



BRIDGING THE AFFORDABILITY GAP

Your support is making a direct impact on homelessness in Oxford County. In March, Operation Sharing in Woodstock reported that “... a lot of people who relied on the shelter last year now have permanent homes at the Harvey Woods Lofts.” That is good news!

When he came across the illustration below, the response from Jeff Neven, Executive Director of Indwell, was immediate: “We should help people because it’s the right thing to do. However, as this infographic displays, it also makes economic sense. I love it when doing the right thing is also more cost effective!”

The challenge is that those typical operating costs of \$25-31/day (or \$775-961/month) are substantially greater than the affordable rents we receive from our apartment tenants.

In fact, we subsidize our tenants’ rents by an average of \$200 month. That subsidy comes from your donations, grants and other limited funding opportunities.

As we serve more and more people (this year we’re opening an additional 126 units of housing), our already strong donor base must grow.

We’re keenly aware that often those who give financially are also those who are praying and supportive in other ways. It’s the passion and prayers of our supporting community that lead us to new ideas, to expand our ministry, and keeps us faithful to our vision.

*Image above:
Central hallway at Harvey Woods Lofts in Woodstock.
Image by George Qua-Enoo.*



PSYCHIATRIC BED
\$665 / day

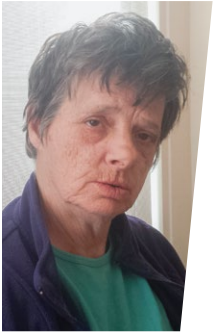


SHELTER BED
\$69 / day



**SUPPORTIVE /
SOCIAL HOUSING**
\$25-31 / day

STRATHEARNE SUITES: A NEW MODEL FOR SUPPORTED HOUSING



Elynn wants to live in her own place. She wants the freedom to come and go, the freedom to decide when and what to eat, the freedom to choose how to spend her time. She's wanted this for years.

Almost five years ago, Elynn had her own apartment at Indwell's Perkins Centre in Hamilton, but she found managing her complicated health issues as well as her own apartment too big a task. While she was happy to move to Indwell's Wentworth group home for more support, her dream of independence never left.

Now that dream is an opportunity, and Elynn anticipates her hope of independent living being realized at the Strathearne Suites. Read more of Elynn's story in the Hamilton Spectator at <http://www.thespec.com/news-story/6262395-housing-model-blends-independence-with-support-and-affordability/>.

Like Elynn, most people who contact Indwell are searching for an apartment they can afford on their very small income. Also like Elynn, many know they would benefit from on-site staff support, but don't want to sacrifice independence and a sense of home.

However, complicated by poverty, our tenants' options for housing have been few. Many have languished in hospital, lived in shelters, or even on the streets. Until now, group homes or long term care have been their best options.

We believe there is another way.

How a dream becomes reality

For some time, Indwell has been advocating for and investigating opportunities to develop independent settings that also provide solid supports for tenants with complex health needs. Strathearne Suites is an exciting opportunity for us to increase our capacity to serve.

While the program will be fully operational this fall with 39 furnished studio apartments and the completion of the community spaces, several tenants will begin moving in throughout the spring as units are completed.



Jeff Neven, Executive Director, and Kim Lalonde, Program Manager, in front of the redeveloped Strathearne Suites.



Director of Policy and Planning, Steve, original art donated for the apartments by community, organized by Indwell friend,

The staff team will work with tenants on a range of activities including management of illnesses like diabetes, supporting recovery from active addictions, building community, and fostering independent living skills including nutrition and diet. In addition to Indwell's usual trained apartment support staff, Strathearne Suites will offer community nursing and addiction professionals.

Phase I, the redevelopment of a neglected building with a sordid past (see picture below), is complete. An addition to the original structure, Phase II, will include a community kitchen and program room for a daily hot meal, computer lab, multi-use room and office spaces, and will be completed this fall. Each design element promotes community, a key to encouraging social inclusion.

Operational funding model

We are pleased that both the Hamilton Niagara Haldimand Brant Local Health Integration Network (LHIN), through an agreement with St. Joseph's Healthcare Hamilton, and the City of Hamilton will contribute ongoing base operating funding.

Projected Operating Income

- TENANT RENT AND SERVICE FEES
35%
- CITY OF HAMILTON
15%
- LHIN
50%



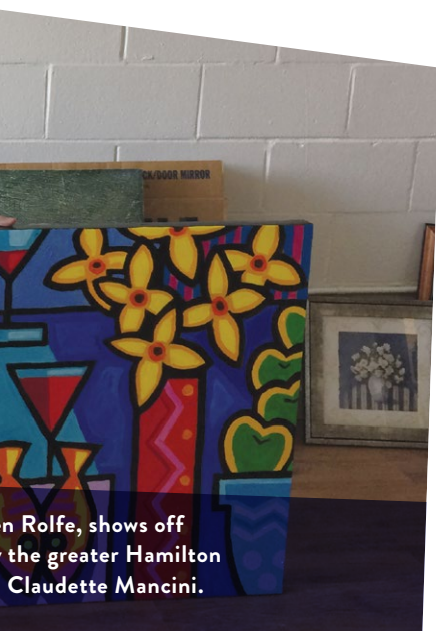
We still need your help

- Capital donations to cover construction costs for Phase II
- Bring a dinner for 12 until the kitchen is completed in September
- Furnish a Suite
\$2,000 will provide furniture, including kitchen supplies, for an entire apartment.

Multiply your impact

For every two units sponsored through *Furnish a Suite*, an anonymous donor will furnish a third unit.

See back page for contact information.



n Rolfe, shows off
the greater Hamilton
Claudette Mancini.



Strathearne Suites before renovation

HOPE & HOMES BANQUET

Liuna Station, Hamilton
Thursday, June 2, 2016
Reception: 5:30, Dinner: 6:15

RSVP by May 27, 2016
info@indwell.ca
866-529-0454



Rudy Hulst (centre) retired from Indwell in December 2015. After serving on the Board of Directors of Indwell in the 1990's, Rudy became Executive Director, then Director of Finance and finished as a member of the Project and Development Team.

He's pictured here with Graham Cubitt, Director of Projects and Development, and Sylvia Harris, Project Developer, in front of the Rudy Hulst Commons in Hamilton, which will open later this spring. All the best in your retirement, Rudy!

Please support our ministry!

*Indwell is a Christian charity;
we rely on the generosity of many
donors each month to sustain the
supports all our Indwell staff
provide our tenants.*

Hope Builders
donate monthly
to sustain day-to-day
operations.

Home Builders
give one-time gifts
that create new
affordable housing.

BOARD OF DIRECTORS

Trevor Horzelenberg, President
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Lucille Koopman
Edward Odumodu
Marty Speelman
Larry Strung
Charlotte Vanderhoek

Cut off and return to Indwell

Yes! I want to provide hope and homes for people in Southern Ontario!



Name: _____
Address: _____
City: _____
Postal Code: _____ Tel: _____
Email: _____

- Count me in as a **Hope Builder** at \$_____/month
 - I'm including a void cheque
 - I'm including credit card information
 - Call me to make other arrangements
- Count me in as a **Home Builder** with a one-time gift of \$_____
 - I'm including a cheque
 - I'm including credit card information
 - Call me to make other arrangements
- I'd like to **Furnish a Suite** with a one-time gift of \$_____
 - I'm including a cheque
 - I'm including credit card information
 - Call me to make other arrangements

- Please contact me to discuss Indwell's work, volunteer opportunities, or details about bringing meals to Strathearne Suites.

- VISA
- Mastercard

Name on card: _____
_____ Expiry: _____
Signature: _____ Date: _____

Designated Giving: Indwell will use restricted contributions for approved programs or projects. Should those needs be met, the contributions will be used where most needed.

Charitable Registration Number: 131295198RR0001

Please contact us or return this form to:

Indwell
1430 Main St E
Hamilton ON L8K 1C3
1.866.529.0454 info@indwell.ca

SPRING 2016

