



Why preservation is important

Toronto
Community
Housing



4% vs 54%

Percentage of TCHC buildings rated as Critical today vs. 2035 (projected).



50 years +

Average age of buildings in the TCHC portfolio.



69%

of TCHC buildings is built between 1960s vs. the 1970s.

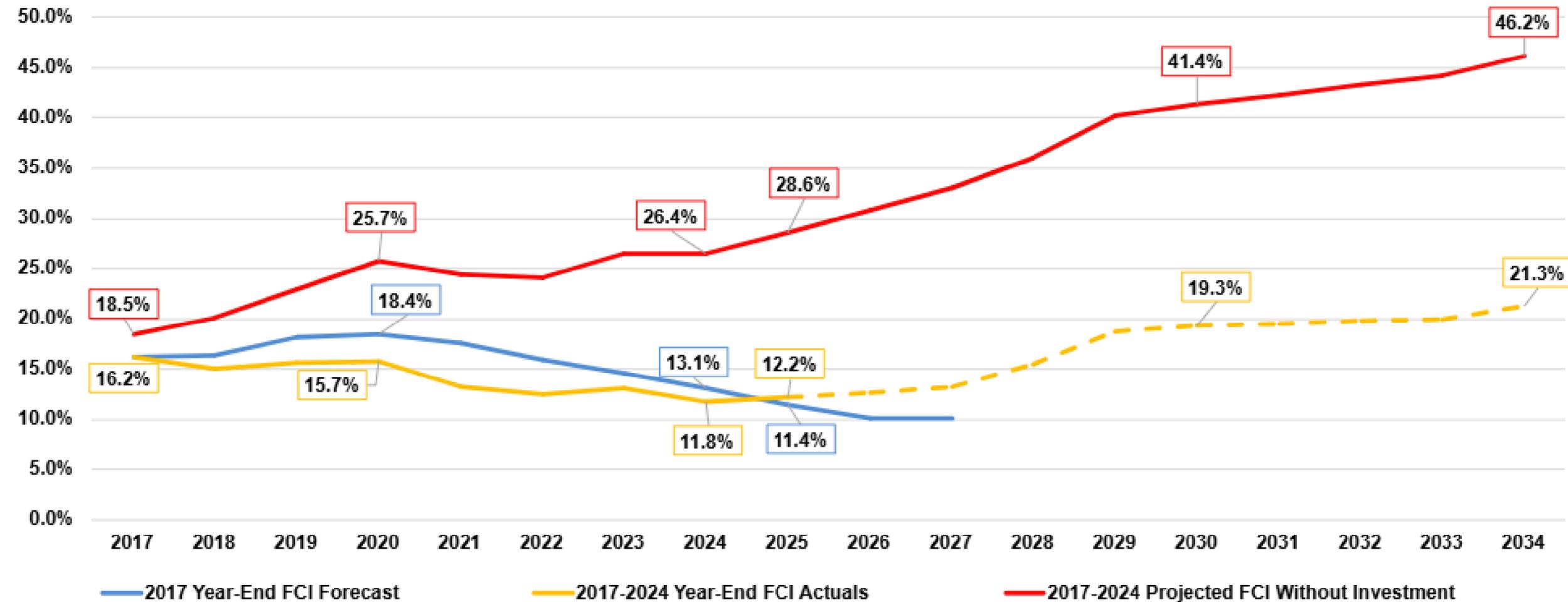


\$98,000 vs. \$775,000

Cost of fully retrofitting TCHC unit vs. cost to develop a new TCHC unit.

Where we could have been

FCI Performance 2017 to 2034 – Actuals and Modelling

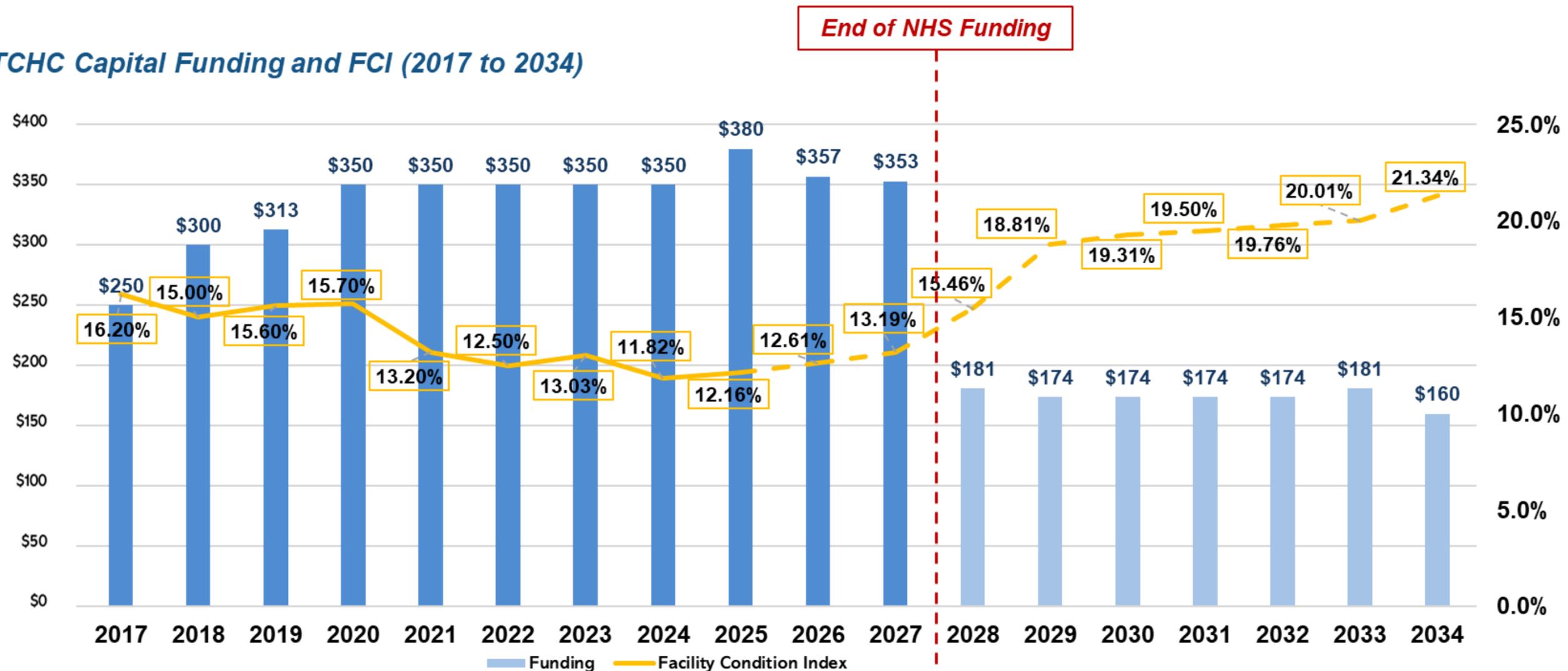


Fortunately, we've managed to keep FCI from rising to unsustainable levels. Without further investments, average building conditions are expected to exceed Critical.



Risks for the future

TCHC Capital Funding and FCI (2017 to 2034)

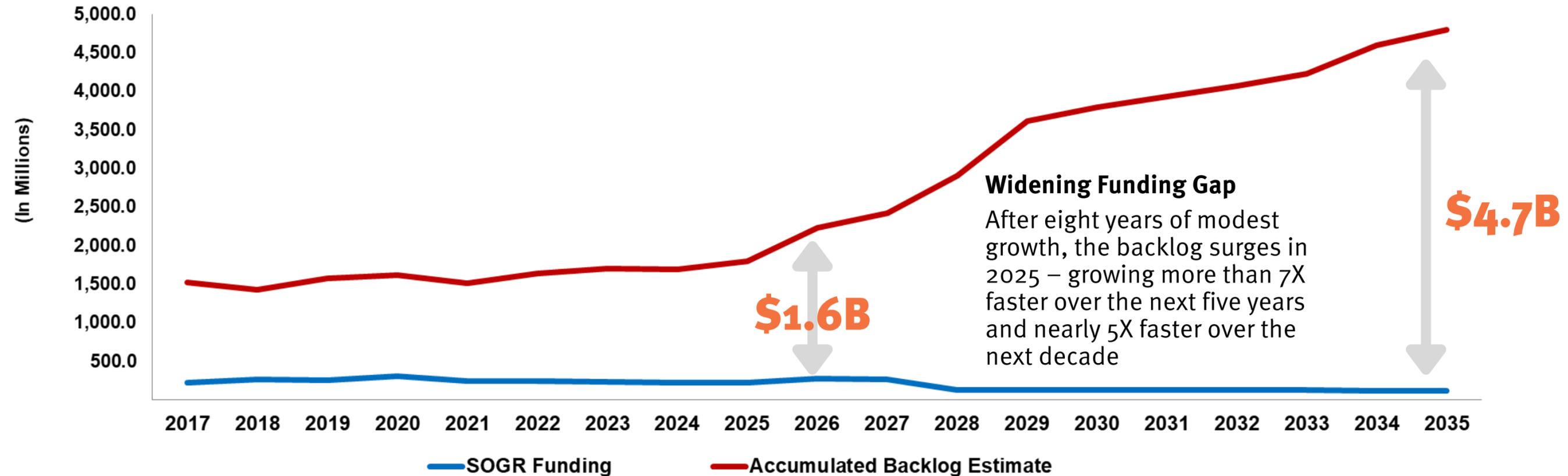


Funding cliff edge

- After the end of investments 2027, TCHC’s annual State of Good Repair (SOGR) funding is projected to decline by nearly 49% starting in 2028.
- After the funding ends, we are directing our efforts to the highest needed areas to protect tenants and avoid unit closures.



Risks for the future: increasing funding gap



The widening gap between funding and backlog of capital needs

- The Accumulated Backlog of capital needs for SOGR is estimated at \$1.8B in 2025
- Between 2026 and 2035, there is \$4.5B in required investments but only \$1.5B in planned funding, causing the backlog to rise to \$4.8B by 2035



Risks for the future: deteriorating assets



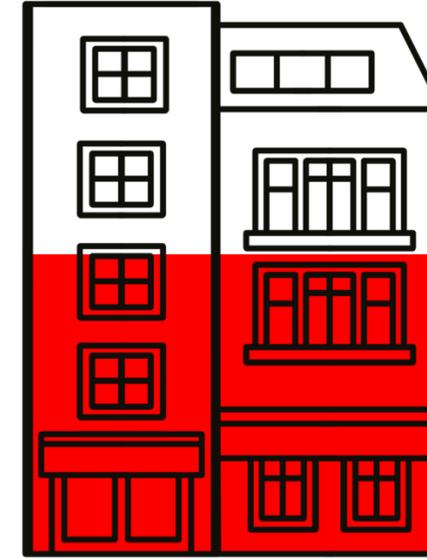
Today: 4%

Today, just 4% of TCHC's buildings are in critical condition.



In 4 years: 35%

By 2030, 147 developments, 19,294 units or 35% of buildings are projected to enter critical condition.



In 9 years: 54%

By 2035, this will increase to 210 developments, 29,686 units or 54% of buildings entering critical condition.



Capital repairs is more cost effective than new builds



The average cost to fully rehabilitate a TCHC unit is \$98,880.



The average cost to develop a new TCHC unit: \$775,000.

