



THRIVE CAMPAIGN

Transforming lives through supportive affordable housing in Cambridge



ADDRESSING A CRISIS IN OUR COMMUNITY

Cambridge's need for affordable housing is at a crisis level.

People are living under tarps, in encampments, moving in and out of emergency shelter and unsafe housing, or sleeping on a friend's couch. For many, they are living on the street because rent is unaffordable. Supportive affordable housing is a proven and permanent solution to homelessness.

THE NEED

Currently over 500 people are living on the street in Waterloo Region, including close to 200 individuals here in Cambridge. Rents have increased by more than 34% in the last two years making it even harder to find an affordable place to live.

People who experience homelessness often have histories of mental health issues, sometimes substance abuse disorders and addictions, and when supported can find a fuller measure of health and wellness in their lives.

Many who are homeless rely on ODSP (Ontario Disability Support Payment) and cannot find housing at the maximum shelter allowance of \$522/month.

INDWELL'S SOLUTION

- Purchased Grand River Hotel at 1125 King Street East in Preston in October 2022 to become Indwell's first program in Cambridge.
- Create up to 40 studio apartments including barrier free units, a community space with kitchen, and on site integrated health supports and services for tenants.
- Offer deeply affordable rent at approximately \$550/month
- Built to high quality and internationally recognized Passive House standard for both environmental sustainability and financial savings for our tenants.
- Expected occupancy 2025

INDWELL'S MODEL

Unique to Indwell is our robust, on-site staff teams that include housing and psycho-social support workers, nurses, addiction support workers, food security staff, and others to support tenants' life transformation and helping them THRIVE through:

- Open office hours, apartment checks, 24/7 on-call access and connection to community resources
- Reinforcement of tenants' life and social skills such as budgeting, problem solving, food security & conflict resolution
- Addressing issues of addiction and barriers to good physical and mental health



INDWELL'S IMPACT

- Indwell is Ontario's largest developer of new affordable housing with supports. Indwell currently serves over 1,100 tenants in seven municipalities around southwestern Ontario.
- Key to Indwell's approach is recognizing that when tenants are supported they are more likely to THRIVE in their new homes
- Reducing tenant calls to police and visits to hospital by 80%
- 89% of our tenants show improved stability in their lives after one year of housing with Indwell
- Offering deeply affordable rent at approximately \$550/month
- Helping to revitalize downtown Preston through quality redevelopment.

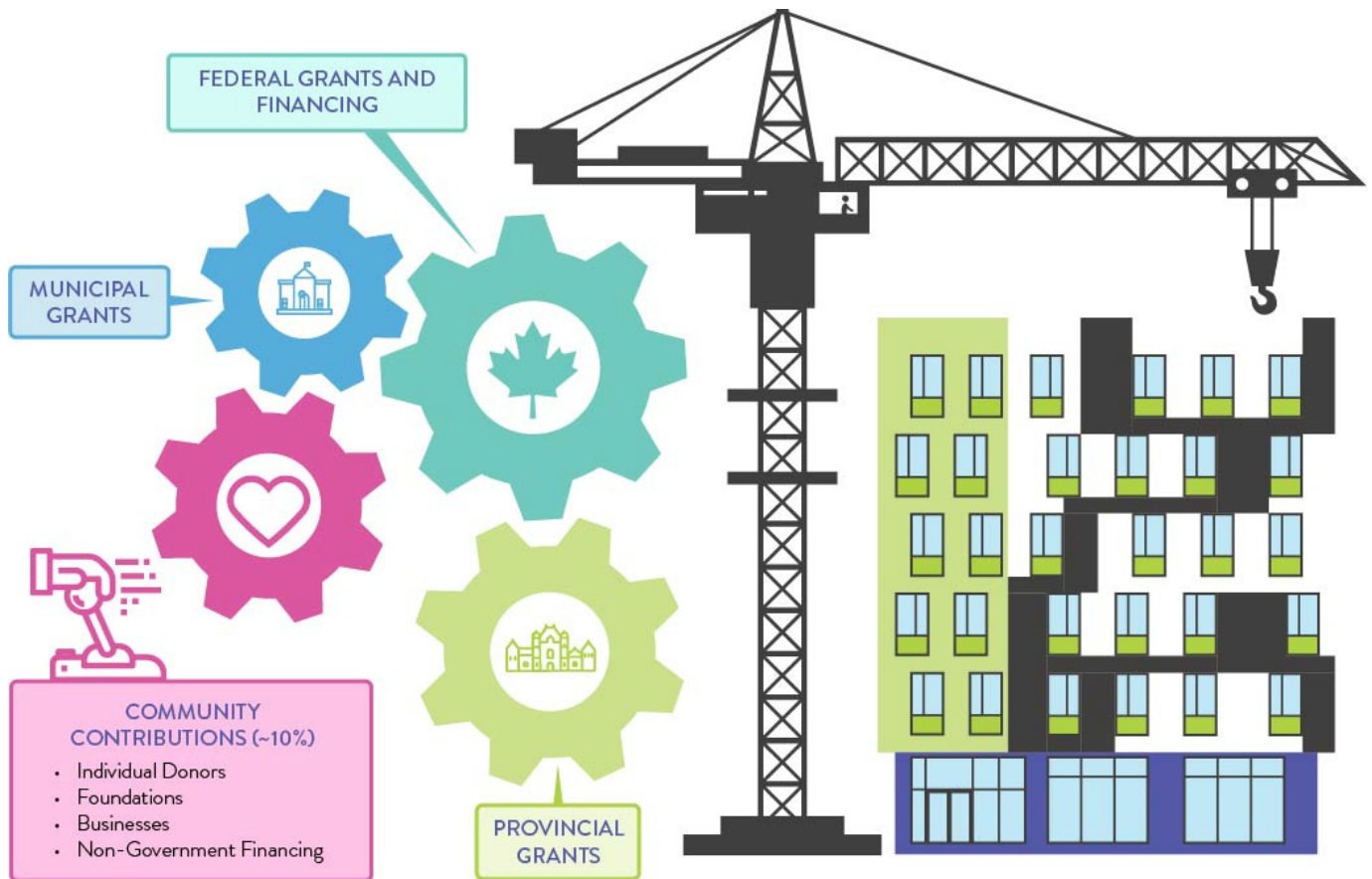
INDWELL'S MISSION

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

INDWELL'S COMMITMENT TO CAMBRIDGE

The Grand River Hotel is our first step towards seeing up to 100 tenants THRIVE in supportive affordable housing in Cambridge in the next five years.

HOW WE FUND OUR WORK



"City Hall" icon by bmnjrlieff, "Ontario Legislative Building" icon by Andrew from thenounproject.com.

GRAND RIVER HOTEL BUDGET

PROJECT COSTS:

Property Acquisition	\$940,000
Abatement & Demolition	\$1,200,000
Construction Costs	\$14,000,000
Total Project Costs	\$16,140,000

FUNDING SOURCES:

CMHC Co-Investment Grant	\$3,000,000
CMHC Co-Investment Financing	\$5,000,000
CMHC Seed Funding	\$52,000
Funding from other Gov't Sources	\$5,588,000
Community Contributions	\$2,500,000
Total Funding	\$16,140,000



Join us on our journey to see our vision of 'Hope and Homes for All' become a reality in Cambridge.

We invite you to make an impact and help people who desperately need housing in Cambridge THRIVE in supportive affordable housing.

THRIVE CAPITAL CAMPAIGN GOAL

\$2,500,000



COMMUNITY CONTRIBUTION GIFT CHART

# Of Gifts	Amount of Each Gift	Amount From Level	Cumulative Amount
2	500,000	1,000,000	\$1,000,000
3	250,000	750,000	\$1,750,000
3	100,000	300,000	\$2,050,000
2	50,000	100,000	\$2,150,000
4	25,000	100,000	\$2,250,000
5	10,000	50,000	\$2,300,000
40	3,500	140,000	\$2,440,000
Many	>1,000	60,000	\$2,500,000



Canadian Centre for
Christian Charities
ACCREDITED MEMBER

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INDWELL

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