, MI

The Detroit News 3/10/16



Open Spaces: Views from of a Dallas Luxury Shipping Container Home in Texas



Genesis of an idea...



**Keetwonen Student Housing,
Amsterdam**



Pilek, Amsterdam



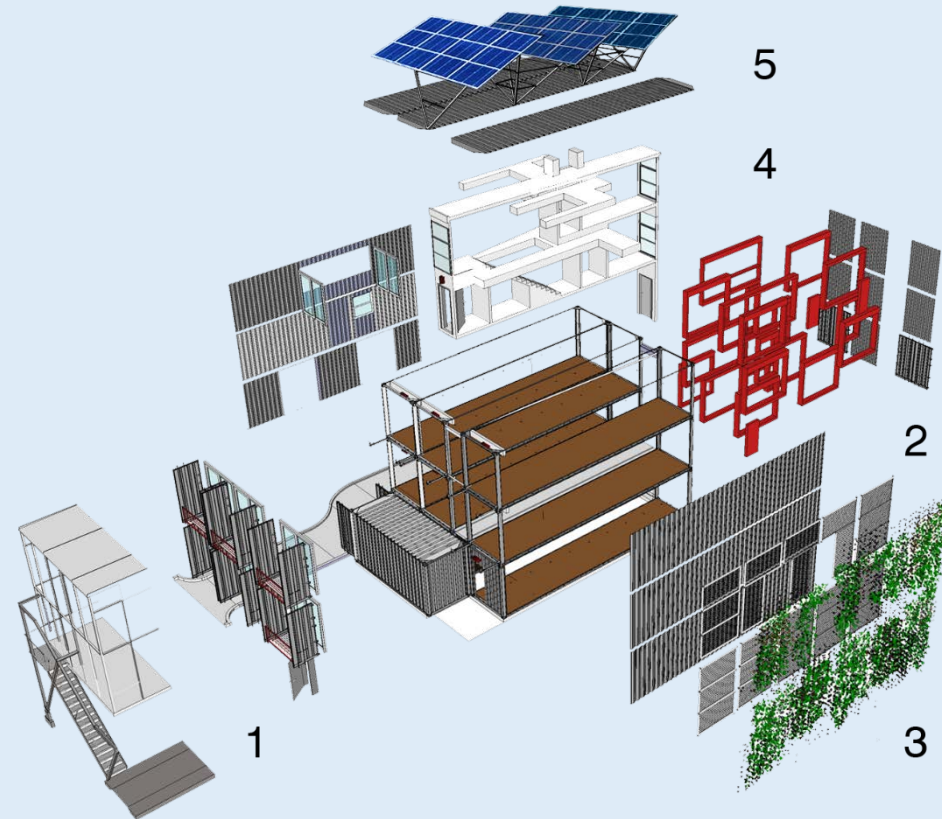
After some preliminary due diligence, this “new” concept informally presented to JPMorgan Chase Bank.

- Chase provided funding for formal feasibility study.
- Feasibility study components . . .
 - Domestic & international developer meetings
 - Onsite research in Amsterdam, Utrecht & London
 - Architectural services
 - Formal feasibility study by Meridian Appraisal Group

FEASIBILITY STUDY: Stephen Bender

Architect and Principal at bndr, llc.,
Adjunct Assistant Professor

UF UNIVERSITY of
FLORIDA



FEASIBILITY STUDY: Meridian Appraisal Group

- Highly recommended Florida appraisal firm. Done 100's of studies for commercial developers and government agencies.
- Study focused on Broward and Orange Counties
- Five (5) Primary Market Areas preselected for study within each county
- Broward County
 - Davie, Ft. Lauderdale, Hollywood, Dania Beach, & Unincorporated Broward
- Orange County
 - Parramore (highest probability), Eatonville, Avalon Park, Little Lake Bryan & North Winter Park

FEASIBILITY STUDY: Meridian Appraisal Group (continued)

Construction Cost Focus: Container vs. Conventional Concrete Block

- Building Types:
 - Urban, High Density Multi-Family (50 units)
 - Single-Family: 2 bedroom/2 bath & 3 bedroom/2 bath



Concrete Block



Steel Built - Modular

FEASIBILITY STUDY: Meridian Appraisal Group (continued)

Other study areas:

- Feasibility analysis based on Return on Cost (ROC)
- Impact of cost-savings on Potential Renter Demand
- Review of Apartment Market Trends in Study Areas
- LMI Supply vs. LMI Demand
- Supportable Market Rents
- Actions necessary to attain feasibility

Shipping Container – Affordable Housing Project Advisory Committee

Dr. Sherry Ahrentzen, Ph.D.

Shimberg Professor of Housing Studies
University of Florida

Marcia Barry-Smith

President/CEO, MBS Consulting Services
Broward County, Florida

Angela Bauldree

Fiscal & Compliance Manager,
Broward County, Florida

Brian Dillon

Chief Building Official
Town of Davie, Florida

Mark Engel

Architect
Davie, Florida

Armando Fana

Director, City of West Palm Beach Housing Department

Jeffrey Kiss

President, Kiss & Company, Inc.
(Financial & real estate development consulting for affordable housing)
Winter Park, Florida

Ismael Martinez

Director, Family Services Administration
Broward County Human Services

Giovanni Moss

Director, Office of Community Development
Town of Davie, Florida

Bill O'Dell

Director, Shimberg Center for Housing Studies

Jaimie Ross

President, Florida Housing Coalition
Affordable Housing Director, 1000 Friends of Florida

**FEASIBILITY STUDY:
International Meetings/
Netherlands & London**

Student Housing



KEETWONEN: 1000 ISO units student housing, Amsterdam. TEMPOHOUSING Global



KEETWONEN, Amsterdam. TEMPOHOUSING Global

Student Housing

KEETWONEN, Amsterdam. Meke, student/resident



Cladding Samples – TEMPOHOUSING, Amsterdam





Rathskeller – KEETWONEN, Amsterdam

Workforce Housing - Amsterdam



TEMPOHOUSING

Diemen Student Housing – 250 Units



BOXPARK – 2 Story Mall



BOXPARK – Outdoor Apparel & Supplies Shop



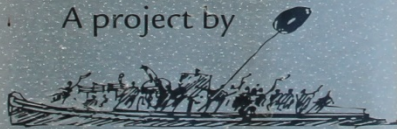


BOXPARK – Dining & Entertainment

CONTAINER CITY

Opened on Thursday 10th May 2001
by
Eric Sorensen

A project by



Urban Space Management



Container City – Mixed Use



Elevator & Stairwell



Container City, London

Container City, London at Trinity Buoy Wharf



Clipper House

50+/-

mixed units

136 containers



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street side view

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FEASIBILITY STUDY: Meridian Appraisal Group (continued)

Key Conclusions:

- Construction cost savings:
 - Multi-Family / 50 units: 15%
 - Single Family: 2B/2B: 5%
 - Single Family: 3B/2B: 9%
- All Primary Market Areas have literally thousands of LMI renters that would benefit from reduced costs.
- There is a significant “under-supply” of affordable rental housing in all Primary Market Areas.

- The study construction costs assumed no leveraging of CHS non-profit status for reductions or savings.
- Potential Non-Profit Savings:
 - Donated or discounted land
 - Property tax abatement
 - Donated or discounted shipping containers
 - Waived impact and/or permit fees





Washington, DC



Michigan



GAINESVILLE, FLA. 7/7/11



Gainesville, FL

Boston, MA



Vegas



Scenes from around the country...

Repurposing Off-Site



Greater Efficiencies:

- Cost Reductions
- Time saving
- Fewer site disturbances
- Quality control
- Less construction waste

Who will benefit from Shipping
Container Housing?

Millennials



Veterans/ Active Duty Military



Workforce



Affordable



Students



Seniors

