



City Council Directions Requiring Board Attention

Item 2E

January 31, 2022

Governance, Communications and Human Resources Committee

Report: GCHRC:2022-03

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

From: Director, Strategic Planning & Stakeholder Relations

Date: January 10, 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 November 8, 2021 GCHRC meeting and covers Council meetings held on Nov 8-9, 2021 and December 15-16, 2021. Attachment 1 includes the new item(s) from this report, listed below, and all outstanding or on-going items remaining from the previous report. 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: PH28.2 Housing Now Initiative - Annual Progress Update and Launch of Phase Three Sites**

Date at Council: November 10, 2021

Council Decision: Adopted with amendments

Attention required from Board: 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.

Management Recommendations: The Board review this item for information; TCHC awaiting direction from Deputy City Manager.

Report Name: EC26.8 Supporting Food Security in St. James Town

Date at Council: December 15, 2021

Council Decision: Adopted without amendments

Attention required from Board: 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.

Management Recommendations: FM and Operations staff prepare to begin implementation of Food Hub including launch of REOI and capital improvements pending release of Section 37 funds.

SIGNATURE:

“Paula Knight”

Paula Knight
VP, Strategic Planning and Communications

ATTACHMENT:

1. City Council Items – Status Tracker

STAFF CONTACT:

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Item 2E - City Council Directions Requiring Board Attention
 Public GCHRC Meeting - January 31, 2022
 Report: GCHRC:2022-03 Attachment 1

| Item Code | 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 | AU2.1 Moving Forward Together: Opportunities to Address Broader City Priorities in Toronto Community Housing Corporation Revitalizations | 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> | Development | Work On-going | Development reports regularly through Internal Audit to the AG Office |
| | | | | <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> | | | |

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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 | 16-Jul-19 | 19-EX7.1 Implementing Tenants First - A New Seniors Housing Corporation and Proposed Changes to Toronto Community Housing Corporation's Governance | Adopted with Amendments | Ops | Work On-Going | Continue to engage with the Housing Secretariat to determine when and if an infill construction program would be of benefit to the city's overall affordable housing plan. No action at this time. |
| 19-AU3.14 | July 16-18, 2019 | AU3.14 Opening Doors to Stable Housing: An Effective Waiting List and Reduced Vacancy Rates Will Help More People Access Housing | Adopted with Amendments | Operations | Work On-Going | TCHC working with City staff (SSHA) has completed the delivery of virtual "Open Houses" in mid-2021. The next phase that will involve publicly posting information on buildings and vacancies and providing applicants with information to make an informed housing choice will be completed by 2022 Q1. |
| 19-GL8.16 | October 29 and 30, 2019 | 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) | Adopted with Amendments | FM | Work On-Going | Facilities Management preparing report which will be provided in Q2 2022. Discussion with the City on this program are on-going. |
| 21-PH21.2 | March 10 2021 | PH21.2 Activating a Revitalization Plan for the Dundas Sherbourne Neighbourhood | Adopted without Amendments | 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. |
| 21-MM35.19 | 14-Jul-21 | Taking Action to Protect Tenants from Extreme Heat - by Councillor Kristyn Wong-Tam, seconded by Councillor Josh Matlow | Adopted with Amendments | FM | Work On-going | FM staff are aware of this recommendation, and will be tracking the item for potential impact on TCHC. |
| 21-EC23.4 | 14-Jul-21 | EC23.4 St. James Town Community Food Table | Adopted with Amendments | Operations, SPSR & FM | Work Completed | FM and Operations staff prepare to begin implementation of Food Hub including launch of REOI and capital improvements pending release of Section 37 funds. |
| 21-EX25.3 | 1-Oct-21 | PH25.10 A New Regulatory Framework for Multi-tenant Houses | Adopted with Amendments | SPSR & Ops | Work On-going | SPSR & Operations are investigating how this new regulatory framework may apply to TCHC. |

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| 21- MM36.13 | 1-Oct-21 | Adopted without Amendments | Attention: Direct MLS to ensure staff are trained to deal with pest management and consider collaborating with other City Divisions and Agencies (i.e. Shelter, Support and Housing Administration and Toronto Community Housing Corporation). Due to TCHC's track record in pest management, the City has directed us, along with others, to communicate our methods in pest management to MLS. | TRO | Work On-going | FM staff are aware of this recommendation, and will be tracking the item for action required from TCHC. |
| 21- PH28.2 | 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 review this item for information;TCHC awaiting direction from DCM. |
| 21- EC26.8 | 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 | FM and Operations staff prepare to begin implementation of Food Hub including launch of REOI and capital improvements pending release of Section 37 funds. |