



Board of Directors

931 Yonge Street,
Toronto, M4W 2H2

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The Board of Directors (“Board”) of the Toronto Community Housing Corporation (“TCHC”) held a virtual Public meeting on April 27, 2021, via WebEx, commencing at 10:30 a.m.

Directors in Attendance: Tim Murphy (Chair)
Councillor Ana Bailão
John Campbell
Marcel Charlebois
Ubah Farah
Councillor Paula Fletcher
Adele Imrie
Nick Macrae
Naram Mansour
Councillor Frances Nunziata
Brian Smith

Directors Absent: Debbie Douglas

Management Present: Sheila Penny, Acting Chief Operating Officer (“CEO”)
John Angkaw, Acting Chief Operating Officer (“COO”)
Darragh Meagher, General Counsel & Corporate Secretary
Rose-Ann Lee, Chief Financial Officer & Treasurer (“CFO”)
Vincent Tong, Chief Development Officer (“CDO”)
Cynthia Summers, Commissioner of Housing Equity
Allen Murray, Vice President, Facilities Management
Paula Knight, Vice President, Strategic Planning & Communications
Barbara Shulman, Interim Vice President, Human Resources

Luisa Andrews, Vice President, Information
Technology Services
John Angkaw, Senior Director, Business
Operations
Nadia Gouveia, Director, Programs and
Partnerships
Evelyn Amponsah, Manager, Strategy
Development
Ceilidh Wilson, Assistant Corporate Secretary

Guests Present:

Susan Opler, City of Toronto Ombudsman
(10:30 a.m. – 12:07 a.m.)
Kevin Travers, Partner, KPMG LLP (12:08 p.m.
– 12:15 p.m.)
Nicole Hately, Senior Manager, KPMG LLP
(12:08 p.m. – 12:15 p.m.)

A quorum being present, Mr. Murphy, serving as Chair called the meeting to order and Ms. Wilson served as recording secretary.

ITEM 1 CHAIR'S REMARKS

The Chair welcomed everyone to the Board meeting, noted the Acknowledgement of the Land and notified everyone that due to the need for social distancing to limit the spread of COVID-19, TCHC's holding this Board meeting virtually.

New Board Members

The Chair welcomed two new Board members, Marcel Charlebois and Naram Mansour, who were appointed to the Board of Directors by City Council at its March 10, 2021 meeting.

The Chair also welcomed Ms. Penny, who is serving as Acting President and CEO, and Mr. Angkaw, who is serving as Acting Chief Operating Officer.

Toronto Ombudsman

Management continue to take steps to improve the tenant complaints system based on the Ombudsman's recommendations, and today the

Ombudsman will present some data trends, findings and recommendations to further refine the process to meet tenants' needs.

Public Session Items

Acting CEO, Ms. Penny, will provide an update on the implementation of the Confronting Anti-Black Racism ("CABR") Strategy, as well as a report on the company's progress during Q1 on implementing our 2021 Strategic Priorities.

The Board will also consider its approval of TCHC's 2020 consolidated draft audited financial statements and the year-end report from KPMG, our external auditor.

Finally, the Board will consider a report seeking its approval to execute an agreement with MABELLEarts to build a clubhouse in Mabelle Park on land owned by TCHC, where community arts programming could be offered to TCHC tenants year-round.

COVID-19 Update

Staff have worked closely with Toronto Public Health, hospitals, healthcare providers and community partners to help tenants get the COVID-19 vaccine. To date, door-to-door vaccine clinics have been held in 70 of 83 seniors buildings. In the family portfolio, 13 onsite clinics have been delivered serving a total of 47 buildings, with 14 clinics serving 15 buildings planned in the days ahead. The Chair, on behalf of the Board, thanked employees for the outstanding work they are doing during the pandemic.

DEPUTATIONS

The Chair polled for any deputations to be heard at the meeting. The following verbal deputations were presented:

- Item 2D – Status Update on Design and Construction of Tenant Service Hubs and Interior Improvements [*Deferred from February 26, 2021 Board Meeting*] (*Robert Bezanson, Rama Fayaz, Claudette Riddock, Anthea Charles and Miguel Avila-Velarde*)
- Item 2J – Continuation of Residential Eviction Moratorium (*Kathleen Doobay*)

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- Item 6C – MABELLEarts – Long Term Lease and Operating Agreement for parts of Mabelle Park (*Leah Houston, Tasmeen Syed and Bernadette Shulman*)
 - Item 9 – Ombudsman Toronto Report: Update on Toronto Community Housing Corporation (TCHC) Complaint Trend Data and Related Recommendations (*Kathleen Doobay*)

The following written deputations were received in relation to the following items:

- Item 2D – Status Update on Design and Construction of Tenant Service Hubs and Interior Improvements [*Deferred from February 26, 2021 Meeting*] (*Brian Robinson*)
- Item 2I – Annual Review of Board and Committee Charters (*Cheryl Duggan*)
- Item 2J – Continuation of Residential Eviction Moratorium (*Kathleen Doobay*)
- Item 4 – CABR Strategy Implementation – Centre for Advancing the Interests of Black People (*Cheryl Duggan*)
- Item 5 – Strategic Priorities – Q1 2021 Progress Report (*Cheryl Duggan*)
- Item 6C – MABELLEarts – Long Term Lease and Operating Agreement for parts of Mabelle Park (*Pat Austin, Bunny Boyle, Sahra Gedi, Lynn Lampkin, Gary Williams, Julia Markovic, Daphne Morgan, Elizabeth Myslicki and Azeb Tekelemichael*)
- Item 9 – Ombudsman Toronto Report: Update on Toronto Community Housing Corporation (TCHC) Complaint Trend Data and Related Recommendations (*Kathleen Doobay*)

The following video deputation was received in relation to the following item:

- Item 6C – MABELLEarts – Long Term Lease and Operating Agreement for parts of Mabelle Park (*Leah Houston*)

ITEM 2 APPROVAL OF CONSENT AGENDA ITEMS

The following items were not held for discussion:

- Item 2A – Approval of Public Agenda

- Item 2B – Chair’s Poll re: Conflict of Interest
- Item 2C - Confirmation of Board of Directors’ Public Meeting Minutes of February 26, 2021
- Item 2E – Design Services Funding Agreement: St. James Town Public Realm and Open Space Plan
- Item 2F – Contract Award: Emergency Property Containment and Restoration Services (VAC 21028)
- Item 2H – Annual General Meeting Process for TCHC and its Subsidiaries
- Item 2I – Annual Review of Board and Committee Charters
- Item 2K – Committee Appointments of New Board Directors & Appointment of Chair, Tenant Services Committee
- Item 2L – 2020 Annual Information Return

The following items were held for discussion:

- Item 2D – Status Update on Design and Construction of Tenant Service Hubs and Interior Improvements [*Deferred from February 26, 2021 Board meeting*]
- Item 2G – Regent Park – New Subsidiary Corporation
- Item 2J – TCHC Eviction Moratorium

Motion carried **ON MOTION DULY MADE** by Mr. Smith, seconded by Councillor Fletcher and carried, the Board approved the following revised consent agenda items: Items 2A, 2B, 2C, 2E, 2F, 2H, 2I, 2K and 2L.

ITEM 2A APPROVAL OF PUBLIC MEETING AGENDA

Due to time constraints, the agenda was reordered to have Item 9 – Ombudsman Toronto Report: Update on Toronto Community Housing Corporation (TCHC) Complaint Trend Data and Related Recommendations as the first matter discussed by the Board after the consent agenda items.

Motion carried **ON MOTION DULY MADE** by Mr. Smith, seconded by Councillor Fletcher and carried, the Board approved the Public

meeting agenda for the Board's February 26, 2021 meeting.

ITEM 2B CHAIR'S POLL RE: CONFLICT OF INTEREST

The Chair requested members of the Board to indicate any agenda item in which they had a conflict of interest, together with the nature of the interest. **No conflicts were declared.**

ITEM 2C CONFIRMATION OF BOARD OF DIRECTORS' PUBLIC MEETING MINUTES OF FEBRUARY 26, 2021

Motion carried **ON MOTION DULY MADE** by Mr. Smith, seconded by Councillor Fletcher and carried, the Board confirmed the above-captioned minutes without amendments.

STATUS UPDATE ON DESIGN AND CONSTRUCTION OF TENANT SERVICE HUBS AND INTERIOR IMPROVEMENTS [DEFERRED FROM FEBRUARY 26, 2021

ITEM 2D BOARD MEETING] TCHC:2021-04D

Verbal deputations were received from Robert Bezanson, Rama Fayaz, Claudette Riddock, Anthea Charles and Miguel Avila-Velarde with respect to this item.

Written deputation was received from Brian Robinson with respect to this item and circulated to Board members prior to the meeting.

The above-captioned report (TCHC:2021-04D) was circulated to Board members prior to the meeting.

Ms. Penny was available to answer questions of the Board. Highlights of the discussion include:

- Staff worked with Ameresco to quantify the impact of the construction of the Tenant Service Hubs (the "Hubs") and interior improvements on

TCHC's facilities condition index ("FCI"). We are well on track to hit our goal of 10% FCI by 2026.

- Action item: Management to share with the Board the impact of the Tenant Services Hubs construction and interior improvements on improving TCHC's FCI.
- \$1M for furniture for the Hubs work will come out of the 2 program. 80% of the capital plan funding goes towards addressing the capital repair backlog; the other 20% goes to capital items that do not address the repair backlog.
- Management have been in regular contact with the City's Housing Secretariat regarding plans for the modular Hubs sites.
- Three Hubs are currently open, with staff operating out of them according to COVID-19 safety protocols. Tenants are able to access these Hubs on an appointment basis. As more Hubs open, they will operate in the same manner.

Motion carried

ON MOTION DULY MADE by Mr. Smith, seconded by Councillor Fletcher and carried, the Board received the status update on design and construction of Tenant Service Hubs and interior improvements, as outlined in Report TCHC:2021-04D for its information.

**DESIGN SERVICES FUNDING
AGREEMENT: ST. JAMES TOWN PUBLIC**

ITEM 2E

REALM AND OPEN SPACE PLAN

TCHC:2021-14

Motion carried

ON MOTION DULY MADE by Mr. Smith, seconded by Councillor Fletcher and carried, the Board unanimously approved the following recommendations:

1. Authorize TCHC to execute a Design Services Funding Agreement for landscaping design services for Phases 1, 2, 3 and 4 of the St. James Town Connects Framework, Key Project #2, TCHC Open Space Plan/Ontario Street South, as approved by City Council in July 2018;
2. Authorize TCHC to execute a lease agreement with the

City of Toronto for the operation, maintenance and management of a City park on the following terms:

- Leased premises consists of the surface area of Phases 1 and 2 of the St. James Town Public Realm and Open Space Plan, which is adjacent to 275 Bleecker Street and 200 Wellesley Street East;
 - Term shall be 50 years less a day; and
 - Rent shall be nil, provided the City of Toronto shall pay all operating, maintenance and repair costs; and
3. Authorize the Vice President of Facilities Management, or his designate, to take the necessary actions and execute all necessary documents to give effect to the above recommendations, including the Design Services Funding Agreement and lease agreement in a form acceptable to the General Counsel.

**ITEM 2F CONTRACT AWARD: EMERGENCY
PROPERTY CONTAINMENT AND
RESTORATION SERVICES (VAC 21028) TCHC:2021-15**

*Motion
carried*

ON MOTION DULY MADE by Mr. Smith, seconded by Councillor Fletcher and carried, the Board unanimously approved the following recommendations:

1. Approve the award of the work up to \$44,000,000 (exclusive of taxes) to provide emergency property containment and restoration services throughout TCHC's portfolio, as needed, based on the outcome of Request for Proposal ("RFP") 20299 for a term of five years based on a program budget of up to \$26,400,000 for three years (or \$8,800,000 annually) and up to \$17,600,000 for two additional one-year terms (or \$8,800,000 annually) at TCHC management's discretion as follows:
 - I. Creative Concepts Construction (1519448 Ontario Inc.);
 - II. Direct Construction Company Limited;

- III. Icon Restoration Services Inc.; and
 - IV. Universal Cleaning & Painting Ltd.; and
2. Authorize the appropriate staff to take the necessary actions to give effect to the above recommendations.

**REGENT PARK – NEW SUBSIDIARY
ITEM 2G CORPORATION**

TCHC:2021-16

The above-captioned report (TCHC:2021-16) was circulated to Board members prior to the meeting.

Mr. Meagher and Mr. Tong were available to answer questions of the Board. Highlights of the discussion include:

- The new subsidiary corporation will be a wholly-owned subsidiary of TCHC and will enter into a partnership with Tridell. The partnership is largely structured based on the Memorandum of Understanding (“MOU”) that was part of the Request for Proposal (“RFP”) for Phases 4 and 5 of Regent Park approved by the Board at its December 15, 2020 meeting.
- Agreements will still be reviewed by the TCHC Board.

Motion carried **ON MOTION DULY MADE** by Deputy Mayor Bailão, seconded by Councillor Nunziata and carried, the Board unanimously approved the following:

1. The incorporation of Regent Park 2 Development Corporation, and approve the appointment of Vincent Tong and Rose-Ann Lee as the two TCHC representatives on the Board of Regent Park 2 Development Corporation;
2. Appoint the Chair of the Building Investment, Finance and Audit Committee (“BIFAC”) or their nominee who is also a member of the Board of TCHC as a Director and Chair of Regent Park 2 Development Corporation; and

3. Authorize the President and Chief Executive Officer and the General Counsel and Corporate Secretary to take all necessary actions and execute all documents and resolutions as required to implement the above recommendations.

ITEM 2H ANNUAL GENERAL MEETING PROCESS FOR TCHC AND ITS SUBSIDIARIES TCHC:2021-17

Motion carried

ON MOTION DULY MADE by Mr. Smith, seconded by Councillor Fletcher and carried, the Board unanimously approved the following recommendations:

1. Authorize the President and Chief Executive Officer or designate to represent the sole shareholder, Toronto Community Housing Corporation, and conduct annual meetings of the shareholder via written resolution in the form attached as Appendix 1 for the following subsidiaries that are wholly-owned by TCHC:
 - i. 2001064 Ontario Inc.;
 - ii. Access Housing Connections Inc.;
 - iii. Alexandra Park Development Corporation;
 - iv. Allenbury Gardens Development Corporation;
 - v. Leslie Nymark Development Corporation;
 - vi. Railway Lands Development Corporation;
 - vii. Regent Park Development Corporation;
 - viii. Toronto Affordable Housing Fund;
 - ix. Toronto Community Housing Enterprises Inc.; and
2. Authorize the President and Chief Executive Officer and the General Counsel and Corporate Secretary, and their respective designates, to take all actions and execute all necessary documents to implement the above recommendation.

**ITEM 2I ANNUAL REVIEW OF BOARD AND
COMMITTEE CHARTERS**

TCHC:2021-18

Written deputation was received from Cheryl Duggan with respect to this item and circulated to Board members prior to the meeting.

*Motion
carried*

ON MOTION DULY MADE by Mr. Smith, seconded by Councillor Fletcher and carried, the Board of Directors:

1. Approved the following Charter and Mandate documents:
 - a. Board Charter (Attachment 1);
 - b. Board Chair Mandate (Attachment 2);
 - c. Vice Chair Mandate (Attachment 3); and
 - d. the Governance, Communications and Human Resources Committee Charter (Attachment 4).

ITEM 2J TCHC EVICTION MORATORIUM

TCHC:2021-19

Verbal deputation was received from Kathleen Doobay with respect to this item.

Written deputation was received from Kathleen Doobay with respect to this item and circulated to Board members prior to the meeting.

*Motion
carried*

ON MOTION DULY MADE by Ms. Imrie, seconded by Ms. Farah and carried, the Board received for its information the TCHC Eviction Moratorium report (TCHC:2021-19).

**ITEM 2K COMMITTEE APPOINTMENTS OF NEW
BOARD DIRECTORS & APPOINTMENT OF
CHAIR, TENANT SERVICES COMMITTEE**

TCHC:2021-20

*Motion
carried*

ON MOTION DULY MADE by Mr. Smith, seconded by Councillor Fletcher and carried, the Board unanimously

approved the following:

1. Appointment of Committee members as outlined below:
 - a. Marcel Charlebois – Member of Tenant Services Committee (effective April 27, 2021 until a successor is appointed);
 - b. Marcel Charlebois – Member of Governance, Communications and Human Resources Committee (effective April 27, 2021 until a successor or appointed);
 - c. Naram Mansour – Member of Governance, Communications and Human Resources Committee (effective April 27, 2021 until a successor is appointed);
 - d. Naram Mansour – Member of Building Investment, Finance and Audit Committee (effective April 27, 2021 until a successor is appointed);
2. Appointment of the Chair, Tenant Services Committee as outlined below:
 - a. John Campbell – Chair of the Tenant Services Committee (effective April 27, 2021 until a successor is appointed); and
3. Authorize the General Counsel and Corporate Secretary to take all actions to implement the above recommendations.

ITEM 2L 2020 ANNUAL INFORMATION RETURN

TCHC:2021-25

*Motion
carried*

ON MOTION DULY MADE by Mr. Smith, seconded by Councillor Fletcher and carried, the Board unanimously approved the following:

1. Approve the Annual Information Return of Toronto Community Housing Corporation for the year ended December 31, 2020; and

2. That two Directors be authorized to sign the report as is required per the Operating Agreement, on behalf of the Board.

**OMBUDSMAN TORONTO REPORT:
UPDATE ON TORONTO COMMUNITY
HOUSING CORPORATION (TCHC)
COMPLAINT TREND DATA AND RELATED
RECOMMENDATIONS**

ITEM 9

TCHC:2021-28

Verbal deputation was received from Kathleen Doobay with respect to this item.

Written deputation was received from Kathleen Doobay with respect to this item and circulated to Board members prior to the meeting.

The above-captioned report (TCHC:2021-28) was circulated to Board members prior to the meeting.

Ms. Opler provided the Board with a presentation regarding this matter, highlights of which include:

- Background: Our 2019 Report;
- Overview of 2020 Data re: Complaints to Ombudsman Toronto about TCHC;
- Findings;
- Recommendations; and
- Next Steps.

Ms. Opler was available to answer questions of the Board. Highlights of the discussion include:

- 35% of complaints were related to maintenance where tenants reported an issue and either did not hear back or were told that their issue was dealt with when it was not.
- Issues are reported from tenants across the portfolio.
- Generally there is a lower level of service reported in contract managed buildings than direct managed buildings.

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- Where complaints are prematurely brought to the Ombudsman, her office will redirect them to the appropriate channel at TCHC and close the file. Premature complaints, which are 63% of complaints submitted to the Ombudsman regarding TCHC, are represented in the total number of complaints about TCHC (543) that the Ombudsman received in 2020.
 - With approximately 60,000 units and less than 600 complaints submitted about TCHC in 2020, 63% of which were premature, this is a relatively small number of households who voiced concerns. This may be a result of tenants not knowing where to complain or feel that they will not be listened to.
 - It is crucial that tenants know where to go to submit complaints and that TCHC attempts to respond with respect, care and helpfulness to increase trust in TCHC's complaints process.
 - TCHC tracks service requests that come in, as well as responses and how well they are resolved. In 2020, more than 376,000 service requests were received and 2,322 complaints were received by the Solutions team.
 - The Ombudsman's office does not track the reasons for why premature complaints are submitted to their team.
 - Management are doing a review of the Solutions team to assess their staffing and workload. Any additional resources required will be addressed through the 2022 budget cycle.
 - The goal is not to get the number of complaints down to zero, but rather that tenants know where to go and trust the process will be fair and expeditious, and they will be heard.
 - Of all cases within the Ombudsman's jurisdiction, 62% are premature, and the average of premature cases for the top City divisions is 63%. TCHC is completely in line with other City divisions and organizations overseen by the Ombudsman in terms of premature complaints.

Ms. Opler left the meeting at 12:07 p.m.

Motion carried **ON MOTION DULY MADE** by Councillor Fletcher, seconded by Mr. Smith and carried, the Board received for its information the Ombudsman Toronto Report: Update on Toronto Community Housing (TCHC) Complaint Trend Data and Related

Recommendations as outlined in report TCHC:2021-28.

**BUSINESS ARISING FROM THE PUBLIC MEETING
MINUTES AND ACTION ITEMS UPDATE AS OF FEBRUARY
26, 2021**

ITEM 3

*Motion
carried*

ON MOTION DULY MADE by Ms. Imrie, seconded by Mr. Campbell and carried, the Board received the updates reported as Business Arising from the Public Meeting Minutes and Action Items Update as of February 26, 2021 for its information.

**CABR STRATEGY IMPLEMENTATION –
CENTRE FOR ADVANCING THE
INTERESTS OF BLACK PEOPLE**

ITEM 4

TCHC:2021-22

Written deputation was received from Cheryl Duggan with respect to this item and circulated to Board members prior to the meeting.

The above-captioned report (TCHC:2021-22) was circulated to Board members prior to the meeting.

Ms. Penny was available to answer questions of the Board. Highlights of the discussion include:

- The Board was of the understanding that the budget and staffing allocation for the Centre for Advancing the Interests of Black People (“CAIBP”) would come back for approval, rather than information.
- Concerns were raised that:
 - the CAIBP is being set up without a permanent source of funding;
 - the staffing plan and implementation plan, including funding for both, have not been approved by the Board; and
 - the CAIBP is being set up prior to a work plan with key performance indicators (“KPI”) being developed.
- The CAIBP should be coordinated with the work the City is doing around confronting anti-black racism.

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- Action item: Management to provide the Board with the City's staffing model for their Confronting Anti-Black Racism unit.
 - Permanent funding will be need to be approved as part of the 2022 budget process.

Motion carried **ON MOTION DULY MADE** by Mr. Campbell, seconded by Deputy Mayor Bailão and carried, the Board received for its information the update on the Implementation of TCHC's Confronting Anti-Black Racism Strategy, and directed staff to report back in Q2 2021 with a work plan including a budget and staffing plan for the Centre for Advancing the Interests of Black People.

ITEM 5 STRATEGIC PRIORITIES – Q1 2021
PROGRESS REPORT TCHC:2021-23

Written deputation was received from Cheryl Duggan with respect to this item and circulated to Board members prior to the meeting.

The above-captioned report (TCHC:2021-22) was circulated to Board members prior to the meeting.

Motion carried **ON MOTION DULY MADE** by Ms. Imrie, seconded by Mr. Smith and carried, the Board received for its information TCHC's Strategic Priorities – Q1 2021 Progress Report as provided in Attachment 1 to Report TCHC:2021-23.

ITEM 6 BUILDING INVESTMENT, FINANCE AND AUDIT
COMMITTEE ("BIFAC") CHAIR'S REPORT

The Chair of BIFAC provided a verbal update on the activity of the April 27, 2021 BIFAC meeting, highlights of which include:

- The 2020 consolidated draft audited financial statements were approved by BIFAC during their in-camera meeting, which will be finalized when the Board votes to approve them today.

- The 2020 audit was a clean audit and KPMG did not raise any concerns about the financial statements.
- BIFAC also approved and is recommending the Board's approval of the 2020 Annual Report and Letter to the Shareholder, as well as the long-term lease and operating agreement with MABELLEarts for parts of Mabelle Park.

Motion carried **ON MOTION DULY MADE** by Ms. Imrie, seconded by Councillor Nunziata and carried, the Board received for its information the Building Investment, Finance and Audit Committee Chair's report for its information.

**TORONTO COMMUNITY HOUSING
CORPORATION'S 2020 CONSOLIDATED
DRAFT AUDITED FINANCIAL
STATEMENTS AND KPMG YEAR-END**

ITEM 6A REPORT

TCHC:2021-24

The above-captioned report (TCHC:2021-24) was circulated to Board members prior to the meeting.

Mr. Tavers and Ms. Hatley from KPMG LLP joined the meeting at 12:08 p.m.

Mr. Tavers, Ms. Hatley and Ms. Lee were available to answer questions of the Board. Highlights of the discussion include:

- KPMG completed their work in accordance with the audit plan presented to the BIFAC in late 2020.

Mr. Tavers and Ms. Hatley left the meeting at 12:15 p.m.

Motion carried **ON MOTION DULY MADE** by Ms. Imrie, seconded by Councillor Nunziata and carried, the Board of Directors:

1. Approved the TCHC Audited Consolidated Financial Statements ("Financial Statements") for the year ended December 31, 2020;

2. Authorized the Chair of the Board of Directors and the Chair of the Building Investment, Finance and Audit Committee to sign the Balance Sheets on behalf of the Board;
3. Forwarded the signed Financial Statements and related items to the Shareholder as part of the annual reports to the Shareholder and for the purposes of TCHC's Annual General Meeting; and
4. Authorized the appropriate TCHC officials to take the necessary actions to give effect to the above recommendations.

2020 ANNUAL REPORT AND LETTER TO
ITEM 6B THE SHAREHOLDER TCHC:2021-26

The above-captioned report (TCHC:2021-26) was circulated to Board members prior to the meeting.

Ms. Penny was available to answer questions of the Board. Highlights of the discussion include:

- Coming out of the April 27, 2021 BIFAC meeting, a few changes are required to the 2020 Annual Report and Letter to the Shareholder including:
 - adding the Directors who served on the Board in 2020 to the report, and listing the new Directors as incoming Directors for 2021;
 - updating the report to note that the Participatory Budget program is suspended for 2021; and
 - amending references throughout the report from the 'sale' of the scattered houses to the 'transfer' of the scattered houses.

*Motion
carried*

ON MOTION DULY MADE by Ms. Imrie, seconded by Councillor Nunziata and carried, the Board of Directors:

1. Approved TCHC's 2020 Annual Report as set out in

Attachment 1 to Report TCHC:2021-26 as amended to reflect the comments from the Building Investment, Finance and Audit Committee and the Board;

2. Approved TCHC's 2020 Letter to the Shareholder as set out in Attachment 2 to Report TCHC:2021-26; and
3. Authorized the Acting President and Chief Executive Officer (or designate) to forward the 2020 Annual Report and Letter to the Shareholder to the City of Toronto's City Manager.

**MABELLEARTS – LONG TERM LEASE AND
OPERATING AGREEMENT FOR PARTS OF**

ITEM 6C MABELLE PARK

TCHC:2021-27

Verbal deputations were received from Leah Houston, Tasmeen Syed and Bernadette Shulman with respect to this item.

Written deputations were received from Pat Austin, Bunny Boyle, Sahra Gedi, Lynn Lampkin, Gary Williams, Julia Markovic, Daphne Morgan, Elizabeth Myslicki and Azeb Tekelemichael with respect to this item and circulated to Board members prior to the meeting.

Video deputation was received from Leah Houston with respect to this item and circulated to Board members prior to the meeting.

The above-captioned report (TCHC:2021-27) was circulated to Board members prior to the meeting.

Ms. Penny was available to answer questions of the Board. Highlights of the discussion include:

- Three high-rise buildings in the immediate vicinity of Mabelle Park will be served through this initiative.
- It was noted that it would be interesting to look at the impact of this programming on increasing safety and security in the community, as compared to other communities that do not have the same level of

programming.

- Quarterly reports on the progress of this initiative will be provided to the BIFAC.

*Motion
carried*

ON MOTION DULY MADE by Councillor Nunziata, seconded by Mr. Campbell and carried, the Board of Directors unanimously approved the following:

1. Approve the execution of the attached binding MOU between Toronto Community Housing Corporation and MABELLEarts;
2. Approve the execution of a lease of part of Mabelle Park for the clubhouse and an operating agreement for the balance of the park to MABELLEarts, each with a term of twenty years and otherwise substantially on the terms set out in the MOU or as agreed to by Toronto Community Housing;
3. Direct TCHC management to report back to the BIFAC, on a quarterly basis, on the progress towards finalizing the agreement, construction of the clubhouse and implementation of program offerings; and
4. Authorize the Vice President of Facilities Management, or his designate, to take all actions and execute all necessary documents or agreements, on behalf of Toronto Community Housing Corporation, to implement the above recommendations.

ITEM 7 TENANT SERVICES COMMITTEE (“TSC”) CHAIR’S REPORT

No comments or remarks from the Chair were received.

**ITEM 8 GOVERNANCE, COMMUNICATIONS, HUMAN RESOURCES
COMMITTEE (“GCHRC”) CHAIR’S REPORT**

No comments or remarks from the Chair were received.

TERMINATION

The public meeting terminated at 12:56 p.m.

Secretary

Chair, Board of Directors