



This month, we'd like to introduce you to our new projects in Hamilton and Woodstock.

## PARKDALE LANDING

In the fall of 2016, we purchased a mostly-empty former tavern and rooming house in East Hamilton at the corner of Parkdale and Melvin. Today, we've helped the tenants who were still living there relocate, emptied the building of its contents, and begun to demolish the fire-damaged portions of this property in order to prepare for the renovations that will transform this neglected spot into comfortable, supported homes for 57 new tenants. Our new name for this property? Parkdale Landing.

Part of Indwell's mission is to create affordable housing communities, with an emphasis on the community. In its old form, the George and Mary's Tavern's derelict rooms created a kind of broken community. To hear Jake\* and Matt\* tell it, the environment was toxic – both because of the building and the relationships.

Jake describes how his own stove wasn't working, so he'd ask a neighbour for use of the kitchen and then share whatever he'd prepared. "But everyone was trying to rip everyone off," he says. "Around here, what got me was, I had just straightened up ... but with all the characters around, it made it tough."

Matt told us about how the owner used to offer everyone in the building a good deal on drinks and Thanksgiving dinner downstairs in the tavern. "We got together and were nice to each other but then the next day it's back to being at each other's throats."

Once, a group of people living in the building found a neighbour near death and trapped in his apartment. "The fellow next door here was a quiet fellow and he didn't bother anybody," Jake told us. "No one had seen him for a few days. I didn't hear anything through the walls." The neighbours were unable to open the door, so after a few days they looked in using a ladder and saw that the man was alive, but had passed out in front of his door, trying to open it. "There were cockroaches crawling all over him. They had to shave his hair because of all the bugs."

Indwell's vision for the community that will inhabit Parkdale Landing in the future is very different. Community meals, volunteer-led tea time, and game and movie nights will encourage healthy interdependence. Support staff will provide a listening ear, accountability around rent payment, and mediation if tenant disputes arise. Staff are also trained in pest recognition and prevention to avoid infestations like the one Jake described. The building itself is being designed to foster a sense of community for all the tenants who will be living there, thanks to lots of community gathering spaces alongside independent units, including a rooftop patio and garden.

*Above Left: An architect's rendering of the new plans for the property  
Above Right: The old tavern sign at George and Mary's Tavern*

\*Names have been changed.



# PARKDALE LANDING'S HISTORY IN PICTURES

These photos were taken shortly after Indwell took possession of this building. We've included some quotes from former tenants to give an idea of what life was like for people who lived there.

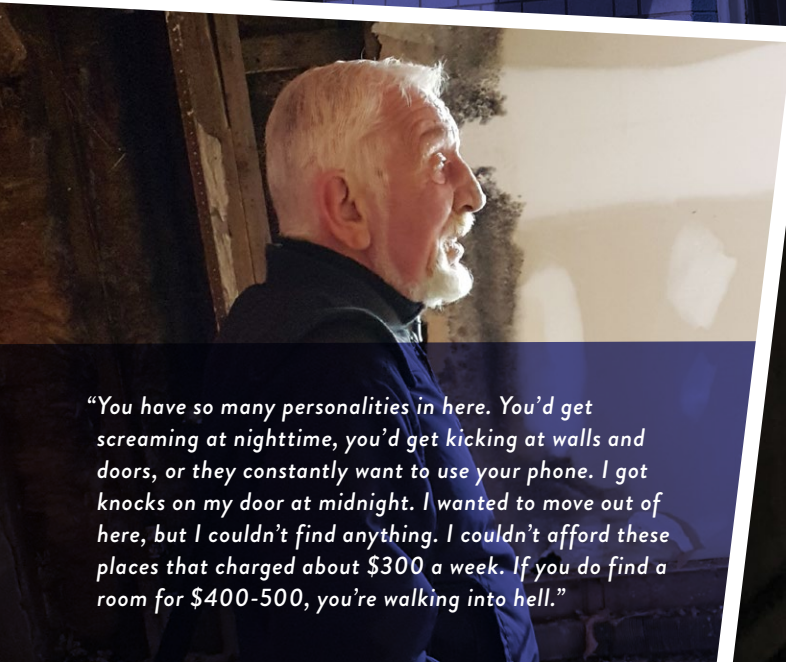


*"You could see your breath, that's how cold it was. So they brought in these heaters. The dial was broken, and I noticed that it was all burnt out. It could have started a big fire. If I fell asleep and it sparked, that would have been another fire in here. We had water problems – I went ten days without hot water. It was rundown, it was just terrible."*

*"In my room, I had a leak in my ceiling and I had a cat living up in there that someone had tossed out. It stayed in one corner and that's where it would urinate and whatnot, and it was making big stains. Whenever it rained, the rain would bring the ceiling down a little bit more, and finally there was a pen-sized hole and the water was pouring through."*



*"There was a lot of crime in the building, terrible fights in the hallways. There was a lot of stealing so I always carried my phone with me. I had my fridge emptied – bacon and eggs, butter and a loaf of bread – I come home and it's empty. That's what people had to do. I felt sorry for some of the people. It was bad. We didn't have security after 8 o'clock at night, so the whole place was a party house. Drugs and alcohol, prostitutes ... That's what the area was like."*



*"You have so many personalities in here. You'd get screaming at nighttime, you'd get kicking at walls and doors, or they constantly want to use your phone. I got knocks on my door at midnight. I wanted to move out of here, but I couldn't find anything. I couldn't afford these places that charged about \$300 a week. If you do find a room for \$400-500, you're walking into hell."*





## SAVE THE DATE

Celebration Dinner, Woodstock

November 10, 2017

## HOPE AND HOMES BANQUET

Liuna Station, Hamilton

Thursday, June 15, 2017, 5:30 pm

RSVP June 9, 2017

[info@indwell.ca](mailto:info@indwell.ca)

905-529-0454

## HARVEY WOODS LOFTS PHASE II

Construction on Harvey Woods Lofts Phase II started last fall in Woodstock, a year after Phase I opened. The four-story addition connects to the back of Phase I with 26 brand new apartments that will bring the number of units at Harvey Woods Lofts to 80 in the fall.

But there's more happening in Woodstock! We are undertaking a major redevelopment of our program at Blossom Park. The aging group home building will be replaced by a program with 30 independent apartment units. This new program will continue to

have a high level of support for the tenants while encouraging independence. During construction, many folks from the group home will move to Phase II of Harvey Woods Lofts, and will be supported by the staff team in that setting. It's a complicated process, but we clearly see God's hand in bringing all the pieces together.

We at Indwell are so thankful for all the support and encouragement the municipality has offered in getting these projects off the ground, including more than \$3 million in capital grants, not to mention the amazing community supporters who are indispensable to what we do.



# CHURCH PARTNERSHIP

Hughson Street Baptist Church was planning their new building in the north end of Hamilton when they decided that they could be part of the solution to the homelessness crisis in a very practical way. A partnership with Indwell began and now we can report that pre-construction work has begun on the site at James Street North that will integrate more than 40 affordable apartments, managed by Indwell, into the church's building. Please pray for all the steps involved, from construction beginning later this year to a move-in date (hopefully in early 2019) for the church and more than 40 new tenants!



## PRAISE GOD

Praise God with us for a portion of government funding that makes each of these projects possible. The prayer and financial support from individuals, churches and foundations for each project has also begun. Please consider how you can give to the ongoing day-to-day support of our existing communities, or donate towards one of our new projects.

## 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  
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Cut off and return to Indwell

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



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☐ Please contact me to discuss Indwell's work or volunteer opportunities.

Please contact us or return this form to:  
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1430 Main St E  
Hamilton ON L8K 1C3  
1.866.529.0454 info@indwell.ca

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- ☐ Count me in as a **Home Builder** with a one-time gift of \$\_\_\_\_\_  
☐ I'm including a cheque ☐ I'm including credit card information  
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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



SPRING 2017