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TORONTO COMMUNITY HOUSING CORPORATION
Wednesday, December 15, 2004

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“PUBLIC”

The Board of Directors of the Toronto Community Housing Corporation met on December 15, 2004, in the Boardroom, 931 Yonge Street, commencing at 9:35 a.m.

Members Present:

Dr. Mitchell E. Kosny , Chair
Ms. Mariam Adam, Director
Mr. John Brewin, Director
Councillor Olivia Chow
Councillor Paula Fletcher, Director
Councillor Norm Kelly, Director
Councillor Giorgio Mammoliti, Director
Mr. Cliff Martin, Director
Ms. Penny Milton, Director
Mr. David Mitchell, Director
Ms. Joan Simalchik, Director
Mr. Ronald Struys, Director
Mr. Nick Volk, Director

Also Present:

Mr. Derek Ballantyne, Chief Executive Officer
Mr. Harold Ball, VP Human Resources
Ms. Eileen Carroll, VP Corporate Planning & Performance
Ms. Doris Creighton, VP Property Management
Mr. Gordon Chu, VP Finance
Ms. Laurie Stephens, VP Communications
Mr. David Willans, Legal Counsel

The Chair, Dr. Mitchell Kosny, called the meeting to order, and Elora Nichols 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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Confirmation of Minutes of Toronto Community Housing Corporation, November 17, 2004.

ON MOTION MADE by, seconded by Councillor Giorgio Mammoliti, seconded by Mr. Nick Volk, the Board of Directors adopted the above-captioned minutes.
Motion carried.

Approval of Agenda

ON MOTION MADE by Mr. Cliff Martin, seconded by Ms. Penny Milton the Board of Directors approved the Agenda.
Motion carried.

ITEM 1 (Report) 2005 OPERATING PLAN (Interim) (TCHC:2004-149)

The Board of Directors had before it the above captioned report (December 6, 2004) from the Chief Executive Officer recommending that the Board of Directors:

- (1) approve the 2005 Operating Plan (interim) as detailed in the attached Appendix "A" and Appendix "B" to give the CEO spending authority for 2005 pending confirmation of funding level from the Service Manager (City of Toronto);
- (2) the CEO report to the Board of Directors once program subsidy levels have been determined by the Social Housing Program Service Manager (City) including any impacts from this approval; and
- (3) authorize the appropriate officials of the Corporation to take the necessary action to give effect to Recommendation (1).

ON MOTION MADE by Ms. Penny Milton, seconded by Mr. Nick Volk the Board of Directors adopted the report.
Motion carried.

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ON MOTION MADE by Councillor Olivia Chow, seconded by Mr. David Mitchell, the Board of Directors made a further recommendation as follows:

“(4) that TCHC staff urges the City of Toronto to allow TCHC to retain funds equal to the GST rebates.”

Motion carried.

ON MOTION MADE by Councillor Olivia Chow, seconded by Mr. Cliff Martin, the Board of Directors made a further recommendation as follows:

“(5) that TCHC request City Council to keep the budget that was assigned for Albion Lodge in a reserve fund for the future use of senior supportive housing and other transition housing.”

Motion carried.

ON MOTION MADE by Councillor Olivia Chow, seconded by Ms. Penny Milton the Board of Directors made a further recommendation as follows:

“(6) that given that TCHC require \$53 million per year to build and retain its housing stock, that the Board, through the CEO request City of Toronto, in its negotiations with the provincial government on funding issues, bring this to the attention of the province during their discussions.”

Motion carried

ON MOTION MADE by Councillor Olivia Chow, seconded by Mr. Cliff Martin, the Board of Directors made a further recommendation as follows:

“(7) Whereas the City of Toronto has requested in the November 2004 Council meeting that the CAO report in 3 months on expanding the

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mandate of TCHC to deliver building affordable housing services for the City of Toronto as part of the city restructuring initiatives, that the Board request the CEO to engage in discussion with the City of Toronto's CAO on taking on expanding the mandate of TCHC to deliver affordable housing services for the City of Toronto and report back to the January 2005 Board meeting."

Motion carried.

ITEM 2 (Report) TCHC's 2004 UNITED WAY CAMPAIGN (TCHC:2004-147)

The Board of Directors had before it the above captioned report (December 6, 2004) from the Chief Executive Officer recommending that the Board of Directors receive the report for information.

ON MOTION MADE by Mr. Nick Volk, seconded by Councillor Olivia Chow, the Board of Directors received the report and made further motion as follows:

"that the CEO, Rainer Soegtrop and staff be highly commended for the excellent results achieved by TCHC on the 2004 United Way Campaign"

Motion carried.

ITEM 3 (Report): REVISED STAFF CONFLICT OF INTEREST POLICY (TCHC:2004-143)

The Board of Directors had before it the above captioned report (December 1, 2004) from the Chief Executive Officer recommending that the Board of Directors:

- (1) approve the revised policy as attached (Attachment 1); and
- (2) authorize the appropriate Toronto Community Housing officials to take the necessary action to give effect thereto.

ON MOTION MADE by Mr. John Brewin, seconded by Mr. Nick Volk, the Board of Directors adopted the report. Motion carried.

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ITEM 4 (Report): PILOT HOUSING ALLOWANCE PROGRAM (TCHC:2004-146)

The Board of Directors had before it the above captioned report (December 2, 2004) from the Chief Executive Officer recommending that the Board of Directors receive the report for information.

ON MOTION MADE by Mr. Cliff Martin, seconded
by Ms. Penny Milton, the Board of Directors
received the report for information.
Motion carried.

ITEM 5 (Report): REGENT PARK REVITALIZATION INITIATIVE (TCHC:2004-150)

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

- (1) approve proceeding with the application for planning approvals including rezoning, secondary plan and plan of sub-division as outlined in this report, including the housing mix and strategy for achieving this mix;
- (2) authorize staff to seek and acquire sites suitable for the development of social housing in the east downtown area in order to build rent-geared-to-income RGI units not replaced at the Regent Park site and in order to meet the commitment to retain or replace 2,083 (RGI) units currently at Regent Park;
- (3) authorize the CEO to seek, through the City of Toronto, sufficient affordable housing funds in order to build affordable market rent units to be mixed with replacement RGI units at Regent Park and other sites in order to provide mixed buildings;
- (4) authorize the CEO to work with the City of Toronto to seek the necessary funds to complete all infrastructure work required for the redevelopment of Regent Park;
- (5) authorize the CEO to proceed with Phase 1 of the redevelopment, including the issue of all required requests for proposals and design/build contracts;
- (6) approve a project budget for 2005 of \$4,775,000 as outlined in this report;
- (7) approve the transfer of \$100,000 in each of the next three years from the Regent Park redevelopment reserve to the Regent Park Resident's Council or its

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successor organization for the purposes of supporting the revitalization efforts and related social development initiatives; and

- (8) authorize the appropriate officials of the Corporation to give effect to the above recommendations.

ON MOTION MADE by Mr. Nick Volk, seconded by Mr. David Mitchell, the Board of Directors adopted the report.
Motion carried.

ITEM 6 (Report): PROPOSED SCHEDULE FOR BOARD MEETINGS 2005 (TCHC:2004-130)

The Board of Directors had before it the above captioned report (December 2, 2004) from the Chief Executive Officer recommending that the Board of Directors approve the following meeting dates for the Board of Directors:

Thursday, January 20, 2005
Thursday, February 24, 2005
Thursday, March 31, 2005
Wednesday, April 20, 2005
Wednesday, May 25, 2005
Wednesday, June 22, 2005
Wednesday, July 27, 2005
Wednesday, September 28, 2005
Wednesday, October 26, 2005
Wednesday, November 23, 2005
Wednesday, December 14, 2005

ON MOTION MADE by Mr. John Brewin, seconded by Councillor Olivia Chow, the Board of Directors received the report and requested that the Secretary poll members of the Board for alternative dates in February and April.
Motion carried.

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**ITEM 7 (Report): TORONTO COMMUNITY HOUSING PARTICIPATION AT THE
WORLD SOCIAL FORUM (TCHC:2004-148)**

The Board of Directors had before it the above captioned report (December 1, 2004) from the Chief Executive Officer recommending that the Board of Directors:

- (1) authorize the CEO to accept an invitation to participate in two workshops to be conducted at the World Social Forum being held in Porto Alegre, Brazil from January 26 to January 31, 2005 on behalf of Toronto Community Housing;
- (2) authorize sending up to five (5) representatives, including the CEO and Chair as outlined in the report;
- (3) authorize funding in the amount of \$18,000 to cover the costs of the participants; and
- (4) authorize the appropriate officials of the Corporation to give effect to the above recommendations.

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

IN-CAMERA PROCEEDINGS:

ON MOTION MADE by Ms. Penny Milton,
seconded by Mr. John Brewin, the Board of
Directors resolved to meet "*in camera*" to
consider Item 8.

PUBLIC PROCEEDINGS:

At 1:12pm, the Chair announced the resumption of the public proceedings and the public meeting reconvened at that time.

ON MOTION MADE by Councillor Olivia Chow,
seconded by Councillor Giorgio Mammoliti, the
Board of Directors ratified the actions authorized
during the "*in camera*" meeting.

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ADJOURNMENT:

The meeting of the Board of Directors was adjourned at 1:15 p.m.

Secretary

Chair