

Windsor Essex Community Housing Corporation

Established January 1, 2007



Windsor Essex Community Housing Corporation

Presentation to Sustainable
Housing and Communities
Working Group



The Windsor Essex Community Housing Corporation was established on January 1, 2007

Formerly:

Windsor-Essex County Housing Corporation
City of Windsor Non-Profit Housing Corporation
City of Windsor Housing Company Limited

The corporation carries on business as CHC (Community Housing Corporation) and is an independent, share-capital corporation with the City of Windsor as the sole shareholder.

It is understood that the City of Windsor is acting on behalf of the City and the County of Essex.



The Business of Social Housing



Mission

- CHC provides well maintained, safe and affordable community housing in a respectful and fair manner. We are leaders in the housing sector and contribute to the development and support of strong communities in the city of Windsor and the county of Essex.



Vision

- Work collaboratively
- Promote/develop healthy communities
- Balance financial capacity with needs and priorities
- Culture of learning
- Accountable, quality staff, and innovative



Values

- Respect
- Responsive, High Quality Service
- Pride
- Input & Participation
- Stewardship
- Strong Neighbourhoods
- Accountable



Strategies

- Proactive
monitor & manage, but look forward
- Personal
understand our customers & needs
- Professional
develop staff, accreditation, culture



Quick Facts

- Over 4,700 units under direct management; over 300 rent supplement
- Three programs – Former Public Housing, Family Non Profit, Senior Non Profit
- Over 700 buildings



Hot topics

- Capital investment (underfunded) but can quickly create employment
- Communication improvements
- Program Stability (NP vs. Public)
- Redevelopment of aging stock & matching to current community need
- Poverty Reduction



Sustainability

CHC and its predecessors have always used wording within the mission/vision and/or values to permit employees to pursue 'sustainability'.

This is needed as the goal of sustainability does not always match the program directed goals. And, we haven't always used the word 'sustainable'.



Sustainability (continued)

CHC has taken several actions that might lead to overall sustainability, but have been limited in available resources.

So, action has been taken in 'pilot' or 'test' phases.

Our first initiative was our largest building
– 920 Ouellette Avenue, Windsor, Ont.



920 Ouellette



920 Ouellette

- 1994 – Installation of Solar Wall
- 1997 – Installation of Building Automation system
- New Boilers
- Heat Recovery System, Dehumidification
- Windows, Some Water saving devices



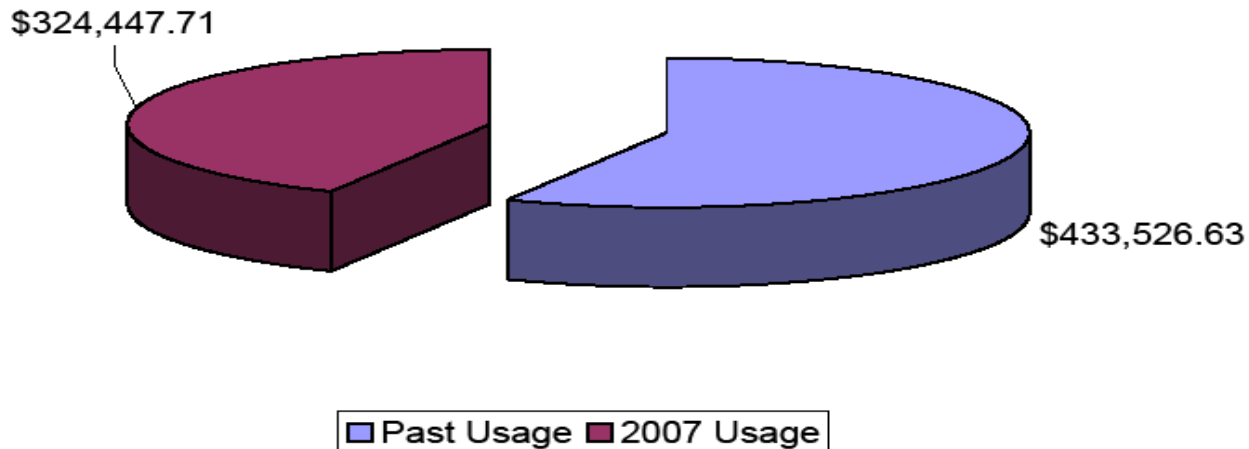
920 Ouellette

Results:

- Cost and Energy Consumption measured
- Unfortunately, cost is usually a better 'sell' than energy usage in the past 15 years.



**920 Ouellette Ave. Sustainability Building Energy
Reduction of -25.16%**



2009 prices but 1993 and 2007 energy data. For electricity, natural gas, water and sewage. 400 unit building.



Essex County – Brien Ave.

- Community Relations Worker and Tenants devise garden plan to start sustainability but to also improve community. Younger tenants are now more prevalent in the building, and the senior tenants took 'advantage' of this.



Brien Avenue



Now House TM

- CMHC contacted CHC regarding ongoing work elsewhere. This resulted in a call to the Now House TM team and one year later, the initiative is underway.
- Now using GHG reductions as a target, CHC is estimating an average savings of 8 tonnes savings per home.



Now House TM Windsor 5

- Redevelopment of 'war time – style' homes
- New for CHC – sponsorship supported
- Provide range of templates for easy replication
- Partner with Community, Builders, etc
- CMHC funded initiative





Your Invitation To a Bridgeview Community Gathering

Saturday, November 1st from 1 pm to 3 pm
Tilston Park, Bridgeview North.

Windsor Essex Community Housing Corporation invites all residents of the Bridgeview Community to join us in the launch of a new project about home energy savings. Following the example of Now House—the near zero energy retrofit of a wartime bungalow — CHC wants to reduce energy and water costs for homes in Windsor and Essex County. The first five houses to get an energy-saving makeover will show renters, homeowners and landlords in Bridgeview and other local communities how they too can save money on energy bills. Come out for some fun and join in the discussion about this exciting project.



Kids! Win prizes for “Pedal Power” – how many watts can you cycle?

Get tips on how to save money on your energy bills this winter.

Hear about an upcoming energy-makeover of five houses in your neighbourhood.

Plant a bulb for next spring in a biodegradable take home pot.

Design your own energy-efficient house.

Get the historical facts on wartime bungalows.

Free refreshments.



Now House TM Windsor 5



Now House TM Windsor 5



Challenges

- Research and Development needed
CHC receives assistance from Social Housing Services Corporation (SHSC) and Ontario Non Profit Housing Association (ONPHA) but resources need to be more consistent
- Consistent Software Platform is needed for all social housing providers



Challenges (Continued)

- Program sustainability should equal 'real' sustainability
- Redevelopment will need to occur over next ten to twenty years. This opportunity could be missed.
- Tenant Engagement cannot be overstated.



