

**Board of Directors
TORONTO COMMUNITY HOUSING CORPORATION
Monday, July 26, 2004**

**Oct 4/04 Board
July 26
Minutes**

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Monday, July 26, 2004

The Board of Directors of the Toronto Community Housing Corporation met on July 26, 2004, in the Boardroom, 931 Yonge Street, commencing at 10:20 a.m.

Members Present:

Mr. Nick Volk, Chair (Acting)
Mr. Sushil Bajpai, Director
Councillor Norm Kelly, Director
Dr. John Metson, Director
Ms. Penny Milton, Director
Councillor Olivia Chow, Director
Councillor Paula Fletcher, Director

Regrets:

Mr. Ivan Ing, Director
Mr. John Brewin, Director
Councillor Giorgio Mammoliti, Director

Also Present:

Mr. Derek Ballantyne, Chief Executive Officer
Mr. Harold Ball, VP HR Services
Ms. Doris Creighton, VP Property Management
Mr. David Willans, Legal Counsel
Mr. Rainer Soegtrop, VP Shared Services
Mr. Richard Owen, VP Portfolio Strategy
Mr. David Willans, Legal Counsel
Ms Elora Nichols, Corporate Secretary

The Chair, Mr. Nick Volk, called the meeting to order, and Allison Godfrey served as recording secretary.

Declarations of Interest in Matters before the Board

The Chair requested members of the Board of Directors to indicate any Agenda Item in which they had an interest, together with the nature of the interest. None were declared.

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The Chair made the following announcements:

Staff Picnic

The 3rd annual TCHC staff picnic was held at E. T. Seton Park on July 7, 2004. The event was well attended by staff and their families, and was a great success. The Chair extended congratulations to the organizers of the event.

Kidspack

Kidspack, a group dedicated to helping children and families in need organized the distribution of 3, 472 backpacks containing school supplies and healthy snacks amongst TCHC tenants. This was done with the assistance of TCHC, the Ontario Legal Association and The Ministry of Community and Social Services.

Regent Park

The Chair and the CEO escorted the The Honourable John Gerretsen, Provincial Minister of Municipal Affairs, and Minister Responsible for Housing on a tour of Regent Park. The Minister was impressed with the plans to redevelop the area.

Confirmation of New Tenant Board Members

The City of Toronto confirmed the appointment of the new tenant Board Directors at the Council meeting of July 22, 2004. Mr. Clifford Martin, and Ms. Mariam Adam were selected by the tenant representatives during the May elections, and Ms. Gail Strachan and Ms. Gloria Ball were voted in as alternates, should Mr. Martin or Ms. Adam be unable to complete their term. These Board members will start their term in the fall, along with the new citizen members. The City is starting the process for citizen member selection. Letters of congratulations have been sent to these new members of the Board.

Confirmation of Minutes of Toronto Community Housing Corporation, June 30, 2004.

ON MOTION MADE by Mr. Sushil Bajpai,
seconded by Councillor Norm Kelly, the Board of
Directors adopted the above-captioned minutes.
Motion carried.

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Approval of Agenda

The Chair requested that the Agenda be amended to add Item 24 to the public agenda.

ON MOTION MADE by Mr. Sushil Bajpai,
seconded by Councillor Norm Kelly, the Board of
Directors approved the Agenda as amended.
Motion carried.

**ITEM 1 (Minutes) FINANCE/AUDIT COMMITTEE MINUTES JUNE 28, 2004
(TCHC:2004-87)**

The Board of Directors had before it the above captioned minutes (June 28, 2004) from the Chief Executive Officer recommending that the Board of Directors receive the minutes for information.

ON MOTION MADE by Ms. Penny Milton,
seconded by Councillor Paula Fletcher, the Board
of Directors received the minutes for information.
Motion carried.

**ITEM 2 (Report) CORPORATE PERFORMANCE MEASURES 2ND QUARTER
(TCHC:2004-86)**

The Board of Directors had before it the above captioned report (July 19, 2004) from the Chief Executive Officer recommending that the Board of Directors receive the report for information.

ON MOTION MADE by Ms. Penny Milton,
seconded by Councillor Paula Fletcher, the Board
of Directors received the report for information.
Motion carried.

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ITEM 3 (Report): STATUS OF 2004 OPERATION PLAN (TCHC:2004-85)

The Board of Directors had before it the above captioned report (July 19, 2004) from the Chief Executive Officer recommending that the Board of Directors:

- (1) approve the deferral of CMP cost reduction targets scheduled for 2004;
- (2) approve adjustments to the 2004 Investment Plan as noted in the report; and
- (3) direct staff to address the impact of the deferral of the 2004 targets within the context of the Community Management Plan update.

ON MOTION MADE by Ms. Penny Milton,
seconded by Councillor Paula Fletcher, the Board
of Directors adopted the report. Motion carried.

ITEM 4 (Report): TENDER AWARD MPT 15/04- ROBERT J. SMITH APARTMENTS (TCHC:2004-89)

The Board of Directors had before it the above captioned report (July 19, 2004) from the Chief Executive Officer recommending that the Board of Directors receive the tender award for information.

ON MOTION MADE by Ms. Penny Milton,
seconded by Councillor Paula Fletcher, the Board
of Directors received the tender for information.
Motion carried.

ITEM 5 (Report): REPORT OF THE SELF MANAGEMENT COMMITTEE (TCHC:2004-102)

The Board of Directors had before it the above captioned report (July 12, 2004) from the Chief Executive Officer recommending that the Board of Directors:

- (1) receive the report for information;
- (2) recommend that the findings be considered in the development of the 2005-2007 CMP; and

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- (3) recommend that the Board of Directors, through the CEO, thank the members of the Self-Management Committee for their work in developing the recommendations which will be used in the development of a Community Governance Framework for TCHC.

ON MOTION MADE by Ms. Penny Milton,
seconded by Councillor Paula Fletcher, the Board
of Directors adopted the report. Motion carried.

ITEM 6 (Report): BOARD STATEMENTS RE: CITY REPORT ON PROPERTY STANDARDS (TCHC:2004-103)

The Board of Directors had before it the above captioned report (July 16, 2004) from the Chief Executive Officer recommending that the Board of Directors:

- (1) approve the statement as attached for submission to the Chair of the City Planning and Transportation Committee and the Chief Administrative Officer (Appendix 1); and
- (2) direct Toronto Community Housing staff to submit the statement as approved by the Board in such time that it is received by the City prior to consideration of the report back to City Council on the Property Standards report, expected to be tabled in the September cycle.

ON MOTION MADE by Ms. Penny Milton,
seconded by Dr. John Metson, the Board of
Directors adopted the report. Motion carried.

The Board requested that at the next meeting a report be tabled on the recent Unit Inspection process, including the list of relevant TCHC addresses, and a more accurate version of the chart provided to the Planning and Transportation Committee with respect to TCHC properties inspected by the City and cited for property standards infractions.

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**ITEM 7 (Report): BOARD STATEMENT IN SUPPORT OF COUNCILLOR
MAMMOLITI'S CITY COUNCIL MOTION RE: AFFORDABLE
HOUSING (THCH:2004-104)**

The Board of Directors had before it the above captioned report (July 15, 2004) from the Chief Executive Officer recommending that the Board of Directors:

- (1) approve the draft statement supporting Councillor Giorgio Mammoliti's motion made at the June 22, 23, 24, 2004 City Council session as attached (Appendix 1); and
- (2) direct Toronto Community Housing staff to submit the approved statement to the appropriate City officials for submission to the Community Services Committee and City Council at the time City staff report back on the motion.

ON MOTION MADE by Ms. Penny Milton,
seconded by Councillor Paula Fletcher, the Board
of Directors adopted the report. Motion carried.

**ITEM 8 (Report): SOCIAL INVESTMENT FUND PROGRAM GUIDELINES
(TCHC:2004-101)**

The Board of Directors had before it the above-captioned report (July 16, 2004) from the Chief Executive Officer, recommending that the Board of Directors:

- (1) authorize the Chair to poll the Board for interested members and to designate two (2) members from those expressing an interest to sit on the Social Investment Fund Grant Review Committee;
- (2) authorize staff to hold an open process for tenant representatives interested in sitting on the Social Investment Fund Grant Review Committee and to present recommendations to the Governance Committee for appointment;
- (3) expand the membership of the Social Investment Fund Grant Review Committee from six to eight members in order to include one youth and one additional tenant representative; and
- (4) receive the report and attached guidelines (Appendix 1) for information.

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ON MOTION MADE by Ms. Penny Milton,
seconded by Councillor Paula Fletcher, the Board
of Directors adopted the report. Motion carried.

ITEM 9 (Report): UNITED WAY- CORPORATE CONTRIBUTION (TCHC:2004-100)

The Board of Directors had before it the above-captioned report (July 13, 2004) from the Chief Executive Officer, recommending that the Board of Directors:

- (1) authorize a corporate gift to the United Way of Greater Toronto (UWGT) in 2004 matching a percentage of the amount employees donate through payroll deductions as determined by the Board, capped at \$70,000, outlined under contribution option 1 as recommended by the Governance Committee; and
- (2) authorize the appropriate Toronto Community Housing officials to take the necessary actions to give effect to the recommendation.

ON MOTION MADE by Ms. Penny Milton,
seconded by Councillor Paula Fletcher, the Board
of Directors adopted the report. Motion carried.

ITEM 10 (Report) REVISED PARENTAL LEAVE POLICY (TCHC:2004-96)

The Board of Directors had before it the above captioned minutes (July 19, 2004) from the Chief Executive Officer recommending that the Board of Directors:

- (1) amend the current Parental Leave policy to provide a top-up equal to the difference between an employee's employment insurance benefit and 93% of their regular pay to a maximum of 37 weeks of parental leave, inclusive of the two week employment insurance benefit waiting period where applicable; and
- (2) Authorize the appropriate Toronto Community Housing officials to take the necessary actions to give effect to the recommendation.

ON MOTION MADE by Dr. John Metson,
seconded by Ms. Penny Milton, the Board of
Directors adopted the report. Motion carried.

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**ITEM 11 (Report): EMPLOYEE GROUP PERSONAL LINES INSURANCE
(TCHC:2004-97)**

The Board of Directors had before it the above captioned report (July 16, 2004) from the Chief Executive Officer recommending that the Board of Directors:

- (1) approve the implementation of the employee group personal lines insurance program as outlined in the report;
- (2) approve the assignment of the Direct Protect Group as the underwriter for the employee group personal lines insurance program for a 3-year period;
- (3) approve the assignment of Fenn & Fenn Insurance Practice Inc. as the broker of record for the employee group personal lines insurance program for a 3-year period;
- (4) approve the receipt of an administrative fee to be paid by Direct Protect Group to the Toronto Community Housing Corporation equal to one percent of total written premiums; and
- (5) authorize the appropriate Toronto Community Housing officials to take the necessary actions to give effect to the recommendations.

ON MOTION MADE by Ms. Penny Milton,
seconded by Councillor Paula Fletcher, the Board
of Directors adopted the report. Motion carried.

**ITEM 12 (Report): FOCUS ON COMMUNITY HEALTH: HEALTH STRATEGY
PROCESS, ANTI-RACISM PROGRAM, AND YOUTH PROGRAM
(TCHC:2004-90)**

The Board of Directors had before it the above captioned report (July 19, 2004) from the Chief Executive Officer recommending that the Board of Directors:

- (1) receive the Community Health Strategy Process (CHSP), attached as Appendix 1;
- (2) approve the Anti-Racism Program (ARP), attached as Appendix 2;
- (3) adopt the Anti-Racism policy statement on page 7 of this report;

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- (4) approve the Youth Program (YP), attached as Appendix 3; and
- (5) direct the Chief Executive Officer to include a broad community health strategy in the revised Community Management Plan to be presented to the Board this fall, including implementation issues and costs for such a strategy.

ON MOTION MADE, by Councillor Chow, seconded by Ms. Penny Milton, the Board of Directors adopted the report. Motion carried.

ON MOTION MADE, by Councillor Fletcher, the Board of Directors requested a further recommendation (6) be added as follows:

“direct staff to identify within TCHC communities healthy and positive community role models among the CHUs, explore the formation of a reference group of outside experts to advise and assist TCHC in creating healthy communities, and bring forward information on local incubator programs, with an emphasis on job models for the Youth Strategy, and community economic development.”

The Board also requested that a workshop be scheduled in the future to focus on the TCHC anti-racism policy, and the strategy outlined in the above-captioned report. The workshop should include discussion on hiring, policy, and practices of TCHC.

ITEM 13 (Report): RECOMMENDATIONS ON THE USE OF THE SPECIAL CONSTABLES PROGRAM (TCHC:2004-91)

The Board of Directors had before it the above captioned report (July 16, 2004) from the Chief Executive Officer recommending that the Board of Directors:

- (1) approve the use of Special Constables in TCHC; and

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- (2) authorize the Chief Executive Officer to sign a five-year agreement with the Toronto Police Services Board.

ON MOTION MADE by Ms. Penny Milton,
seconded by Councillor Paula Fletcher, the Board
of Directors adopted the report. Motion carried.

ITEM 14 (Report): TCHC PARTICIPATION IN THE MAYOR'S COMMUNITY SAFETY PLAN (TCHC:2004-92)

The Board of Directors had before it the above captioned report (July 15, 2004) from the Chief Executive Officer recommending that the Board of Directors receive this report for information.

ON MOTION MADE by Ms. Penny Milton,
seconded by Councillor Paula Fletcher, the Board
of Directors received the report for information.
Motion carried.

ITEM 15 (Report): TCHC PARTICIPATION IN THE UNITED WAY STRONG NEIGHBOURHOODS TASK FORCE (TCHC:2004-93)

The Board of Directors had before it the above captioned report (July 16, 2004) from the Chief Executive Officer recommending that the Board of Directors receive the report for information.

ON MOTION MADE by Ms. Penny Milton,
seconded by Councillor Paula Fletcher, the Board
of Directors received the report for information.
Motion carried.

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**ITEM 16 (Report): MINUTES OF THE GOVERNANCE COMMITTEE MEETING
(TCHC:2004-99)**

The Board of Directors had before it the above captioned report (July 19, 2004) from the Chief Executive Officer recommending that the Board of Directors receive the minutes for information.

ON MOTION MADE by Ms. Penny Milton,
seconded by Councillor Paula Fletcher, the Board
of Directors received the minutes for information.
Motion carried.

**ITEM 24 (Verbal): ASSISTANCE TO RESIDENTS OF PETERBOROUGH HOUSING
CORPORATION**

The CEO spoke to the Board with respect to providing assistance to the social housing provider in Peterborough Housing Corporation (PHC). TCHC is proposing that a team of maintenance staff and equipment be sent for a short period of time to assist with the aftermath of the catastrophic flooding last week. PHC has many freestanding units with basements that were devastated during the flood. The CEO felt that there the financial cost to TCHC would not be more than around \$20,000.00.

TCHC is also attempting to negotiate a plan wherein cheaper appliances (such as washers and dryers) would be provided to the affected tenants. As many tenants do not have insurance coverage to recoup the loss of their possessions, buying a new washer and dryer is beyond their financial abilities. TCHC is attempting to attain bridge funding from the City of Peterborough and other organizations for the tenants prior to finalization of the plan.

ON MOTION MADE by Dr. John Metson,
seconded by Mr. Sushil Bajpai, the Board of
Directors received the verbal report on the status
of aid to the Peterborough and commended staff
on the relief effort. Motion carried.

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IN-CAMERA PROCEEDINGS:

ON MOTION MADE by Councillor Norm Kelly, seconded by Mr. Sushil Bajpai, the Board of Directors resolved to meet "*in camera*" to consider Items 17, 18, 19, 20, 21, 22, and 23.

PUBLIC PROCEEDINGS:

At 11:58 p.m., the Chair announced the resumption of the public proceedings and the public meeting reconvened at that time.

ON MOTION MADE by Dr. John Metson, seconded by Councillor Paula Fletcher, Board of Directors ratified the actions authorized during the "*in camera*" meeting.

ADJOURNMENT:

ON MOTION MADE by Mr. Sushil Bajpai, seconded by Ms. Penny Milton, the Board of Directors resolved to adjourn the public meeting.

The meeting of the Board of Directors was adjourned at 12:00 p.m.

Secretary

Chair