

# **Below Market Value Sales and Grant Funding to Jasper Place Wellness Centre - Calder and Highlands**

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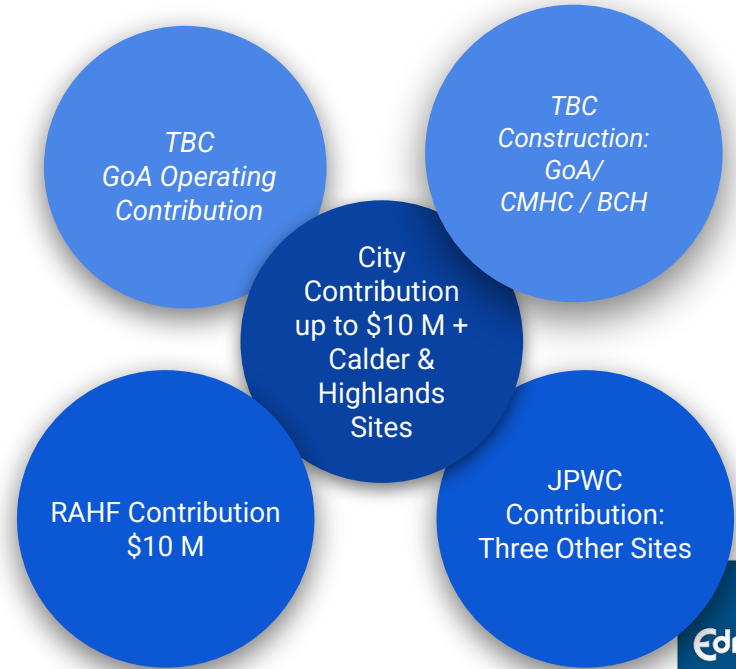
## Background

- **August 28, 2024:** Executive Committee approval for below market value sale (Parkdale site) and grant funding to Jasper Place Wellness Centre (JPWC)
  - Two 12-unit buildings
  - Expressed intent to work with JPWC to develop portfolio approach to scale 'Healing House' design
- **Q4 2024 - Q3 2025:** HAT and Real Estate engaged with JPWC and the Royal Alexandra Hospital Foundation to develop proposal for six additional buildings.



## Scaling Healing Houses: City/JPWC/RAHF Proposal

- **Goal:** Deliver no less than six Healing Houses (72 units) operated as supportive housing under Bridge Healing program
- **Proposed Model:**
  - CoE - Up to \$10M (capital grants + 3 below market lots)
  - RAHF - Up to \$10M (grants)
  - JPWC - Three lots of land
  - *TBC - Operating funding from Government of Alberta (GoA)*
  - *TBC - Capital funding from GoA, CMHC / Build Canada Homes*



## Calder & Highlands Sites



## Bridge Healing Model

- Bridge Healing model was designed by JPWC with with collaboration of emergency room physicians at the Royal Alexandra Hospital
- Program provides cost-effective supportive housing for people to exit homelessness
- Sites provide **wraparound supports** for housing, health, and employment
- **Proven model:** JPWC now operates three Healing Houses under the Bridge Healing program, showing results in reducing Emergency Room re-admissions and improving health outcomes.
  - When discharged to housing, Emergency Department utilization decreased 76% from 5.88 visits (pre) to 1.41 (post)

## Why the Royal Alexandra Hospital Foundation?

- In 2024, there were nearly **22,000 Emergency Room visits** by people experiencing homelessness within Edmonton
  - Approximately **50% of these visit occurred at one site** - the Royal Alexandra Hospital Emergency Department
- Royal Alexandra Hospital Foundation (RAHF) recognizes that housing insecurity is **straining the healthcare system** and that repeatedly treating and discharging individuals into homelessness is not a health solution
- RAHF is stepping outside the traditional boundaries of hospital foundations to find longer-term solutions to support high quality care at the hospital and within the community
- RAHF is applying its internal resources, engaging its existing donor population and expanding its reach on fundraising to support the Bridge Healing operating model with a fundraising goal of \$10M

## Why Portfolio Approach?

- Scaling and achieving efficiencies in non-market housing delivery requires predictability and certainty so that providers can plan ahead
- Federal Housing Accelerator Funding allows the City of Edmonton to:
  - Provide matching funding to the Royal Alexandra Hospital fundraising campaign
  - Unlock significant philanthropic donations from Edmontonians
  - Attract additional larger amounts funding from other orders of government; and
  - Find opportunities for efficiency in design, procurement and construction
- Outcomes: more housing faster, more people exit homelessness, reduces strain on health system, benefitting all Edmontonians

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# Thank you

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