



## 2020 Annual Information Return

Item 2L

April 27, 2021

Board of Directors

**Report:** TCHC:2021-25

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

**From:** Building Investment, Finance and Audit Committee  
 (“BIFAC”)

**Date:** March 30, 2021

### **PURPOSE:**

The purpose of this report is to seek the Board’s approval of Toronto Community Housing’s (“TCHC”) Annual Information Return (“AIR”), prior to May 31, 2021 as required per its Operating Agreement, for the year ended December 31, 2020.

### **RECOMMENDATIONS:**

It is recommended that the Board approve the following:

- (1) approve the AIR of Toronto Community Housing Corporation for the year ended December 31, 2020 and;
- (2) that two directors be authorized to sign the report as is required per the Operating Agreement, on behalf of the Board.

### **BIFAC**

This report was approved by the BIFAC on April 27, 2021.

**REASONS FOR RECOMMENDATIONS:**

TCHC is required to file the following items as part of its AIR per clause 4.2 of its Operating Agreement:

- a) a Balance Sheet prepared in accordance with generally accepted accounting principles in Canada (provided in the TCHC financial statements);
- b) an Income Statement prepared in accordance with generally accepted accounting principles in Canada (provided in the TCHC financial statements);
- c) a Statistical Report providing, by program, unit counts, average income levels and number of households by demographic type, the information in the form specified (as addressed in this report); and
- d) such other information requested from time to time by the City as shall be reasonably necessary to permit the City to comply with its reporting requirements under the Act and Regulations, which includes any internal control findings by its external auditors.

Toronto Community Housing is required to report annually, per component (c) above, on the number of units that are rented by households whose income is below the specified “household income limit”, and the number that are over that limit or at market rent, and the number that are vacant. This is a snapshot report taken at the end of the year. The report is divided by programs, and also details the units by type (Family, Seniors and Non-elderly singles) and the units for those with special needs.

The programs are:

- Public Housing – all former Metro Toronto Housing Authority (“MTHA”) building units, and the Limited Dividend and Geared to Income programs from the former Toronto Housing Corporation (“THC”);
- Rent Supplement – internal rent supplement including those buildings under expired operating agreements that have been transferred to rent supplement funding;

- Section 95 Municipal Non-Profits – Municipal Non-Profit program; and
- Provincial Reformed - Non-Profit program.

The elements of this statistical report as at December 31, 2020 are as follows:

TCHC has a total inventory of 58,520 units under its Operating Agreement consisting of:

- 1) 48,381 units that house rent-geared-to-income (“RGI”) tenants. The service level agreement calls for TCHC to have 52,533 rented RGI units, which when we are redeveloping a property is adjusted for demolished (and to be demolished) units that have not yet been replaced – to the current target of 51,830.
- 2) 6,554 units that house Market tenants. A market tenant could be a tenant who has initially signed a Market or an Affordable housing lease (5,546 market leases and 1,008 affordable leases), or a tenant whose household income was above the household income limit (“HIL”) (798 units) and were consequently charged Market rent. The HIL varies from \$44,000 for a bachelor unit to \$73,000 for a 4-bedroom or larger unit. Effective May 2020, TCHC stopped offering new Market rental leases.
- 3) 3,585 units that were vacant, of which 3,414 were RGI units and 171 were Market units.

### **IMPLICATIONS AND RISKS:**

The statistical report, together with the audited consolidated financial statements for the year ended December 31, 2020, provides the required reporting compliance in the Operating Agreement. TCHC was below the occupied RGI unit service level requirement as stipulated in the Operating Agreement by 3,449 units as at December 31, 2020.

The approximately 3,449 units for which TCHC is under the required target is primarily due to the following:

- a) Tenants whose income is greater than the HIL, which is beyond TCHC’s control, that are not included in the RGI count (798 units);

- b) Units unavailable to be leased pending demolition of the building due to revitalization activity at Lawrence Heights, Allenbury Gardens, 250 Davenport, Leslie Nymark and Don Summerville (424 units). These units as will be replaced over time as TCHC continues with its various revitalization initiatives;
- c) Units being temporarily held for capital repairs and accessibility modifications (332 units);
- d) Units held at 389 Church (275 units), where renovations were completed in December 2020. This property was leased to the YWCA in January 2021;
- e) Units leased to other Agencies pending transfer under the Tenants First initiative (78 units);
- f) Units being temporarily held for tenants who have to be relocated from their current units due to anticipated revitalization work (167 units);
- g) Uninhabitable units at Firgrove Crescent (140 units);
- h) Bachelor and Rooming House units that are not in demand (263 units);
- i) Units being offered, but leases have not signed (605 units); and
- j) Other vacant units excluding units being offered and vacant bachelors units (423 units), which includes units in hard to rent buildings.

The Service Manager has been made aware of this variance, and has been provided details on the variance, consistent with prior years where this variance has existed.

**SIGNATURE:**

*“Rose-Ann Lee”*

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Rose-Ann Lee  
Chief Financial Officer & Treasurer

**ATTACHMENTS:**

1. Service Manager Annual Information Return
2. Annual Information Return Compliance Certificate

**STAFF CONTACTS:**

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