

IMPACT REPORT

2024



COMMUNAUTÉ
HADLEY
COMMUNITY

HOMES NOT SHELTERS



OUR MISSION

We are a not-for-profit organization providing homes not shelters for vulnerable individuals.



OUR VISION

To provide opportunities and services that can help mitigate long-term homelessness, empowering individuals to live purpose-filled lives.

OUR VALUES

We embrace a collaborative approach that involves the individual, their support network, and their healthcare teams. We promote respect, dignity, and autonomy, firmly believing that "Collaboration builds our community." This commitment ensures the safety and well-being of all members, including residents, volunteers, and staff.



A SAFE WELCOME

Upon arrival, residents are greeted with a clean, safe, private space. They receive a welcome package featuring new clothing, bedding, toiletries, cleaning products, and snacks, essential for preserving their dignity. Each resident is paired with an in-house case worker and peer support. Once settled, residents are encouraged to foster a sense of responsibility by participating in one chosen activity and one household chore, as well as considering future community opportunities, promoting a forward-thinking perspective.

CHALLENGES

Rising inflation, trauma, mental illness, addiction, and a housing shortage have led to more people experiencing homelessness, reflected in our growing waitlists. In 2024, these challenges were worsened by healthcare pressures and team shortages. Women and those identifying as women make up the majority of our applicants. Our mission remains focused on providing housing with support to break the cycle of homelessness.

CRITERIA FOR HOUSING

- People experiencing homelessness, risk of homelessness and/or mental health issue, trauma and addiction;
- Addictions managed;
- Full mobility;
- Medication compliant;
- Ability to collaborate in a community setting;
- Ability to live semi autonomously (day support only offered);
- Living with reduced income;
- Over 18 years of age.

82%

have remained safe in their community!

70%

are participating in a program, returning to school, and reentering the workforce!



May the path to homelessness continue to be blocked by the presence of homes like this and the support from the Hadley Community!

-Nick, Member of our Off-site Service Package



A WORD FROM OUR PRESIDENT, JOHN CORKER (MIDDLE)

To Our Loyal Supporters, Donors, Staff, and Residents,

2024 was a transformative year for our community. At Hadley Community, we create homes, not shelters—spaces where everyone can feel safe and secure. With the support of our dedicated staff, our residents can rebuild their lives with dignity and peace.

This year, we celebrated significant milestones. Two new houses were fully renovated, occupied, and integrated into the community, despite initial resistance from some neighbors.

Anne's House, formerly a problematic drug den, was transformed into a safe haven, demonstrating that our residents and programs are solutions, not problems. We hope our neighbors will soon recognize the positive impact we bring to the area.

Additionally, the original properties at 1197 and 1199 were fully renovated. Once in deplorable condition, they now provide comfortable living and working spaces for residents and staff. Thanks to the generosity of the Hilda Morin estate and many other donors, over \$1 million in renovations were completed debt-free.

None of this would have been possible without our incredible staff, led by Executive Director Sheila Woodhouse. Sheila is the heart of our community, tirelessly managing everything from fundraising to daily operations. Our staff, with compassion and good humor, handles over 500 interventions annually, ranging from minor issues to complex psychological crises.

As we look ahead, I anticipate 2025 will be a year of consolidation, focusing on enhancing our mission of creating safe and secure homes for those in need.

A heartfelt thank you to our board members for their time, effort, and those early morning meetings. Your dedication keeps our mission thriving.



Onwards,
John Corker
Board President



CREATING A NEW PATH

Through onsite personnel, we prioritize essential needs like warmth, food, clothing, and safety, creating a foundation for residents to pursue personal goals. By providing access to healthcare, job programs, social assistance, and activities, we help residents build autonomy and supportive networks at their own pace. To further support independent living, we've implemented onsite initiatives such as **The Next Step**, **Smart Recovery**, Community Service Hours, and the **Hadley Brigade**. These programs, along with partnerships with external organizations, address specific needs and ensure a supportive environment for residents on their path to self-sufficiency.

SERVICES

- For physical and mental stability it's imperative we encourage healthy eating through our collective kitchen;
- Holiday celebrations and opportunities to be involved in kitchen preparation;
- Onsite laundry facilities;
- Through our generous donors we have a well stocked clothing room and toiletries. Individual bathtubs are well appreciated by our residents; especially those that have endured the shelter system;
- Safety and security are a priority for many of our residents so we have camera systems, security doors and trained intervention workers on site between 8AM-6PM;
- Exercise equipment and Zen den spaces are available and encouraged;
- Game rooms, TV, and computers are available for daily use;
- 24-hour surveillance camera.

FOOD INSECURITY

The 2023 Moisson Montréal Hunger Count revealed a **47% increase in food bank usage** in Montreal, highlighting the growing challenges for organizations like ours. At Hadley, we serve three meals daily plus snacks for residents, along with a complimentary lunch for Anne's House women and studio apartment tenants. We also pack lunches for those in work or school programs and celebrate holidays and special events with thoughtful, client-centered menus. Shared meals reduce isolation, foster connection, and ensure daily interaction with our clients.

OUR RESPONSE

- Holiday campaigns for grocery gift cards to supplement non-perishables with fresh fruits and vegetables;
- Monthly Parmalat donations covering 25% of our milk needs;
- Welcoming meal teams like Bombardier, Aerotek, and the Emerald Firefighters Society to cook and connect with our community in our renovated kitchen;
- Programs such as collective kitchens, cooking classes, and the Next Step program promoting healthy eating on a budget;
- Collaborating with Eco Quartier to expand sustainable gardening spaces;
- Partnering with McGill Nutrition students to enhance nutrition and preventative care;
- Increasing vegetarian options while maintaining protein-rich meals.

38,325

daily meals for our male residences!

3,915

daily meals for Anne's House!

= 42,240
meals a year!



SUPPORT

Depending on the needs/wishes of the individual, we offer budgeting assistance for personal purchasing needs and expenses. As opposed to doing a resident's taxes, they are accompanied to a tax professional to encourage greater autonomy.

ACCOMPANIMENT AND ADVOCACY

- Health care and legal meetings;
- Social aid appointments;
- Court appointments;
- Daily Living Skill reminders;
- Active listening;
- Work, volunteer and educational placement;
- Help with accumulation, apartment or room management;
- Suicide intervention;
- Cigarette management;
- Methadone program support.

*In collaboration with Corrections Canada, some residents can fulfill their parole obligations without incarceration. Additionally, individuals have the opportunity to complete community service hours in our main kitchen, helping to break the cycle of homelessness and reduce the risk of recidivism.

MEDICATION DISTRIBUTION

Depending on the individual, this can be administered from 1 to 4 times daily and/or accompanied for injections. To ensure the health and stability of the resident, we oversee both prescription and over-the-counter medication usage, actively encouraging the path to self-administration.



Fraternity, friendship, and family—for me, that's what Hadley is all about. At Hadley Community, I feel supported, connected, and far less alone.

—Youssef, Main House



PROFILE OF THE HADLEY COMMUNITY

Our in-house documentation is bilingual, and we communicate with residents in their language of choice. 58% of our residents and staff are Indigenous and/or represent visible minorities.

Addictions Management

Anne's House: **74%**
John's House: **38%**
Main House: **64%**
Seymour: **31%**

Budget Autonomously

Anne's House: **91%**
John's House: **83%**
Main House: **65%**
Seymour: **73%**

Employment Program or School

Anne's House: **48%**
John's House: **75%**
Main House: **29%**
Seymour: **73%**



Increased Autonomy

Anne's House: **85%**
John's House: **58%**
Main House: **47%**
Seymour: **47%**

Reconnected With Their Community

Anne's House: **79%**
John's House: **83%**
Main House: **71%**
Seymour House: **60%**

Remain in Stable Housing

Anne's House: **82%**
John's House: **75%**
Main House: **82%**
Seymour House: **73%**

Our Number of Applicants increased by

30%

Reason for Housing Request

Eviction/Unhoused: **35%**
Cost of living: **25%**
Can no longer live with family: **10%**
Mental Health hospital discharge: **30%**

Referral Process:

Hospitals/CIUSSS: **45%**
Shelters/Day Centers: **33%**
Self-referred: **12%**
Addictions and Rehabilitations centers: **8%**
Crisis Centers: **2%**



PROGRAM OPPORTUNITIES

Engagement in work, school, or volunteering cultivates a sense of purpose, contributing to an individual's overall contentment. These programs not only offer valuable support but also play a crucial role in establishing and sustaining structure, introducing a beneficial routine.

LIST OF PROGRAMS & NUMBER OF RESIDENTS INVOLVED

- Day programs/ Life Skills/language courses: **14%**
- School Programs (High School, Post-Secondary CEGEP, and University): **5%**
- Emploi Québec Pre-employment Programs: **22%**
- Job Search Programs (YES, L'Arrimage, Ometz, etc.): **5%**
- Joins in at a Community Center: **10%**
- Hadley Brigade: **18%**



“Mental health and lack of affordable housing are urgent pressing issues and I have so much respect for the people who work at the frontlines, providing much needed support to those most in need. I am grateful to be able to contribute in my own small way to those doing such important, and often invisible work.”

Anushree Banerji, Board Secretary

THE NEXT STEP PROGRAM

We encourage residents to envision a future beyond their time at the Hadley Community. Our tailored programs address individual needs, supporting the transition to a purpose-filled, autonomous life. Areas of support include diverse areas such as budgeting, meal planning, resource location, job searching, and managing anxiety or isolation. The timeframe and outcome depend on individual abilities and interests, but typically follow a four phase program. To fortify success, we conduct home visits for six months after a successful move, ensuring continued support and positive outcomes.

61%

of our men's residences are participants!

30%

of Anne's House are participants!

PHASE 1: Introduction to Community Living

- **Next Step Interest Form:** Residents express their interest and expectations for the program;
- **Next Step Program Assessment:** Completed by a caseworker to provide a full understanding of the individual's background and needs;
- **Taking the Next Step:** Reflective exercises help participants gain clarity on their goals for this new chapter in their lives.

PHASE 2: Development and Maintenance of Independent Living Skills

- Health maintenance (Self-care, Coping skills, Medication management);
- Home maintenance (Food preparation & Nutrition, Housekeeping, Clothing);
- Finances & Budgeting;
- Submitting a Social Housing Application.

PHASE 3: Transition

- Finding the Apartment for You (Rent inspection checklist);
- Knowing your rights as a tenant;
- Understanding landlord rights (Reviewing the Tribunal administratif du logement (TAL) website);
- Understanding leases;
- Preparation for moving (Creation of timeline);
- Community mobility (Exploring the resources in the area);
- Home safety;
- Navigating Roommates (Finding a roommate, roommate agreement).

PHASE 4: External Support

- **Defining and Maintaining a Routine:** Establishing daily habits helps residents build stability and develop a sense of control over their lives;
- **6 Month Assessment:** A structured review to evaluate progress, set new goals, and adjust support as needed.

The Next Step Program offers additional resources and information for both caseworkers and participants, such as:

- Employment Resources;
- Educational Loan's & Bursaries;
- Handling Tenant & Renter Issues;
- Emergency Contacts.

THE HADLEY BRIGADE

“The goal of the Hadley Brigade is to be positive members of the community we live in and encourage those around us to do the same. To do so, we’ve engaged in a variety of beautification activities to improve the cleanliness, beauty, and overall quality of the neighborhood in which we reside.”

In June 2024, through the Peter McGill Council and the City of Montreal, the Hadley Community collaborated on a new project focused on building community.

The Brigade has created a work environment with signed contracts, attendance and participation requirements, performance expectations, and a strong team dynamic. For many who have never been employed, it has provided a sense of accomplishment, greater self-esteem, and, importantly, a paycheck! The Brigade has also contributed to the community by actively working to improve our neighborhood and counter the chronic "Not In My Backyard" (NIMBY) sentiment we often face.

The brigade members also volunteer at community-led events and are easily recognizable in their yellow vests! Throughout the Fall, the Brigade continued its work with tasks like raking, garden maintenance, and, as winter approaches, shoveling.

“I’m glad that I have Hadley here to help me and I’m willing to help too, which is why I participate in the Brigade. To do a little, give a little bit back when I have the time and the ability. I’m able to clean up the neighborhood. It’s good for me, to do that, because when I go for walks, I don’t want to see garbage or the environment in a mess. So I’m glad to help clean up.”

DARKO, RESIDENT OF OUR MAIN HOUSE & BRIGADE MEMBER



Some past activities include:

- Helping set up in Cabot Square for a Peter McGill event;
- Building bird feeders and bee baths in the neighborhood;
- Participation in the Bread and Beyond Sandwich Making Day on September 16th 2024.

GROUP OUTINGS

- Architect Museum
- Art Hive at the Museum des beaux-arts
- Biodome & Planetarium
- Chinatown/Old Montreal
- Mini Putting
- Cinema
- Camp Kinkora
- Comic-Con

ACTIVITIES

*A monthly calendar is determined by the participants and changes seasonally

- Alvéole Honey Extraction Workshop
- Arts and crafts
- Annual Anniversary BBQ
- Bingo
- Book club
- Celebration of resident birthdays & holidays
- Chess & card game tournaments
- Collective kitchens & baking
- Group walks
- Several Activities for International Women's Day
- Knitting
- Movie nights
- Trivia
- Volunteer Appreciation BBQ
- Yoga & meditation

COMMUNITY TABLES

- CIUSSS West-Central Mental Health and Addictions Table
- McGill University Community Alliance Health (CHAPS)
- The Community Council on Volunteerism

TEAM TRAININGS & CONFERENCES

- Canadian Alliance to End Homelessness 2024
- Managing your Addictions workshop
- Aspergers presentation from CLSC Faubourg

INTERNAL WORKSHOP

- Sustainability 101
- Volunteer Orientation
- Mental Health and Social Services Resource Presentation



“Seeing the progression of confidence and agency of the participants from the beginning to today has been an extremely insightful experience and one that has also impacted me in a very positive way.”

-Noah, Princeton Student, Summer Internship 2024

COURSE ACCREDITATION & COMMUNITY SERVICE

We warmly welcome high school, CEGEP, and postgraduate students, providing a supervised environment for course accreditation or fulfilling community service requirements. Students reciprocate by sharing their expertise, such as the McGill Medicine presentation*, which involved 16 participants and 2 staff members.



COLLABORATORS

- Concordia University
- Dawson College: Social Service program
- Loyola High School
- McGill University
- Sacred Heart High School
- Selwyn House
- Villa Maria High School
- Westmount High School

COMMUNITY PARTNERS

- Abri de Rive-Sud
- AJOI
- ASTTeQ
- Belvedere House
- Benoit Labre House
- Cabot Square Outreach
- Club Ami
- Centre jeunesse emploi (CJE)
- CPAM (Centre Protection Action Montreal)
- Diogene
- Dialogue YMCA
- Dunham House
- Équipe Mobile de Référence et d'intervention en Itinérance (ÉMRII)
- Face à Face
- Foster Foundation
- Front Line Workers for Safer Communities
- L'Abri d'Espoir
- Le Chainon
- La Rue des Femmes
- Logifem

CIUSSS (Centre intégré universitaire de santé et de Services sociaux)

- (CIUSSS Centre-Ouest-de-l'île de Montréal)
- (CIUSSS Centre-Sud de Montréal)
- (CIUSSS de L'est-de-L'île de Montréal)
- (CIUSSS ouest-de-île de Montréal)
- CLSC: Metro, CDN, NDG, St-Henri, Verdun, Faubourg, Montreal North
- Équipe: SIM/SIV/SII/Connexion/PEP
- L'Etape Douglas Mental Health Institute (outpatient psychiatry)

- Moisson Montreal
- MoisNative Women's Shelter of Montreal
- NISA Homes
- Office Municipal d'Habitation Montreal (OMHM)
- Old Brewery Mission
- Ometz
- Peter McGill Community Council
- Prevention CDN/NDG
- Prism Program
- Société d'Habitation du Québec (SHQ)
- SPAQ: Native Para- Judicial services
- SPVM Westmount
- St. Michael's Mission
- St-James Drop-In Center
- TRACOM
- UPS-J
- Vilavie
- Welcome Hall Mission
- Women Aware
- Y des Femmes

HEALTH & SOCIAL SERVICES

- Albert Prevost Hospital
- Allan Memorial Institute
- CHUM: Clinique JAP
- Corrections Canada
- Curateur Public du Québec
- Douglas Mental Health Institute
- Jewish General Hospital
- Lakeshore General Hospital
- Louis H. Lafontaine Hospital
- Montreal General Hospital
- Notre Dame Hospital
- St-Mary's Hospital

*In the fall of 2024, McGill medical student Harry Moroz conducted a well-received workshop at Hadley, helping residents navigate the healthcare system and address common health concerns.

OUR COMMUNITY SUPPORTERS

In-kind donations and onsite volunteers are the backbone of our organization. Donors provide everything from weekly nutritious meals to seasonal new shoes, playing a vital role in our mission.

- Aerotek
- Bombardier
- Brasserie des Rapides
- Bread and Beyond
- Giant Tiger
- Hatley Stores
- La Vie en Rose
- Shoebox Project
- St. John Brebeuf
- TCBY
- Vans
- Emerald Firefighters of Montreal
- Maître Boucher
- Parmalat
- Pharmaprix Alexis Nihon
- Westmount Florist

3,000

Volunteer Hours!

\$125,000

In-kind Donations!

OUR ANNUAL HADLEY COMMUNITY GOLF TOURNAMENT

Our Annual Golf Tournament was a resounding success, bringing together community members for a day of fun, competition, and connection. As our biggest fundraiser of the year, it plays a vital role in supporting our mission and is made possible through the dedication of our Board of Directors, volunteers, and the generosity of our sponsors. Participants enjoyed an exciting round of golf, raffle prizes, a silent auction, and a delicious boxed lunch and dinatoire to keep energy levels high. This event not only raised critical funds but also provided a wonderful opportunity to strengthen the bonds that make our community so special.



A HUGE THANK YOU TO THOSE WHO SPONSORED THE EVENT:

- Pharmaprix Alexis Nihon (main sponsor)
- Lux Decor
- Restaurant Trois Soeurs
- Psycho Bunny
- Reitmans
- Steve Madden
- JCor
- Burnsgrandco
- Lighthouse Foods
- Lanni's Restaurant
- Three Pumpkins Jewelry
- Massotherapie Adam

The residents' openness, enthusiasm to learn, and eagerness to share their experiences made every moment meaningful, whether we were collecting honey, playing cards, or tackling serious topics like healthcare navigation and budgeting.

-Harry, McGill Medicine Student, CHAPS Program, Longtime Volunteer



OUR BOARDS & COMMITTEES

Our BOD are all volunteers who generously offer their time and expertise across a multitude of areas. Some include construction, marketing and event planning/fundraising; such as the Annual Hadley Community Golf Tournament. The human resource team supports the staffing needs and healthcare professionals ensure our best practices; this includes blood pressure/blood sugar checks, annual vaccines onsite and medication guidance.

OUR BOARD OF DIRECTORS

JOHN CORKER
PRESIDENT

JEAN-SEBASTIAN ELIE
VICE-PRESIDENT

SHARYN SCOTT
TREASURER

ANUSHREE BANERJI
SECRETARY

KATIE CORKER
HR

MITEESH PATEL
PROPERTY MANAGEMENT

SHEILA WOODHOUSE
EXECUTIVE DIRECTOR

JACK JONES
FUNDRAISING COMMITTEE

ADVISORY BOARD

ROBIN BURNS **ZALIKA DIA**
PHILANTHROPIST HR DIRECTOR

DR. MICKEY MOROZ
CERTIFIED CANADIAN SPORTS AND EXERCISE PHYSICIAN,
LICENSED CANADIAN FAMILY PHYSICIAN

TENANT COMMITTEE

STAR GALE
EXECUTIVE DIRECTOR, L' ABRI EN VILLE

HUGUES LAFORCE
EXECUTIVE DIRECTOR, TRACOM

DOMINIQUE VOYER
PHARMACIST AND OWNER PHARMAPRIX ALEXIS NIHON



“ I was on the street for 3 months, and being sober for 5 years, that was a real test of my strength. Now, I’ve fully integrated into Hadley and it feels like a family setting. I’ve really enjoyed staying here and what this community has to offer me. ”

- Josh, Seymour House

WHY HADLEY COMMUNITY?

Because we believe in **"Homes, not shelters."** A stable home with wraparound support services isn't just compassionate, it's a proven, cost-effective solution to homelessness.

Every day, we meet people arriving at our doors with nothing but the clothing on their backs. Some have been living on the streets for years, their health deteriorating, their hope fading. Others are experiencing homelessness for the first time, caught in the relentless cycle of rising costs and limited resources. Early intervention is critical. The sooner we can provide stable housing, mental health support, and essential services, the better the outcomes for both individuals and the community.

Hadley Community is meeting this challenge head-on, offering more than just shelter. We provide a foundation for stability and healing. By investing in housing with support, we're reducing the financial burden on public systems while restoring dignity and hope to those who need it most.



LET'S LOOK AT THE NUMBERS...

- In Montreal, the annual cost to the healthcare, emergency, and justice systems for a chronically homeless person ranges from **\$33,000 to \$65,000**, sometimes reaching as high as **\$300,000** (Raise the Roof/Homeless Hub).
- By contrast, providing a home and comprehensive support through Hadley Community costs only **\$15,000** per resident per year.
- **One in three Canadians—roughly 9.1 million people**—will face a mental illness in their lifetime (CAMH).
- **41% of Canadians are struggling to pay their bills** (Financial Post 2024).
- In Montreal, **food bank usage soared by 47% in 2023** compared to the previous year.
- Quebec's housing availability has reached crisis levels, with a **vacancy rate of just 1.5%**.

"I was homeless and I ended up at a women's shelter. I came for an interview here, and when I went back to the shelter that day I said: do you know what the magic words are? Anne's House. I remember in the very beginning, it made it easier for me and my two daughters. I was getting over addiction and having this stability here saved my whole family."

BRENDA, RESIDENT OF ANNE'S HOUSE



PLANS FOR 2025

Since 2012, we have made significant strides, creating three new residences, expanding programs, and increasing our capacity by 440%. This growth includes strengthening our network of applicants, staff, volunteers, students, government partners, hospitals, NGOs, and donors—all under the same senior leadership and Executive Board. We've diversified initiatives to include women, non-binary individuals, and young adults, broadening our reach and impact.

In 2025, we will continue to focus on homelessness prevention through addiction support, early intervention, and onsite programs, ensuring our efforts evolve to meet the community's needs and prioritize secured housing.



"I went through something very horrific that broke me down up to the point where I didn't feel like I was worthy of a person. When I came here, I appreciated having a door, being able to lock it. I can shower in private. Being here made me realize that I own my life. You can get out of things you're going through. You just need to make yourself accessible, find that self-worth and that love."

VICKY, RESIDENT OF ANNE'S HOUSE



GET IN TOUCH!

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LOOKING FOR INFORMATION?

Our charity status #13180-0989-RR0001

For information about donating: 514-933-6916
ext:212

For information about volunteering:
volunteering@hadleycommunity.ca