



HOUSING: LET'S GET INTO IT!

Graham Cubitt - Indwell



February 7, 2019

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.

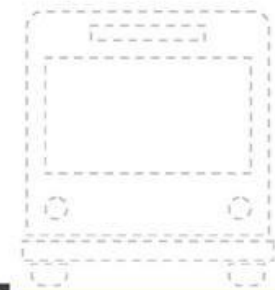
MARKET

MONTHLY
INCOME ODSP*
\$1,151

MONTHLY
MARKET
RENT**
\$905

MARKET
UTILITIES
\$80

FOOD
\$166



INDWELL

MONTHLY
INCOME ODSP*
\$1,151

MONTHLY
INDWELL
RENT***
\$505

INDWELL
UTILITIES
\$40

FOOD
\$285

PHONE
\$35

CLOTHING,
HYGIENE,
SAVINGS
DONATIONS,
ENTERTAINMENT,
OTHER
\$184

TRANSPORTATION
(BUS PASS)
\$102



*ODSP = Ontario Disability Support Program

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

*** Approximate, depending on program

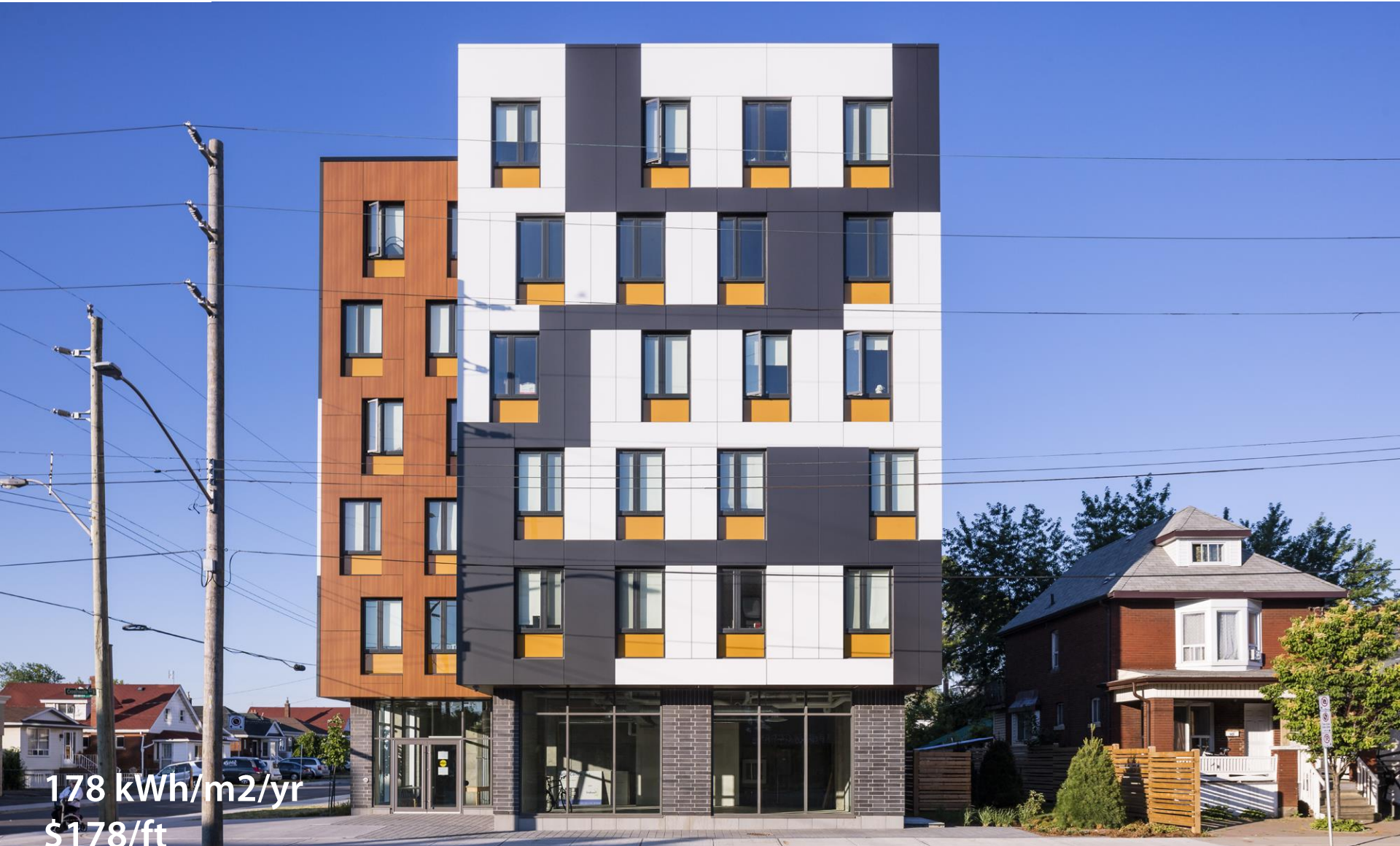


136 kWh/m²/yr
\$131/sf

Funding: \$5.4M COAHP & REI, \$250K donations



RUDY HULST COMMONS - HAMILTON



178 kWh/m²/yr
\$178/ft

Funding: \$5.7M IAH, \$340K Hamilton, \$1.5M donations

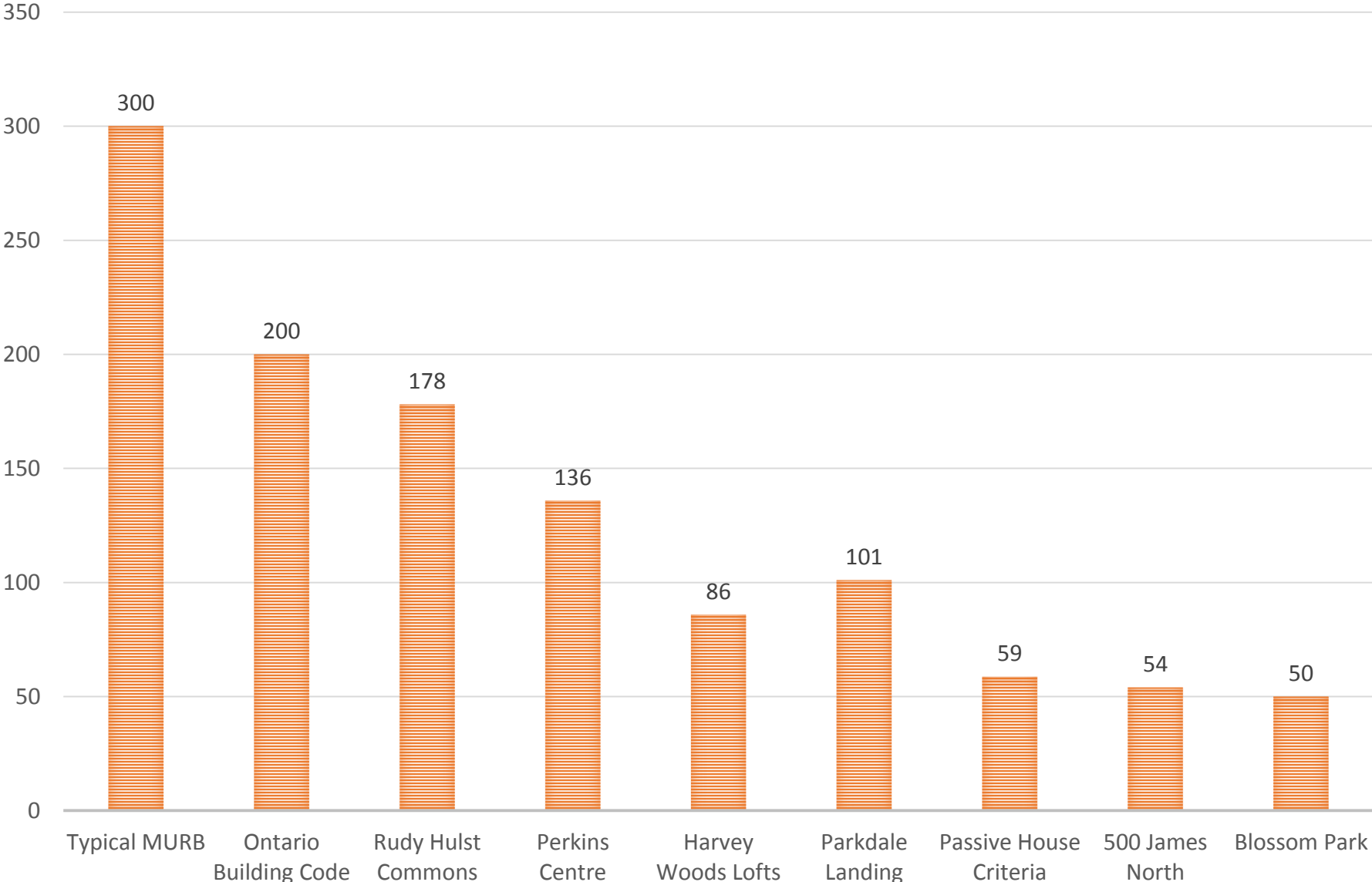




86 kWh/m²/yr (Geothermal)
\$170/sf

Funding: \$700K IAH, \$330K/yr County, CHPI annual supports

ENERGY INTENSITY IN KWH/(M2/ YEAR)



GEORGE & MARY'S TAVERN & ROOMING HOUSE, HAMILTON



WHAT IT WAS...







Henry
Superior



Remove protective film immediately after the installation of window

Installation of window

Remove protective film immediately after the installation of window

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SALT

Henry
Skin[®] SALT
Barrier

Henry
Skin[®] SALT
Barrier





PARKDALE LANDING – HAMILTON



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, \$600,000 City, \$600,000/yr LHIN operating



500 JAMES NORTH – 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, CMHC Co-Investment (pending)



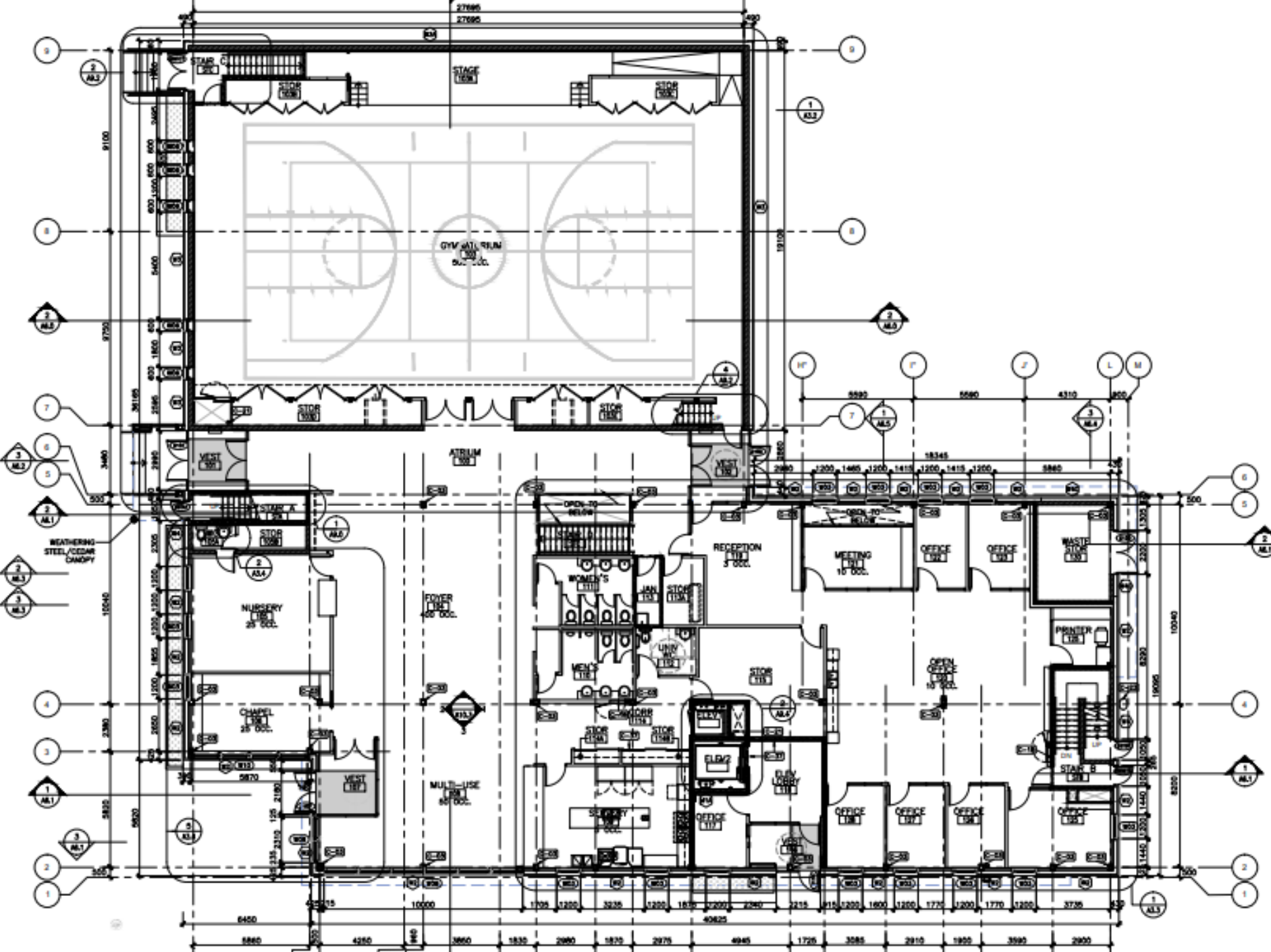
50mm R-9.84
RSI-1.74

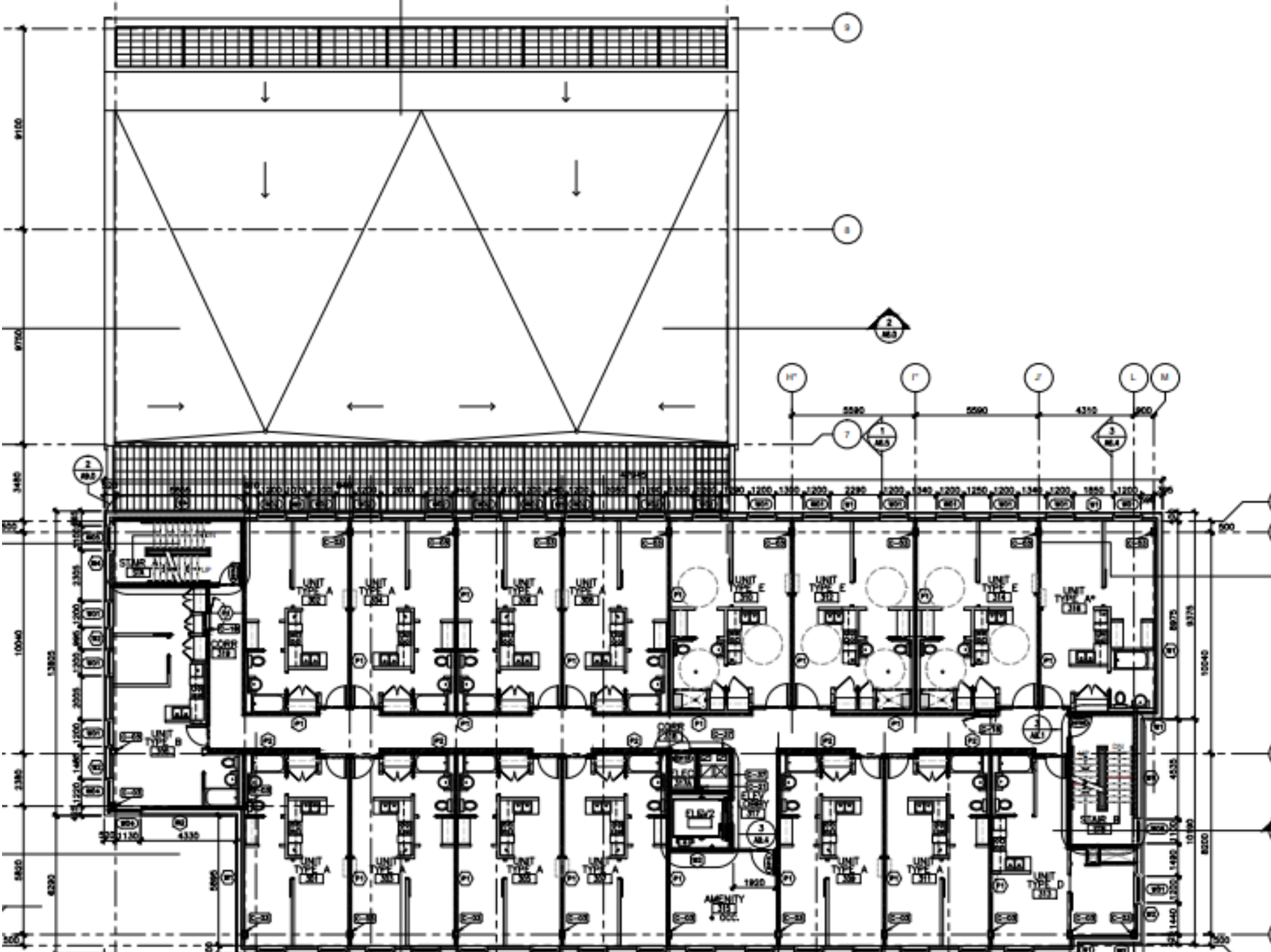
DOW
BRAND™
Styrofoam
SM Insulation
EXTRUDED POLYSTYRENE FOAM INSULATION, CMH
ISOLANT DE MOUSSE DE POLYSTYRENE EXTRUÉE, CMH

TERMINATOR
Lab Vapor Barrier
MEADOWS
TIGHT SEAL

REQUIREMENTS OF ASTM E 175-11 CLASS







BLOSSOM PARK - WOODSTOCK

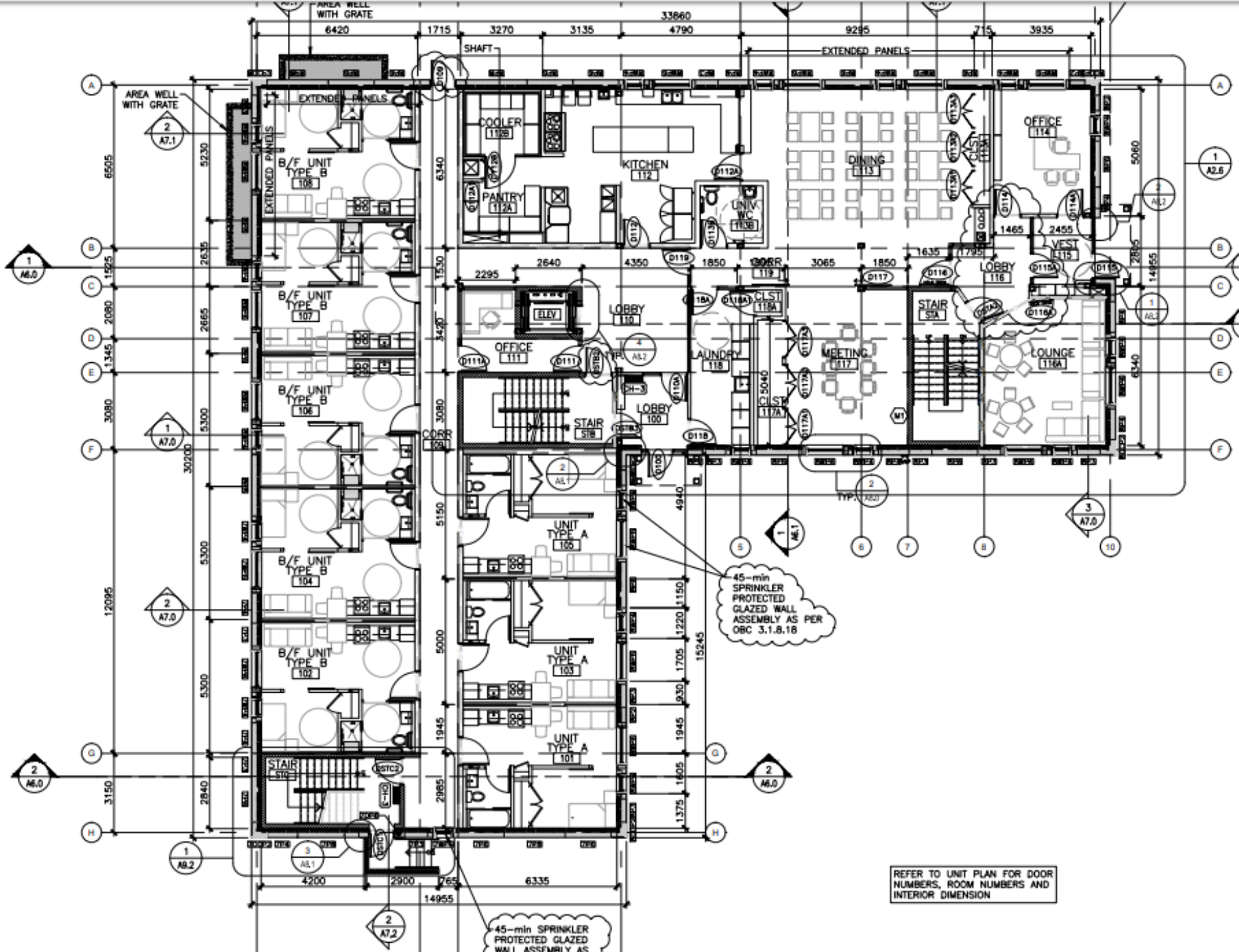


Energy model: 50 kWh/m²/yr

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, CMHC Co-Investment (pending), LHIN (pending)







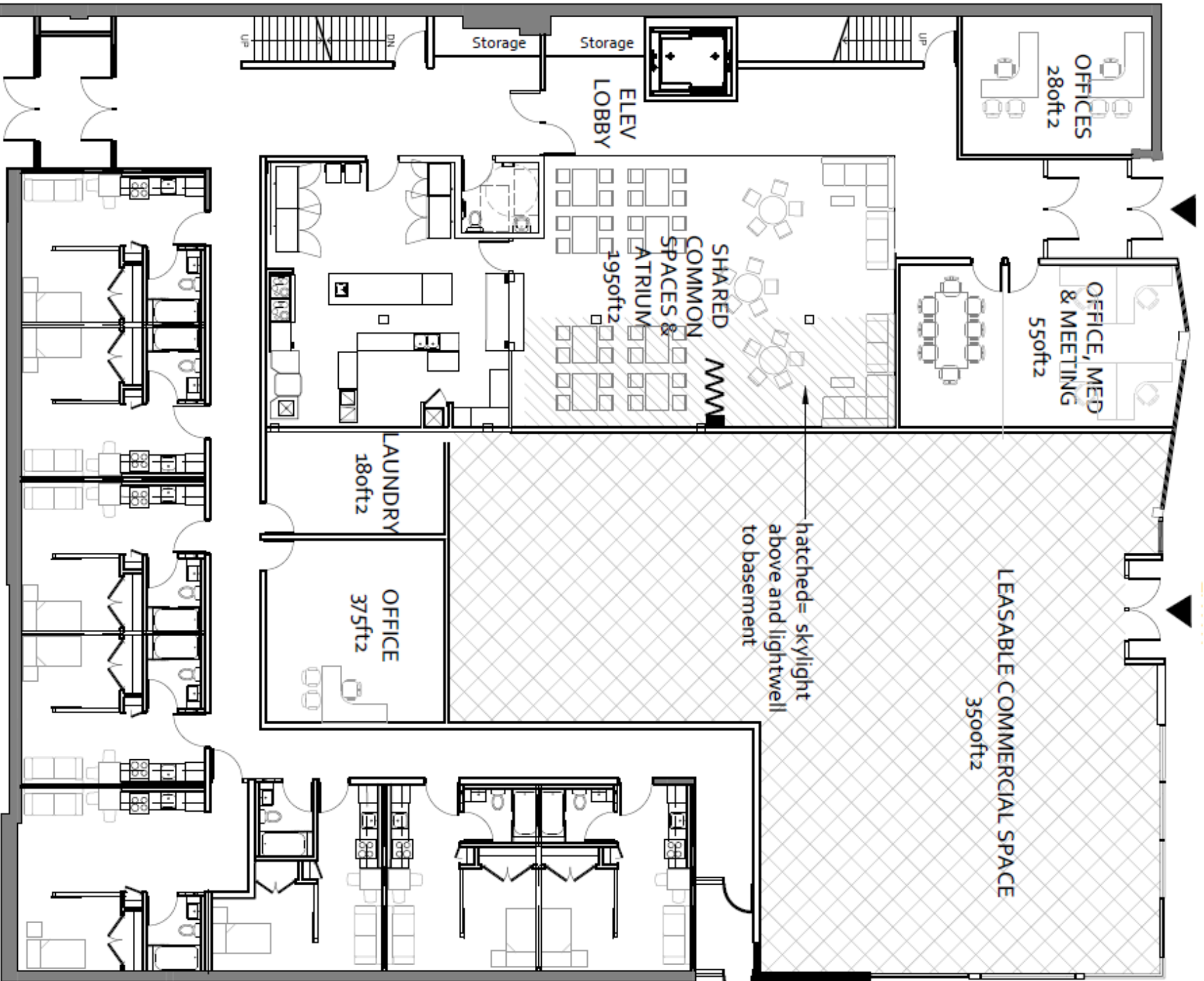
NORFOLK INN - SIMCOE

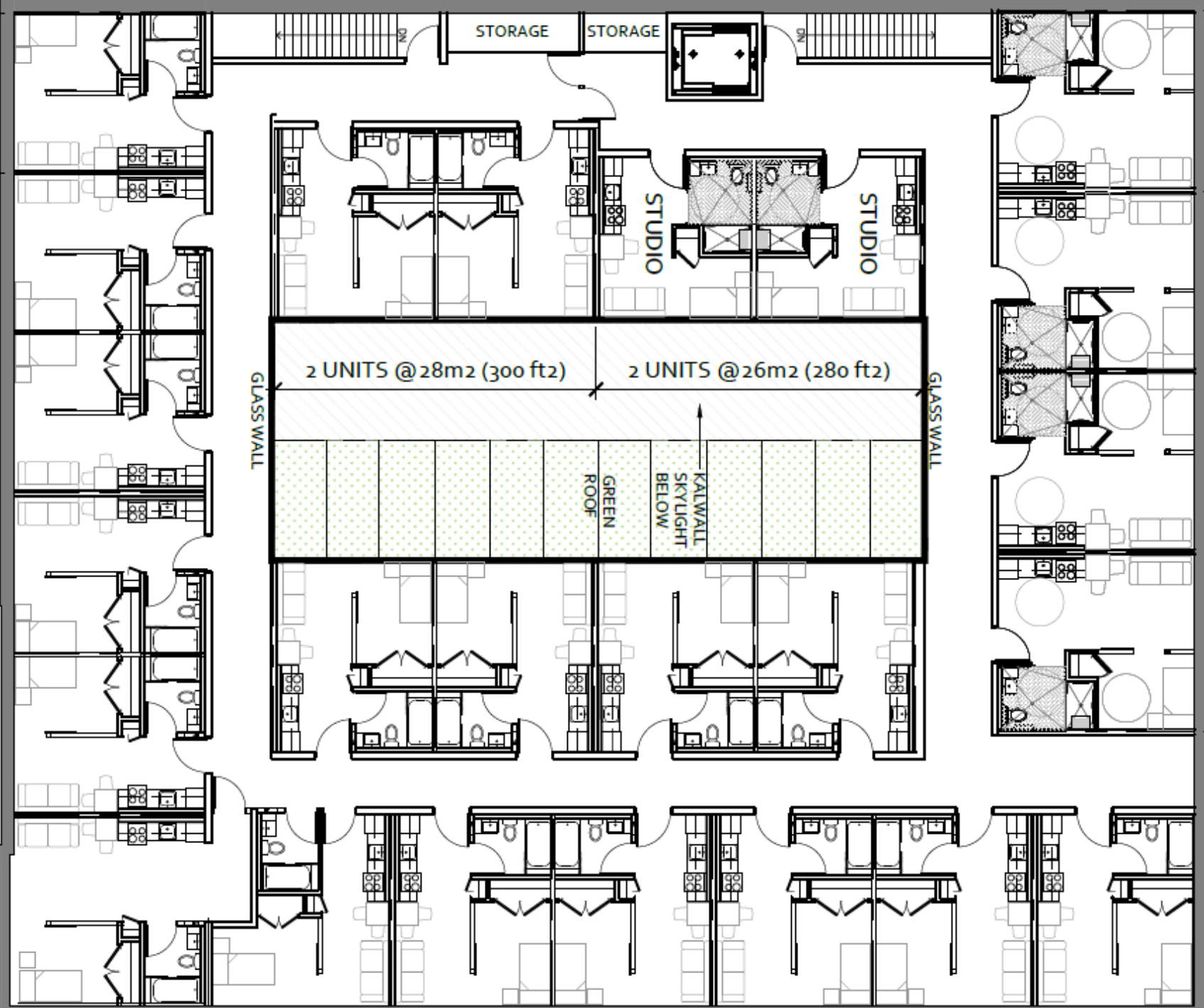


Energy model: 50 kWh/m²/yr (target)

Mixed-use: 75 apartments, commercial, Indwell offices, community food hub

Funding model: \$4M donations, 40% Co-Investment grant, LHIN funding (pending)





744 DUNDAS STREET - LONDON



Energy model: 50 kWh/m²/yr (target)

Mixed-use: 75 apartments, commercial, Indwell offices, community food hub

Funding model: \$4M donations, 40% Co-Investment grant, City & IAH, LHIN (pending)



LESSONS LEARN(ED/ING)

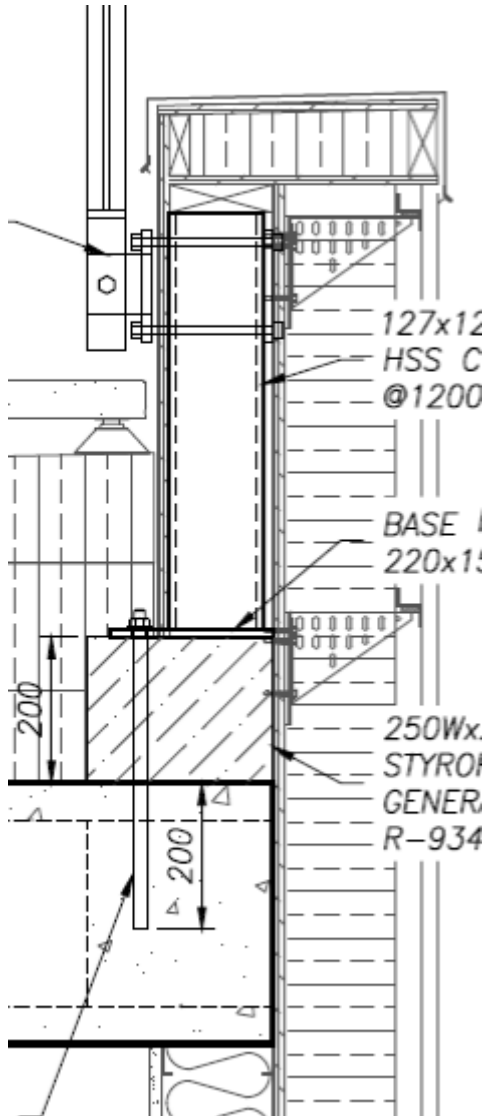
Creativity is Key – new solutions are needed

Design Matters – imagine you will live there

Finding Funding – align multiple resources

Contractors Willingness – crucial to success

Sustainability – long-term thinking is critical







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