

ANNUAL REPORT 2017

SEPTEMBER 2015 TO AUGUST 2016



From the President:

In 2013, Indwell embarked on its current Strategic Plan to “demonstrate abundance during a time of austerity.” It was an ambitious vision of hope and homes. It was a plan that aimed at Indwell’s central mission of *creating affordable housing communities that support people seeking health, wellness and belonging*. This year, 2017, marks the end of the current Strategic Plan. As such, the Board will be taking time to evaluate progress towards the goals set out in the plan, the challenges and successes we have experienced.

This past year has been one of celebration for the Indwell community. We have cut many ribbons (and eaten some cake!). In 2013, we said we wanted to double our capacity by the end of 2017. We are well on our way, having grown from 220 homes to 410 in just four years.

Of course, this is not about houses or rooms. It is about hope and homes, and the creation of *housing communities*. We seek to provide our tenants the chance for independence with supports and the dignity and belonging that come from being a part of a community. The staff of Indwell consists of people who understand this and work hard every day towards it. The Board recognizes their passion

and creativity. We also recognize the many volunteers who contribute to the wellbeing of our tenants. With their work and commitment, this community vision is bearing fruit and receiving attention. Indwell is being recognized for its effectiveness in the affordable housing sector. We praise God for that, but as we do so we continue to look ahead, anticipating and planning for future needs and opportunities.

The Board is once again in Strategic Planning mode. As we look ahead, I invite you to join us. The housing communities we seek to create involve a broad vision of community. We cannot do this work without the support of donors, church families, municipal leaders, government and community organizations. We thank all those who have partnered with us. We look forward to the year ahead.

Phil Teeuwsen

Phil is President of the Board of Directors. He serves as Assistant Professor of Education at Redeemer University College in Ancaster.

Financial Report

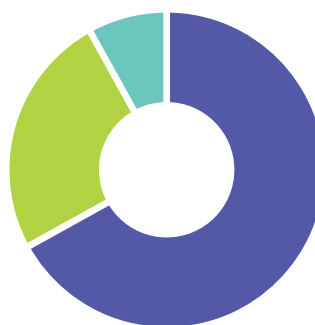
12 months ending August 31, 2016

Operating Income



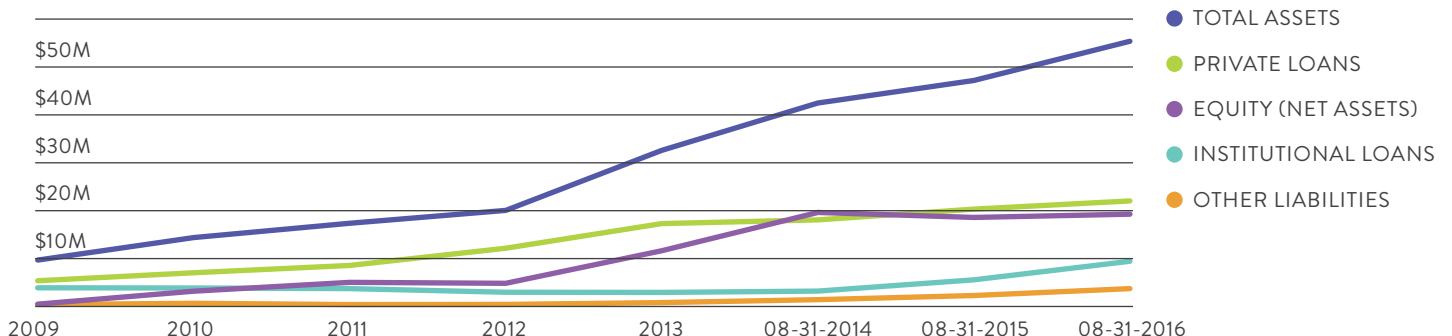
- RENT, ROOM & BOARD
\$1,908,469 44.9%
- GRANTS
\$1,412,000 33.2%
- DONATIONS / FUNDRAISING
\$846,921 19.9%
- SERVICES, FEES & OTHER
\$83,065 2.0%
- TOTAL**
\$4,250,455

Operating Expenses



- PROGRAMS & SUPPORT STAFFING
\$2,505,497 67.1%
- BUILDING FACILITIES
\$933,356 25.0%
- ADMINISTRATION
\$295,594 7.9%
- TOTAL**
\$3,734,447

Financial Overview



NEW PROJECTS

September 2015

Tenants moved into 54 new apartments at Harvey Woods Lofts in Woodstock.

June 2016

Rudy Hulst Commons in Hamilton opened with space for 47 households and a brand new main office in which our Resource Centre staff are working.

September 2016

We celebrated the opening of Strathearne Suites in Hamilton, where 39 people enjoy their own apartments in a high-support setting.

October 2016

We opened Hambleton Hall in Simcoe, a venture that provides homes for 40 people.



Donor Profile: Bill Vis

One of the biggest smiles you'll find around Indwell belongs to tenant Bill Vis. If you've spent time at Indwell or you've had a tour of the Perkins Centre, you've probably met Bill. Not only is he generous with his smile, his generosity also extends to opening his apartment for program tours and volunteering on a monthly basis for the Good Food Box. Bill is always eager to help with dishes and clean-up after events and he often brings Timbits to our main office. Bill is also a Hope Builder; a person who makes a monthly donation to Indwell's work.

Bill wasn't always able to give financially. He explains: "Once upon a time I wasn't able to do this, but now I do it with a smile on my face." A few years ago, Bill was in so much financial trouble that he had to declare bankruptcy. He moved into Perkins Centre in September 2011, and thanks to its affordability and support, Bill has not only become debt-free, but he is able to save and donate regularly, too.

Bill gives to Indwell so that "...we can get more people off the streets and change more lives." He is happy to give to Indwell because, he says, "I give, but I get something back, too." Bill thanks God for all that he has received and for the ability to respond with generosity. Thanks to Bill and other Hope Builders, many more can have housing, support, and a reason to smile.

Bill, pictured here in his apartment, is an Indwell monthly donor and tenant. He loves to play the piano, stay positive, and help whenever he can.

Current Board of Directors

Phil Teeuwesen, President
Charlotte Vander Hoek, Vice President
Bill Munns, Treasurer
Alice Plug-Buist, Secretary
Al Bakker
Edward Odumodu
Marty Speelman

Vision

Hope and Homes for All

Mission

Indwell is a Christian charity that creates affordable housing communities that support people seeking health, wellness and belonging.

Values

We value the inherent dignity of all people as image bearers of God.

We live out our Christian calling to love our neighbour as ourselves.

Hope is the foundation of all of our actions.

Mailing Address

1430 Main St E Hamilton ON L8K 1C3
866 529 0454 • 905 529 0355 (fax)
info@indwell.ca • www.indwell.ca

Corporate Name:

Indwell Community Homes

Charitable Registration Number:

131295198RR0001

