



City Council Directions Requiring Board Attention

Item 2D

March 31, 2021

Governance, Communications and Human Resources Committee

Report: GCHRC:2021-08

To: Governance, Communications and Human Resources Committee (“GCHRC”)

From: Director, Strategic Planning & Stakeholder Relations

Date: March 3, 2021

PURPOSE:

The purpose of this report is to provide the GCHRC with an update on TCHC-related Council decisions that require action by the TCHC Board of Directors (the “Board”).

REPORT HISTORY:

The template for this report was presented and approved by the GCHRC at its November 5, 2020 meeting. The iteration of this report provided at the February 1, 2021 GCHRC meeting included a catch-up of all TCHC-related Council items from 2019 and 2020.

This report includes new TCHC-related Council items since the February 1, 2021 GCHRC meeting and covers Council meetings held on February 2 and 3, 2021 and February 18, 2021. Attachment 1 includes the two new items from this report, listed below, and all outstanding or on-going items remaining from the previous report.

RECOMMENDATIONS:

It is recommended that the GCHRC receive this report for information.

REASONS FOR RECOMMENDATIONS:

Toronto City Council regularly makes decisions that impact the corporation. This report helps to keep the GCHRC informed of City Council decisions that require their attention, action and/or input.

COUNCIL ITEMS REQUIRING BOARD ATTENTION:**Report Name: EX20.9 Toronto Seniors Housing Corporation Board of Directors**

Date at Council: February 2 and 3, 2021

Council Decision: Adopted with amendments

Attention required from Board: In anticipation of legal incorporation of the Seniors Housing Corporation, this report recommends the Terms of Reference for the Board of Directors for the Seniors Housing Corporation, and directs the City Clerk to initiate recruitment of the Board.

Management Recommendations: The Board receive this item for information (link to report: [here](#))

Report Name: EX21.2 2021 Capital and Operating Budgets

Date at Council: February 18, 2021

Council Decision: Adopted with amendments

Attention required from Board: City Council approved the Capital and Operating Budgets for TCHC within Shelter, Support & Housing Administration's overall budget.

Management Recommendations: The Board receive this item for information (link to report: [here](#))

SIGNATURE:

"Lindsay Viets"

Lindsay Viets
Director, Strategic Planning & Stakeholder Relations

ATTACHMENT:

1. City Council Items – Status Tracker

STAFF CONTACT:

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Item	Date	Council Decision	Action or Attention by TCHC Board	Relevant Division	Management Recommendations
COUNCIL ITEMS REQUIRING BOARD ATTENTION/ACTION					
<p>19-AU2.1 <u>AU2.1 Moving Forward Together: Opportunities to Address Broader City Priorities in Toronto Community Housing Corporation Revitalizations</u></p>	<p>May 14 and 15, 2019</p>	<p>Adopted with Amendments</p>	<p><u>Attention:</u> 1. City Council request the City Manager, in consultation with the Chief Executive Officer, Toronto Community Housing Corporation, to make recommendations to City Council regarding city-building objectives that will be addressed through Toronto Community Housing Corporation revitalizations, and the related funding requirements to achieve those objectives, prior to proceeding with future revitalizations and/or phases that have yet to obtain planning approvals and Shareholder consent.</p> <p>2. City Council request the City Manager, in consultation with the Director, Affordable Housing Office and the General Manager, Shelter, Support and Housing Administration, as part of the City's strategy for addressing housing affordability, to:</p> <p>a. evaluate efficient and cost-effective ways to increase the supply of affordable housing units with adequate consideration of broader social factors and public policy objectives; and</p> <p>b. make recommendations to City Council, in consultation with the Chief Executive Officer, Toronto Community Housing Corporation, on whether more affordable housing units should be required in future Toronto Community Housing Corporation revitalizations based on a site-by-site evaluation of financial and social implications</p> <p>4. City Council request the City Manager, in consultation with the Chief Executive Officer, Toronto Community Housing Corporation and other relevant stakeholders, to evaluate the impacts of requiring that new affordable housing be provided by developers in any real estate development transactions; such evaluation should consider the financial implications and/or trade-offs to the City as a whole, as well as potential incentives and strategies that can make providing affordable housing more attractive to potential developers.</p>	<p>Development</p>	<p>Work On-going</p> <p>Development reports regularly through Internal Audit to the AG Office</p>

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			<p>5. City Council request the Executive Director, Social Development, Finance and Administration, in consultation with the Chief Executive Officer, Toronto Community Housing Corporation, to ensure that Toronto Community Housing Corporation’s long-term development capital and operating needs for revitalizations are considered as part of developing a long-term permanent funding model.</p> <p>6. City Council request the City Manager to ask the Boards of CreateTO and Toronto Community Housing Corporation to ensure these organizations increase collaboration and consultation with a view to improving the function of each organization independently in the short-term; such work should commence as soon as possible.</p> <p>7. City Council request the City Manager, in consultation with the Chief Executive Officer, Toronto Community Housing Corporation, to bring forth recommendations to clarify the Shareholder Direction to Toronto Community Housing Corporation with respect to the City’s approval and ongoing oversight of revitalizations, specifically:</p> <p>a. the timing and scope of approvals, including objectives and priorities for the revitalization; and</p> <p>b. the level of detailed reporting required annually on project progress, capital budget variances, updated forecasts and adherence with the Council-approved strategic direction and principles, including barriers and challenges.</p> <p>9. City Council request the City Manager, in consultation with the Chief Executive Officer, Toronto Community Housing Corporation, to report the outcomes (short, medium, and long-term) achieved at the completion of each phase of revitalization projects in order to demonstrate the overall financial and non-financial stakeholder impacts; such reports be completed as soon as practicable following the completion of each phase of a project.</p>		

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			<p>10. City Council request the Toronto Community Housing Corporation Board to report annually to City Council through the City Manager and the City's Chief Financial Officer and Treasurer on the long-term building repair and development capital plans, including funding sources and any unfunded amounts the City needs to include in its Capital Plan.</p> <p>11. City Council request the City's Chief Financial Officer and Treasurer to ensure the City's 10-Year Capital Plan includes Toronto Community Housing Corporation's building capital repair and revitalization projects and identify shortfalls to be included in the overall city unfunded projects list, in addition, the City needs to identify any associated debt that needs to be included in the City's debt service targets.</p>		
19-EX7.1					
<u>19-EX7.1 Implementing Tenants First - A New Seniors Housing Corporation and Proposed Changes to Toronto Community Housing Corporation's Governance</u>	<p>July 16-18, 2019</p>	<p>Adopted with Amendments</p>	<p><u>Attention:</u> 1. City Council approve in principle the establishment under section 148 of the City of Toronto Act, 2006, of a wholly-owned City services corporation to manage and operate Toronto Community Housing Corporation's 83 seniors-designated buildings, as listed in Attachment 1 to the report (June 21, 2019) from the City Manager and the Deputy City Manager, Community and Social Services, and City Council direct the Deputy City Manager, Community and Social Services, to complete a due diligence process to ensure an appropriate understanding of the legal, financial and labour implications and report back with the results of the due diligence process in the first part of 2020.</p> <p><u>Action:</u> 4. City Council, as sole shareholder, direct the Toronto Community Housing Corporation Board of Directors to direct the President and Chief Executive Officer, Toronto Community Housing Corporation to implement the integrated service model for seniors as described in Attachment 5 to the report (June 21, 2019) from the City Manager and the Deputy City Manager, Community and Social Services, beginning with 10 sites selected from the 83 designated seniors-designated buildings in 2020 in partnership with the City and the Toronto Central Local Health Integration Network until such time as the new City services corporation referenced in Part 1 above is established.</p>	<p>SHU</p> <p>SHU</p>	<p>Update to Board provided to TSC and BIFAC reports January 2021</p> <p>Update to Board provided to TSC and BIFAC reports January 2021</p>

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			<p><u>Attention:</u> 10. City Council approve in principle the transfer of Toronto Community Housing Corporation's real estate development functions to CreateTO and/or the City in alignment with the City-wide real estate model, including infill housing opportunities, the functions related to treatment of property and property related transactions and direct the Deputy City Manager, Corporate Services, in consultation with the Chief Executive Officer, CreateTO and the Chief Executive Officer and President, Toronto Community Housing Corporation to complete a due diligence process to ensure an appropriate understanding of the legal, financial and labour implications of the transfer and report back by the end of 2019 with a transfer plan including governance.</p>	Development	Update to Board provided to TSC and BIFAC reports January 2021
			<p><u>Action:</u> 13. City Council, as sole shareholder, direct the Toronto Community Housing Corporation Board of Directors to direct the President and Chief Executive Officer, Toronto Community Housing Corporation to co-ordinate through the Executive Director, Housing Secretariat, who will work in consultation with the Deputy City Manager, Community and Social Services, Chief Executive Officer, CreateTO and the Chief Planner and Executive Director, City Planning, to identify opportunities for new affordable rental housing units on Toronto Community Housing Corporation lands through a program of infill construction in which the City of Toronto, or one of its agencies, retains ownership of all land currently held, unless City Council determines the ownership of these lands is no longer in the public interest.</p>	SPSR	Continue to engage with the Housing Secretariat to determine when and if an infill construction program would be of benefit to the city's overall affordable housing plan. No action at this time.
19-AU3.14					
<p><u>AU3.14 Opening Doors to Stable Housing: An Effective Waiting List and Reduced Vacancy Rates Will Help More People Access Housing</u></p>	July 16-18, 2019	Adopted with Amendments	<p><u>Attention:</u> 16. City Council request the General Manager, Shelter, Support and Housing Administration, in collaboration with the Chief Executive Officer, Toronto Community Housing Corporation, to ensure that a maximum number of social housing units are being used for housing and to complete a review of all housing units that are used for other purposes; and, establish a process that requires service manager approval prior to the removal of any housing units from service.</p>	Operations	Review of units is complete. TCHC is working with city staff (SSHA) to implement a procedure for review of all houses removed from service.

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			<u>Attention:</u> 17. City Council request the General Manager, Shelter, Support and Housing Administration to: a. work, in collaboration with the Chief Executive Officer, Toronto Community Housing Corporation, to develop an interim process to efficiently and publicly post information on buildings with hard-to-rent vacancies to support applicants in making more informed housing choices.	Operations	TCHC working with City staff (SSHA)
19-MM10.13					
<u>MM10.13 Providing an OASIS for Food Security in St. James Town - by Councillor Kristyn Wong-Tam, seconded by Councillor Gord Perks (Adopted)</u>	October 2 and 3, 2019	Adopted without Amendments	<u>Attention:</u> City Council requested city staff to work with TCHC on creating an underground aquaponics farm at 325 Bleecker St (a TCHC building) and finding a location for the OASIS Food Hub in St. James Town, and report back at March 10, 2020 ECDC.	SPSR/ FM/ OPS	TCHC working with city staff in SDFA and will participate in Food Table discussions led by the City in 2021
19-GL8.16					
<u>GL8.16 The City of Toronto 2019-2023 Green Fleet Plan (The Pathway to Sustainable City of Toronto Fleets Plan) and 2014-2018 Green Fleet Plan Results and Wrap-Up (Amended)</u>	October 29 and 30, 2019	Adopted with Amendments	<u>Action:</u> City Council requested Toronto Community Housing Board of Directors implement The Pathway to Sustainable City of Toronto Fleets Plan.	FM	Facilities Management preparing report for Board approval that is scheduled for Q2 2021.
20-MM24.31					
<u>MM.24.31 Lawrence Heights Emergency Safety and Security Response - by Councillor Mike Colle, seconded by Councillor Mark Grimes (24.31)</u>	September 30 and October 1, 2020	Adopted without Amendments	<u>Action:</u> 4. City Council request the City Manager to forward this Item to the Toronto Community Housing Corporation Board, with a request that the Board advise the City Manager about what concrete actions and plans have been implemented as part of a Community Safety Plan, and City Council request the City Manager to report to the Economic and Community Development Committee. <u>Attention:</u> 1. City Council request the Toronto Community Housing Corporation in cooperation with the community to examine a possibility of establishing a Community Resource Safety House in order to support local residents, community building and safety enhancing effort.	Operations Operations	COO to report to TSC then Board in Q1 2021 as per City Council request

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20-EX.17.2					
<u>EX.17.2 Implementing Tenants First: 2020 Action Updates</u>	October 27 and 28, 2020	Adopted without Amendments	<u>Action:</u> 1. City Council adopt the 2021 Mandate Direction Document for Toronto Community Housing Corporation outlined in Attachment 1 to the report (October 6, 2020) from the Deputy City Manager, Community and Social Services and, as Shareholder, request the Board of Directors of Toronto Community Housing Corporation to work with the Deputy City Manager, Community and Social Services to carry out the actions described in the 2021 Mandate Direction document.	SPSR	Update to Board via report presented to TSC November 24, 2020
21-EX.20.9					
<u>EX20.9 Toronto Seniors Housing Corporation Board of Directors</u>	February 2 and 3, 2021	Adopted with Amendments	<u>Attention:</u> In anticipation of legal incorporation of the Seniors Housing Corporation, this report recommends the Terms of Reference for the Board of Directors for the Seniors Housing Corporation, and directs the City Clerk to initiate recruitment of the Board	SHU	The Board review this item for information
21-EX21.2					
<u>EX21.2 2021 Capital and Operating Budgets</u>	18-Feb-21	Adopted with Amendments	<u>Attention:</u> SSHA (Operating) 26. City Council approve the 2021 Operating Budget for Shelter, Support and Housing Administration of \$1,185.308 million gross, \$408.036 million revenue and \$777.272 million net 27. City Council approve the 2021 staff complement for Shelter, Support and Housing Administration of 1,106.2 positions composed of 37.0 capital positions and 1,069.2 operating positions.	Finance	The Board Review this item for information

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			<p><u>Attention:</u></p> <p>SSHA (Capital)</p> <p>201. City Council approve, as amended by Part 200 above, the 2021 Capital Budget for Shelter, Support and Housing Administration with cash flows and future year commitments totaling \$761.722 million as detailed by project in Appendix 6a to the 2021 Staff Recommended Capital and Operating Budget Notes for Shelter, Support and Housing Administration.</p> <p>202. City Council approve, as amended by Part 200 above, the 2022-2030 Capital Plan for Shelter, Support and Housing Administration totalling \$1,465.894 million in project estimates as detailed by project in Appendix 6b to the 2021 Staff Recommended Capital and Operating Budget Notes for Shelter, Support and Housing Administration.</p> <p>203. City Council request that capital funding requirements for Toronto Community Housing Corporation, including \$160 million of capital City funding in 2030, be revisited and confirmed in future years along with ongoing Provincial and Federal funding.</p>		