

Preliminary Analysis of Sanctioned Encampments and Other Responses to Unsheltered Homelessness

Administration has completed a preliminary analysis to decrease the number of people sleeping in encampments, particularly in Chinatown and Downtown Edmonton. Information regarding operating costs represents high-level and preliminary estimates based on conversations with vendors and agencies. As a result, they are to be used for illustration purposes only and are subject to change.

Construction Type	Sanctioned Encampment	Workforce Trailers	Tiny Home Village	Hotel Leases or Purchase
Estimated Activation Timeline	4 weeks	2 to 4 months	2 to 4 months	3 months or more
Number of people	20 individuals per site at three sites or 60 total	70 units or more	60 units or more (Depends on site)	50 units or more (Depends on building)
Built Form	Tents on concrete surrounded by a chain link fence	Single level, modular work camp trailer	Small, standalone housing structures arranged in groups	Multi-storey hotel
Advantages	<ul style="list-style-type: none"> Rapid set up 	<ul style="list-style-type: none"> Easy to scale based on need; more trailers could be rented to meet need Mobile and easily re-deployed and reused Fits on a variety of site sizes Single occupancy rooms can allow for more privacy 	<ul style="list-style-type: none"> Has been successfully implemented by municipalities/ agencies, including Edmonton Relatively quick to deploy Fixed price and labour cost Can be relocated if necessary New mechanical systems increase cost certainty Single occupancy rooms allows for more privacy 	<ul style="list-style-type: none"> Edmonton agencies have previous experience operating hotels as bridge housing Could serve as increased system infrastructure over the medium- to long-term (depending on condition) Already compatible use with surrounding neighborhood Potential for minimal construction or renovation required Single occupancy rooms allows for more privacy May not require rezoning/plan amendment
Disadvantages	<ul style="list-style-type: none"> Risk of exposure in cold and inclement weather Will deteriorate more quickly due to the temporary nature of structures and support infrastructure Potential for community opposition and appeal Rezoning and plan amendment requirements Risk of attracting non sanctioned encampments nearby 	<ul style="list-style-type: none"> May not appeal to individuals who avoid existing shelter options Units will not retain value over long term May deteriorate more quickly than other options Rezoning and plan amendment requirements Potential for community opposition and appeal 	<ul style="list-style-type: none"> Made to order Lower density compared to other options; requires more land to achieve scale Challenges blending well into an existing neighbourhood Rezoning and plan amendment requirements Potential for community opposition and appeal 	<ul style="list-style-type: none"> Limited inventory of buildings Potential for higher than anticipated required retrofits/upgrades Rezoning and plan amendment requirements Potential for community opposition and appeal
Estimated Facility Costs for 12 months	\$83,000 (for 60 tents)	Up to \$6,000,000 (for 140 units)	Up to \$6,000,000 (for 60 units) <small>*lifespan of tiny homes would exceed 12 months</small>	\$4,200,000 (for 200 units) <small>*minimum three year lease</small>
Per unit Cost	\$1,384 per unit	\$42,858 per unit	\$30,000 - \$100,000 per unit	\$21,000 per unit

Estimated Monthly Operating (Staffing) Cost	\$660,000 (for 60 tents/month)	\$880,000 - \$1,000,000 (for 140 units)	Up to \$250,000 (for 60 units)	\$1,200,000 (for 200 units)
Per unit Cost	\$11,000 per unit	\$6,286 - \$7,143 per unit	\$4,167 per unit	\$6,000 per unit
Total Cost per Unit for 12 months	\$133,384	\$118,290 - \$128,574	\$80,004 - \$150,004	\$93,000
Per Unit Per Day Cost	\$311	\$324 - \$353	\$219 - \$410	\$255