

# 2025 Budget highlights

Toronto  
Community  
Housing



Item	2025 budget (projected)
Operating	\$656.3 million
Capital	\$611.6 million
• Building renewal capital	\$379.9 million
• Development capital	\$175.5 million
• IT and corporate capital	\$17 million
• Decarbonization (new)	\$38.5 million
• Community and tenant support (new)	\$700 thousand

## Operating

- \$656 million for operations and maintenance services, utilities, taxes, and mortgages.
- Balanced by \$656 million in revenue from City subsidies, residential and commercial rents, as well as ancillary revenues. This represents a \$54.2 million City subsidy investment in TCHC, which is a 19 per cent increase compared to 2024.

## Building renewal capital

- \$379.9 million for capital repairs across the portfolio, including retrofitting and energy efficiency work that will improve the day-to-day quality of life of tenants. It will also increase the number of units available for occupancy as well as create long-term cost savings through energy cost reductions.
- A ten-year commitment of \$460 million to fund TCHC's capital projects representing a 25 per cent year-over-year increase in TCHC's capital repair work. This is part of a larger commitment by the City to support addressing State of Good Repair with an added investment of \$371 million between 2025 and 2034, made possible in part by the Ontario-Toronto New Deal. This deal involves the upload of the F. G. Gardiner Expressway and Don Valley Parkway to the Province.

# 2025 Budget highlights

Toronto  
Community  
Housing



## Development capital

\$175.5 million for TCHC's revitalization communities, including Alexandra Park, Lawrence Heights, and Regent Park. This enables the creation of new affordable housing units, helping Mayor Olivia Chow and the City deliver on Toronto's affordable housing strategy.

## IT and corporate capital

TCHC will be investing in cybersecurity infrastructure and making IT upgrades to corporate and commercial facilities.

## Decarbonization

\$38.5 million in decarbonization retrofits at two developments, and further investment to expand the Regent Park district energy system to prepare for Phases 4 and 5 of the Regent Park revitalization.

## Community and tenant support

A \$700,000 investment by the City of Toronto to fund key capital improvements to increase safety in communities that are experiencing chronic levels of violence.

