

Toronto Community  
Housing Corporation  
931 Yonge Street  
Toronto, ON  
M4W 2H2



## **Briefing Note**

---

To: Toronto Community Housing Board of Directors (“The Board”)

---

From: Allen Murray, Vice President Facilities Management

---

Date: May 31, 2021

---

Re: **Public Action Item #9:** Tenant Service Hubs – Impact on Facilities  
Condition Index (“FCI”)

---

At its meeting on April 27, 2021, Management was requested to share with the Board the impact of the Tenant Services Hubs construction and interior improvements on improving TCHC’s FCI. This briefing note responds to that request.

### **OVERVIEW:**

Ameresco, the third party consultant who performs the annual review of TCHC’s capital repair plan, has reviewed the tenant service hub work in the context of impact on portfolio FCI. The methodology included analysis of the replacement value and needs at specific tenant service hub building sites.

Ameresco has confirmed that this work is in keeping with are targeted split of 80:20 in terms of direct impact on portfolio FCI and needs. For 2020, TCHC achieved a slightly higher split of 83:17.

This means that of the \$44.5M estimated tenant service hub budget, approximately \$35.9M will be directly attributable to reducing FCI.