

A Shared Vision

Bryan Purcell
VP Policy and
Programs

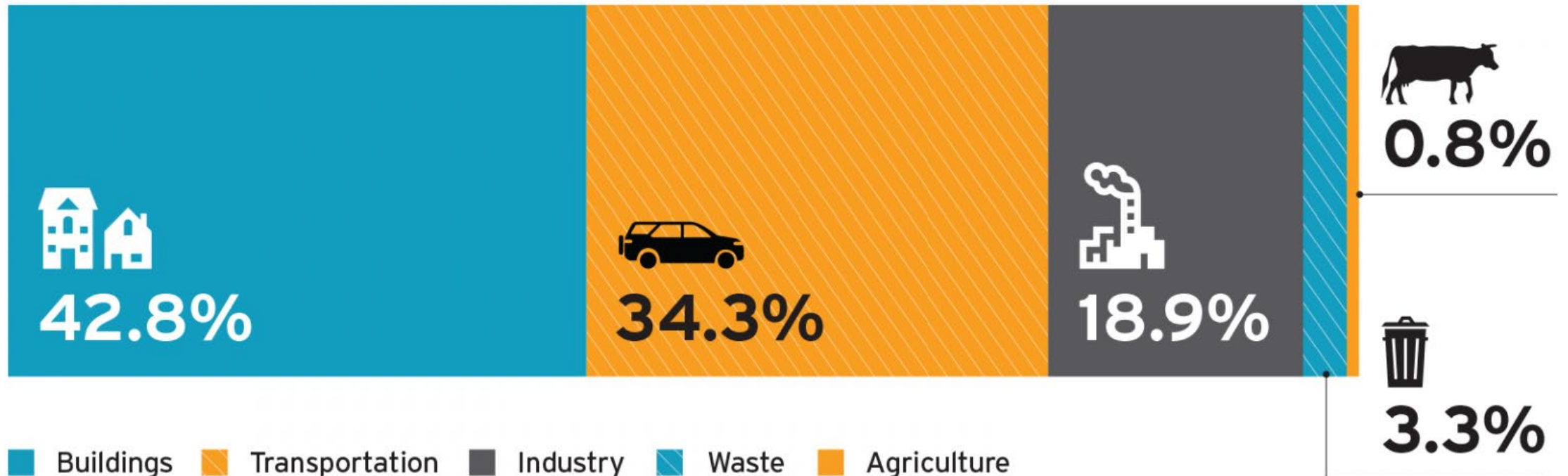
TAF and Toronto Community Housing





Toronto Community
Capital Engagement
Conservation Fund

Carbon emission sources in the GTHA





II. PURPOSE

The parties share a similar context, including:

- ✓ • The same key stakeholder/shareholder (City of Toronto);
- ✓ • A shared commitment to operating in the public interest and in a not-for-profit capacity;
- ✓ • Mandates driven by City of Toronto Directives including TransformTO; [Toronto City Council's Climate Emergency Declaration](#); and the Auditor General's recommendations report of June 2020;
- ✓ • Interests in achieving the energy and tenant quality of life targets set out in the CMHC loan terms; and
- ✓ • Objectives to save energy, reduce carbon, provide good and healthy, tenant-centric public housing in Toronto.

The parties' following targets overlap and are complimentary:

- TCH has a timeline (2027) as part of its funding agreement with CMHC to achieve a 25% energy reduction target and Facility Condition Index of 10% in 60,000 units; and



EXECUTION COPY

- TAF has a mandate to accelerate and support the uptake and completion of deep retrofits across the GTHA's building stock, to be near-zero by 2050.

This MOU outlines a set of terms under which TAF and TCH may work together in a solutions-focused manner with mutual interest to meet these targets and the Annual Partnership Goals, attached as Appendix A.







Photo credit: Building Up

Final Thoughts

Further

Faster

Together





TAF BOARD MEETING
JULY 9, 2021

TCHC is the largest social housing provider in Canada and the second-largest in North America.



It is home to approximately **110,000** low and moderate-income tenants in **58,500** households, including seniors, families, singles, refugees, recent immigrants to Canada, and people with special needs.

30,800

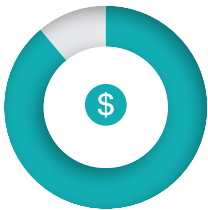
are **seniors** aged 59 and older

39,700

are **25-58**

36,100

are **children and youth** aged 24 and younger



89% of tenants pay rent-geared-to-income.

The other **11%** pay market rent or affordable rent rates.



More than half of all households are **individuals living alone.**



Roughly **2 in 5** households self-identify as having a member with a disability.



Many of the **30,800** seniors

who live in our housing need supports from community agencies to live independently.

\$18,753

was the median income of Toronto Community Housing households in 2019.

By comparison...

\$82,859

was the median income of economic families in Toronto in 2015 (latest data available).

\$82,859



\$18,753



We own and manage



58,500
rental units in



2,240
buildings

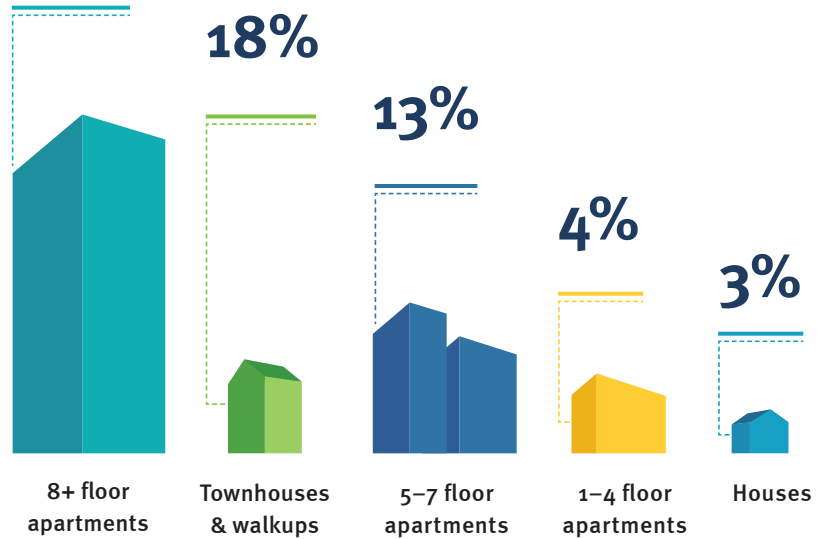
across the city,
representing
approximately

50 million
square feet of
residential space.

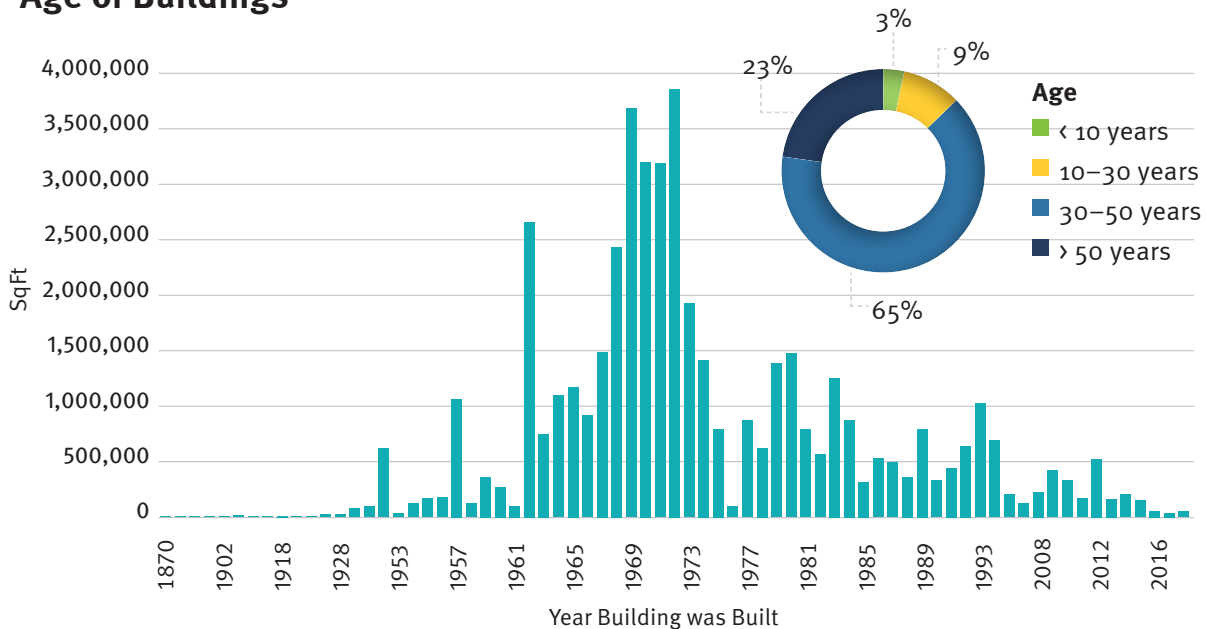


**Our portfolio is a
\$10-billion public asset.**

**Our Buildings
62%**



Age of Buildings



TCHC Tenants

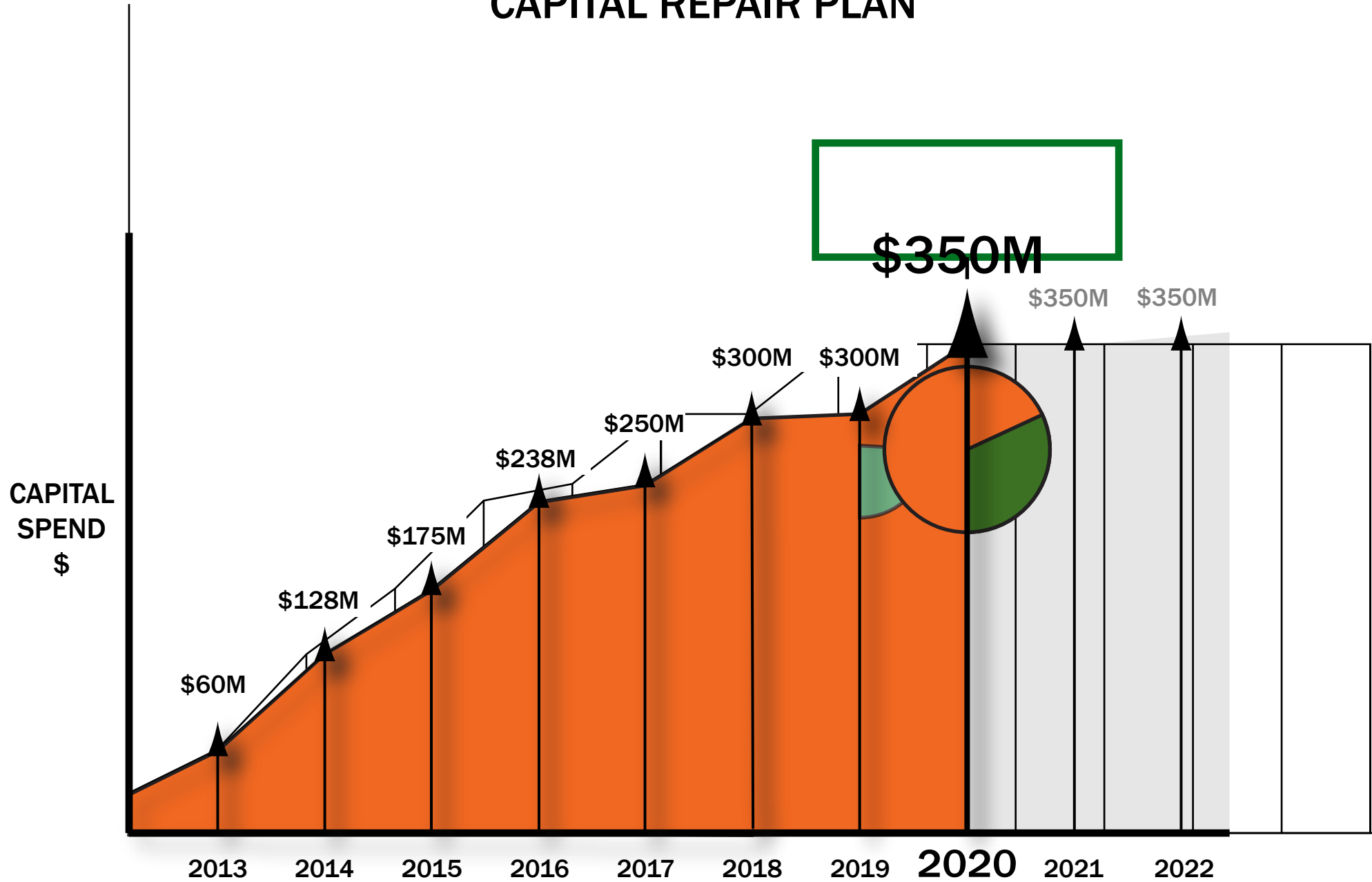


16% of RGI tenants pay their own utility bills

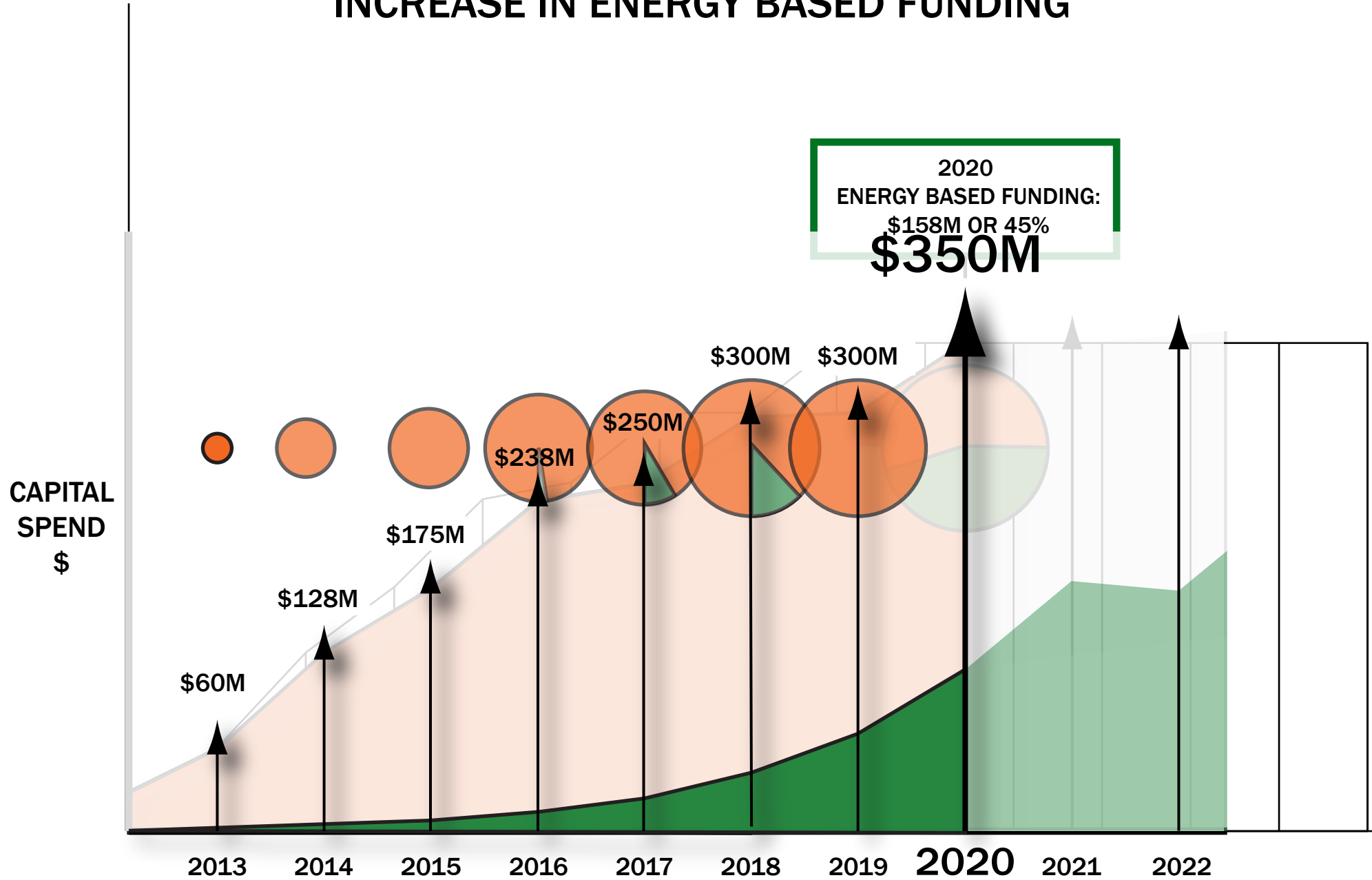
TCHC's annual utility bill is approximately **\$130M**



CAPITAL REPAIR PLAN

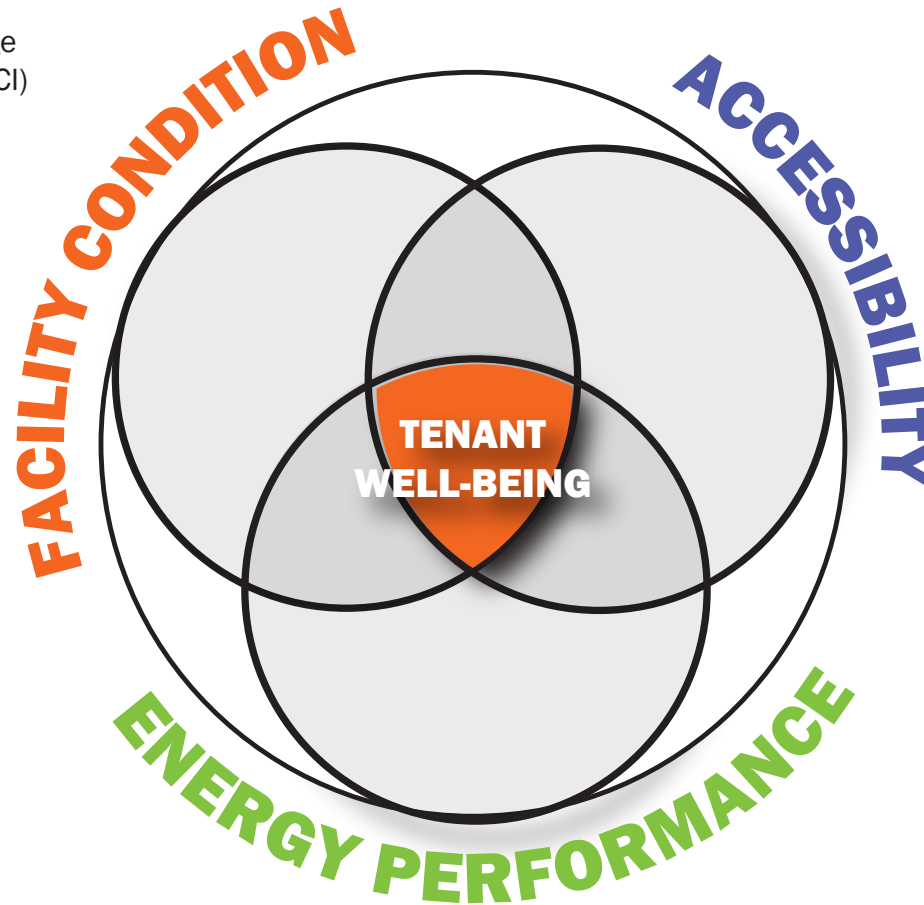


INCREASE IN ENERGY BASED FUNDING



Project Prioritization

- a. Achieve a portfolio wide average **10%** Facility Condition Index (FCI) by year-end 2026.
- b. Prevent any further permanent unit closures.



- a. Implement accessibility improvements to **20%** of units.
- b. Upgrade common areas and entrances over **130** properties creating access to more than **30,000** accessible-ready units.

Reduce energy consumption by **25%** by 2028.

The parties share a similar context, with targets and interests that overlap and are complimentary:

- **TCH has a timeline (2027) as part of its funding agreement with CMHC to achieve a 25% energy reduction target and Facility Condition Index of 10% in 60,000 units; and**
- **TAF has a mandate to accelerate and support the uptake and completion of deep retrofits across the GTHA's building stock, to be near-zero by 2050.**

Planned Collaborative Activities:

Capital planning
Progress tracking
Innovation in technology and design
Innovation in procurement and contracting
Stakeholder engagement
Undertaking deep retrofits
Communicating successes and best practices

Project History:

7 and 11 Arleta
111 Kendleton
710 and 720 Trethewey
66 Walpole
Sparroway
Component Replacement
Programs