



## New Supportive Housing as Economic Driver supporting Small and Medium-sized Enterprises

an SCFEA presentation from Indwell - August 28, 2020

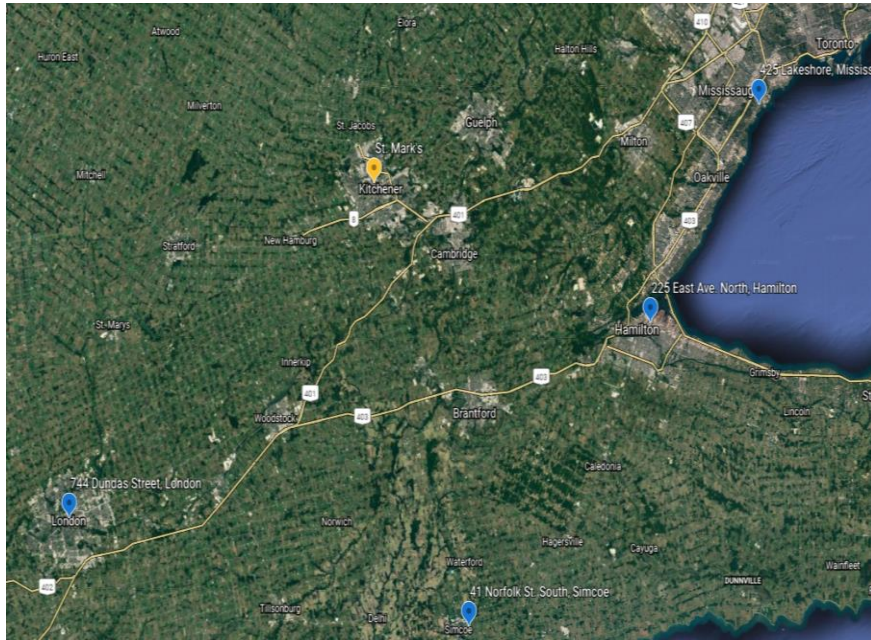


Indwell's Vision: Hope & Homes for All  
Supporting tenants since 1974  
Transforming lives through sharing learnings and experience  
600+ tenants in five municipalities  
Leader in social services, health, and construction sectors

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Past Experience and Industry Leader





2,000+ new apartments, starting w/ 12 communities in 2020  
Invest in small business, construction, manufacturing sectors  
Made-in-Ontario solutions for economic uplift and savings  
Pandemic resilience for public health and safety

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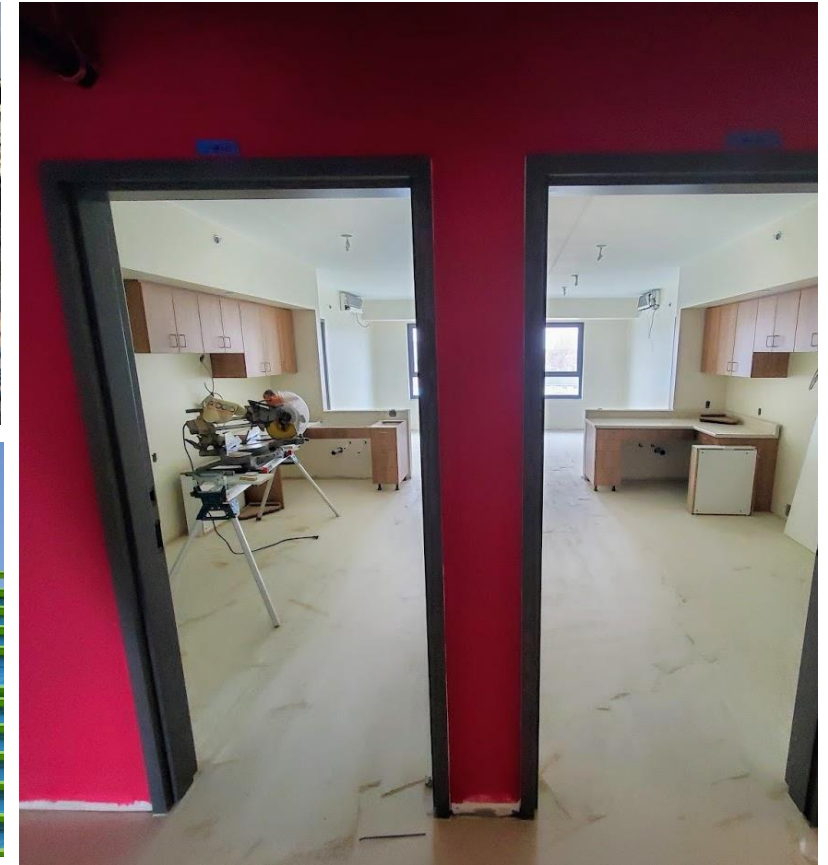
**Objectives - strengthen growth in communities across Ontario**



Construction as strong economic driver  
Supportive Housing is Pandemic-safe housing  
Realize significant Healthcare savings  
Modest project scales enables smaller enterprises' participation  
Investments compound across Ministries

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Transformative Results



\$75,000/unit Provincial investment creates catalyst economic driver  
 Fall 2020: start on \$100,000,000 in construction value  
A Provincial strategy, starting with twelve Service Manager areas

## Conclusions & Timelines



Submission to the Standing Committee on Finance and Economic Affairs August 28, 2020

Presenters: Graham Cubitt, Director, Projects and Development [graham@indwell.ca](mailto:graham@indwell.ca)  
Steven Rolfe, Director, Mental Health Services [steven@indwell.ca](mailto:steven@indwell.ca)

**Subject: New Supportive Housing as Economic Driver for Small and Medium-Sized Enterprises**

Indwell is a non-profit, charitable organization that develops affordable housing communities that support people seeking health, wellness and belonging. Founded in Hamilton in 1974, Indwell has grown to become a leader in developing "Hope and Homes for All" in multiple communities in Southern Ontario. We are a medium-sized enterprise with 130 staff, providing supportive and affordable housing to over 600 households through strong professional supports and property management. We help end homelessness by empowering people to achieve stability and healthy independence.

We are an unusual organization: a healthcare provider, property manager, and real estate developer, merging three roles to grow and serve some of the most vulnerable Ontarians who need housing stability and support to flourish. We are also a business leader supporting other smaller and medium-sized enterprises particularly in the multi-residential construction industry. We utilize technologically advanced and quality products made in Ontario. Our projects energize the provincial and local economies. When completed, we empower tenants to achieve stable lives, re-enter the workforce or higher education, and contribute to their local economy. As a health service provider, we are a leading employer and actively contribute to improving the effectiveness and efficiency of our local healthcare systems.

The pandemic has taught us that we are also a resilient economic driver in our communities. As an essential service we not only continued to provide direct and needed assistance to Ontarians, our building projects were deemed essential and continued to progress, providing needed employment in one of the most challenging periods in Ontario history.

As we now enter this recovery stage, we have a strategic opportunity to empower other Ontario businesses in furthering economic growth and addressing core social needs through developing new supportive-affordable housing that is cost-effective and pandemic-prepared. We are seeking your help as our Provincial leaders through funding new supportive housing construction. This is a sound investment directly into Ontario's recovering economy.

**Goals:**

Support local economic growth and Ontario's construction, manufacturing, and technology sectors through 50+ construction projects across Southern Ontario, starting with five projects immediately in fall 2020.

Improve Ontario's Mental Health and Addiction system by restoring system flow in multiple communities and providing needed infrastructure to meet Ontario Health Teams goals.

Effectively end homelessness and keep Ontarians with mental health and addiction issues from ending up living in hospitals or on the streets.

**Deliverables:**

**Build 1,000 new units of affordable housing dedicated to ending homelessness and promoting mental health.**

**Support Ontario's small and medium-sized enterprises in creating the products and buildings Ontario needs to restart our economy; each project contains a minimum 25% by value of Made-in-Ontario products, in addition to investments in labour, etc.**

**Empower communities to end homelessness, saving costs and improving community safety.**

**Implement community-based mental health and addiction support services that meet the need of Ontarians where they live and achieve the goals of the Roadmap to Wellness.**

**Getting There:**

Ontario can invest \$75,000/unit into new supportive housing construction that will:

- have a three-year payback through cross-Ministry savings
- provide a 100% stimulus effect through purchasing Made-in-Ontario construction-related products and materials
- act as 3x multiplier for Federal and local investments in supportive housing
- support the reorganization of Ontario's Health system by enabling new low-cost investments in addiction and mental health supports; Indwell's current average daily health care cost across its programs is \$35.00 per person per day.

We appreciate the opportunity to share this strategy with the Standing Committee on Finance and Economic Affairs today. We look forward to working with other smaller and medium-sized enterprises on helping Ontario recover from this pandemic, putting in place permanent and resilient solutions for long-term economic growth.