

**Briefing Note:** For Information

**To:** Building Investment, Finance and Audit Committee (“BIFAC”)  
**From:** Allen Murray, Vice President, Facilities Management  
**Date:** September 2, 2021  
**Re:** **Public Action Item #3:** Facility Condition Index (“FCI”) Report

At the July 20, 2021 BIFAC meeting, the following requests were made by the Committee regarding the 2020 Facility Condition Index (“FCI”) Report presented to the BIFAC at its June 23, 2021 meeting:

- Provide FCI forecasting beyond 2026 to accompany the 2020 FCI report at the September 2, 2021 BIFAC meeting; and
- Provide FCI forecasting beyond 2026 for all future annual FCI reporting.

Below is an updated table outlining FCI forecasting to 2036:

*Table 1: Capital Repair Plan and Beyond – FCI Forecast to 2036*

<b>Year</b>	<b>Fully Funded Capital Plan (\$)</b>	<b>Original 2017 Forecasted FCI</b>	<b>2020 FCI</b>
<b>2017</b>	\$250M	16.2%	16.2%
<b>2018</b>	\$300M	16.4%	15.0%
<b>2019</b>	\$313M	18.2%	15.6%
<b>2020</b>	\$350M	18.4%	15.7%
<b>2021</b>	\$350M	17.6%	15.3%*
<b>2022</b>	\$350M	15.9%	14.4%*
<b>2023</b>	\$350M	14.5%	13.5%*
<b>2024</b>	\$325M	13.1%	12.4%*
<b>2025</b>	\$325M	11.4%	11.1%*
<b>2026</b>	\$300M	10.1%	9.9%*
<b>2027</b>	\$247M	10.1%	9.5%*
<b>2028</b>	\$160M	-	9.5%*
<b>2029</b>	\$160M	-	10.1%*
<b>2030</b>	\$160M	-	10.2%*
<b>2031</b>	\$160M	-	10.2%*

<b>Year</b>	<b>Fully Funded Capital Plan (\$)</b>	<b>Original 2017 Forecasted FCI</b>	<b>2020 FCI</b>
<b>2032</b>	\$160M	-	10.3%*
<b>2033</b>	\$160M	-	10.3%*
<b>2034</b>	\$160M	-	10.3%*
<b>2035</b>	\$160M	-	10.9%*
<b>2036</b>	\$160M	-	10.8%*

\*Re-forecasted FCI targets

Toronto Community Housing (“TCHC”) continues to work with Ameresco, our third party consultant on an asset management review to project beyond 2036, taking into account escalations in the total cost of ownership, cost of construction, adaptive reuse and other factors that impact FCI.

Concurrently, TCHC’s Capital Planning Department continues to examine the period following the current Ten Year Capital Repair Plan window (ending in 2027) to assess portfolio funding needs and goals beyond the federal National Co-Investment Funding period.

It is important to note that the above forecast assumes no additional funding over the City’s permanent \$160M annual funding. Portfolio asset modelling will experience an incremental decrease in accuracy relative to longer term forecasting (10+ years).