



A NEW STORY: HOW INDWELL DEVELOPS AFFORDABLE HOUSING

Simcoe, a community of almost 15,000 located halfway between Brantford and Lake Erie, will have its first Indwell program this fall. It has been remarkable to see how God has paved the way for our new program to begin. Two years ago, community members and civic leaders, aware of the desperate need for affordable housing in Haldimand and Norfolk counties, visited Indwell's Perkins Centre in Hamilton. They met tenants, talked with staff, and became convinced that something similar could be developed in Simcoe.

Architects and engineers visited St. James United Church's former Sunday School and ministry building, Hambleton Hall, which was up for sale. They determined that the large building could be transformed into apartments. In addition to an ongoing support agreement, the county leveraged \$2 million of federal and provincial Investment in Affordable Housing funds towards the \$5.3-million project. That support cleared the way to purchase the property. By April 2015, extensive renovations began.

This is the first time in 12 years that Indwell is moving to a new city, and we couldn't be more excited. But Simcoe is just one of many communities interested in finding solutions to homelessness. Almost daily, churches and other organizations call to inquire about our model of housing with supports.

The need is overwhelming: over 80 people have already applied for the 35 permanent apartment units that will open this fall. The need is similar in communities across Ontario.

Typically, Indwell applies for funding for a portion of a new project. The remainder, often still more than 50% of total costs, we need to finance and fundraise. For that, we rely on our supporting community. Partner with Indwell by contacting us at indwell.ca/donate or call 1 866 529 0454.

*Image above:
Indwell tenant Bill Vis (inset) speaks at the sold-out
First Annual Hope & Homes Dinner at Trinity Anglican Church,
Simcoe on April 22, 2016*



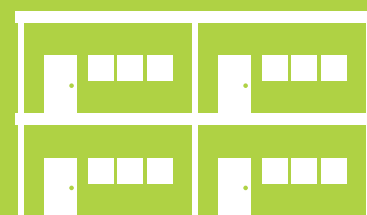
CARING
COMMUNITY



POLITICAL
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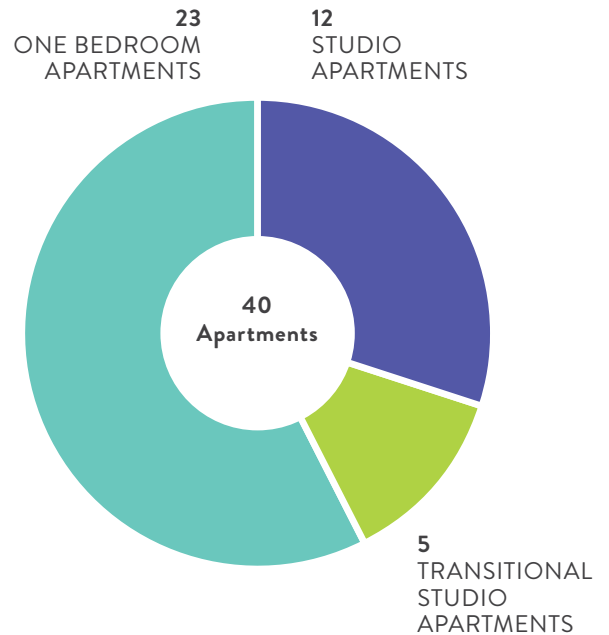
LOCAL
PLAN



INDWELL'S
HOPE & HOMES

FEATURES OF HAMBLETON HALL

- Community kitchen
- Community gardens
- Support staff
- Multi-use room
- Laundry
- Computer lab
- Parking
- Elevator
- Outdoor covered bicycle & scooter parking



We are so excited for those who will enjoy the privilege of calling Hambleton Hall home. This cherished historic building will provide bright, clean, affordable apartments – a neighbourhood of care, dignity, support and belonging. We'll continue to work closely with Indwell after occupancy, including at the new Community Gardens there ... because we believe that "where there is love, there is hope."
 – Eric Haverkamp, Board Chair
 Church Out Serving



Many of the prospective Hambleton Hall tenants have been waiting years for safe and affordable housing. Indwell's on-site staff will assist some of the most vulnerable community members to achieve wellness and housing stability.
 – Charlie Luke, Mayor
 Norfolk County



As I get to know the Haldimand-Norfolk community it has become clear that Indwell's mission and values are also the deeply rooted objectives here. I am excited to bring my expertise in mental health and experience in program management to Hambleton Hall. Together we can provide Hope and Homes for all.
 – Leah Logan, Program Manager
 Hambleton Hall, Indwell

In 2013, our Board of Directors rolled out a strategic plan that has informed our work throughout the last four years.

Driven by the demand for affordable housing with supports, Indwell has developed new housing stock in Hamilton, Woodstock and Simcoe to meet one of the strategic goals: doubling our housing capacity.



2013

January
 Strategic Plan 2013-2017
 216 apartments occupied by 230 people (including dependants)

2014

April
 Strathearne Suites, Hamilton
 39 apartments purchased

June
 Wentworth Program, Hamilton
 8 unit apartment building purchased

HOW YOU CAN HELP

Volunteer

a) One-time volunteering

- Furniture assembly for the furnished apartments
- Final preparation of apartments

b) Regular long-term volunteering:

- Tea time
- Community kitchen
- Maintenance
- Grounds / Gardens
- Art group
- Fitness group
- Games
- Community meals
- Your skill / talent

Call Leah at 226 534 9990 or email llogan@indwell.ca for information about these opportunities in Simcoe.

While these volunteering needs currently exist in Simcoe, there are similar opportunities at each of Indwell's programs in Woodstock and Hamilton. Call 1 866 529 0454 x233 for information.

Give Finances

a) Furnish an Apartment

- 17 studio apartments need to be furnished
- Cost: \$2,000
- 6 of 17 apartments have already been furnished by donors

b) Sponsor a Suite

- A sponsorship helps to provide the supports our tenants need to remain stably housed
- \$150/month or \$1800/year
- 3 of 35 suites have already been sponsored

c) One Time Donations

Make a one-time donation towards capital expenses or ongoing needs



Welcome to Leah Logan (L), Program Manager, and Debra Vandermeer (R), Tenant and Community Support, Hambleton Hall



Bring Home a Piece of Hambleton Hall

Stained glass like this, rescued from Hambleton Hall, is available for for \$100. A tax receipt will be issued for \$45. Call the office for details.

2015

April

Simcoe and Haldimand-Norfolk Hambleton Hall purchased, beginning of redevelopment for 40 apartments

August

Harvey Woods Lofts, Woodstock 54 apartments open

2016

June

Rudy Hulst Commons, Hamilton 47 apartments open

August

Strathearne Suites, Hamilton 39 apartments with supports launch

Harvey Woods Lofts – Phase II, Woodstock
Construction begins on 26 apartments

October

Hambleton Hall, Simcoe and Haldimand-Norfolk 35 apartments open; 5 transitional apartments open

November

410 apartment units occupied by 450 people (including dependents)

*represents larger projects only



Over 120 guests celebrated the **Grand Opening of the Rudy Hulst Commons** on June 10, 2016. (L to R) Jeff Neven, Executive Director; Trevor Horzelenberg, President of the Board; Ted McMeekin, MPP; Esther Vanderwillik, tenant speaker; Bob Bratina, MP; Rudy Hulst, retired Executive Director; Dini Hulst; Emma Cubitt, Invizij Architects; Graham Cubitt, Director of Projects & Development

SAVE THESE DATES

Grand Opening & Open House
Strathearne Suites
September 16, 2016
2pm-4pm
311 Strathearne St, Hamilton ON

Grand Opening & Open House
Hambleton Hall, Simcoe
Coming in October

Celebration Dinner
Woodstock
November 10, 2016
5:30 Reception, 6:15 Dinner
Quality Inn and Suites, Woodstock ON
RSVP by November 4, 2016

Please support our ministry!

Indwell is a Christian Charity. We rely on the generosity of many donors each month to sustain and grow our ministry.

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
Phil Teeuwsen, Vice President
Bill Munns, Treasurer
Alice Plug-Buist, Secretary
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 an Apartment** with a one-time gift of \$2000
 - 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 or volunteer opportunities.

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
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Hamilton ON L8K 1C3
1.866.529.0454 info@indwell.ca

SUMMER 2016

