

Toronto Community Housing



## City Council Directions Requiring Board Attention

Item 8B

April 22, 2024

Board of Directors

**Report:** TCHC:2024-25

**To:** Board of Directors (the “Board”)

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

**Date:** March 26, 2024

### **PURPOSE:**

The purpose of this report is to provide the Board of Directors (the “Board”) with an update on TCHC-related Council decisions that require action by the TCHC Board.

### **RECOMMENDATIONS:**

It is recommended that the Board receive this report for information.

### **GCHRC:**

This report was received by the GCHRC on March 26, 2024.

### **REASONS FOR RECOMMENDATIONS:**

Toronto City Council regularly makes decisions that impact the corporation. This report helps to keep the GCHRC and the Board informed of City Council decisions that require their attention, action and/or input.

Attachment 1 includes new TCHC-related Council items that covers Council meetings held on February 6 and 7, 2024, the Special Budget Council meeting on February 14, 2024, and includes all outstanding or ongoing items remaining from previous reports.

**COUNCIL ITEMS REQUIRING BOARD ATTENTION**

There were no new TCHC-related items that require the Board’s attention.

**SIGNATURE:**

*“Ada Wong”*

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Ada Wong  
Acting Vice President, Strategic Planning and Communications

**ATTACHMENT:**

1. City Council Items – Status Tracker

**STAFF CONTACT:**

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Item Code	Item Name	Date	Council Decision	Action or Attention by TCHC Board	Relevant Division	Work Status	Management Recommendations/ Status Report
21-MM35.19	<b><u>Taking Action to Protect Tenants from Extreme Heat - by Councillor Kristyn Wong-Tam, seconded by Councillor Josh Matlow</u></b>	July 14, 2021	Adopted with Amendments	<u>Attention:</u> This item recommends the Executive Directors of Social Development, Finance and Administration and Municipal Licensing and Standards to report back to the Planning and Housing Committee on the feasibility of requiring all apartment buildings provide air conditioned units or an air conditioned cool room in the building.	FM	Work pending further action from the City (MLS & SDFA)	TCHC staff are aware of this recommendation, and are prepared to assist.
21-EC26.8	<b><u>EC26.8 – Supporting Food Security in St. James Town</u></b>	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 ongoing	TCHC retained architect for the Food Hub project in January 2023, with construction likely to start in Q1 2024 which will take approximately 8-10 months to complete. TCHC staff met with City staff in August 2023 to discuss next steps. FM to explore having a third party to facilitate this initiative, and the tentative new timelines for this project.
21-IE26.16	<b><u>TransformTO – Critical steps to NetZero by 2040</u></b>	15-Dec-21	Adopted with Amendments	<u>Attention:</u> 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	Development & FM	Work pending further action by the City (City Planning)	FM & Development are investigating how the implementation of the greenhouse gas emission limits may apply to TCHC.

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				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;			
21-PH29.7	<u>Lawrence Heights Revitalization – Phases 2 &amp; 3 Interim Status &amp; Budget Update</u>	15-Dec-21	Adopted with Amendments	<p>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.</p> <p>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</p>	Development & Procurement	Work ongoing	<p>4. In progress – TCHC working in consultation with the Housing Secretariat, and CreateTO to review and finalize the terms of the Phase 2 RFP. A report to the TCHC Board in December 2023 provided an update on the process and anticipated release date, which aims to align with the City's Generational Transformation report to urgently build more affordable homes. The RFP is scheduled to be released to the public in Q2 2024.</p> <p>5. In progress - City led initiative, TCHC is working in consultation with Toronto Water, Transportation Services, Children's Services, and Park Forestry and Recreation. A Rental Housing Demolition Application for 3 &amp; 5 Leila Lane and 31-109 Bagot Court was submitted to the City in Q2 2023. Staff report and recommendations (NY11.3) were adopted without amendments at the North York Community Council meeting on February 22<sup>nd</sup>2024. The item will go to City Council on March 20<sup>th</sup>.</p> <p>8. In progress - TCHC working in consultation with the Housing Secretariat, and the City's Community Benefits Team.</p> <p>10. In progress - TCHC is working in consultation with the Housing Secretariat,</p>

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				<p>build the new community recreation centre in Lawrence Heights.</p> <p>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.</p> <p>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/or hiring opportunities in construction and professional services open primarily for residents of Lawrence Heights as well as to all residents across the Toronto Community Housing Corporation portfolio as well as consideration of social procurement and to report back to City Council as part of the approval of the proponent.</p>			CreateTO, and the City's Community Benefits Team.
22-MM39.9	<u>Exploring Housing Renewal in Edgeley Village - by</u>	Feb 2 2022	Adopted without Amendments	1. City Council request the Chief Executive Officer, CreateTO, to consult with the President and Chief	FM & Development	Work ongoing	TCHC staff are aware of this recommendation and prepared to assist.

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	<u>Councillor Anthony Perruzza, seconded by Mayor John Tory</u>			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.			
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	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.	Development	Work ongoing	A Contribution Agreement has been signed as of December 2023 between TCHC and the City. TCHC is working on finalizing the transfer of funds as soon as possible.
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	Operations	Work ongoing	The board adopted this recommendation in the December 9, 2021 Board meeting. TCHC staff are working to implement recommendations and is reporting our progress to the Auditor General's office.

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				<p>the reports to the Auditor General for her information.</p> <p>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.</p>			
22-MM47.33	<a href="#">MM47.33 Tenants First Status Update - by Councillor Paula Fletcher, seconded by Councillor Ana Bailão</a>	July 19-20 2022	Adopted without Amendments	<p>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:</p> <ul style="list-style-type: none"> <li>a. the legal structure related to current Toronto Community Housing Corporation developments;</li> <li>b. financial structure overview for all current development sites; and</li> <li>c. opportunities to restructuring of non-development functions within Toronto Community Housing Corporation such as relocation, engagement and quality control.</li> </ul>	Development & Legal	Work ongoing	<p>In July 2022, this Members Motion paused the transfer process and requested additional information on the legal and financial structures of the TCHC / Developer agreements and the possible configuration of a stay behind team at TCHC.</p> <p>There are overlapping recommendations from EX9.3 (2023) that have a report back requirement in Q2 2024. Following that report we expect to have further updates on this item.</p>

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23-PH2.8	<a href="#">Ensuring a Successful Tenant Advisory Committee at Toronto Community Housing Corporation</a>	29-Mar	Adopted with Amendments	<p>1. City Council direct the Toronto Community Housing Corporation Board of Directors to ensure that:</p> <p>a. the terms of reference for the Tenant Advisory Committee be developed in collaboration with the Tenant Advisory Committee and the City with consideration of the recent efforts and approach by Toronto Seniors Housing Corporation in establishing its Senior Tenant Advisory Committee;</p> <p>b. an additional round of recruitment be completed for the Tenant Advisory Committee in partnership with the City, which targets tenants who are not currently involved in Toronto Community Housing Corporation's tenant engagement system, and that meetings with the new and current Committee members begin early in the second quarter of 2023;</p> <p>c. Toronto Community Housing Corporation appoint up to three Tenant Directors to the Tenant Advisory Committee, and request that all current Toronto Community Housing Corporation Tenant Directors be offered an opportunity to join the Tenant Advisory Committee; and</p> <p>d. the formal reporting relationship between the Tenant Advisory Committee and the Board will continue to be through the Chief Operating Officer.</p> <p>3. City Council request the Deputy</p>	Programs & Partnerships	Work ongoing	<p>This item went to the Board on April 24th 2023. TAC approved the recommendations and provided the following next steps:</p> <ul style="list-style-type: none"> <li>• Completed recruitment and onboarding of a Business Planner to focus on the execution of strategic activities to enhance tenant engagement;</li> <li>• Implemented the Planning and Housing Committee's recommendations on the Tenant Advisory Committee following their adoption by Council and the approval of the Board's; and</li> <li>• Conducted the regional tenant forum</li> </ul> <p>TCHC has submitted its report to the Housing Secretariat in accordance with recommendation 4. It is our understanding that the Housing Secretariat will bring their recommendations to the Planning and Housing Committee on April 5th.</p>



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				<p>City Manager, Community and Social Services and the Chief Executive Officer, Toronto Community Housing Corporation, to jointly co-chair the Tenant Advisory Committee on a transitional basis to provide leadership and establish an effective Committee which will provide the basis for stronger voices from tenants within Toronto Community Housing Corporation.</p> <p>4. City Council request the Deputy City Manager, Community and Social Services, in consultation with the Chief Executive Officer, Toronto Community Housing Corporation, to report back in the first quarter of 2024 on the progress of the new Tenant Advisory Committee, including the Terms of Reference that were developed.</p>			
23- IE3.5	<a href="#">IE3.5 - The Sustainable City of Toronto Fleets Plan (2023 Update and Status Report)</a>	10-May	Adopted	<p>4. City Council request the Toronto Transit Commission Board, the Toronto Police Services Board, the Toronto Community Housing Corporation Board of Directors, the Board of Governors of Exhibition Place, the Board of Management of the Toronto Zoo, the Toronto Parking Authority Board of Directors, and the Toronto Public Library Board to adopt and implement The Sustainable City of Toronto Fleets Plan.</p>	FM	Work ongoing	<p>Facilities Management has committed to aligning with the City goals for the transition of 50% of our fleet by 2030 and to achieve resilient fleet assets by 2040.</p>
23-MM6.35	<a href="#">MM6.35 – Authorization to Release Section 37 Funds to Rebuild the Community</a>	10-May	Adopted	<p>1. City Council increase the 2023 Operating Budget for Non-Program by \$50,000 gross, \$0 net, fully funded by Section 37 funds obtained in the development at 75 Broadway Avenue (Source Account: XR3026-3701211),</p>	FM & Operations	Work ongoing	<p><b>The first of two community meetings took place on Nov 22<sup>nd</sup> (Tenant Meeting #1).</b> Tenants had an opportunity to review the three renderings produced as options for the garden and provide their feedback. This feedback was taken onboard and condensed into two options.</p>

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	<a href="#">Garden at 133 Broadway Avenue</a>			<p>secured for capital facilities in proximity to the subject site, for the purpose of providing one-time capital funding to Toronto Community Housing Corporation to rebuild the community garden, in consultation with Mr. Gorrell and the residents of 133 Broadway Avenue (Cost Centre: NP2161).</p> <p>2. City Council direct that the funds be forwarded to Toronto Community Housing Corporation upon the signing of a Letter of Undertaking by Toronto Community Housing Corporation that governs the use of the funds and the financial reporting requirements.</p>			<p><b>As a result, the next meeting will take place on January 24<sup>th</sup> (Tenant Meeting #2)</b> At this meeting the final two options were presented to the tenants to provide further feedback. Tenants comments were taken into consideration for subsequent voting.</p> <p><b>Tenant Voting (Week of Feb 12th)</b> - Tenant Voting Survey was delivered to tenants the week of February 12-16.</p> <p><b>On-going Tenant Voting (As of Feb 20)</b> – Staff are collecting votes, Senior Program Leaders (SPLs) are making several attempts to contact all tenants for their votes.</p>
23-MM6.36	<a href="#">MM6.36 - Requesting Accountability for the Destruction of the Community Garden at 133 Broadway Avenue - by Councillor Josh Matlow, seconded by Councillor Amber Morley</a>	10-May	Adopted	<p>1. City Council request the Ombudsman to:</p> <p>a. investigate the destruction of the garden at 133 Broadway Avenue by Toronto Community Housing Corporation; and</p> <p>b. provide recommendations that empower residents' creative animation of public and private space by encouraging City Staff to exercise discretion when enforcing regulations that support a collaborative and respectful approach with Torontonians.</p>	Operations	Work ongoing	TCHC will continue to work with the Ombudsman to address any recommendations for improvement.
23-DM11.1	<a href="#">DM11.1 - Ombudsman Toronto Report: An Investigation into Toronto Community Housing</a>	11-Oct	Adopted with Amendments	1. City Council amend Toronto Municipal Code Chapter 3, Accountability Officials, to require the Ombudsman Toronto to notify the board of a City-controlled corporation or local board (restricted definition)	Legal/Governance	Work Ongoing	At this time, we do not have a confirmed date for the Ombudsman to attend the board meeting.

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	<a href="#">Corporation's Tenant Human Rights Complaints Process</a>			<p>before commencing an investigation in relation to the corporation or local board and such notification may be made to the CEO or other appropriate official to provide the required notice to the board.</p> <p>2. City Council amend Toronto Municipal Code Chapter 3, Accountability Officials, to require the Ombudsman Toronto to inform the board of a City-controlled corporation or local board (restricted definition) of the results of the investigation prior to reporting to City Council and include the response/decision from the board as part of the report to City Council.</p> <p><b>3. City Council request the Ombudsman to follow up with the Board of Toronto Community Housing to discuss the report and the letter from the Board to City Council dated October 5, 2023.</b></p> <p>4. City Council request the City Manager to review and report to the Economic and Community Development Committee on whether or not the Housing Secretariat has adequate resources to advise an assist on transfer requests related to human rights complaints.</p>			
23-EX9.3	<a href="#">EX9.3 - Generational Transformation of Toronto's Housing System to Urgently Build More Affordable Homes</a>	8-Nov	Adopted with Amendments	4. City Council direct the Deputy City Manager, Development and Growth Services, in consultation with appropriate Divisions Heads, CreateTO and the Toronto Community Housing Corporation, to advance early due diligence work on the list of potential housing sites	Development, Finance & SPSR	Work Ongoing	<p>Recommendations 11,14 &amp; 23 are addressed in EX10.2 below.</p> <p>Development will have carriage of recommendation 23.</p>

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				<p>outlined in Confidential Attachment 1 to the report (October 17, 2023) from the Deputy City Manager, Development and Growth Services, and to report back by end of the second quarter of 2024, with a prioritized list and recommendations, including any financial implications, to advance appropriate sites for housing purposes.</p> <p>5. City Council direct that the confidential information contained in Confidential Attachment 1 remain confidential in its entirety, as it involves the security of property belonging to the City of Toronto, Build Toronto Inc./CreateTO and Toronto Community Housing Corporation, deals with a proposed or pending acquisition or disposition of land by the City of Toronto, Build Toronto Inc./CreateTO and Toronto Community Housing Corporation, deals with a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the City, and contains commercial, financial and technical information supplied in confidence to the City of Toronto, which, if disclosed, could reasonably be expected to prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of a person, group of persons, or organization.</p> <p><b>11. City Council request the Board of Directors of Toronto Community Housing Corporation to direct the</b></p>			

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				<p><b>President and Chief Executive Officer, Toronto Community Housing Corporation, in collaboration with the Deputy City Manager, Development and Growth Services, to review the Board's current strategic plan mandated by its shareholder direction and identify opportunities for enhanced alignment to support delivery of the City's housing plans and targets.</b></p> <p>13. City Council request the Deputy City Manager, Development and Growth Services, in collaboration with appropriate Division Heads, the Chief Executive Officer, CreateTO and the Chief Executive Officer, Toronto Community Housing Corporation, to report to the December 5, 2023, meeting of the Executive Committee, with recommendations to ensure alignment of the strategic plan of Toronto Community Housing Corporation and the mandate of CreateTO, with the City's housing plans and targets.</p> <p><b>14. City Council request the Board of Directors of Toronto Community Housing Corporation to request the President and Chief Executive Officer, Toronto Community Housing Corporation, as part of a continued effort, to work with the City's Deputy City Manager, Development and Growth Services and explore options to enhance the financial viability of Toronto Community Housing Corporation</b></p>			

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				<p>in-flight and planned revitalization and infill projects, including exploring both public and private options for financing, while delivering a wider range of net new rent-controlled affordable, Rent-Geared-to-Income and market rental homes and other City-building uses.</p> <p>15. City Council direct the Deputy City Manager, Development and Growth Services, in collaboration with the Deputy City Manager, Corporate Services, appropriate Division Heads, the Chief Executive Officer, CreateTO and the Chief Executive Officer, Toronto Community Housing Corporation, to harmonize all housing programs to reflect the City's income-based definition of affordable housing, as defined in City of Toronto By-Law 944-2021, to adopt Amendment 558 to the Official Plan for the City of Toronto respecting Affordable Rental and Ownership Housing Definitions, for all <u>new</u> projects on a go forward basis.</p> <p><b>23. 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 work with the City's Deputy City Manager, Development and Growth Services to report back to the Executive Committee by the second quarter 2024 on a strategy to accelerate the implementation of the</b></p>			

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				<b>Lawrence Heights Revitalization Phases II and III.</b>			
23-EX10.2	<a href="#"><u>EX10.2 - Advancing Generational Transformation of Toronto's Housing System - Aligning Housing Mandates and Strategic Efforts</u></a>	13-Dec	Adopted	<p>1. City Council amend Section 4.1.2(c) of the Toronto Community Housing Corporation Shareholder Direction to authorize Toronto Community Housing Corporation to facilitate the creation of complete communities across the Toronto Community Housing Corporation housing portfolio, through the development and intensification of its lands and buildings, including prioritizing the delivery of net new rent-geared-to-income, affordable and market rent-controlled homes, in addition to replacement of existing rent-geared-to-income homes, to support delivery of the City of Toronto's housing plans and targets; and City Council direct the City Solicitor to prepare such amendment and submit the appropriate Bills to City Council.</p> <p>2. City Council request the Board of Directors of CreateTO to leverage City lands and partnerships to facilitate the creation of complete communities, and to prioritize the delivery of a range of new purpose-built rental homes including new rent-geared-to-income, affordable and market rent-controlled homes, to support delivery of the City of Toronto's housing plans and targets.</p> <p><b>3. City Council request the Board of Directors of Toronto Community Housing Corporation and the Board of Directors of CreateTO to</b></p>	<b>Development, Finance &amp; SPSR</b>	<b>Work Ongoing</b>	<p>TCHC brought forward a report to the board on Feb 15<sup>th</sup> outlining recommendations and next steps to advance work on the City's housing plan. The board approved those recommendations.</p> <p>A further report from Deputy City Manager will be going to Executive Committee on April 9<sup>th</sup> and then on to City Council on April 17<sup>th</sup>.</p>

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				<p>direct their respective Chief Executive Officers to ensure that the public retention of all sites designated for housing purposes is a top strategic priority, and work with the Deputy City Manager, Development and Growth Services to ensure alignment of their respective Strategic Plans with the City's housing plans and targets, as described in Parts 1 and 2 above, by the third quarter of 2024.</p> <p>4. City Council direct the Deputy City Manager, Development and Growth Services, in collaboration with the Deputy City Manager, Corporate Services, the Chief Executive Officer, Toronto Community Housing Corporation, the Chief Executive Officer, CreateTO and the Executive Director, Housing Secretariat, to include recommendations on further actions required to ensure functional, structural and governance alignment to facilitate the implementation of the City's housing plans and targets, as part of the anticipated second quarter 2024 update report on the City-led development model at five 'housing ready' sites, as directed by Council in Item 2023.EX9.3.</p> <p>5. City Council request the City Manager, in collaboration with the Deputy City Manager, Corporate Services, the Deputy City Manager, Development and Growth Services, the Chief Financial Officer and Treasurer, the Chief Executive Officer, Toronto Community Housing Corporation and the Chief Executive</p>			



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				Officer, CreateTO, to report back with recommendations, based on short-term and longer term strategic considerations, to ensure sustainable operating models for Toronto Community Housing Corporation and CreateTO following the functional, structural and governance alignment referred to in Part 4 above.			