



New homes under development

Alongside our existing 570 units of housing supporting 600 people, Indwell is continuing to develop new homes in more communities. The need is so great.

- 1- 500 James St N, downtown Hamilton - a partnership with Hughson Street Baptist Church including 45 Indwell apartments on the 2nd, 3rd and 4th floors. On schedule to open summer 2020.
- 2- McQuesten Lofts, East Hamilton - 50 apartments on schedule to open late 2020. Hamilton Public Library will lease space on the main floor for a neighbourhood library branch.
- 3- Dogwood Suites, Simcoe - 32 apartments on schedule to open early 2021.

PROJECT TIMELINE

Port Credit (Mississauga) - New build
425 Lakeshore 68 units
Foundations and site servicing started;
building permit submitted

Late
2021

Hamilton - New build
Former Royal Oak Dairy
95 units in two buildings
Building permit submitted

2022

2021

London - New build
Embassy Commons
744 Dundas St
72 units
Building permit submitted

Early
2022

Kitchener - Adaptive reuse of
St. Mark's Lutheran Church
38-40 units
Development approvals underway

Hello from Blossom Park!



The last few months have been a journey as we learn together how to navigate these unprecedented times. We're doing it together, as a community. As we are in all our programs, in Woodstock's Blossom Park Townhomes and Apartments we're working hard to find new and innovative ways to support our tenants while practicing and encouraging physical distancing and frequent handwashing.

As a staff team, we've shifted to host a mix of in-person and virtual office hours, adjusting how we deliver medications and meals, and providing one-to-one support navigating the internet or arranging a time when folks can virtually connect with outside supports. Each day as we adjust, we're asking, "What's working for our staff and tenants?" and "Where can we improve?" In April, Indwell created a Food Box Program where tenants can purchase a discounted bag of meal staples. That, in combination with other food security resources, has been essential in allowing tenants to limit shopping trips. Tenants are figuring out ways to come alongside their neighbours—whether it's emotional support or assistance with errands.



Our community partners are sharing resources and collaboratively working on creative solutions to meet the needs of our tenants:

- As an organization, we've been blown away by the fantastic response to our request for gowns as well as the many cards and letters of encouragement that we and our tenants have received and that continue to come in on a regular basis.
- Some volunteers are adjusting by checking-in with tenants by phone,
- A local church donated meals when they could no longer come in for their monthly collective kitchen.

We're so thankful to the Oxford community for their support, now and always. It's been beautiful to me to see each person bringing themselves in a vulnerable way each day to be alongside one another.

I've been amazed as I've felt more connected—even while we're at a distance through these times of uncertainty—and felt comforted by the support of the Indwell and Oxford communities. We're all planning for the "new normal"—and we are so looking forward to being able to celebrate together once we're able to so again. We've already begun the planning!

Especially recently, this verse has been an encouragement to me and our team in Woodstock. I hope it will be to you as well.

***Be joyful in hope, patient in affliction, faithful in prayer.
Romans 12:12***

Ashlynn Hill, Program Manager, Oxford.



Spotlight on volunteers

While Indwell grows, so does our volunteer base. In 2019, we had 152 volunteers who gave over 6,600 hours of their time! Volunteers add tremendous value to Indwell in such a wide variety of ways.

The most common area that people volunteer is supporting our tenant programs – from hosting tea times and other food-related activities to art or exercise groups.

Crystal, Ernie & Nancy, and Brad (top row L to R) have had to suspend their in-person activities for the time being, but some have been doing regular phone check-ins with tenants.

We are all looking forward to starting up those programs again (and in London, to launch volunteer-run tenant programs!).

People like Fred and Hank (bottom row L to R) share their expertise by serving on the Board and in fundraising capacities. We're thankful they've been able to continue meeting virtually.

There are also groups that join us throughout the year often working on garden and building upkeep. "Many hands make light work" certainly holds true.

We'll be in touch when we're able to resume our volunteer roles, and when we're ready to accept new volunteer applications again.

Stay tuned!

Nikki Thompson,
Volunteer Coordinator



Nikki coordinates volunteers for Indwell, with the help of Debra Vandermeer in Simcoe and Melissa France in Woodstock. For now, she's pivoted to co-lead Indwell's COVID-19 Communications Team with our information analyst Miranda Crocket.

Your questions answered

Why do you have so many projects on the go?

There is tremendous need – over 2,000 people have reached out to us seeking quality affordable housing with supports, and more contact us every day. We feel called to support those who are marginalized. Over the years we've developed a model that works: a range of supportive housing to meet the various needs of our tenants, a dynamic giving community that enables us to leverage more resources, extensive formal and informal partnerships, and a team of innovative staff ready to meet challenges head-on.

Do your tenants need to be Christian?

Indwell exists to provide hope and homes for all. Our supports and services are open to people from every creed, race, ethnicity, sex, ability, sexual orientation, and gender identity. Indwell engages with diverse communities: we actively identify and remove barriers that prevent people from accessing and participating in our services.

Where does your funding come from?

First, from you. Indwell's generous donors contribute about 15% of both programming and project development costs. We then use this as a base to apply for government funding, multiplying your gifts many times over. Tenant rents cover about 38% of programming costs, the Ministry of Health about 23% and other operating grants about 20%. We use the 15% of project development costs we receive from individuals, churches, service clubs and foundations to leverage the remaining 85% of development costs.

Have more questions?
Send us an email: info@indwell.ca

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 \$2,500
 - ☐ 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 tell me more 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

SPRING 2020

