



WinnCompanies

Development | Residential | Military

WINNCOMPANIES OVERVIEW

- Founded in 1971 and still privately-held, WinnCompanies is an award-winning owner, developer and manager of high-impact, quality apartment homes.
- We manage more than **109,000 apartment homes** across **700 communities** in **25 states**, the **District of Columbia**, and **Puerto Rico**.
- Ranked as the **largest manager** of affordable housing, the **second-largest manager** of privatized military housing, and one of the **largest managers of all rental housing in the US**.
- Our Housing Stability Program has supported **60,000 households** in avoiding eviction.
- Proud developer and owner of **130 communities** in **12 states** and the **District of Columbia**.
- **4,000 dedicated team members** and growing, with minority team members holding 52% of managerial positions.
- In our 53-year history, WinnCompanies has **never missed a mortgage, tax, or loan payment**

WINNCOMPANIES AFFILIATES

WinnResidential

WinnResidential operates low-income, affordable, mixed-income, and market-rate communities in **16 states and the District of Columbia**, consistently ranking as the nation's largest affordable housing manager.

WinnDevelopment

WinnDevelopment leads new construction and rehab activities to deliver thoughtful, mixed-income communities, focusing on affordable and workforce housing, with **more than 25,000 units** created and preserved.

Military Housing Services WinnResidential

WinnResidential Military Housing Service, a joint venture with Lendlease, manages **25 communities** providing nearly **41,300 homes** for U.S. Armed Forces members and their families in **17 states and Puerto Rico**.



- WinnDevelopment has acquired and developed more than 25,000 units at 130 communities over the past 53 years, focusing on large-scale mixed-use development, historic adaptive reuse, and undervalued multifamily housing.
- With offices in Boston, New York, and Washington D.C., the 50-person team supports a robust pipeline of projects in 12 states and the District of Columbia.
- As a trusted leader in high-performance development, we've invested over \$60 million in energy and water conservation projects by deploying energy efficiency, carbon planning, and renewable energy projects portfolio-wide.
- An award-winning national leader in the adaptive reuse of historic properties, WinnDevelopment has transformed 44 vacant properties in the Mid-Atlantic and Northeast into nearly 5,300 mixed-income homes.
- Since 2015 alone, we've completed over 28 occupied rehabilitation projects in six states and the District of Columbia, with total development costs exceeding \$670 million. Currently 600 units are under renovation portfolio-wide.
- WinnDevelopment is also a champion and creator of middle-income housing, having developed 300+ such units in the past six years in MA, NY, and NJ communities, with 80 more under construction.

APPROACH TO **DECARBONIZATION**

- WinnCompanies has an in-house Energy and Sustainability department that oversees a broad range of sustainability initiatives for the Winn owned portfolio.
- WinnCompanies is integrating decarbonization objectives in all rehab and new construction projects, investing in exterior envelope retrofits, utilizing design standards such as passive house, and deploying high-efficiency heat pump technologies to eliminate or reduce fossil fuel use.
- While decarbonization in existing, occupied multifamily buildings continues to be technically and financially challenging, the Empire Building Challenge is a pivotal opportunity for WinnCompanies to collaborate with NYSERDA and their partners to evaluate and develop optimal decarbonization solutions that are both resource efficient and scalable.





SUSTAINABILITY TRACK RECORD

- Since 2009, WinnCompanies, and its affiliate, Open Market ESCO (OME), have audited over 10,000 multifamily housing units and implemented more than \$60 million in energy and water conservation projects across Winn's portfolio, while participating in the below high-impact and innovative state and federal initiatives:
 - HUD Energy Innovation Fund
 - DOE Advanced Building Construction
 - DOE Connected Communities
 - NYSERDA Cleaner Greener Communities
 - Washington D.C.'s Solar For All
- Winn's new construction, rehab, and historic adaptive reuse pipeline consists of several high-performance projects pursuing certification programs such as: Enterprise Green Communities, LEED, Energy Star, Zero Energy Ready Homes, and Passive House.
- Winn is a committed Better Buildings Challenge and Better Climate Challenge Partner.
- Carbon Neutrality Definition: Super efficient, low-energy fossil fuel free building that focuses on passive principles and highly-efficient space heating and cooling systems, offering a pathway to net-zero emissions.

EBC COMMITMENT: **STOVROFF TOWERS**

- Built in 2003, Stovroff Towers is an existing 4-story senior living facility located in Amherst, NY, comprised of 120 studio apartments.
- Mechanical System Description:
 - Heating: Natural Gas, Forced air furnaces with gas-fired heat
 - Cooling: Packaged AC
 - Distribution: Heating and cooling is unitized, with every 2 apartments sharing 1 gas furnace
 - Other:
 - Common area heat: Gas-fired hot water boiler provides heat to perimeter baseboard registers throughout common areas.
 - DHW: Two gas-fired hot water boilers and two 119-gallon, insulated storage tanks supply domestic hot water
- Exterior Façade Description:
 - Concrete block and aluminum-framed curtain wall systems, with 1" insulated glass



EBC COMMITMENT: **STOVROFF TOWERS**



As an organization deeply committed to sustainable and affordable housing, WinnCompanies is honored to partner with NYSERDA to accelerate high-performance low-carbon community development. The Empire Building Challenge will help inform and inspire how existing buildings are decarbonized to help mitigate climate change while preserving affordable housing. With NYSERDA's financial support, we can proceed with cost-effective, low-carbon retrofit strategies to decarbonize the 120 units of affordable housing at Stovroff Towers to meet New York State's ambitious climate goals.

Christina McPike, VP Energy & Sustainability | WinnCompanies