

CHC Overview

Essex County Council
December 20, 2023



<https://www.wechc.com/>



Windsor Essex Community Housing Corporation (CHC) provides well-maintained, safe, and affordable housing in a respectful and fair manner. As leaders in the housing sector, we contribute to the development and support of strong communities in Windsor-Essex

Fast Facts about CHC:

- Largest landlord in Windsor-Essex & 4th largest social housing provider in Ontario
- Provide homes to **12,000 seniors, children, parents & individuals** in over **4,800 homes**
- Provide a limited number of market rental opportunities to the community
- High-rise apartments, low-rise apartments, townhomes, row housing, detached homes
- Over **7,300 households currently on the waitlist** for social housing
 - Over 2,700 applicants have the County as their first choice; >35%
- Housing inventory at CHC is currently at **96% occupancy**
- **35%** of County tenants have occupied units **10+ years**



Rent Geared-To-Income (RGI):

- Refers to rents set at 30% of a households' total gross monthly income. RGI housing often falls under the umbrella of social housing, and typically provides accommodation to the most vulnerable households.

Affordable (Non-Profit):

- Broadly defined as when a household spends less than 30% of its' gross income on acceptable shelter.

Attainable:

- By definition – refers to a house that is Adequate, Appropriate, Affordable, Accessible, Available.

Market:

- The price of a home (sale value or rental rate) as determined by the interaction of supply and demand in the market.



Breadth of Activities:

- Provide essential housing
- Community Relations & Social Work
- Day-to-day property management & property administration
- Income review of RGI tenants
- Oversight of Central Housing Registry (CHR)
- Operational and capital maintenance and improvement
- Unit turnover and restorations
- Allocations and transfer requests
- Community Engagement, Events & Summer Camps
- Redevelopment & regeneration
- Community space



Bachelor: 7
1 Bed: 429
2 Bed: 13
3 Bed: 30

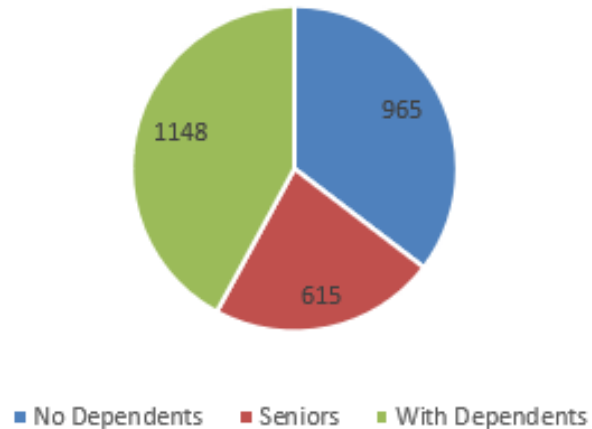


***Currently housing 551 tenants

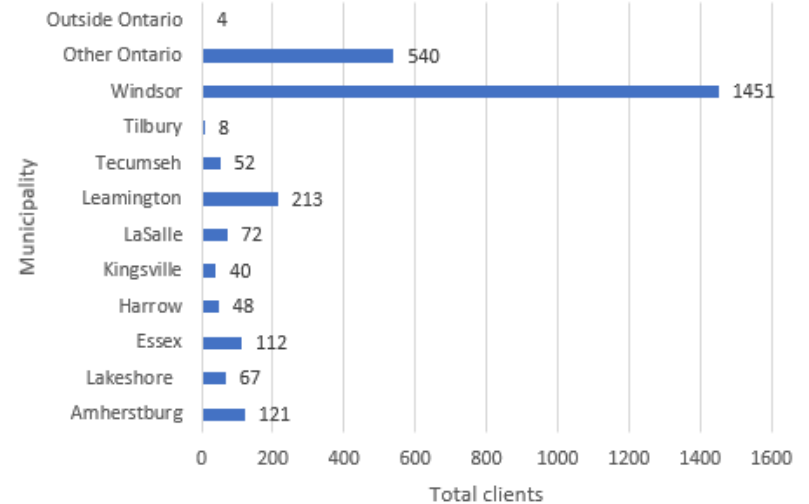


- 2,728 applicants awaiting housing in the County
- Represents a demand 5.7x greater than CHC's County portfolio

Type of Housing Client Seeking Units in County of Essex (Outside Windsor)



Location of Clients Seeking Housing in County of Essex



CHC Asset Management Department Manages:

- Asset Planning & Budgeting
- Long- and Short-Term Capital Projects
- Preventative & Reactive Maintenance
- Development of Service Contracts
- Management of Purchasing
- Provides Operation Support
- Oversees Energy Management
- Research and Implements New Technologies
- Accessibility Improvement
- Apply for external funding and rebates



The Asset Management Department is made up of a team of Senior Management that oversees a group of Project Managers and Coordinators with diverse backgrounds in Engineering, Architecture, and Construction. This team executes projects that maintain and extend the life of CHC's existing assets.



REPAIR AND RENEWAL (R&R) FUNDING

CHC received a total of \$170 M for projects executed between 2020-2028

Funding Requirements Include:

- Reduce GHG and energy consumptions/ Improve accessibility/ Improve the condition of our existing buildings

Projects Include:

- Deep Energy Retrofits/ Exterior Rehabilitation (Exterior envelop, Balconies, Parking Lots)/ Interior renovations (Kitchen, Bathroom, Flooring & Painting)/Mechanical System Upgrades/Electrical System Upgrades/ Elevator Modernization/Accessibility Improvements





Accessibility Improvements Goals (R&R)

- Improve accessibility in all common areas/ Increase the # of accessible units/ Consider accessible features when doing any project

Energy Targets (R&R) to achieve by 2028:

- A minimum of a 25% reduction in energy use across the Portfolio/ A minimum of a 25% reduction in greenhouse gas emissions across the Portfolio with a target of 34%



QUESTIONS?



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