

# Housing in Windsor-Essex County



# Windsor, Ontario



# Community Partnerships

**Windsor-Essex County has forged a number of Community Partnerships in housing through the following:**

- ➔ **Homelessness Partnering Strategy**
- ➔ **Now House – Windsor 5**
- ➔ **The University Community Partnership**
- ➔ **H.A.R.S. - Housing Analysis Recommendation Strategy**



# Homelessness Partnering Strategy

- **Started in 2001 with a community planning process that was initiated to identify barriers/gaps for persons who are homeless or at risk of homelessness;**
- **Taking Action on Homelessness Together Coalition (The Coalition) was formed**
- **34 community organizations and individuals from the housing, health, education and social services sectors.**
- **Homelessness and Housing Research Forums were coordinated to discuss studies and create a community profile.**

# Homelessness Partnering Strategy

The background of the slide is a photograph of a residential street in winter. The houses are multi-story with light-colored siding and dark roofs. Bare trees are visible in the foreground, and there is a layer of snow on the ground. The overall tone is somewhat muted and overcast.

- **Studies included:**

- **Exits and Returns of the Homeless**

- **Housing Conditions of Newcomers**

- **Rural Homelessness**

- **Housing situations of immigrants  
and refugees**

# Homelessness Partnering Strategy

## *Housing Situations of Immigrants and Refugees*

**Study completed in 2005 by Uzo Anucha**

➔ **Based on the CMHC Core Housing Need Model with 3 key components:**

- 1. Adequacy**
- 2. Suitability**
- 3. Affordability**

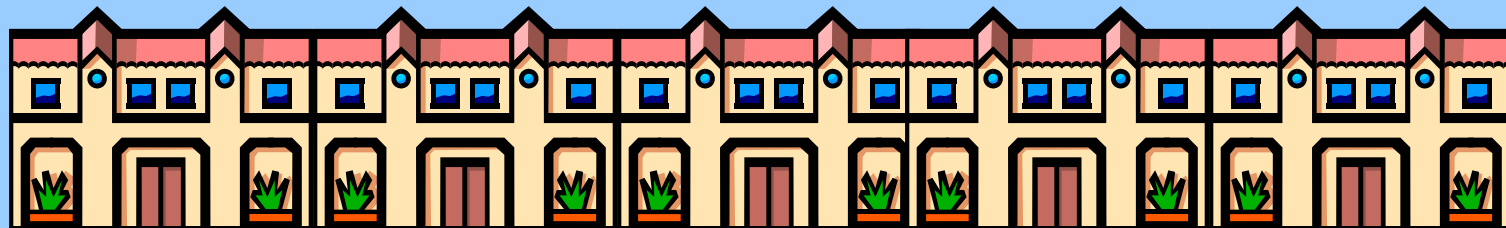


# Homelessness Partnering Strategy

## *Housing Situations of Immigrants and Refugees*

### ➔ Objectives:

- ✓ To examine the scope, causes and forms of homelessness among immigrants and refugees in the Windsor/Essex Region
- ✓ Examine how race/ethnicity, gender, age, religion and language mediate homelessness among immigrants and refugees.
- ✓ Explore the contextual issues and social processes related to experiences of homelessness by immigrants and refugees by illuminating their experiences of discrimination and marginalization and how these constrain their housing options.



# Homelessness Partnering Strategy

## *Housing Situations of Immigrants and Refugees*

### Findings:

#### 1. **Choosing Windsor as a survival strategy**

- ✓ Family/friends settled in the area
- ✓ Cost of living
- ✓ Weather conditions
- ✓ Border City

#### 2. **Challenges in Finding Housing and Staying Housed**

- ✓ Low income, lack of transportation, lack of social capital, older housing stock

#### 3. **Perceive Relationship Between Children's Welfare and Poor Housing Conditions**

- ✓ Place priority on children's health
- ✓ Green Space
- ✓ Health related illnesses due to inadequate housing



# Findings (continued)

## 4. Pre-migration History as a “Frame”

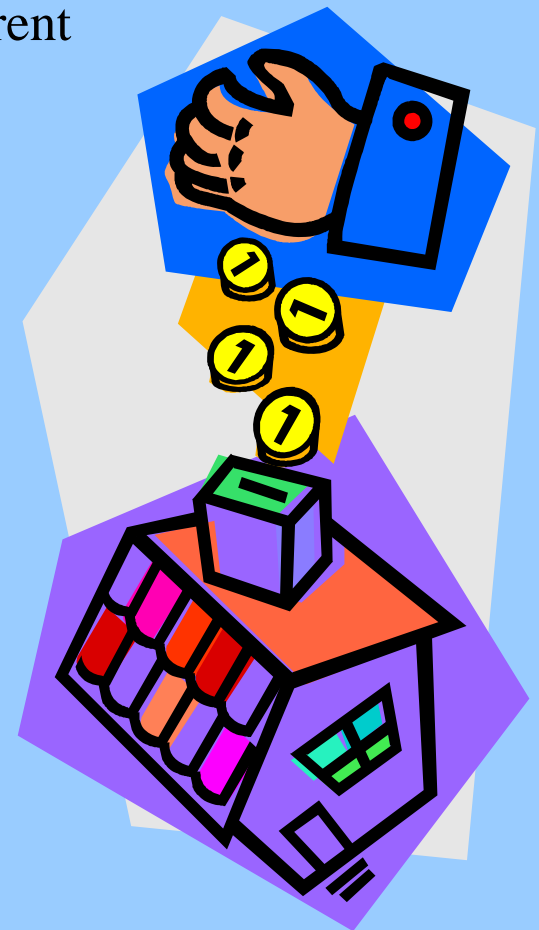
- ✓ Previous living arrangements vs. existing living arrangements

## 5. Challenges Maintaining housing

- ✓ Paying more than 50% of income on rent
- ✓ High utility costs
- ✓ Lack of employment

## 6. Inadequate Housing Conditions

- ✓ No heat
- ✓ Poor ventilation
- ✓ Rodents and pests
- ✓ Sharing with strangers
- ✓ Structural issues
- ✓ Noisy neighbours
- ✓ Limited personal space



# NOW House™ - Windsor 5

- 5 Social Housing units with Windsor-Essex Community Housing Corporation will have energy makeovers.
- The NOW House project will retrofit these war-time homes to Equilibrium™ housing
- These homes will model various levels of efficiency including the near net zero for future homes to be retro-fitted.
- Community and Corporate partnerships make this project a success
- April 22, 2009 is the launch date for his project



**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 Houses—the near zero energy retrofit of a war-time 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.  
Want a bulb for next spring in a biodegradable table home pot.  
Design your own energy-efficient house.  
Get the historical facts on war-time bungalows.  
Free refreshments.

Map showing the location of the gathering at Tilston Park, Bridgeview North, near the intersection of Ashby Ave, Tilston Ave, and Hurontario St. The map also shows the location of the Windsor Essex Community Housing Corporation (CHC) office.

**CHC** **Now House** **CHC @ CHC**

# University of Windsor Community Revitalization Partnership

- ⇒ A partnership was formed in 2004 with Community Housing Corporation and the University of Windsor
- ⇒ Goal was to develop community based centres for neighbourhood renewal and development
- ⇒ The partnership has grown to four communities including seniors, families, singles and persons with disabilities within the CHC portfolio.



# **University of Windsor Community Revitalization Partnership**



- ⇒ Advisory Committee to the Partnership**
- ⇒ University of Windsor**
- ⇒ Windsor Essex Community Housing Corporation**
- ⇒ City of Windsor, Housing and Children's Services**
- ⇒ Legal Assistance of Windsor**
- ⇒ Windsor Police Services**
- ⇒ Canada Mortgage and Housing Corporation**

# University of Windsor - Charette Design Group



# Housing Analysis Recommended Strategies (HARS)



- ⇒ The most current HARS Report was completed in 2004
- ⇒ Analyzed relevant supply and demand dynamics to determine housing supply priorities and policy on an integrated city/county basis
- ⇒ Identified the need for affordable housing requirement in Windsor-Essex County on an immediate, short and long term basis
- ⇒ Presented 78 recommendations to form a housing strategy that linked to the relevant range of priorities, visions, studies and strategic plans of the 8 member municipalities

# Housing Analysis Recommended Strategies (HARS)



**Currently there is an initiative to update the HARS report and focus on:**

- Rationalization of the social housing stock
- Identify/make recommendations to address accessibility challenges
- Review and make recommendations with respect to the coordination of housing programs, policies/action plans
- Provide an analysis of the interaction and dynamics between social housing stock, accessibility challenges, and programs, policies/action plans
- Identify and make recommendations to address future housing needs in the community within the context of the above-noted parameters



**Written by**

**Debbie Cercone, Executive Director of Housing & Children's Services**

**Jim Steele, Chief Executive Officer of Windsor Essex Community Housing Corporation**

**Photos and flyers courtesy of Windsor Essex Community Housing Corporation**

**Photo credits: Jean Marc Smith, Corporation of the City of Windsor**

**Kari Scofield, Windsor Essex Community Housing Corporation**

**PowerPoint Presentation by Linda Bernath, Housing & Children's Services**