



Asset Management reinvestment plan Peel Housing Corporation

The affordable housing stock managed by Peel Housing Corporation has a diverse mix of dwelling types, ages, designs, building code conformities and locations. The portfolio is currently in good condition.

However, intensive use of the facilities requires that ongoing investments continue to maintain a liveable environment for residents and to blend with the surrounding community.

To address Peel's housing crisis the Region has developed a Housing Master Plan (HMP), a long-term capital infrastructure plan to guide how to create more affordable housing in Peel. Once the HMP is fully funded and implemented, it will add more than 5,650 new affordable rental units by 2034.

10-year summary

Table 1. Current state and 10-year plan (in \$ millions)

Current rating	Current replacement value	10-year forecasted SoGR reinvestment needs	10-year SoGR Capital Plan reinvestments	10-year forecasted rating
 Good	3,392.3	874.2	945.9	 Good

Table 1 shows that the current overall infrastructure state for the Peel Housing Corporation is 'Very Good'. The estimated replacement value of these assets is \$3,392.3 million, based on 2024 values. The 10-year Capital Plan includes reinvestments of \$945.9 million to maintain the infrastructure in a SoGR. These planned investments are higher than the forecasted needs of \$874.2 million over the same period. The difference is primarily driven by updated project cost estimates and efficiencies gained through coordinated delivery of SoGR projects. These updates were made during the planning process after data was provided to EAM.

20-year SoGR outlook

Figure 1. 20-Year outlook of infrastructure reinvestment needs

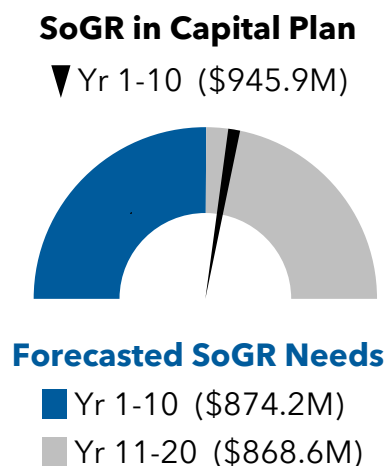


Figure 1 presents a 20-year outlook of infrastructure reinvestment needs to maintain the infrastructure in a SoGR. For the first 10 years, the planned reinvestments of \$945.9 million is higher than the forecasted needs of \$874.2 million. The chart also shows that SoGR needs are expected to remain comparable with the following 10 years.

State of the infrastructure

Current infrastructure

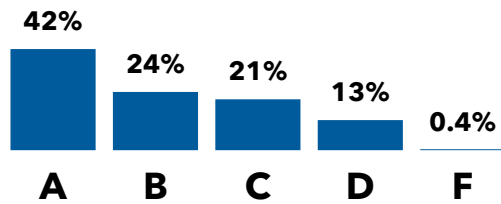
Peel Housing Corporation infrastructure includes 90 affordable housing buildings. The average asset age of the assets is 39 years.

Replacement value

The total replacement value of assets for the Peel Housing Corporation is estimated at \$3,392.3 million, based on 2024 values.

Condition¹ of the Infrastructure

Figure 2. Asset condition grading



Building conditions are evaluated through detailed assessments.

Figure 2 shows:

- 42% of assets are rated Grade A, representing new or like-new condition.
- 24% are rated Grade B, representing in a state of good repair.
- 21% are rated Grade C, indicating non-critical defects and some critical repairs expected soon.
- 13% are rated Grade D, indicating some critical defects and many critical repairs expected soon.
- 0.4% are rated Grade F, indicating many critical defects requiring immediate repairs and replacements.

¹ Descriptions of the Condition Rating are included in Appendix II Reading Guide

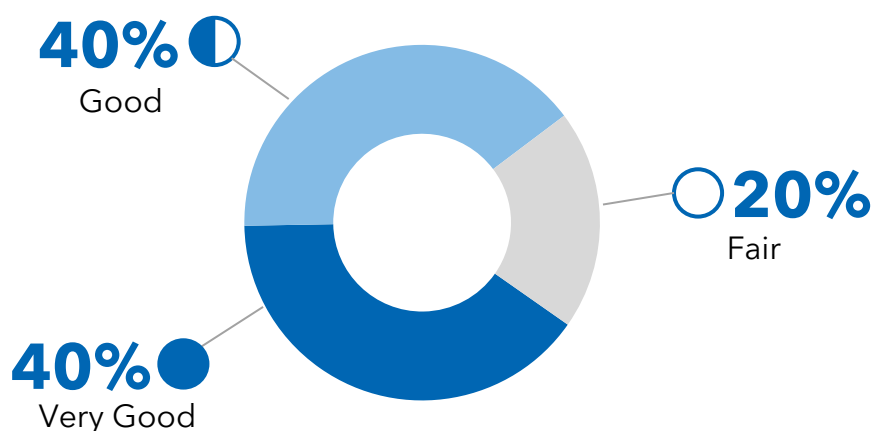
Current infrastructure rating

The current overall 2026 infrastructure state for the Peel Housing Corporation is 'Good'.

Figure 3 illustrates that within the portfolio:

- 40% of asset classes are in Very Good state, indicating that almost all assets are achieving the desired targets.
- 40% of asset classes are in Good state, indicating that most assets are achieving the desired targets.
- 20% of asset classes are in Fair state, indicating that many assets are not achieving the desired targets.
- There are no asset classes in Poor or Very Poor state.

Figure 3. Current infrastructure rating



Target customer level of service²

Our customers should expect:

- Ensure properties are well-maintained, safe, and compliant with all legislative requirements, providing a comfortable living environment.

² Definition of Customer Level of Service is included in Appendix III The Enterprise Asset Management Strategy

Infrastructure reinvestment plan

Table 2. 10-year state of good repair reinvestments

Forecasted needs	Capital Plan
\$874.2 million	\$945.9 million

Table 2 shows that reinvestments of \$945.9 million are included in the 10-year Capital Plan to maintain infrastructure in a SoGR. These planned reinvestments are higher than the forecasted needs of \$868.6 million over the same period. The difference is primarily driven by updated project cost estimates and efficiencies gained through coordinated delivery of SoGR projects. These updates were made during the planning process after data was provided to EAM.

Table 3. Operations and maintenance expenses

Annual expenditure	Re-investment rate
\$26.0 million	0.8%

Table 3 shows that operations and maintenance expenses for Peel Housing Corporation are approximately \$26.0 million per year, representing 0.8% of the asset replacement value. These expenses support facility operations and maintenance activities. As part of the whole lifecycle strategy, these costs are regularly reviewed and will be optimized over time as asset management tools and technology improve.

10-year infrastructure rating with Capital Plan reinvestments

In 10 years (2035), the overall infrastructure state for the Peel Housing Corporation is forecasted to remain 'Good.'

Error! Reference source not found. illustrates that within the portfolio:

- 60% of asset classes are in Very Good state, indicating that almost all assets are achieving the desired targets.
- 40% of asset classes are in Fair state, indicating that many assets are not achieving the desired targets.
- There are no asset classes in Poor or Very Poor state.

Figure 4. 10-year infrastructure rating

