



# BOARD OF DIRECTORS MEETING AGENDA

## PUBLIC SESSION

**Date:** December 9, 2021  
**Time:** 10:00 a.m. – 12:10 p.m.  
**Location:** Via WebEx

**[Revised December 8, 2021]**

### Agenda

Time	Description	Action	Pre-read	Presenter
10:00	<b>1. Chair's Remarks</b>	Information	Verbal Report <i>5 minutes</i>	Chair
10:05	<b>2. Consent agenda</b>		<i>30 minutes</i>	
	a) Approval of Public Meeting Agenda	Approval	Agenda	Chair
	b) Chair's Poll re: Conflict of Interest	Declaration	Conflict of Interest Policy	Chair
	c) Confirmation of Board of Directors' Public Meeting Minutes of October 7, 2021	Approval	Minutes	Chair

<b>Time</b>	<b>Description</b>	<b>Action</b>	<b>Pre-read</b>	<b>Presenter</b>
d)	Change Order: Eight Month Contract Extension for Appliance Supply and Delivery	Approval	TCHC:2021-65	Senior Director, Business Operations
e)	Plan for 2022 Board Evaluation	Approval	TCHC:2021-72	General Counsel & Corporate Secretary
f)	Office of the Commissioner of Housing Equity (OCHE) Bi-annual Update	Information	TCHC:2021-74	Commissioner of Housing Equity
g)	Office of the Commissioner of Housing Equity (OCHE) Systemic Recommendations Report – August 1, 2019, to September 30, 2021	Approval	TCHC:2021-75	Commissioner of Housing Equity
h)	Office of the Commissioner of Housing Equity (OCHE) 2022 Work Plan	Approval	TCHC:2021-76	Commissioner of Housing Equity
i)	TCHC Response to Office of the Commissioner of Housing Equity (OCHE) Systemic Recommendations	Information	TCHC:2021-77	Chief Operating Officer

<b>Time</b>	<b>Description</b>	<b>Action</b>	<b>Pre-read</b>	<b>Presenter</b>
j)	Contract Award: All-Inclusive Preventive Maintenance Services and Demand Repairs for Residential Furnaces, Domestic Hot Water (DHW), Tankless, and Combo Water Heaters at Various TCHC locations (RFP 21096)	Approval	TCHC:2021-67	Vice President, Facilities Management
k)	Change Order: Additional Funds for the Transition of OUX and OUY into the All-Inclusive Preventive Maintenance Services and Demand Repairs for Residential Furnaces, Domestic Hot Water (DHW), Tankless, and Combo Water Heaters at Various TCHC locations (RFP 21096)	Approval	TCHC:2021-68	Vice President, Facilities Management
l)	Change Order: Additional Funds for Preventative Maintenance Services and Demand Repairs for Residential	Approval	TCHC:2021-69	Vice President, Facilities Management

<b>Time</b>	<b>Description</b>	<b>Action</b>	<b>Pre-read</b>	<b>Presenter</b>
	Furnaces and Domestic Hot Water (DHW) Heaters contract (RFP 16174)			
m)	Contract Award: Demand Services Replacement of Residential Furnaces and Domestic Hot Water Heaters (DHW) on Demand at all TCHC Townhouses (RFP 21094)	Approval	TCHC:2021-70	Vice President, Facilities Management
n)	Change Order: Extension to the Preventive Maintenance Services and Demand Repairs for Residential Fan Coil Units and Packaged Terminal Air Conditioner (PTAC) units (RFP 16175)	Approval	TCHC:2021-71	Vice President, Facilities Management
o)	Change Order: Additional Funding for Preventive Maintenance Services (all OUs Except OUF, OUL, and OUM) and Demand Repairs (all OUs Including OUF, OUL, and OUM) for Fire Alarm/	Approval	TCHC:2021-82	Vice President, Facilities Management

<b>Time</b>	<b>Description</b>	<b>Action</b>	<b>Pre-read</b>	<b>Presenter</b>
	Suppression Systems (RFP 18349)			
p)	Centre for Advancing the Interests of Black People Report	Information	TCHC:2021-79	President and CEO
q)	Crisis Priority Transfers	Information	TCHC:2021-73	Chief Operating Officer
r)	Strategic Priorities – Q3 2021 Progress Report	Information	TCHC:2021-78	President and CEO
s)	Results of 2021 Follow-up of Previous Audit Recommendations on TCHC’s Redevelopment and Revitalization Activities	Information	TCHC:2021-91	Auditor General, City of Toronto
t)	Toronto Community Housing Corporation – Embedding Accountability into Service Delivery: Lessons Learned from Contracted Property Management Services	Approval	TCHC:2021-92	Auditor General, City of Toronto

<b>Time</b>	<b>Description</b>	<b>Action</b>	<b>Pre-read</b>	<b>Presenter</b>
<b>10:35</b>	<b>3. Business Arising from the Public Meeting Minutes and Action Items Update as of October 7, 2021</b>	Information	Action Item List <i>5 minutes</i>	Chair
<b>10:40</b>	<b>4. BIFAC Chair's Report</b>	Information	Verbal Report <i>5 minutes</i>	BIFAC Chair
<b>10:45</b>	a) 2022 Operating and Capital Budgets	Approval	TCHC:2021-80 <i>45 minutes</i>	Chief Financial Officer & Treasurer
<b>11:30</b>	b) Change Order: Additional Construction Costs associated with the CSU Station Renovation at 90 Wildcat Rd (fm-450034)	Approval	TCHC:2021-85 <i>5 minutes</i>	Vice President, Facilities Management
<b>11:35</b>	<b>5. GCHRC Chair's Report</b>	Information	Verbal Report <i>5 minutes</i>	GCHRC Chair
<b>11:40</b>	a) 2022 Board and Committee Meeting Schedule	Approval	TCHC:2021-88 <i>10 minutes</i>	General Counsel & Corporate Secretary
<b>11:50</b>	<b>6. TSC Chair's Report</b>	Information	Verbal Report <i>5 minutes</i>	TSC Chair
<b>11:55</b>	<b>7. TCHC Board Adopting SafeTO</b>	Approval	TCHC:2021-89 <i>5 minutes</i>	President and CEO
<b>12:00</b>	<b>8. Seniors Housing Transition</b>	Approval	TCHC:2021-90 <i>10 minutes</i>	President and CEO

**TERMINATION**