



# Toronto Community Housing State of Good Repair Plan

City Executive Committee

February 17, 2012



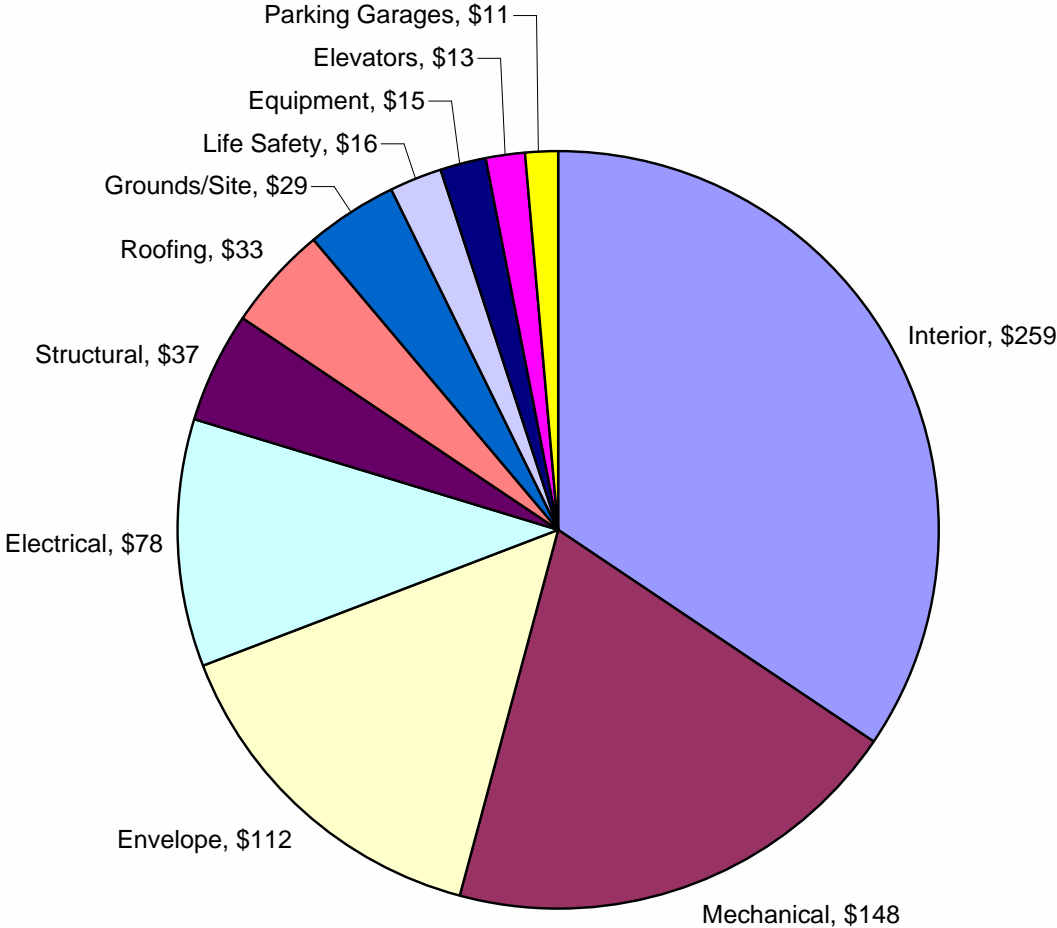
# Our business challenge

Insufficient capital to keep our buildings in good repair

Year	2008	2009	2010	2011	2012
<b>Annual Capital Needs (in \$M)</b>	\$321.8	\$287.6	\$299.7	\$200.0	\$175.9
<b>Cumulative Capital Needs (in \$M)</b>		\$486.8	\$612.1	\$647.3	\$751.2
<b>Annual Capital Investment</b>	(\$87.4)	(\$70.6)	(\$99.6)	(\$30.7)	
<b>Annual Capital Deficit</b>	\$234.4	\$217.0	\$200.1	\$169.3	
<b>City Hydro Telecom Sales Proceeds</b>	(\$9.1)	(\$17.2)	(\$25.7)	(\$23.0)	
<b>One-time Provincial Funding</b>	(\$26.1)	(\$11.3)	\$0.0	\$0.0	
<b>SHRRP – Provincial portion</b>	\$0	(\$37.8)	(\$19.8)	(\$9.1)	
<b>SHRRP – Federal portion</b>	\$0	(\$37.7)	(\$19.9)	(\$9.1)	
<b>Capital Deficit after government funding</b>	\$199.2	\$312.4	\$447.3	\$575.3	



# Our unfunded capital repair needs, 2012





# If no new capital investments

Year	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Annual Capital Needs (in \$M)	\$175.9	\$114.8	\$119.8	\$129.2	\$314.7	\$232.6	\$228.4	\$118.2	\$139.3	\$83.6
Cumulative Capital Needs (in \$M)	\$751.2	\$808.4	\$874.2	\$949.9	\$1,210.1	\$1,388.7	\$1,563.1	\$1,627.3	\$1,712.6	\$1,742.2
FCI before funding	10.4%	11.9%	12.1%	13.1%	16.7%	19.2%	21.6%	22.5%	23.6%	24.0%
Annual Capital Investment	(\$57.6)	(\$54.0)	(\$54.0)	(\$54.0)	(\$54.0)	(\$54.0)	(\$54.0)	(\$54.0)	(\$54.0)	(\$54.0)
Annual Capital Deficit	\$693.6	\$754.4	\$820.2	\$895.4	\$1,156.1	\$1,334.7	\$1,509.1	\$1,573.3	\$1,658.6	\$1,688.2
FCI - after regular funding	9.6%	10.4%	11.3%	12.4%	16.0%	18.4%	20.8%	21.7%	22.9%	23.3%

<b>Good:</b>	<5%	<b>Fair:</b>	5%-12%	<b>Poor:</b>	12-20%	<b>Critical:</b>	>20%
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# With Sale Proceeds and Assistance from the Provincial and Federal Governments...

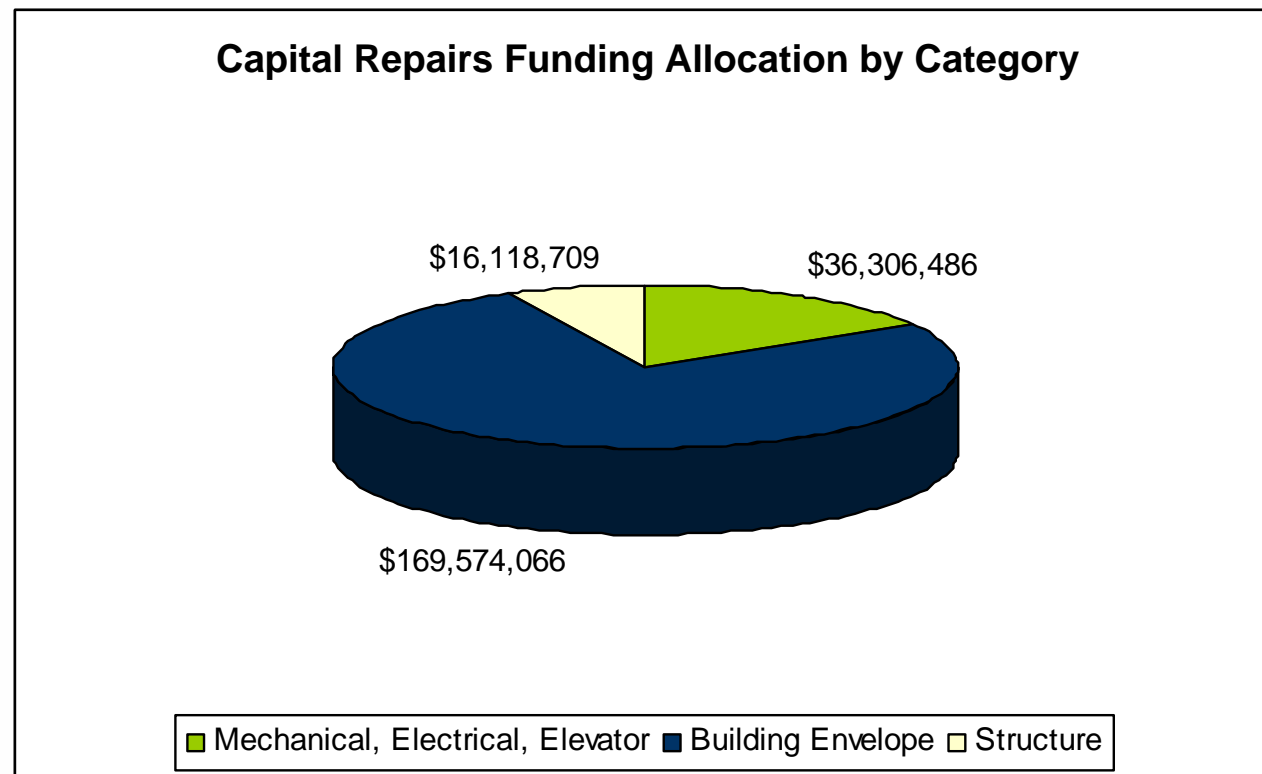
Year	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Annual Capital Needs	\$175.9	\$114.8	\$119.8	\$129.2	\$314.7	\$232.6	\$228.4	\$118.2	\$139.3	\$83.6
Cumulative Capital Needs	\$751.2	\$808.4	\$772.1	\$709.0	\$822.1	\$667.5	\$590.8	\$480.6	\$501.7	\$446.0
Annual Capital Investment	(\$57.6)	(\$54.0)	(\$54.0)	(\$54.0)	(\$54.0)	(\$54.0)	(\$54.0)	(\$54.0)	(\$54.0)	(\$54.0)
\$222M Investment in 2013-2017	\$0.0	(\$44.0)	(\$44.0)	(\$44.0)	(\$44.0)	(\$46.0)	\$0.0	\$0.0	\$0.0	\$0.0
Additional Investment to achieve 5% FCI by 2017 (Prov / Fed funds)	\$0.0	(\$58.1)	(\$94.3)	(\$103.7)	(\$289.2)	(\$205.1)	(\$174.4)	(\$64.2)	(\$85.3)	(\$29.6)
Annual Capital Deficit after \$222M and Prov / Fed funds	\$693.6	\$652.3	\$579.8	\$507.4	\$434.9	\$362.4	\$362.4	\$362.4	\$362.4	\$362.4
FCI - after regular funding	9.7%	9.0%	8.0%	7.0%	6.0%	5.0%	5.0%	5.0%	5.0%	5.0%

<b>Good:</b>	<5%	<b>Fair:</b>	5%-12%	<b>Poor:</b>	12-20%	<b>Critical:</b>	>20%
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# What we could accomplish with \$222 million

120,000 TCH residents would benefit from these repairs





## Our commitment to tenants

### We will treat tenants fairly

- No one will have to move until a suitable unit is found that is appropriate for their situation
- Tenants' rights set out in a Relocation Policy
- Tenants will get written notice (at least 5 months)
- No disruption in school attendance
- TCHC will pay for moving costs



## Guiding principles of our plan

- No loss of RGI units
- Proceeds used strictly for capital repairs
- Sell on the open market, to the highest bidder
- Track spending through State of Good Repair Fund
- Take care of those directly affected
- Impose no extra costs on taxpayers
- Do the greatest good for the greatest number of people







Toronto Community Housing





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