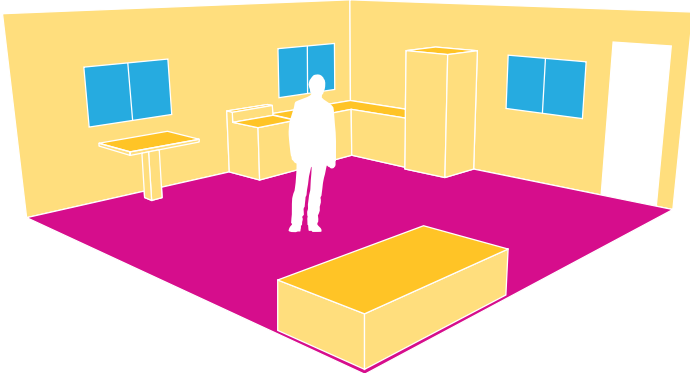


THE COST: HOUSING vs SHELTER

Permanent Housing

Capital Cost:
\$156,962 per unit

This cost estimate is based on a multi-unit, wood frame building and includes below grade parking.



Personal Space Cost:
\$448 per ft²

A typical bachelor apartment has a livable floor area of 350ft² and includes such amenities as a kitchenette and washroom. This model provides people with a foundation enhancing stability.

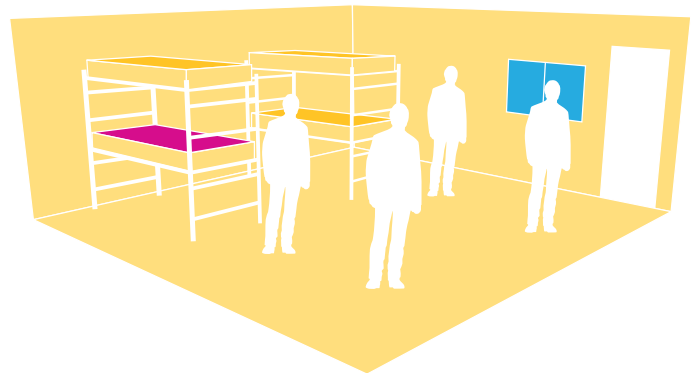
Annual Operating Cost:
\$21,957 per unit

This cost is an average based the support needs of a range of individuals.

Shelter Bed

Capital Cost:
\$166,329 per bed

Emergency shelter spaces are significantly more costly to design and construct due to the specialized nature of the facilities. This cost includes commercial kitchen/cleaning facilities, additional security features and common space.

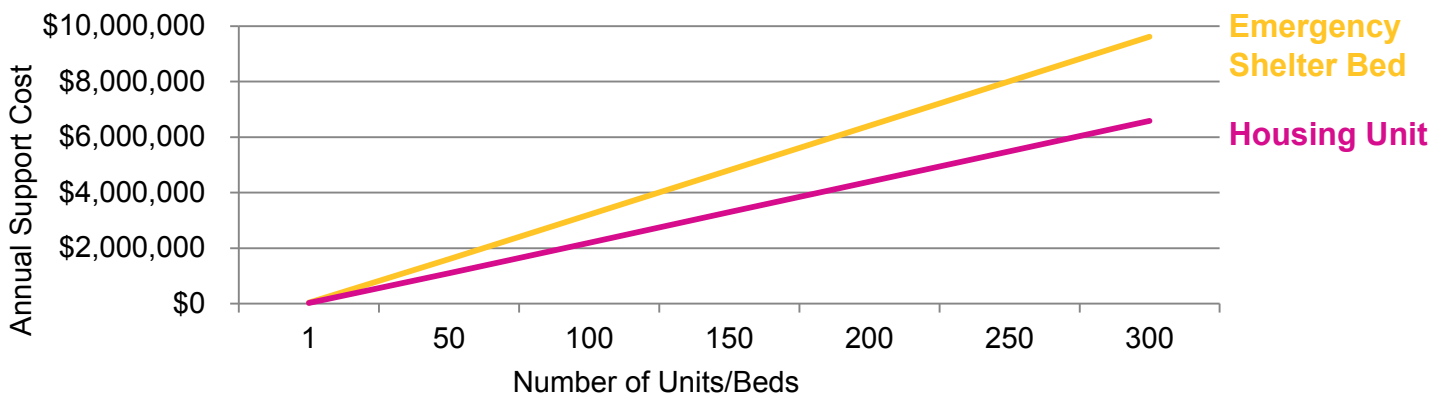


Personal Space Cost:
\$8,193 per ft²

Individuals in an emergency shelter have little access to private space. Typically, an individual can expect to share a room with four or more people and would receive meals in a common area at the cost of the shelter operator.

Annual Operating Cost:
\$31,032 per bed

Emergency shelters are more costly to operate due to the nature of the services provided.



A Note on Shelter Bed Capacity

There are approximately 183 permanent, year round emergency shelter beds currently operating in Greater Victoria, all located in the City of Victoria. This totals 66,705 shelter bed nights per year. Episodic and Long Stay shelter users, though only totalling 15.1% of the total shelter-use population account for a total of 55% of all bed nights used.

If the Episodic and Long Stay populations were housed and supported as called for in the Creating Homes, Enhancing Communities plan, a total of 36,688 bed nights would be opened within the existing shelter bed inventory. A typical temporary shelter user currently consumes an average of 25 bed nights per year.

Given the patterns of shelter use and the opened up number of bed nights through the efforts underway to house and support the Episodic and Long Stay populations, the City of Victoria's current shelter bed stock could effectively shelter an additional 1,467 temporary shelter users per year within the existing shelter bed inventory.

