CREATING SOLUTIONS OUT OF PROBLEMS

Graham Cubitt - Indwell

Guelph Housing Symposium - 09.19.19

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

OUR VALUES

- **DIGNITY** of all people as image bearers of God.
- **LOVE** our neighbor as ourselves.
- **HOPE** is the foundation of our actions.

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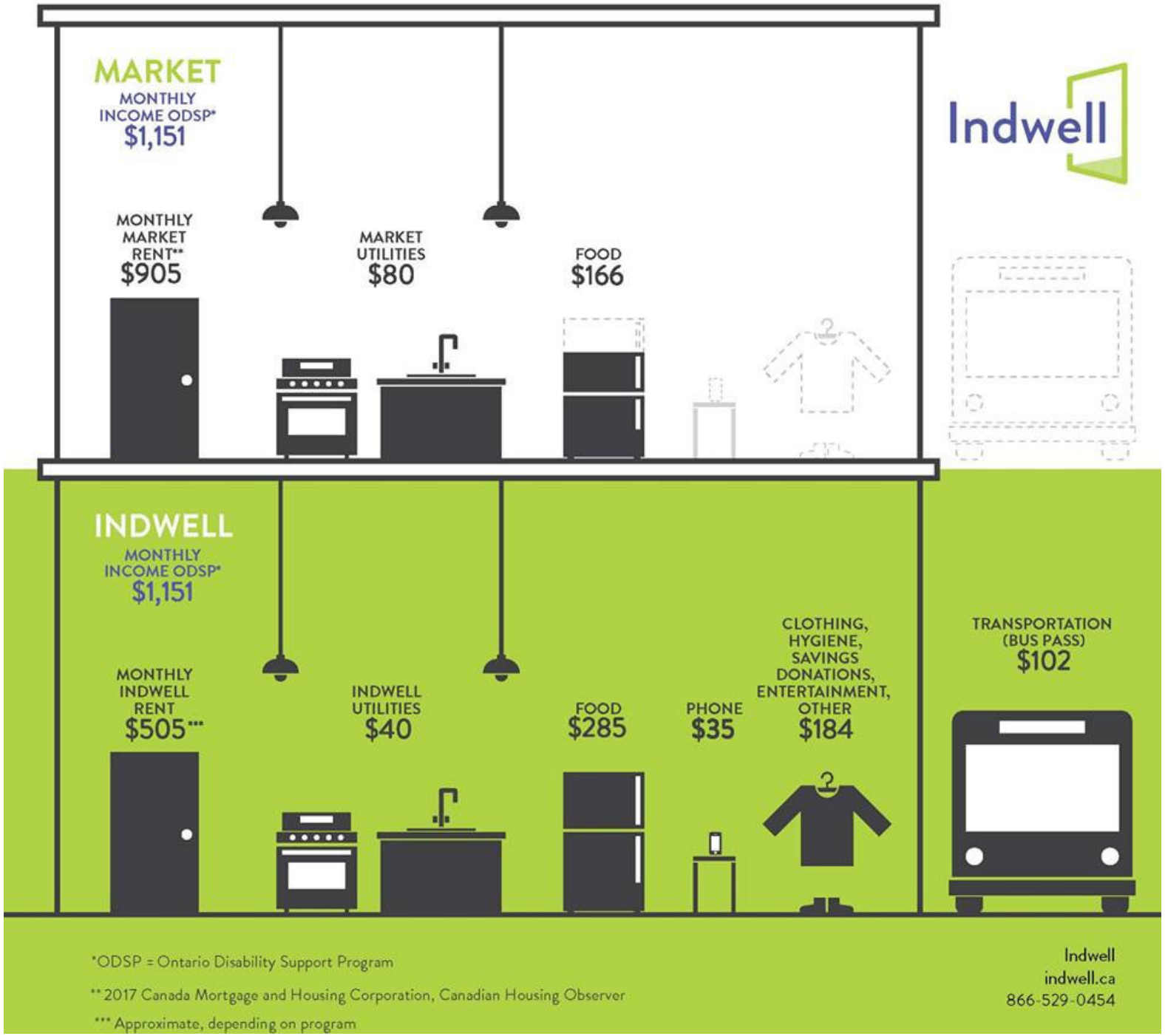

*ODSP = Ontario Disability Support Program

** 2017 Canada Mortgage and Housing Corporation, Canadian Housing Observer

*** Approximate, depending on program

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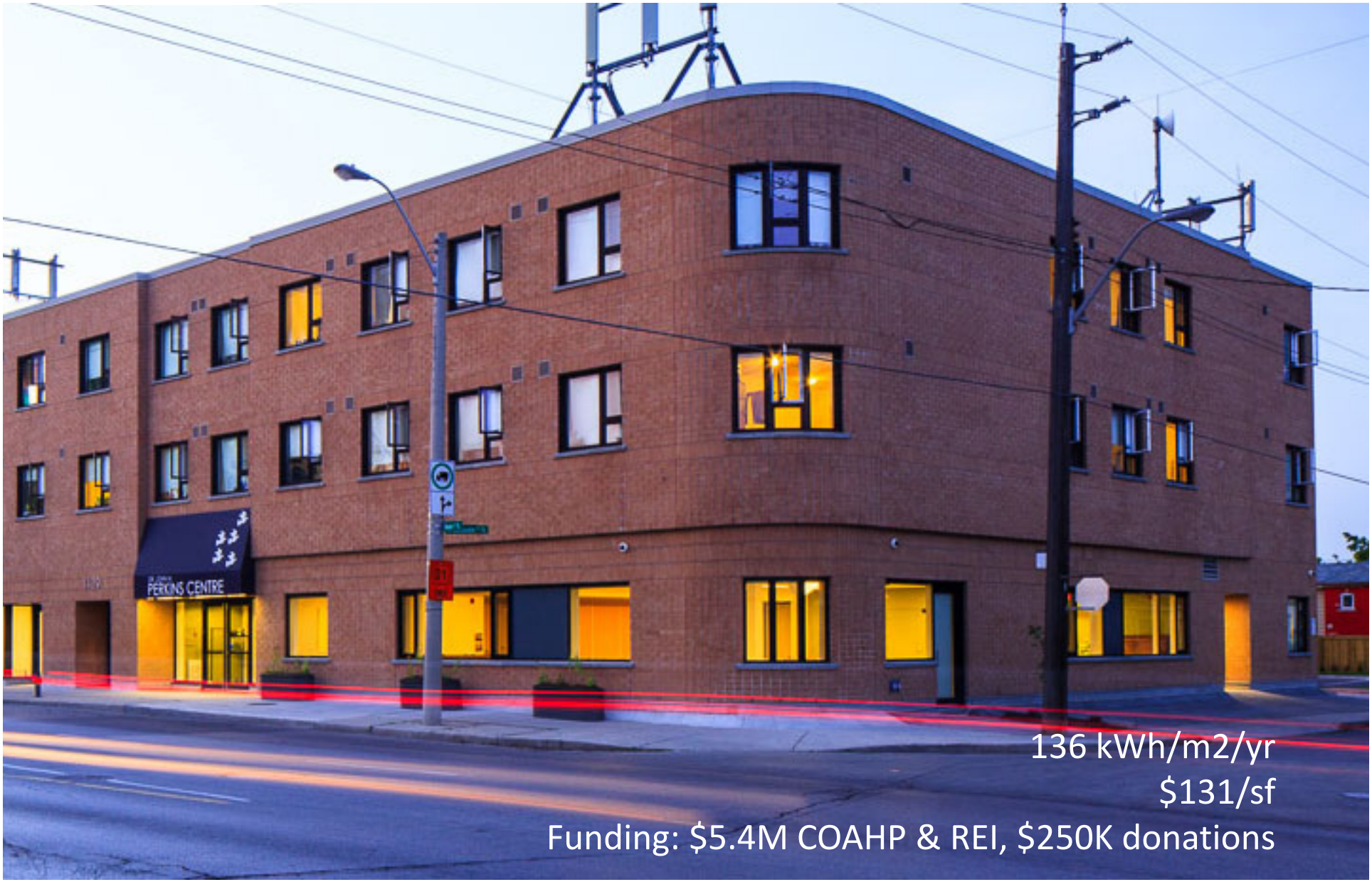
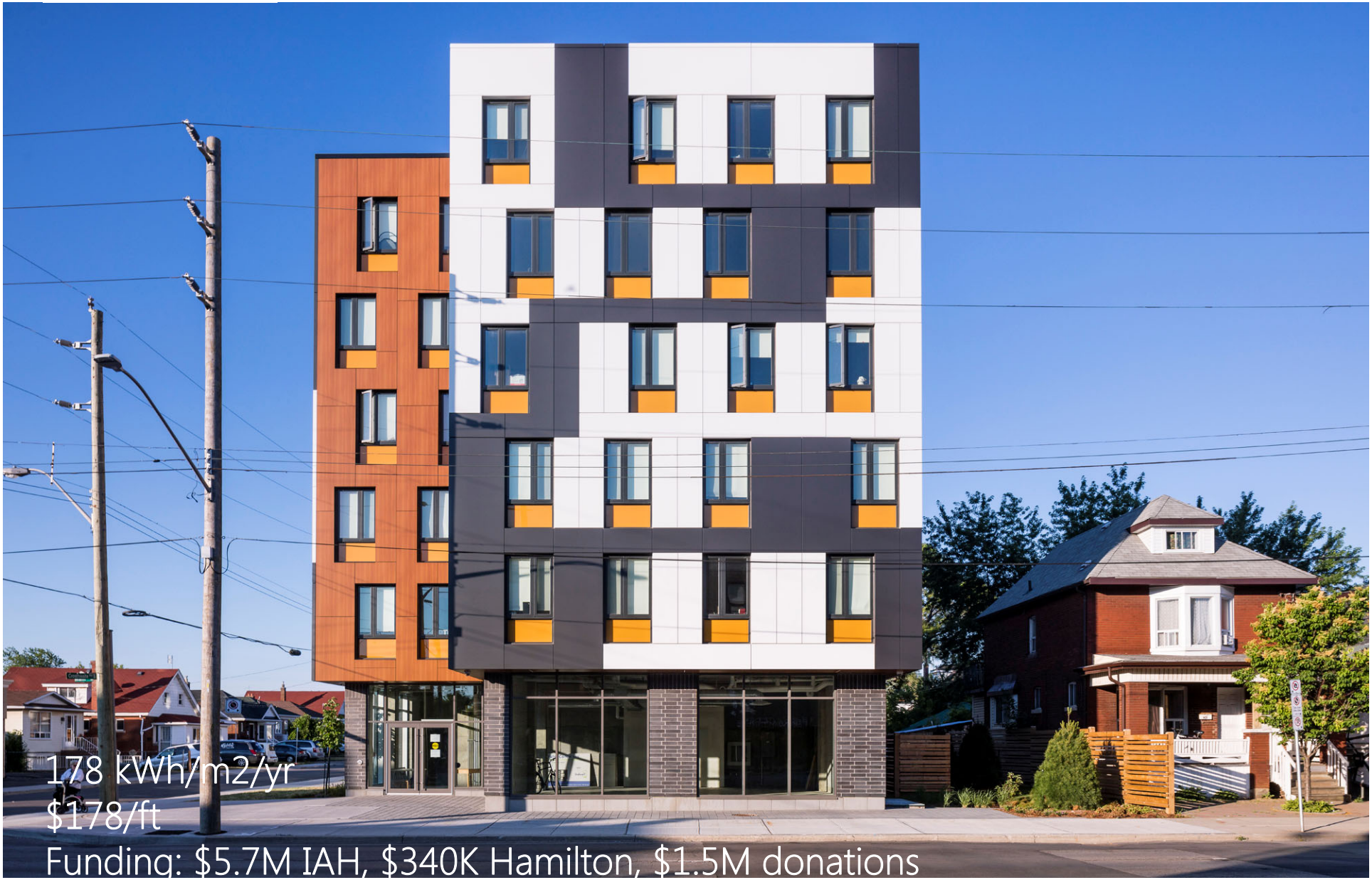
indwell.ca
866-529-0454

PERKINS CENTRE - HAMILTON



136 kWh/m2/yr
$131/sf
Funding: $5.4M COAHP & REI, $250K donations

RUDY HULST COMMONS - HAMILTON



HARVEY WOODS LOFTS -WOODSTOCK

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GEORGE & MARY'S TAVERN & ROOMING HOUSE, HAMILTON

WHAT IT WAS…

Energy model: 101 kWh/m2/yr

Project cost: $204/sf construction to Passive House standard

Mixed-use: convenience store, pharmacy, offices, community restaurant, residential

Funding: $2.3M donations, $5.5M IAH, $600K Hamilton, $600K/yr MOH

Three steps to change

- critical analysis (easy)
- solutions development (harder)
- implementation (hardest)

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Maximize Public Benefit

- clear alignment with public goals
- who wants to achieve what
- who follows whom

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No shortage of resources

- where are they spent now
  - hospitals, policing, street outreach
- are the results working
  - what different results do we want
- Could they be redeployed
  - who needs to make the decisions

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Funding Opportunities

- CMHC: National Housing Strategy
  - needs to achieve priority outcomes
- Development Charges & City Funds
  - clear long-term municipal benefits
- Evolving Sectors, eg. Health
- Community Participation
  - people who want to make change

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Create Capacity for Growth

- Deliver successful outcomes
  - proven credibility matters
- Address long-term needs
  - housing models must be stable
- Ensure sustainable returns
  - resources must be used well

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MAKING HOUSING
MORE AFFORDABLE
RENDRE LE LOGEMENT
PLUS ABORDABLE

YOURSELF

Blossom Park Apartments

BLOSSOM PARK - WOODSTOCK

Energy model: 50 kWh/m2/yr

Project cost: $198/sf construction to Passive House standard

Mixed-use: 34 apartments, 20% Barrier-Free, community social spaces

Funding: $1M IAH, $1.2M County, $2.7M CMHC, MOH $400K/yr

HUGHSON STREET BAPTIST CHURCH

Energy model: 54 kWh/m2/yr

Project cost: $226/sf construction to Passive House standard

Mixed-use: church with gymnasium and 45 apartments

Funding: $10M donations, $6.3M IAH, $2M CMHC

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5
parkdale ave.
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