



# The Parkside Pilot

From Community Crisis to Place-Based Supportive Housing...





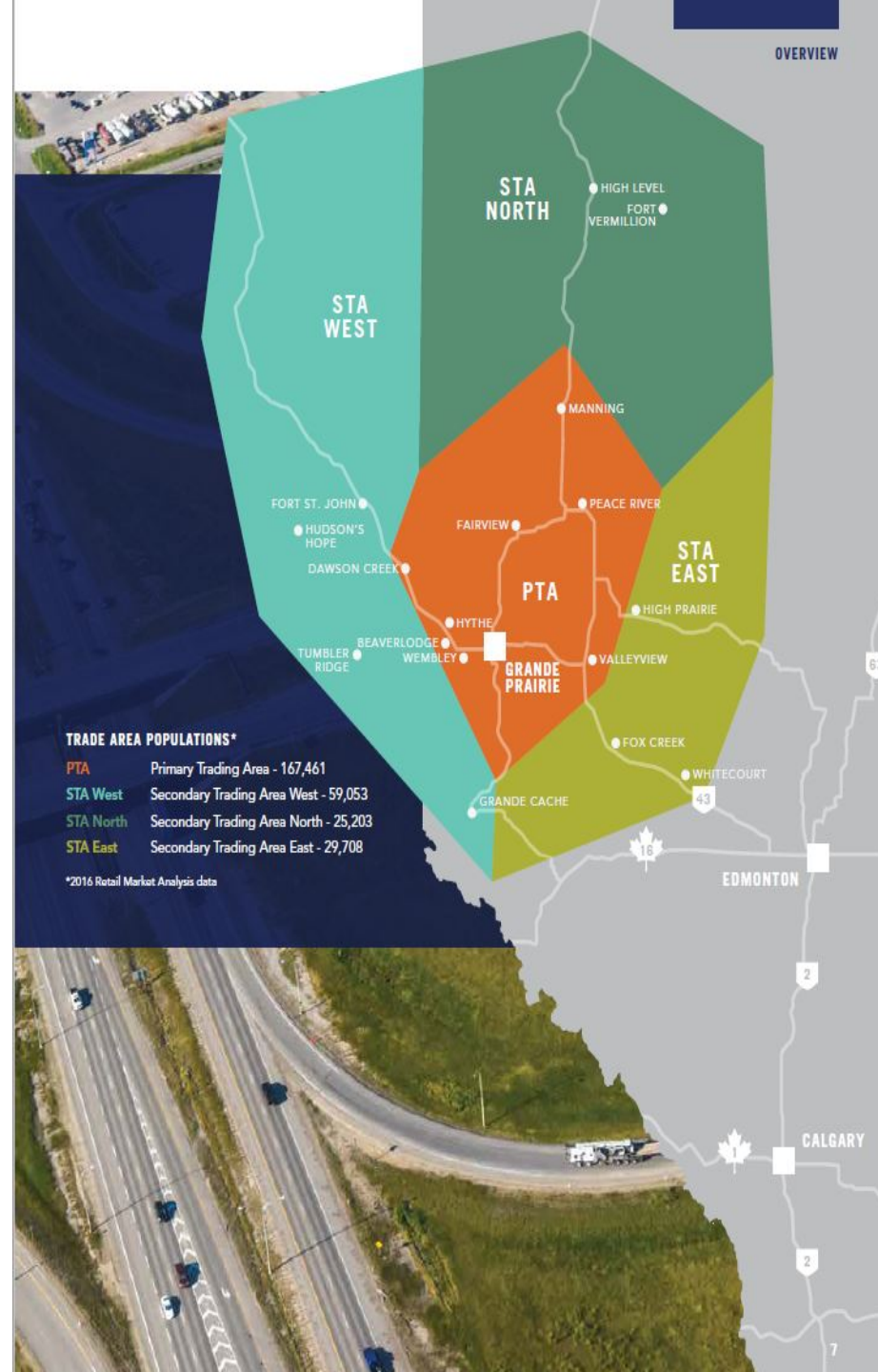
MOOSE RIVER METER STATION | SEVEN GENERATIONS ENERGY

# Grande Prairie



# Housing

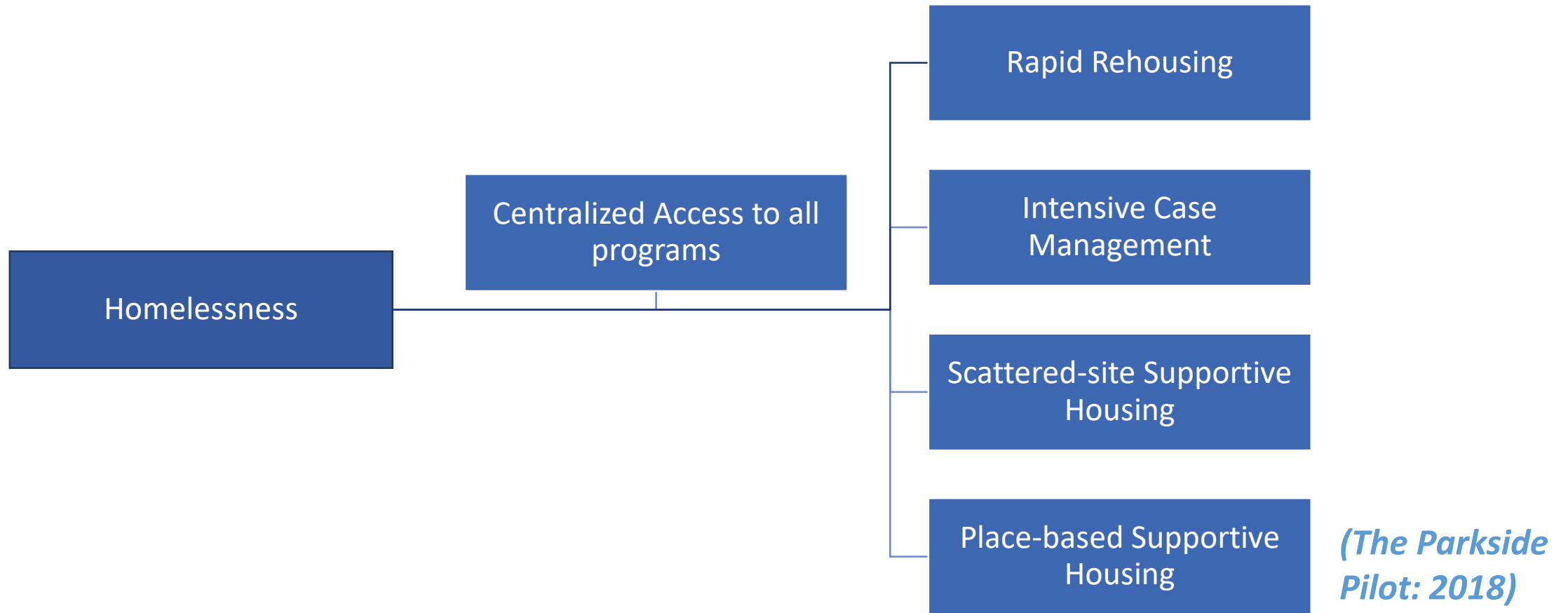
- **11%** population in Core Housing Need (2,475 households)
- At most, **31%** in Core Housing Need can access affordable housing
- Approx **680** households on Affordable Housing waitlists
- Swings in availability and cost



# Homelessness

- **228** people in 2018 PiT
- Over **310 people** currently **active** on the By Name List
- Temporary Transition Site (Camp) accommodated over **90** people as shelter overflow in September 2019
- Takes **6-8 weeks** for the average Housing First participant to find stable housing, from time of referral to a housing team

# Housing First and the Local Initiative



# Parkside Pilot

36 unit motel, 24-hour staff  
Jan 2019-October 2020

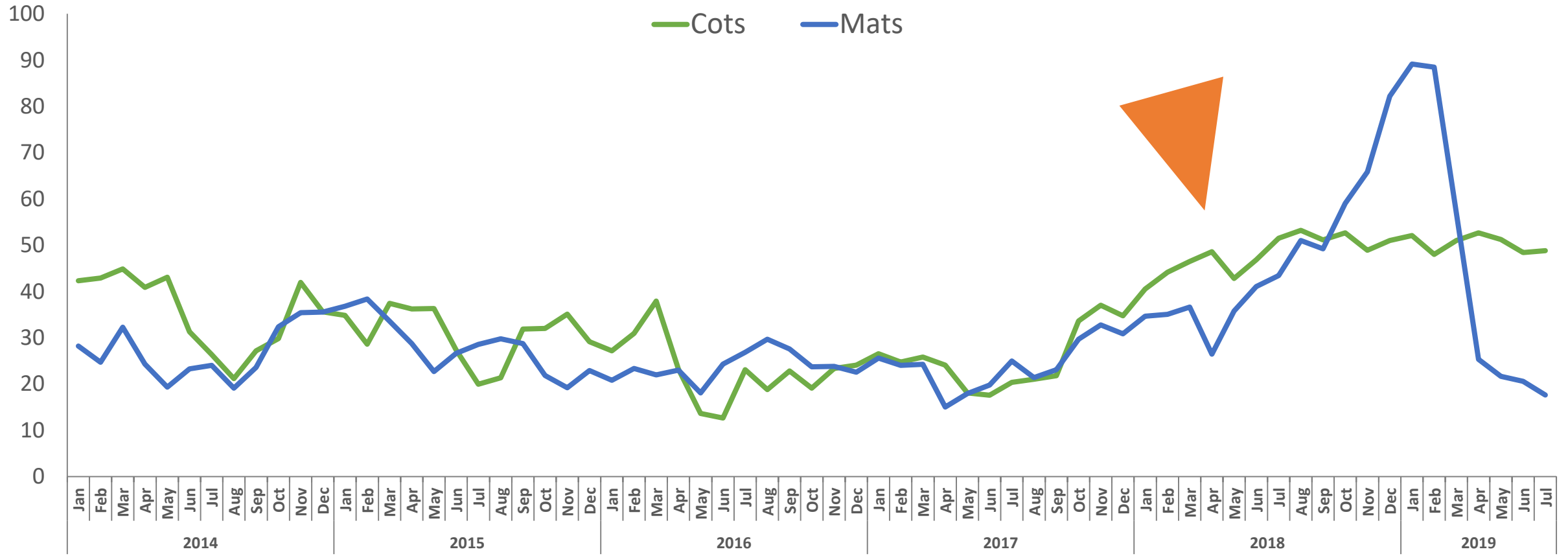




# Back in 2017...

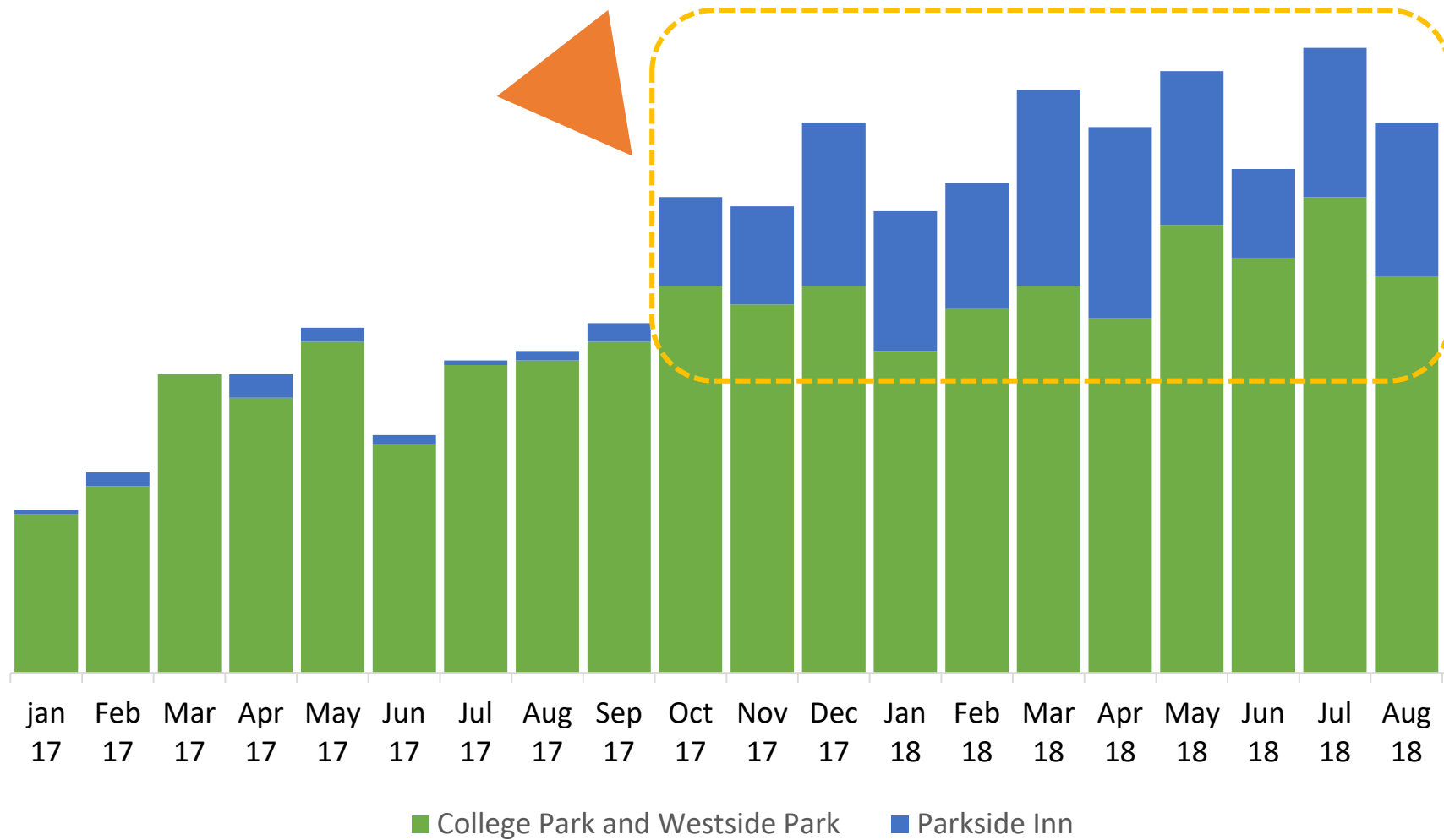
- City had estimated up to 120 Permanent Supportive Housing units needed locally
- CMHA awarded contract to run a program, but the location for the pilot fell through
- We had a team and no building; no money guaranteed after 2017 (using carryover)
- Meanwhile...

# Average Occupancy Trend @ Emergency Shelter



Jan 2017 to Apr 2019

# Parkside a hot spot in neighbourhood







# Starting work at the Parkside


- **Winter:** Street Outreach harm reduction and winter emergency response
- Minimum 4-6 people in each room
- Parkside owner willing to collaborate when other property owners were not
- **Spring/Summer:** Major pressure to fix community issues
- **Late summer:** CMHA on site in outreach capacity with intention to transition to full service



# Establishing The Parkside Pilot




- Development Permit/Appeal hearings
- Signed two year master lease agreement
- Committee assessed over 100 people for 36 rooms. Many already at the Parkside.
- Supported move-out for everyone else
- Funding came through from the province (2019 budget cycle)
- Evaluation and monitoring began

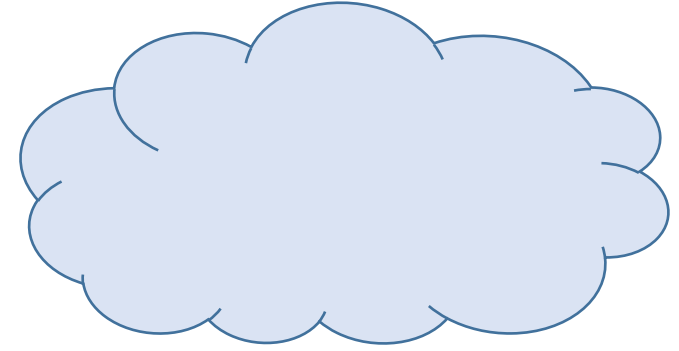
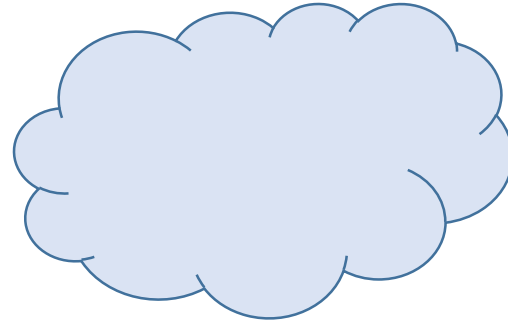
A cluster of red stars of various sizes and shades (light red and dark red) is positioned on the left side of the slide, partially overlapping the text area.

Permanent  
Supportive  
Housing is  
effective and  
doable

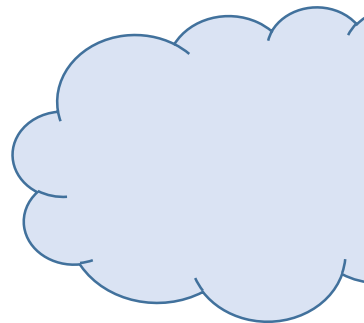
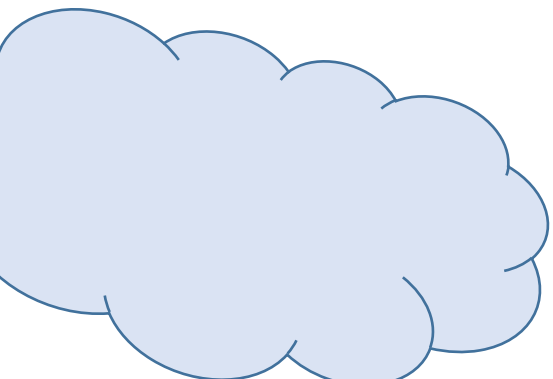
---

There's  
evidence. We  
have H1  
experience and  
a plan.

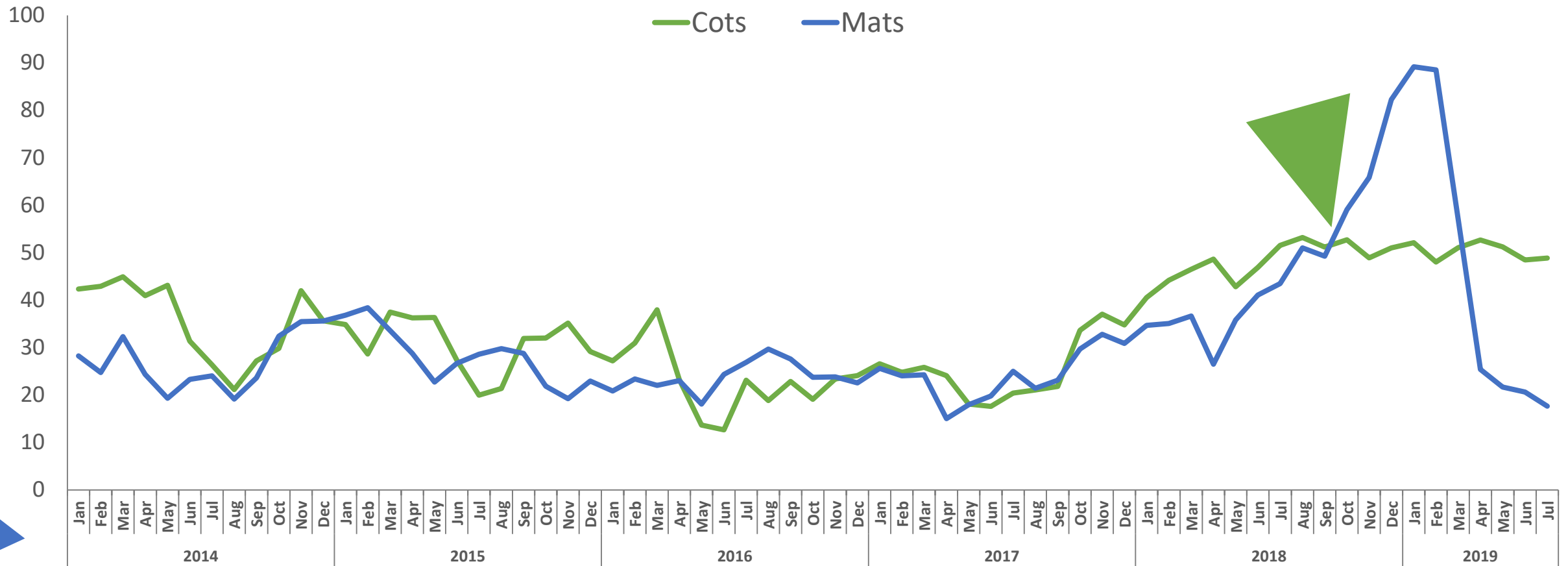
A single, large, dark red star is located in the bottom right corner of the slide.




**It has been challenging to  
navigate this project to success<sup>★</sup>**



# One of the first things: program formalization and no guest policy had potential ripple effects

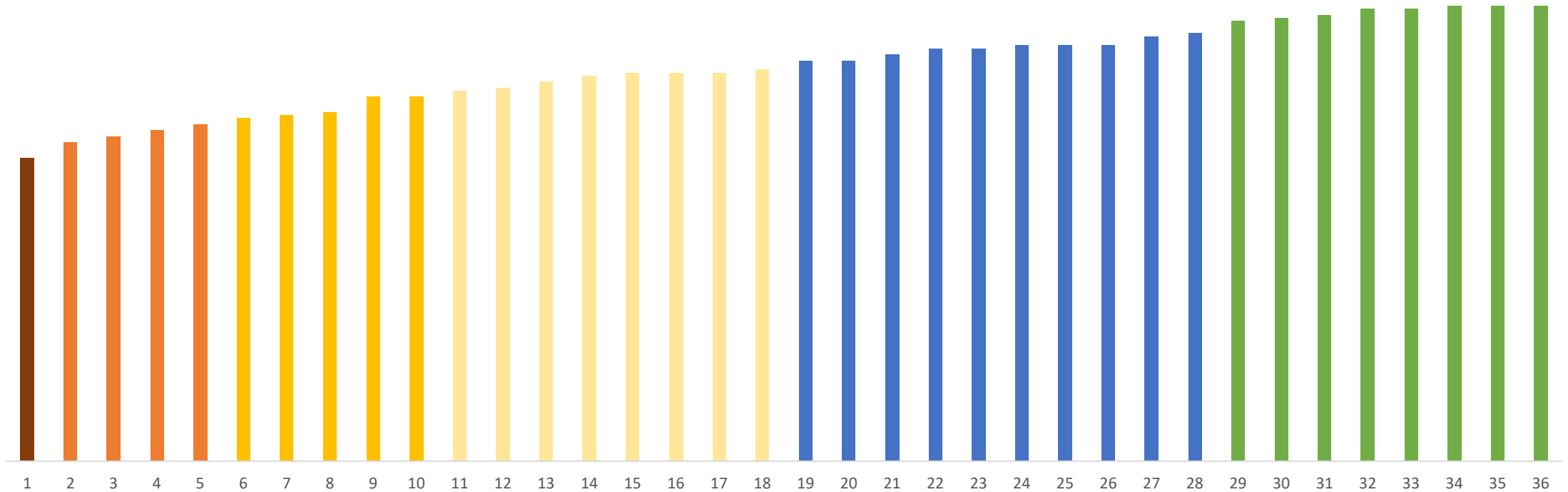




**Not too long  
afterward: Monitoring  
shows program not  
being delivered as  
intended**

- Cut original contract
- Negotiated takeover with NorthReach (after convincing)
  - Increased budget
  - Separation of program delivery and building management
  - Some evictions

# All along there's been the building issue.



| Score      | Category        | Description  | Count of Units | Colour       |
|------------|-----------------|--|----------------|--------------|
| 50 or less | Not acceptable  | Not advisable for program use.   | 1              | Dark Brown   |
| 51 to 55   | Very poor       | May indicate unacceptable accommodation.                                   | 4              | Orange       |
| 56 to 60   | Marginal        | May indicate acceptability, but careful weighting of deficiencies advised. | 5              | Yellow       |
| 61 to 65   | Acceptable      | Likely indicates acceptability, but weighting of deficiencies advised.     | 8              | Light Yellow |
| 66 to 70   | Higher quality  | Likely indicates acceptability, but weighting of deficiencies advised.     | 10             | Blue         |
| 71 or more | Highest quality | Offers higher quality accommodation. Easily supportable for program.       | 8              | Green        |

And the community's belief in the program is limited.



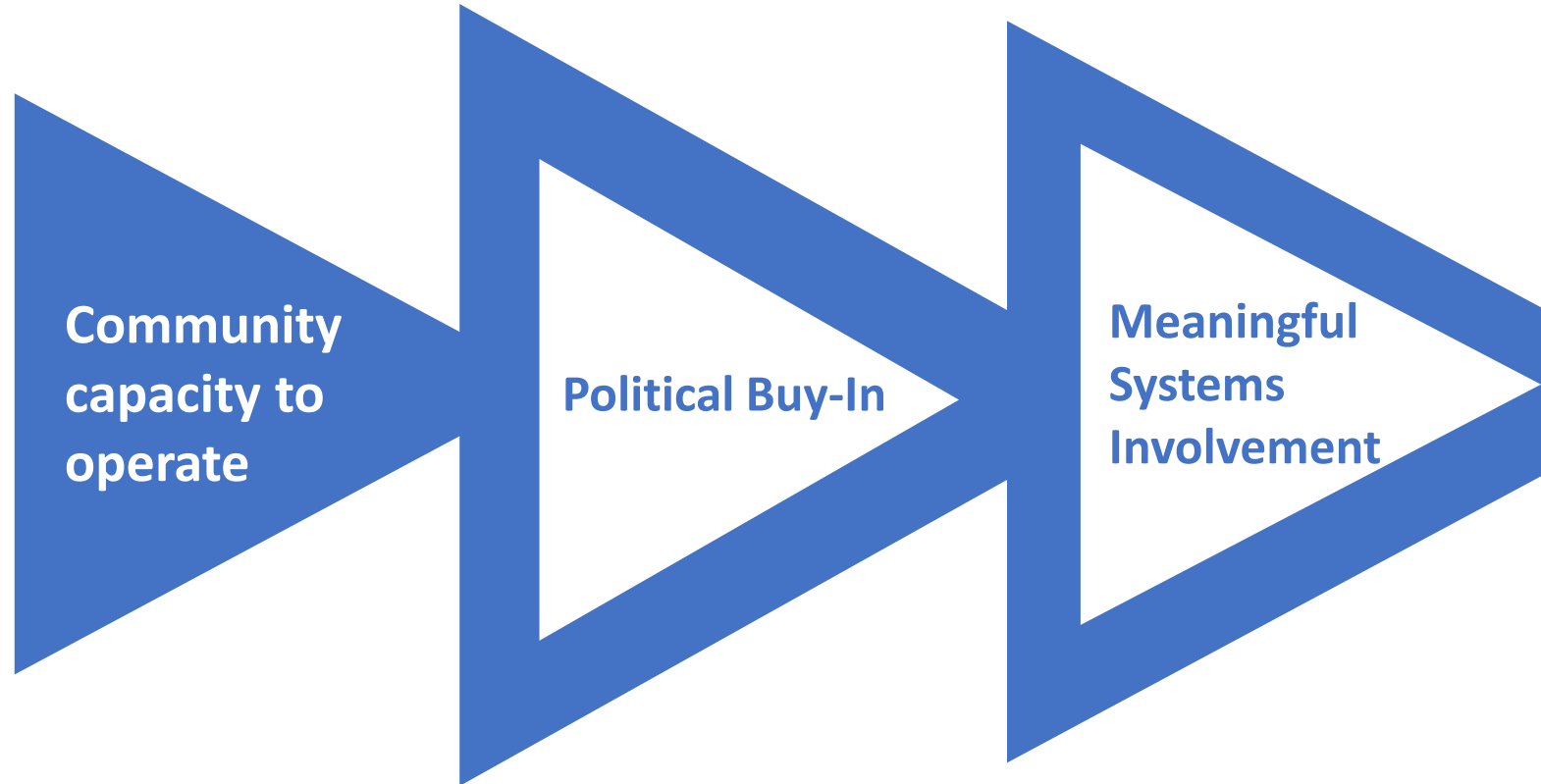




# What would we tell our future selves?

- Go for the motel if you need to, but a, b, c, d.
- Dig your feet in - take extra time if needed to plan properly for success
- Separate property management and programming
- Try to make common spaces available on site
- Stack staffing to start and put partnerships in place
- Be ready to walk a tightrope

What are the  
larger issues that  
need to change?



# What Now

for place-based supportive housing  
in Grande Prairie



As for the Parkside...



The background of the slide is decorated with various colored triangles. On the left side, there is a cluster of triangles in shades of green, yellow, and blue. A single green triangle is positioned in the upper right corner. The text 'Thank you' is centered on the slide.

# Thank you

Forrest McGregor, City of Grande Prairie  
[fmcgregor@cityofgp.com](mailto:fmcgregor@cityofgp.com)

