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Good afternoon,

My name is Rob Hamel and I have been a resident of the Fredericton Southside neighbourhood of Lincoln Heights since 2009 and a licensed REALTOR® in the province of NB since 2013. Attached is a copy of a report in which I have spent all of my free time for the better part of the last month researching and compiling data. If you could please review my report and circulate it to those who may require a copy, I would greatly appreciate it.

I would like to state for the record that I am 100% against an 8th jail in NB. Looking at the cover page image of my report, there seems to be a large hole in the transportation routes between the jails in the province which the government wants to fill. If so, I fear Fredericton would act as a hub for inmate transportation from one facility to another. I also feel that adding another jail is a very reactionary approach vs trying to tackle the root causes (mental health, addiction, homelessness). With a construction cost of 32 million and the yearly costs of a provincial inmate being around \$60,000/yr, the government could hire MANY social workers, therapists, build affordable housing, etc. with the money. This would allow our troubled citizens a route to healing and contributing to society, vs being trapped in the revolving door of addiction, homelessness, shelter life, crime to feed the addiction, jail, recovery, and back around again.

That being said, the provincial government has decided to continue the cycle and build a jail in the Fredericton region. As a business owner, I understand that the city of Fredericton is a business and needs to make money via land sales, construction projects, and tax dollars from said projects. So for the city to try and have the jail built inside the city limits is understandable in principle, however the proposed location is a bad business decision by the city of Fredericton, which my report explains and provides alternative solutions. As well, I understand that the provincial government has an alternative location just outside the city. I hope that even if the city of Fredericton wishes to continue with the land sale, the provincial government will understand the significant impact the current location would have on the Lincoln Heights neighbourhood and would insist on an alternative location in the city or move to the other location just outside the city.

Using my knowledge and access to all real estate data in the province, I have

reviewed, dissected, compiled, and presented my findings of the impact on residential home sales around the 7 jails in NB. To highlight, my report found that there are two fundamental characteristics that determine the impact a jail has on neighboring residential homes. The first characteristic is the distance from a residential neighbourhood. If a jail is located more than 2km from a residential neighbourhood there is zero impact on the residential sales. The closer the residential neighbourhood is to the jail the greater the impact. The second characteristic is natural barriers such as waterways, a significant amount of land and/or wooded area, valleys/hills, highways, roads, or a combination of these barriers. My report looks at all of the current jails; however, the focus should be on the Saint John and Shediac jails as they are similar real estate markets to Fredericton and provide excellent examples of my findings.

Please let me know if you have any questions or would like to talk more about my report. I do think there are options if a jail is deemed needed, but being located next to Lincoln Heights is not an appropriate one.



UPDATE 12-14-22 - Impact of a Jail on Lincoln H...

Thank you for your time,

Rob Hamel
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