

## **Edmonton Christian Seniors' Housing – West End Expansion**

*August 2019*

### **Society**

The Christian Senior Citizens Homes Society of Northern Alberta was founded in 1968 by members of the Reformed Churches in Edmonton. Currently, the Society operates Emmanuel Home, located in northeast Edmonton.

Emmanuel Home provides senior living facilities and care in a Christian community. We recognize that caring for the seniors in our community and providing facilities for their use and benefit is a communal responsibility. As a non-profit, Christian housing provider, we seek the Lord's will while making decisions and look to honour Him in how we operate.

### **Christian organization**

Society members are required to sign a Statement of Faith (see attached). In order to protect the Christian integrity of the Society, all Board members roles and key senior leadership positions must be filled by active Society members.

While anyone is welcome to explore living at one of the Society's operations, active Society members are given priority on the waitlist when there is an opportunity to move into a suite.

Programs and services are framed by the Christian environment and philosophy of care, including:

1. Prayer before meals, activities, and events
2. Small Group, hymn singing, and worship opportunities are made available to residents
3. Pastors from our supporting community lead bi-weekly morning devotions.

The Society has also begun preliminary discussions with Classis Northern Alberta around a partnership to have a Chaplain brought on to lead the ongoing ministry in the Society's operations.

### **West End Location**

- History
  - o Emmanuel Home, and its governing Society, has served Edmonton since 1973. As the general population ages, and as the city of Edmonton expands, there has been a strong desire to see the needs of people in our Christian community met. More than anything else, these people desire:
    - Quality housing and care options in a Christian environment
    - To remain somewhat close to the area where they have spent most of their lives (ie. Neighbourhood, close to family)
- Demographics
  - o Currently, Canadians aged 65 or older make up approx. 17% of the population. By 2031, that number will have grown to over 25%. After 2031, the seniors population will still continue to increase, but at a slower pace.
  - o Assuming our Edmonton community is generally representative of the Canadian population overall, there is a significant need for quality options that the Society should address.

### **Proposed Site**

- 'Area C' – see attached photo
  - o 3.7 acres
  - o Zoned DC2 (Site-Specific Development Control)

- Meets our needs, no re-zoning required
- Phase 1: 65 units + common areas (97,500 ft<sup>2</sup>)
  - 40 2-bedroom (avg. 1,125 ft<sup>2</sup>)
  - 25 1-bedroom (avg. 800 ft<sup>2</sup>)
  - Build Phase 1 to:
    - Be a complete operation on its own
    - But, also plan for commercial kitchen and/or more suites in Phase 2, as required.

#### **Financing** (\*all figures are estimates, based on preliminary scenarios)

- Land Cost
  - \$6,500,000-\$7,000,000
    - 'Area D' sold for \$1,922,670/acre
- Construction budget (before Construction Loan Interest)
  - \$29,250,000 - 97,500 ft<sup>2</sup> @ \$300/ft
- **Minimum required** to purchase land & begin construction
  - \$12,687,500 (\$36,250,000\*35%)
- Interest Reserve on the Construction Loan must be added to overall budget
  - Will need to finance the Construction Loan Interest during construction

#### **Timelines/Priorities**

1. Establish Equity
  - a. Community Support
    - i. This project won't get off the ground without buy-in and support from the community.
    - ii. Every dollar raised, above the minimum required, makes the project more viable and sustainable. As a non-profit service organization, we need the right people to help bring this project to reality.
  - b. Emmanuel Home
    - i. In early 2020, once the North Wing expansion is complete, there could be some equity available
      1. Note: The Society's Board has yet to approve the use of Emmanuel Home's equity to finance the Society's growth and expansion
2. Planning
  - a. Site Design & Development
    - i. 7-8 months
  - b. Market Study
    - i. Survey the Edmonton churches to gather input and establish the demand.
3. Construction
  - a. 22-24 months