



# How Your Gift is Transforming Lives

**An Update on the RESOLVE Campaign**

December 2018

**RESOLVE** 

Making Calgary a better home for *everyone.*

# *Thank you for unlocking doors to better lives*

On behalf of RESOLVE's nine Partners, thank you for your support and for enabling our Partners to provide the safety and dignity of a home to many of Calgary's most vulnerable citizens. It has been inspiring to see so many Calgarians come together to create a better community for all of us by helping to change lives for so many men, women and children who desperately need your support.

The RESOLVE Campaign was built on two important foundations: the collaboration between nine well established, experienced and respected Calgary social service agencies; and the implementation of the Housing First model. This model has proven to be an effective approach in addressing the root causes of homelessness, while providing significant savings in social costs including healthcare, police, emergency services, the justice system and corrections. The costs to help a high-needs Calgarian experiencing homelessness can be greater than \$55,000 a year. With Housing First, this cost is reduced to approximately \$21,000 a year when an individual has appropriate housing and the supports they need to deal with the issues that led them to become homeless.

With the community's generous support, the RESOLVE Campaign raised \$74 Million and provided 1,850 Calgarians with a key to an affordable rental home with the support they need to thrive. Without the Housing First model, costs associated with helping those 1,850 individuals would be approximately \$102 Million per year. With the efficiencies of Housing First, the costs are reduced to \$38.9 Million per year. Over 10 years, this represents a savings of approximately \$632 Million, based on those 1,850 individuals.

Coupled with the significant cost savings of Housing First, this first-of-its-kind collaborative saw many accomplishments throughout the Campaign, including:

- **eight new construction projects completed**- totalling 357 units
  - Calgary Homeless Foundation
    - (Stepping Stone Manor – 30 units)
    - (Aurora on the Park – 25 units)
    - (Providence House – 24 units)
    - (Prelude in Radisson – 23 units)
    - (Murray's House – 23 units)
    - (The Maple – 26 units)
  - Accessible Housing (Inclusio – 45 units)
  - Horizon Housing (Glamorgan Project – 161 units)
- **one new building purchased**
  - Calgary Alpha House (Women's Housing – 24 units)
- **two mortgages retired** (allowing rents to remain at a sustainable level)
  - Calgary Homeless Foundation (Acadia Place – 58 units)
  - The Mustard Seed (Beltline Apartment – 20 units)
- **two new buildings under construction**
  - Calgary John Howard Society (New Bedford House – 32 units)
  - Calgary Homeless Foundation
    - (The Clayton 26 units)

- **eight projects are at shovel-ready stage with initial funding or financing to break ground** (approximately 308 units)
  - Calgary Homeless Foundation – 6 projects (approximately 170 units)
  - Bishop O’Byrne Housing Association (Columbus Court 108 units)
  - Trinity Place Foundation of Alberta (70 units)
- **one project at shovel-ready stage and still in need of funding or financing to break ground**
  - Silvera for Seniors (Glamorgan Site 120+ units)
- **one project is in need of land and funding to break ground**
  - The Mustard Seed (Supportive Family Apartment 20 units)

In addition to philanthropic dollars raised, the Government of Alberta made significant funding commitments totalling over \$120 Million to many RESOLVE projects. At the end of the Campaign, an additional \$28 Million was provided to Partners for their RESOLVE projects through the 2018 provincial budget.

While the Campaign concluded as of March 31, 2018 RESOLVE has retained a small staff that will remain in place until March 31, 2019 to close additional gifts, assist the nine Partner agencies and support the legacy of the Campaign. The RESOLVE Partners will continue to do their good work, to help provide safety and stability for our city’s most vulnerable. With the community’s continued support, we are optimistic that we will complete all 21 RESOLVE buildings as planned. RESOLVE will continue to accept gifts until March 31, 2019 by contacting staff directly at [info@resolvecampaign.com](mailto:info@resolvecampaign.com), by phone at 403.669.6733, or through the website at [resolvecampaign.com/donations](http://resolvecampaign.com/donations). Partners will continue to seek funding for Campaign shortfalls after March 31, 2019.

An additional Campaign update will be sent to donors prior to March 31, 2019. Following that, Partner agencies will become the stewards of your generous gift and continue to provide updates on the RESOLVE projects. All donations \$5,000+ will be acknowledged on a permanent donor recognition wall to be installed in East Victoria Park. Further details will be provided as this project proceeds.

Thank you for helping to create a successful model, here in Calgary, that is setting a new standard across the country in how we solve the challenging issue of ensuring our most vulnerable citizens have the opportunity to have a home appropriate to their needs. We could not have done this without you!

**See RESOLVE’s End-of-Campaign Photobook at  
[www.resolvecampaign.com/publications](http://www.resolvecampaign.com/publications)**

# RESOLVE Project Updates

The original goal of the RESOLVE Campaign was to raise \$120 Million. Each Partner arrived at their RESOLVE goal based on the total cost of their project, less government contributions, financing or other funding.

## Accessible Housing *Inclusio*

***New construction providing affordable, supported and accessible rental homes for 45 people with limited physical mobility who are experiencing housing insecurity***

- Calgarians with disabilities report a significant level of concern with housing affordability and safety. Of these individuals, 40 percent are concerned about not having enough money for housing. Yet just one to three percent of Calgary's affordable housing is also accessible.
- Accessible Housing replaced an outdated and inefficient 11-unit structure with a new building providing access to 45 long-term beds with supports for high system users
- Accessible Housing celebrated the opening of Inclusio on June 1, 2018. As of October, 24 residents with limited mobility are now calling Inclusio home. Full occupancy is expected by December.
- Residents are enjoying the sense of community, making new friends, ease of access to accessible pathways and transit, and the security and safety of 24/7 care and support
- The long-term cost savings of this approach decreases hospitalization rates and the use of emergency medical services by ensuring stable, supportive care



**Inclusio**

**PROJECT COMPLETE**

<b>RESOLVE goal</b>	<b>\$9,300,000</b>
<b>Funds raised to date</b>	<b>\$7,732,778</b>
<b>Campaign shortfall</b>	<b>\$1,567,222</b>

[www.accessiblehousing.ca](http://www.accessiblehousing.ca)

## Bishop O'Byrne Housing Association *Columbus Place and Columbus Court*

***Mortgage reduction on Columbus Place will allow rents to remain affordable and construction of Columbus Court, a new 100-unit apartment complex will provide affordable rental homes for a mix of adults, seniors, and small families with low income***

- In March 2018, the Government of Alberta announced a \$6 Million commitment in capital funding for Columbus Court, allowing BOBHA to move forward on construction
- The architect/prime consultant contract was awarded in August 2018 and an aggressive schedule for development and building permits has been set
- BOBHA expects to break ground on Columbus Court in the spring of 2019 with an opening planned for late 2020



**Columbus Place**

**SHOVEL-READY**

<b>RESOLVE goal</b>	<b>\$6,800,000</b>
<b>Funds raised to date</b>	<b>\$4,230,128</b>
<b>Campaign shortfall</b>	<b>\$2,569,872</b>

[www.bobha.com](http://www.bobha.com)

# RESOLVE Project Updates

## Calgary Alpha House Society

### Women's Housing

**24-unit apartment complex providing affordable and supported rental homes for women experiencing addiction, mental health challenges and chronic homelessness**

- Calgary Alpha House purchased a newly constructed building that required only minimal renovations to meet their housing requirements
- The building is now fully occupied by 24 women who have been waiting for many years for safe and stable housing
- On-site staff support women with life goals related to improved health, well-being and a sense of belonging
- Approval for financing and unlocking government funds for this project would not have been possible without your support
- The next urgent need for Alpha House is to pay off the \$2 Million mortgage on the property which will allow funds to be redirected to much needed supports for the women living there

[www.alphahousecalgary.com](http://www.alphahousecalgary.com)



Women's Housing

**PROJECT COMPLETE**

<b>RESOLVE goal</b>	<b>\$5,300,000</b>
<b>Funds raised to date</b>	<b>\$3,352,141</b>
<b>Campaign shortfall</b>	<b>\$1,947,859</b>

## Calgary Homeless Foundation

### 13 New Projects

**The Calgary Homeless Foundation provides capital through the RESOLVE Campaign to support its housing collaborator, HomeSpace Society, in the development of a series of permanent supportive housing buildings for Calgarians experiencing chronic homelessness**

- The mortgage has been retired on Acadia Place (58 units) allowing rents to remain affordable for tenants
- Five new buildings have been completed and are fully occupied (125 units)
- The sixth new construction project (26 units) in Renfrew is complete with the official opening scheduled for December 18 and occupancy to follow. The opening of the seventh building (26 units) in Bowness is planned for July 2019
- Two new sites in Forest Lawn and Hillhurst/Sunnyside are scheduled to break ground in 2019 for two new buildings
- HomeSpace Society is actively working to secure several additional sites for future builds

[www.calgaryhomeless.com](http://www.calgaryhomeless.com)



Prelude in Radisson Heights

**6 PROJECTS COMPLETE  
1 PROJECT UNDER CONSTRUCTION  
6 PROJECTS SHOVEL-READY**

<b>RESOLVE goal</b>	<b>\$45,000,000</b>
<b>Funds raised to date</b>	<b>\$30,713,880</b>
<b>Campaign shortfall</b>	<b>\$14,286,120</b>

# RESOLVE Project Updates

## Calgary John Howard Society

### ***New Bedford House***

***A crucial project that provides much needed transitional housing and support for 32 men integrating back into society after spending time in the justice system***

- Construction on the new Bedford House is well underway and on schedule to be complete by May 2019
- CJHS has formed a committee with Elders, clients and staff to Indigenize the new building, incorporating culturally safe and appropriate Indigenous features throughout the property
- This initiative is an important part of CJHS's participation in the Truth and Reconciliation Commission's 94 Calls to Action, and of addressing the disproportionately high rate of homelessness and incarceration amongst the Indigenous population
- The next urgent priority for CJHS is to secure additional funds needed to reduce the mortgage

[www.cjhs.ca](http://www.cjhs.ca)



**New Bedford House rendering**

**UNDER CONSTRUCTION**

<b>RESOLVE goal</b>	<b>\$6,000,000</b>
<b>Funds raised to date</b>	<b>\$2,759,580</b>
<b>Campaign shortfall</b>	<b>\$3,240,420</b>

## Horizon Housing Society

### ***Glamorgan Project***

***Affordable and supported rental homes for over 200 people with mental health challenges, limited mobility, seniors and families living below the poverty line and the working poor***

- The 161-unit Glamorgan Project was completed on time and on budget this fall
- Horizon Housing took possession of the new building on November 1 and the first residents have moved into their new homes and are making a start on building new lives
- The entire building is barrier free, ensuring those with mobility challenges can navigate with ease
- The building features many common areas which will be curated by more than 30 service agency partners ensuring that Horizon Housing establishes connections and healthy community within the building and that residents have access to the social supports they need
- Over the coming months, more than 200 Calgarians will make their home at the Glamorgan Project. Horizon Housing is being deliberate about resident occupancy, taking the time to build the right culture and ensure a seamless integration into the community

[www.horizonhousing.ab.ca](http://www.horizonhousing.ab.ca)



**The Glamorgan Project**

**PROJECT COMPLETE**

<b>RESOLVE goal</b>	<b>\$11,800,000</b>
<b>Funds raised to date</b>	<b>\$5,427,174</b>
<b>Campaign shortfall</b>	<b>\$6,372,826</b>

# Project Updates

## Silvera for Seniors *Glamorgan Site*

**Affordable and supported rental homes for 120+ seniors with low income**

- Silvera for Seniors is co-developing a piece of land with RESOLVE Partner Horizon Housing Society
- A comprehensive master plan for three new buildings has been prepared for the site – two new Independent Living buildings and one new Supportive Living building
- The three new buildings will interface with the existing Westview Supportive Living building and all four buildings will form a close-knit feeling in the overall campus, creating a strong community bond that will encourage and further support seniors to age in place
- Your gift is supporting the master planning for the development and site servicing. Funds will also be drawn on to support design and future construction.

[www.silvera.ca](http://www.silvera.ca)



**Glamorgan Site rendering**

**IN NEED OF FUNDING  
OR FINANCING**

<b>RESOLVE goal</b>	<b>\$12,800,000</b>
<b>Funds raised to date</b>	<b>\$5,887,104</b>
<b>Campaign shortfall</b>	<b>\$6,912,896</b>

## The Mustard Seed *Two mortgage reductions and one new Family project*

**Affordable and supported rental homes for over 280 individuals and families experiencing homelessness, mental or physical health challenges, disabilities, addiction and/or abuse**

- The Beltline Apartment mortgage was retired
- Additional designated funds from RESOLVE have been allocated to pay a portion of the 1010 Centre mortgage. 1010 Centre is a progressive and sustainable apartment building that provides low-income housing to help relieve the housing crisis facing thousands of Calgarians. 1010 Centre has 224 single low-rental units and has been at full capacity. The Centre includes a new Wellness Centre on the main floor offering medical care, counselling and other services.
- Mortgage retirement will allow resources to be re-directed to programming for tenants
- The Mustard Seed is in the planning stages of a new family building for 20 low-income families

[www.theseed.ca](http://www.theseed.ca)



**The 1010 Centre**

**IN NEED OF LAND  
AND FUNDING**

<b>RESOLVE goal</b>	<b>\$12,000,000</b>
<b>Funds raised to date</b>	<b>\$5,519,160</b>
<b>Campaign shortfall</b>	<b>\$6,480,840</b>

# Project Updates

## Trinity Place Foundation of Alberta

### Templemont Seniors' Project

**Affordable and supported rental homes for up to 120 seniors with low income**

- The development permit application for the new Templemont project was approved in September 2017
- On June 14, 2018, The Government of Alberta announced its investment of \$20 Million in support of the project
- ENMAX site services are being installed on the Templemont site in anticipation of a RFP for construction services in November, pending confirmation of AHS funding for the operations of the 70-unit supportive care facility
- The waitlist at TPFA's current supported living facility for harder-to-house individuals is sometimes as high as 70 people. Only 10-12 of the most urgent cases can be accepted per year. Many of these seniors have been in hospital for weeks, months and sometimes for more than a year.
- Through this project, the savings to the healthcare system are massive. It costs \$1,000 per day per senior to keep them in hospital. With a waitlist of 70 people, that's \$70,000 per day – and for those who have been in hospital for over a year, that is an immense and unnecessary cost to hospitalize seniors who, with housing and the proper supports, would otherwise function in the community.



**Templemont Seniors' Project**

**SHOVEL-READY**

<b>RESOLVE goal</b>	<b>\$11,000,000</b>
<b>Funds raised to date</b>	<b>\$5,059,230</b>
<b>Campaign shortfall</b>	<b>\$5,940,770</b>

[www.tpf.ca](http://www.tpf.ca)

# RESOLVE

**Making Calgary a better home for everyone.**

[www.resolvecampaign.com](http://www.resolvecampaign.com)

CRN #: 880846829RR0001 (RESOLVE Fiscal Agent)

The RESOLVE Campaign is a unique, first-of-its-kind capital campaign to provide affordable rental housing with a full range of support services for up to 3,000 homeless and vulnerable Calgarians.

Nine established, experienced and respected social service agencies came together under the RESOLVE banner to provide a solution to homelessness and the lack of affordable housing with support services in Calgary.

The fundraising campaign officially ended on March 31, 2018 but our projects continue to live on, thanks to you, our generous donors. You are the reason Calgary will be a better home for everyone.

Thank you.

