



City Council Directions Requiring Board Attention

Item 8

September 14, 2022

Governance, Communications and Human Resources Committee

Report: GCHRC:2022-25

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

From: Vice President, Strategic Planning and Communications

Date: August 24, 2022

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 on November 5, 2020. 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.

The current report includes new TCHC-related Council items since the June 22, 2022 GCHRC meeting and covers Council meetings held on June 15-16, 2022 and July 19-20, 2022. Attachment 1 includes the new item(s) from this report, listed below, and all outstanding or on-going items remaining from previous reports. Items that have changed status to “Work Completed” will be updated in the first subsequent report upon its completion, and will be removed in following reports.

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: MM47.33 Tenants First Status Update - by Councillor Paula Fletcher, seconded by Councillor Ana Bailão

Date at Council: July 19 2022

Council Decision: Adopted without amendments

Attention required from Board: City Council direct that before any further work on the transfer of Toronto Community Housing Corporation development functions to CreateTO continues, the Chief Executive Officer, Toronto Community Housing Corporation advise the Deputy City Manager, Community and Social Services through Tenant's First implementation on the following:

- a. the legal structure related to current Toronto Community Housing Corporation developments;
- b. financial structure overview for all current development sites; and
- c. opportunities to restructuring of non-development functions within Toronto Community Housing Corporation such as relocation, engagement and quality control.

Management Recommendations: TCHC is aware of this recommendation and is working to respond accordingly.

SIGNATURE:

“Paula Knight”

Paula Knight
VP, Strategic Planning and Communications

ATTACHMENT:

1. City Council Items – Status Tracker

STAFF CONTACT:

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Item 8 - City Council Directions Requiring Board Attention

Public GCHRC Meeting - September 14, 2022

Report#: GCHRC:2022-25 Attachment 1

Item Code	Item	Date	Council Decision	Action or Attention by TCHC Board	Relevant Division	Work Status	Management Recommendations/ Status Report
COUNCIL ITEMS REQUIRING BOARD ATTENTION/ACTION							
19-AU2.1	<u>AU2.1 Moving Forward Together: Opportunities to Address Broader City Priorities in Toronto Community Housing Corporation Revitalizations</u>	May 14 and 15, 2019	Adopted with Amendments	<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>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>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>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> <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>	Development	Work On-going	Development reports regularly through Internal Audit to the AG Office

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				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.			
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>	16-Jul-19	Adopted with Amendments	<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.	Development + Operations	Work Completed	TCHC is not pursuing infill housing at this time. TCHC is supporting the City as they work on modular housing on various TCHC sites.
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	Work Completed	Facilities Management has submitted a report to the BIFAC Committee on June 17, 2022. This item is now closed.
21-PH21.2	<u>PH21.2 Activating a Revitalization Plan for the Dundas Sherbourne Neighbourhood</u>	March 10 2021	Adopted without Amendments	<u>Attention:</u> City council adopted this report by SSHA directing TCHC and City Staff to undertake the necessary due diligence work to identify the financial and operational implications related to the full redevelopment of the Dan Harrison Community Complex by the fourth quarter of 2021. Report to the Planning and Housing Committee by the first quarter of 2022 with a proposed plan to improve the built-form and the operations of the Dan Harrison Community Complex and to create new supportive housing opportunities to better serve the needs of existing and future residents.	SPSR, Operations & FM	Work On-going	The Board review this item for information; TCHC staff submitted due diligence report to City staff (Housing Secretariat) in December 2021. Housing Secretariat and CreateTO were given lead for a neighbourhood wide review, and TCHC will continue to support.
21- EX25.3	<u>PH25.10 A New Regulatory Framework for Multi-tenant Houses</u>	1-Oct-21	Adopted with Amendments	Attention: This report proposes the creation of a comprehensive city-wide regulatory framework for multi-tenant houses, one of the most affordable forms of housing, to respond to calls for deeply affordable and safe housing in all parts of the city. The framework uses a human rights lens and ensures regulatory oversight to protect tenant life safety and create liveable, well-maintained and affordable places to live that are part of complete communities.	SPSR & Ops	Work On-going	SPSR & Operations are aware of this recommendation, and are tracking how this new regulatory framework may apply to TCHC.
21- PH28.2	<u>PH28.2 Housing Now Initiative - Annual Progress Update and Launch of Phase Three Sites</u>	10-Nov-21	Adopted with Amendments	Attention: Council to direct the Board of Directors of Toronto Community Housing Corporation, when requested by the Deputy City Manager, Corporate Services and the Executive Director, Corporate Real Estate Management, to transfer a portion of lands located at 1080 Eastern Avenue and currently owned by Toronto Community Housing Corporation, to the City of Toronto at nominal cost to be included as part of the Housing Now site at 1631 Queen Street East, which it will thereafter form part of.	Development	Work On-going	The Board has issued a resolution on June 28, 2022 to approve the transfer of a portion of lands at 1080 Eastern Ave. Development has presented a report at the June 17, 2022 BIFAC meeting. TCH staff is working with the City and CreateTO on the agreement of purchase and sale.

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21- EC26.8	<u>EC26.8 Supporting Food Security in St. James Town</u>	15-Dec-21	Adopted without Amendments	This item recommends that City Council request the Board of Directors of Toronto Community Housing Corporation to request the President and Chief Executive Officer, Toronto Community Housing Corporation to undertake the capital improvements required to establish a community food space at 200 Wellesley Street East and to lead a Request for Expressions of Interest process, identifying a collaborative of community agencies to activate the space and operationalize the coordination, activation and resident participation for the space.	Operations, SPSR & FM	Work On-going	Section 37 funds were approved at the March 9 City Council meeting for a total gross amount of \$967,000.00. Tenant engagement meetings were held May 10th and 11th regarding capital work on the Food Hub. TCHC has allocated budget for procurement of the design consultant through quality based selection. An RFQ to select a food hub animator is queued up for June, with the Evaluation Committee to be established in July, and info session for groups interested in responding to REOI to be held thereafter. The selection process should be completed by September-October allowing the successful proponent to engage in design consultation slated for January – June 2023.
21-IE26.16	<u>TransformTO – Critical steps to NetZero by 2040</u>	15-Dec-21	Adopted with Amendments	Attention: Council to direct the Chief Planner and Executive Director, City Planning, to accelerate implementation of the greenhouse gas emission limits performance measure in the Toronto Green Standard to ensure that buildings constructed in or after 2030 are near zero emissions, by revising the Toronto Green Standard Tier 1 mandatory performance measure as follows, to: the "High Performance" level (Toronto Green Standard Version 4 Tier 2) to apply in 2025; and the "Near Zero Emissions" level (Toronto Green Standard Version 4 Tier 3) to apply in 2028;	Development & FM	Work On-going	FM & Development are investigating how the implementation of the greenhouse gas emission limits may apply to TCHC.
21-PH29.7	<u>Lawrence Heights Revitalization – Phases 2 & 3 Interim Status & Budget Update</u>	15-Dec-21	Adopted with Amendments	4. City Council request the Executive Director, Housing Secretariat, in consultation with the appropriate City divisions, the Chief Executive Officer, CreateTO and the President and Chief Executive Officer, Toronto Community Housing Corporation, to report to City Council by the third quarter of 2022 with the outcome of the Toronto Community Housing Corporation procurement process and a recommended development partner, refined cost estimates and an update on funding opportunities to support the revitalization project. 5. City Council direct the General Manager, Toronto Water, the General Manager, Transportation Services, the General Manager, Children's Services and the General Manager, Parks, Forestry and Recreation and City Council request the Board of Directors of Toronto Community Housing Corporation to work together to advance the development of the community recreation centre to meet the Federal Government's requirements and deadline for project completion, should the City of Toronto receive federal funding to build the new community recreation centre in Lawrence Heights. 8. City Council request a full Community Benefits Agreement for the construction of Phases 2 and 3 of the Lawrence Heights Revitalization Project and that the plan be reported to the Planning and Housing Committee prior to finalizing. 10. City Council request the Board of Directors of the Toronto Community Housing Corporation to request the President and Chief Executive Officer, Toronto Community Housing Corporation, in consultation with the Executive Director, Housing Secretariat, the Chief Executive Officer, CreateTO and the Executive Director, Social Development, Finance and Administration, to incorporate in the Request for Proposals for Phases Two and Three of the Lawrence Heights Revitalization, a Community Benefits Agreement to meet a minimum 10 percent target for apprenticeship, training and jobbing opportunities.	Development & Procurement	Work On-going	4. In progress – TCHC working in consultation with the Housing Secretariat, and CreateTO. 5. In progress. City led initiative, TCHC is working in consultation with Toronto Water, Transportation Services, Children's Services, and Park Forestry and Recreation. 8. In progress. TCHC working in consultation with the Housing Secretariat, and the City's Community Benefits Team. 10. In progress. TCHC in consultation with the Housing Secretariat, CreateTO, and the City's Community Benefits Team.
21-PH29.20	<u>Bridging the Gap – Increasing RGI Units in Regent Park phase 3</u>	15-Dec-21	Adopted without Amendments	Attention: 2. City Council authorize the Executive Director, Housing Secretariat to negotiate and enter into, on behalf of the City of Toronto, a municipal housing project facility agreement (the "Contribution Agreement") with Toronto Community Housing Corporation for the development of the new rent-geared-to-income and new affordable housing, to be constructed on the lands known as 175 Oak Street, to secure the financial assistance being provided and to set out the terms of the operation of the new affordable rental units, on terms and conditions satisfactory to the Executive Director, Housing Secretariat and in a form approved by the City Solicitor	Development, SPSR & FM	Work On-going	2. TCHC is in receipt of the draft Contribution Agreement. The Agreement will be considered by the TCHC Board in Q4 2022.

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MM39.3	<u>1555-1575 Queen Street East - Conveyance of Parkland at 2 Phin Avenue from Toronto Community Housing Corporation to the City of Toronto - by Councillor Paula Fletcher, seconded by Councillor Jennifer McKelvie</u>	Feb 2 2022	Adopted without Amendments	<p>1. City Council exempt the conveyance of the off-site parkland dedication at 2 Phin Avenue associated with the proposed Toronto Community Housing Corporation revitalization project at 1555-1575 Queen Street East from the applicable provisions of the City policy entitled "Policy for Accepting Potentially Contaminated Lands to be Conveyed to the City under the Planning Act" and City Council authorize the City to accept the conveyance of the parkland dedication prior to environmental investigation and remediation of the parkland.</p> <p>3. City Council authorize the City Solicitor to amend the Section 37 Agreement registered on title to 1555-1575 Queen Street East to implement City Council's decision on this matter to the satisfaction of the General Manager, Parks Forestry and Recreation and the City Solicitor.</p>	Legal	Work On-going	TCHC Board of Directors resolution dated September 25, 2020 authorized the conveyance of a portion of the lands at 2 Phin Park Ave to the City of Toronto. TCH is working with City staff to facilitate land conveyance with the intent is to convey the land in the fall of 2022.
22-MM39.9	<u>Exploring Housing Renewal in Edgeley Village - by Councillor Anthony Perruzza, seconded by Mayor John Tory</u>	Feb 2 2022	Adopted without Amendments	<p>1. City Council request the Chief Executive Officer, CreateTO, to consult with the President and Chief Executive Officer, Toronto Community Housing Corporation, the Executive Director, Corporate Real Estate Management, the Chief Planner and Executive Director, City Planning and the Chief Executive Officer, Toronto Lands Corporation, on opportunities for City building, with a focus on public realm improvements and housing renewal in and around the Edgeley Village neighbourhood, and to report back to the Board of Directors, CreateTO with the findings of this work.</p>	FM & Development	Work On-going	TCHC staff are aware of this recommendation, and are prepared to assist.
22-PH30.8	<u>New Affordable Rental and Ownership Homes in Phase Two of the Alexandra Park Revitalization</u>	Feb 2 2022	Adopted without Amendments	<p>1. City Council authorize the Executive Director, Housing Secretariat to provide Section 37 funds from the Capital Revolving Reserve Fund for Affordable Housing (XR1058) in the amount of \$1,963,260.00 to Toronto Community Housing Corporation to facilitate the creation of four new affordable rental units in the rental replacement building at 130 Augusta Avenue to be owned by the Toronto Community Housing Corporation and rented at 80 percent Average Market Rent in perpetuity.</p>	Development	Work On-going	City Council adopted this item on February 2, 2022 with amendments. TCHC and City to enter into Contribution Agreement for City to transfer s.37 funds to TCHC for construction of additional rental units.
22-EX30.2	<u>2022 Capital and Operating Budgets</u>	Feb 2 2022	Adopted without Amendments	<p>16. City Council request the Executive Director, Housing Secretariat and the General Manager, Shelter, Support and Housing Administration to expedite the delivery of 300 additional housing opportunities for people experiencing homelessness in the shelter system over the next 6-12 weeks, and on a cost neutral basis to the City using existing funding programs including through the expansion of the Rapid Rehousing Program being delivered in partnership with Toronto Community Housing Corporation, new and enhanced partnerships with non-profit partners to increase access to supportive housing units, and access to rent supplement units through partnerships with private market landlords.</p> <p>34. City Council request the Provincial and Federal governments to provide funding support to offset the \$26.8 million in COVID impacts identified by Toronto Community Housing Corporation.</p> <p>147. City Council approve one-time funding of \$6.780 million in 2022 to fund one-time costs in Toronto Community Housing Corporation not expected to recur in future years.</p> <p>148. City Council approve budgeted funding of \$26.842 million in 2022 to the Toronto Community Housing Corporation to offset COVID-related operating pressures, subject to final 2022 COVID-19 impacts and secured COVID-19 funding supports.</p> <p>187. City Council request that capital funding requirements for Toronto Community Housing Corporation, including \$160.000 million of capital City funding in 2031, be revisited and confirmed in future years along with ongoing Provincial and Federal funding.</p>	TRO	Work- Ongoing	Operations staff continue to work with the Housing Secretariat and SSHA to release and fill units allocated to Rapid Rehousing. Finance staff are aware of this item and are tracking for future budgetary implications.

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22-EX29.2	<u>SafeTO Implementation Plan</u>	Feb 2 2022	Adopted without Amendments	8. City Council request the Province of Ontario (Ministries of Children, Community and Social Services, Health, the Solicitor General, the Attorney General, Education and Municipal Affairs and Housing), and the Government of Canada (Department of Justice Canada, Public Safety Canada, the Public Health Agency of Canada, Indigenous Services Canada and Statistics Canada) to collaborate and directly partner with the City and other partners to establish and implement the following priority actions from the SafeTO Plan: a. the Community Crisis Support Service pilots to better support community health and wellness by introducing an alternative, community-based health model of crisis response that is community-led, client-centred, trauma-informed and focused on reducing harm; b. the multi-sector Toronto Office to Prevent Gun Violence as a partnership between the City of Toronto, Toronto Public Health, the Toronto Police Service, the Toronto Police Services Board, Toronto Community Housing, and other partners to integrate investments and operationalize a cross-government approach to reduce violence;	Programs & Partnerships, CSU	Work- Ongoing	TCHC and City staff have met to confirm budget and develop a job description for a TCHC staff to be seconded to the Gun Office to provide a working knowledge of business units when there are communities dealing with chronic gun violence incidents. Additionally, work has begun on the TCHC data pilot project within the Data Analytics Lab.
22-AU11.4	<u>Toronto Community Housing Corporation - Embedding Accountability into Service Delivery: Lessons Learned from the Audit of Contracted Property Management Services</u>	April 6 2022	Adopted with Amendments	1. City Council request the Toronto Community Housing Corporation Board to direct the Chief Executive Officer, Toronto Community Housing Corporation to report on the implementation of the recommendations of the Auditor General each quarter, in anticipation of the Auditor General's review of this matter after one year, and forward the reports to the Auditor General for her information. At its meeting on December 9, 2021, the Toronto Community Housing Corporation (TCHC) Board of Directors considered the attached report entitled, "Toronto Community Housing Corporation - Embedding Accountability into Service Delivery: Lessons Learned from the Audit of Contracted Property Management Services". The Board adopted the recommendations 1-11, as made in the report.	Operations	Work Ongoing	The board has adopted this recommendation in the December 9 2021 Board meeting. TCHC staff is reporting on the implementation of the Auditor General's recommendations, and are working to forward these to the Auditor General's office.
22-MM47.33	<u>MM47.33 Tenants First Status Update - by Councillor Paula Fletcher, seconded by Councillor Ana Bailão</u>	July 19-20 2022	Adopted without Amendments	City Council direct that before any further work on the transfer of Toronto Community Housing Corporation development functions to CreateTO continues, the Chief Executive Officer, Toronto Community Housing Corporation advise the Deputy City Manager, Community and Social Services through Tenant's First implementation on the following: a. the legal structure related to current Toronto Community Housing Corporation developments; b. financial structure overview for all current development sites; and c. opportunities to restructuring of non-development functions within Toronto Community Housing Corporation such as relocation, engagement and quality control.	Development & Legal	Work Ongoing	TCHC is aware of this recommendation and is working to respond accordingly.