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website at indwell.ca



INDWELL'S UNIQUE HOUSING MODEL SHOWCASED

Indwell was chosen to receive a grant from CMHC's* Demonstrations Initiative to help us showcase four integral elements of our model. As others continue to ask about our approach to affordable and supported housing, this grant allows us to equip them with the lessons we're learning and the tools we're developing. "We're both humbled and honoured with this grant," says Jeff Neven, Indwell's Executive Director. "By sharing the essential aspects of our model with other housing providers here in Ontario—and across the country—we are together moving closer towards achieving our vision of hope and homes for all."

Over the next 18 months, we'll be focusing more sharply on talking about both what works and what has been challenging in creating supportive homes, highlighting:

- You—our donor and support community—and others who provide vision, direction, funding, and financing
- The supportive service our staff and volunteer teams offer that results in transformed communities

- Our experiences with innovative technologies in our building design, including the highly energy efficient Passive House standard
- Community participation strategies, and partnerships with churches, and social service agencies.

As part of the demonstration initiative, we'll be creating content for print and digital media, and speaking at conferences and elsewhere—all to help other organizations discover their roles in envisioning and creating supportive affordable communities.

*Canada Mortgage and Housing Corporation

Above: Our partner project with Hughson Street Baptist Church will receive Passive House certification, and has been featured by several organizations for its innovative building standards.

PROJECTS TIMELINE

July 2019

- Woodfield Gate will open in downtown London, providing 67 affordable one-bedroom apartments for people facing challenges accessing quality housing—often due to mental health challenges and other disabilities.
- Construction will have begun on 50 new homes for the second phase of our Parkdale Landing program in East Hamilton.

July/August 2019

- Blossom Park Apartments will open in Woodstock, providing 34 new independent apartments in our first-ever project built completely to Passive House standards.
- Preparation for renovations will begin on the former Norfolk Inn in Simcoe, with the goal of being completed by late 2020.
- Environmental cleanup begins on the property of the former Royal Oak Dairy in Hamilton.

INDWELL'S FIRST PROGRAM IN LONDON OPENING THIS SUMMER

Woodfield Gate will open its doors to 67 people this summer. The new building, which Indwell is leasing for the time being from the builder, is located at 356 Dundas Street in downtown London, on a bus route and near churches, a park, and many other local amenities.

We are partnering with the Mental Health Care Program at St. Joseph's Health Care London and the Canadian Mental Health Association - Middlesex to identify and welcome new tenants who are seeking supportive housing to continue their journey toward wellness.

"Many of the patients we serve require access to safe, enhanced, supportive housing that enables recovery and assists them to be successful tenants and community members," explains Jodi Younger, Vice-President, Patient Care and Quality, St. Joseph's Health Care London. "As noted in the first report from the Premier's Health Council, the solutions to ending hallway medicine lay outside the walls of hospitals. This type of integrative solution, where housing is a part of the health care strategy, is the type of innovation needed in our community. It removes barriers to discharge and creates capacity in the system for those requiring access to inpatient care."

Another site in London—at 744 Dundas Street, just east of downtown—is in the planning stages, and envisions 75 one-bedroom apartments. With two programs, bringing hope and homes to over 140 people, we are excited about the impact we will have in London!

- Julie Ryan
Fundraising and Community Coordinator, London



Julie (r) and Terri Louch, our new London Program Manager, in front of Woodfield Gate.

Fall 2019

- Construction set to begin on the future site of a 66-unit affordable housing community in Mississauga, to be opened early 2021.

Early 2020

- Our joint effort with Hughson Street Baptist Church will open at 500 James Street North in Hamilton, bringing 45 affordable housing units to the city and a brand new church facility to serve the community.
- We hope to begin construction on our second program in London at 744 Dundas, site of the former Embassy Hotel. Current designs envision 75 one-bedroom apartments, with offices and commercial space on the ground floor.

Late 2020

- The Norfolk Inn in Simcoe will reopen as permanent housing with supports for 32 people, and will include ground floor commercial space.
- Hamilton's second phase of Parkdale Landing will open, adding another 50 one-bedroom apartments and a new community space.

TENANT HIGHLIGHT

Bobby moved into the Perkins Centre in East Hamilton last fall. He's known for his contagious smile and his collection of 'paddy hats.' "I was a totally different person," states Bobby. "Before I moved here, I never felt safe. I used to sleep with a knife under my pillow." Bobby explains that he even used to stack furniture against his door to lock himself away. "My depression can be bad," says Bobby. "I still have sad days, but I'm starting to come out more."

Getting to know his neighbours has been a great experience for Bobby. He has been welcomed into his new community and is feeling a sense of belonging. "I'm getting to know people," says Bobby. "I really like the social events; they are a lot of fun. I love coming downstairs to hear people say, 'Good morning, Bobby!'"

Bobby has also been volunteering with the monthly Good Food Box, packing fresh fruit and vegetables. "It's nice to have something to do, something to help out with." Bobby likes the area, and finds the building is clean and well-cared for. "I love it here."



Many Indwell tenants keep a pet. Bobby relaxes at home with one of his cats.

WELCOME JUDY EISING

Indwell recently welcomed Judy Eising to the new position of Director of Donor Relations and Fundraising. Judy's connection with Indwell started four years ago when her brother Henry, who then lived in Simcoe, mentioned that Indwell had purchased Hambleton Hall to convert it into affordable housing. As a deacon in her church in Guelph, Judy was aware of the desperate need for quality low-cost housing. She interacted regularly with people squeezed by the rising cost of housing, while the Ontario Disability Support Program rates remained stagnant, and increases in minimum wage were marginal.

Judy had heard of Indwell but didn't realize there were programs outside of Hamilton. She looked up Indwell and was impressed by the Indwell approach to developing supportive housing communities and their desire to develop these across southern Ontario. She made her first donation to Indwell in support of the construction of Hambleton Hall, and then signed up to become a monthly donor. A few years later, she is now part of the Indwell team, inviting others to join her in supporting Indwell.

Please send her a message (jeising@indwell.ca) or give her a call (1-866-529-0454 x437) to find out more about Indwell programs and the "crazy ambitious" vision that caught her imagination—to provide hope and homes for all. And if Judy contacts you, please invite her over for a conversation to share your story and what you value about the ministry of Indwell.

The Indwell logo, featuring the word "Indwell" in a blue, sans-serif font. The letter "I" is stylized with a green vertical bar extending upwards from its top.



WAYS TO GIVE

Donate

Help us sustain our day-to-day operations by giving now at indwell.ca/donate or complete the form below.

A Gift of Non-Cash Assets

Donating securities can be an effective way to support Indwell that will also provide you with significant tax advantages.

Through Your Will or Estate Plan

A gift to Indwell in your will or estate plan is a special way for you to concretely demonstrate your values and continue the good work that you are already supporting.

Impact Loan

An Impact Loan to Indwell is an opportunity for you to invest in building new affordable housing projects.

BECOME A MONTHLY DONOR

With your regular monthly giving, you **build hope**:

- Hope for our current tenants who create communities of belonging with staff support.
- Hope for those waiting for housing seeing new opportunities develop as we build new programs.
- Hope for our staff team when faced with the growing demand for housing, knowing that together we can create more solutions.

To become a monthly donor, visit indwell.ca/donate or complete the form below.

Visit indwell.ca/stories-of-hope to see how you're changing lives through giving.

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

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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: _____

- ☐ Enclosed is my gift of \$ _____
☐ I'm including a cheque ☐ I'm including credit card information
- ☐ Sign me up as a monthly donor at \$ _____ /month
☐ I'm including a void cheque ☐ I'm including credit card information
- ☐ I'd like to **Furnish an Apartment** with a one-time gift of \$3,500
☐ I'm including a cheque ☐ I'm including credit card information
- ☐ Please contact me about other opportunities to support Indwell through a directed or planned gift
- ☐ VISA ☐ Mastercard or visit indwell.ca/donate

Name on card: _____

_____ Expiry: _____

Signature: _____ Date: _____

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

Please contact us or return this form to:

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

DIRECTED GIFTS: Donations are used only for approved programs and projects. Donations received in support of a specific program or project will be used as directed by the donor, with the understanding that when the need for such a program or project has been met or cannot be completed for any reason determined by Indwell, the remaining amount of the donation will be used where most needed. A 10% contribution toward Indwell's general operating support will be included in gifts received for specific programs and projects. Donors will receive a charitable tax receipt for gifts of \$10 or more. Charitable Registration Number: 131295198 RR0001

SUMMER 2019

