



Bi-Annual Update on Tenants First

Item 11

December 6, 2023

Board of Directors

Report: TCHC:2023-76

To: Board of Directors (the “Board”)

From: Vice President, Strategic Planning & Communications

Date: November 16, 2023

PURPOSE:

The purpose of this report is to provide the Board with the bi-annual update on the joint TCHC-City Tenants First initiative.

RECOMMENDATIONS:

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

REASONS FOR RECOMMENDATIONS:

Toronto Seniors Housing Corporation Transition

On June 1, 2022, Toronto Community Housing (“TCHC”) and the Toronto Seniors Housing Corporation (“TSHC”) signed the Transition Agreement and the Service Delivery Agreement. The Transition Agreement remains in place until a future legal agreement is signed. The joint steering committee and the TCHC Relationship Management Office continue to oversee the implementation of the agreements. TCHC and TSHC staff teams have worked collaboratively to manage the agreements and develop the 2024 budget.

Single Family Homes Asset Transfers

To date, TCHC has successfully completed the transfer of 740 units to both Neighbourhood Land Trust and Circle Community Land Trust. TCHC is

working to complete the property severances for the remaining 10 property addresses set for transfer to Circle Community Land Trust. The severance timelines are outside of TCHC's control, however we expect these properties to be transferred by Q2 2024.

From March 2022 through to October 2023, TCHC completed the transfer of 82 agency operated units across 18 properties. These properties were from the agency house portfolio and were transferred to the agencies who had been operating them, as directed by City Council ([City Council Report 2018.EX30.2](#)). Of the 12 remaining agency operated properties, five (28 units) are scheduled to transfer by Q2 2024, one (24 units) will be delayed to later in the year for capital repairs, and options are being reviewed for five properties (14 units) due to their complex nature.

TCHC is working with the City's Tenants First team and the agency to transfer the 25 rooming houses (208 units) starting in 2024.

Transfer of Development Function to CreateTO

City Council directed on July 19-21, 2022 that further work on the transfer of TCHC Development functions to CreateTO be paused until the President and CEO of TCHC advise the Deputy City Manager, Community and Social Services on financial and legal structure of TCHC Developments, and restructuring opportunities within TCHC for non-development functions ([City Council Report 2022.MM47.33](#)).

However, a more recent City Council direction on November 8, 2023 indicates on-going and future development work led by TCHC to support the Mayor's and City's target to build 65,000 units of affordable/rent-controlled housing ([City Council Report 2023.EX9.3](#)). TCHC's Board was directed to advise its President and CEO to review its shareholder direction and identify opportunities for enhanced alignment to support the City's delivery of its housing targets and plans. The new Deputy City Manager, Development and Growth will also present a report with recommendations at the December 5, 2023 Executive Committee on the alignment of TCHC's strategic plan and CreateTO's mandate with the City's housing targets and plans. TCHC staff will continue to work with City staff, monitor Council decisions and bring recommendations to the Board for approval as soon as a final approach has been solidified.

IMPLICATIONS AND RISKS:

It has been 16 months since The TSHC transition. On-going collaboration with the TSHC Board and transition team remains extremely important. TCHC is committed to doing everything possible to ensure this transition continues to be a success, and that TSHC continues to be set up to move ahead as a strong corporation, operating the 83 seniors-designated buildings.

The asset transfer project continues to require a significant amount of legal and planning support. TCHC provides staff support to the project in collaboration with the City of Toronto's City Housing Corporation Relationship Unit. The nature of the transfer process is inherently subject to unexpected delays, especially when property severances are required, as is the case in a number of the remaining transfers. Management continues to closely monitor the transfers to ensure that the project proceeds as quickly as possible.

SIGNATURE:

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