



Board of Directors

931 Yonge Street
Toronto M4W 2H2

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The Board of Directors of the Toronto Community Housing Corporation met on December 11, 2009 in the Ground Floor Conference Room, 931 Yonge Street, Toronto at 9:46 a.m.

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| Directors | Mr. David Mitchell, Chair Councillor Paula Fletcher Mr. Greg Kalil Mr. Dan King Councillor Giorgio Mammoliti Ms. Carol Osler Councillor Anthony Perruzza Mr. Ron Struys Ms. Sheerin Sheikh Ms. Catherine Wilkinson | Regrets: | Councillor Suzan Hall Ms. Michelle Joseph |
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| Also present: | Ms. Keiko Nakamura, A/Chief Executive Officer Mr. Syed Ali, Director Financial Planning Mr. Harold Ball, Director Human Resources Mr. Gordon Chu, Chief Financial Officer and Treasurer Mr. John Fox, A/VP Development Ms. Mitzi Hunter, Chief Administrative Officer Mr. Hugh Lawson, Director Corporate Governance Ms. Liz Root, Project Director, Regent Park Revitalization Ms. Josie Scioli, CEO, Housing Services Inc Mr. Howie Wong, Legal Counsel Ms. Lizette Zuniga, Director, Development and Real Estate |
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Mr. David Mitchell, Chair, called the meeting to order, and Elora Nichols served as recording secretary.

The Chair congratulated Board members on their re-appointment to the Board to 2011.

DECLARATION OF CONFLICT OF INTEREST

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

APPROVAL OF PUBLIC AGENDA

Motion carried **ON MOTION MADE:**

the Board of Directors approved the public agenda.

MINUTES **CONFIRMATION OF MINUTES OF THE TORONTO COMMUNITY HOUSING CORPORATION FOR NOVEMBER 6, 2009**

Motion carried **ON MOTION MADE** by Ms. Sheerin Sheikh, seconded by Ms. Zahra Dhanani:

the Board of Directors confirmed the above-captioned minutes without amendment.

ITEM 1 **2010 OPERATING PLAN (Interim)** TCHC:2009-137

Motions carried as amended The Board of Directors had before it the above-captioned report (TCHC:2009-137) from the Chief Executive Officer recommending that the Board of Directors:

- (1) approve the 2010 Operating Plan (interim) as detailed in the attached Appendix "A" to give the CEO spending authority for 2010, pending confirmation of funding level from the Service Manager (City of Toronto) and the approval of grants from Social Housing Repair and Renovation Program (SHRRP);
- (2) direct the CEO to report to the Board of Directors upon approval of subsidy levels and SHRRP capital grants by the Service Manager (City of Toronto); and
- (3) authorize the appropriate Toronto Community Housing officials to take the necessary action to give effect to the recommendations.

ON MOTION MADE by Ms. Carol Osler, seconded by Ms. Sheerin Sheikh:

the Board of Directors approved the interim 2010 Operating Plan.

ON MOTION MADE by Ms. Sheerin Sheikh, seconded by Councillor Paula Fletcher, the Board made a further recommendation (4) as follows:

“(4) that staff be requested to report back on opportunities and alternatives for affordable home ownership in those CMHC properties whose mortgages are expiring and that staff and the Chair of City Building meet with the Affordable Housing Committee to discuss options and opportunities for home ownership.

ON MOTION MADE by Councillor Giorgio Mammoliti, seconded by Councillor Paula Fletcher, the Board made a further recommendation (5) as follows:

“(5) that staff be requested to revisit the feasibility of TCHC staff doing “in house” garbage pick up and report back to the Organization Committee on costs and the possible involvement of HSI.”

ON MOTION MADE by Mr. Ron Struys, seconded by Councillor Giorgio Mammoliti, the Board made a further recommendation (6) as follows:

“(6) that staff report back on their discussions with the City on exempting TCHC from property taxes”

Adopted as amended.

Councillor Paula Fletcher requested that staff provide a report on employment of tenants related to the unit refurbishing program.

ITEM 2 BOARD OF DIRECTORS' COMMITTEES MINUTES TCHC:2009-142

Motion carried The Board of Directors had before it the above-captioned report (TCHC:2009-142) from the Committee Chairs recommending that the Board of Directors receive the Finance, City Building and Organization Committee minutes for information.

ON MOTION MADE by Ms. Sheerin Sheikh, seconded by Ms. Catherine Wilkinson:

the Board of Directors received the minutes for information.

IN CAMERA PROCEEDINGS

Motion carried **ON MOTION MADE** by Mr. Ron Struys, seconded by Ms. Carol Osler:

the Board of Directors resolved to meet "*in camera*" to consider items A, B, C, D, E, F, G, H, I, J, K, L and M.

PUBLIC PROCEEDINGS

Motion carried At 3:01 p.m. the Chair announced the resumption of the public proceedings and the public meeting reconvened at that time.

ON MOTION MADE by Mr. Greg Kalil, seconded by Councillor Paula Fletcher:

the Board of Directors ratified the actions authorized during the "*in camera*" meeting.

ADJOURNMENT

The meeting of the Board of Directors was adjourned at 3:02 p.m.

Secretary

Chair