

Toronto Community Housing



City Council Directions Requiring Board Attention

Item 11C

December 12, 2024

Board of Directors

Report: TCHC:2024-80

To: Board of Directors (the “Board”)

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

Date: November 12, 2024

PURPOSE:

To provide the Board with an update on TCHC-related Council decisions that require action by the TCHC Board.

RECOMMENDATIONS:

It is recommended that:

1. In accordance with Council direction under ***PH15.6 - Increasing the City's Supply of Accessible Affordable Housing*** the Board of Directors direct the President and CEO or their designate, in consultation with the Responsible Personal Accessibility in Toronto Housing Committee (R-PATH), to evaluate the feasibility of implementing an enhanced accessibility modification program as part of TCHC’s turnover renovation program, to gradually support increasing the number of accessible units within the City’s social housing portfolio, and report back with any additional authorities or financial impacts as part of future years budget process.

GCHRC:

The recommendations were approved by the GCHRC on November 12, 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 from Council meetings held on October 9 & 10, 2024 and includes all outstanding or ongoing items remaining from previous reports.

SIGNATURE:

“Ada Wong”

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
24-PH15.6	<u>PH15.6 - Increasing the City's Supply of Accessible Affordable Housing</u>	10-Oct-24	Adopted	4. City Council requests the Board of Directors of Toronto Community Housing Corporation to direct the President and Chief Executive Officer, Toronto Community Housing Corporation (“TCHC”), in consultation with the Responsible Personal Accessibility in Toronto Housing Committee (R-PATH), to evaluate the feasibility of implementing an enhanced accessibility modification program as part of TCHC’s turnover renovation program, to gradually support increasing the number of accessible units within the City’s social housing portfolio, and report back with any additional authorities or financial impacts as part of future years budget process.	Facilities Management & Finance	New Item	In accordance with Council direction, it is recommended that the Board of Directors direct the President and CEO or their designate, in consultation with the Responsible Personal Accessibility in Toronto Housing Committee (R-PATH), to evaluate the feasibility of implementing an enhanced accessibility modification program as part of TCHC’s turnover renovation program, to gradually support increasing the number of accessible units within the City’s social housing portfolio, and report back with any additional authorities or financial impacts as part of future years budget process.
24-EC14.9	<u>EC14.9 - Toronto Fire Services Career Pathways for Toronto Community Housing Residents</u>	04-Jul-24	Adopted	The committee received the report for information. This program is intended to commence in 2025 but is contingent on a request in the TCHC operating budget through the 2025 budget process.	Operations & Finance	Ongoing	The CFO will include a request for the required program funding in the 2025 operating budget.
24-EX14.3	<u>EX14.3 - Extending the Mandate of the City’s Chief Information Security Officer</u>	22-May-24	Adopted	As a City Corporation, TCHC is subject to the following directives adopted by Council: 2. City Council directs the following Agencies, and as Shareholder directs the following corporations, in collaboration with the Chief Information Security Officer, to formulate organizational cyber security frameworks aligned with: a. overarching City cyber security objectives; b. established international cyber security standards including International Organization for Standardization ISO 27001, Statement on Standards for Attestation Engagement, the International Society of Automation / the International Electrotechnical Commission, National Institute of Standards and Technology	IT Services	Ongoing	At its meeting of October 18, 2024, the Board of Directors recommended the President and CEO or their designate to: i) collaborate with the City’s Chief Information Security Officer to formulate an organizational cyber security framework that aligns with Council direction in EX14.3(2); ii) engage with the City’s Chief Information Security Officer with respect to cyber-security risk mitigation as directed by Council in EX14.3(3); iii) engage with the City’s Chief Information Security Officer in the event of a cyber security incident or data breach affecting the corporation, and to work with the Chief Information Security Officer to contain, mitigate and resolve the cyber security incident or data breach.

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				<p>NIST 800-171 and NIST 800-171A, and the Payment Card Industry Data Security Standard; and</p> <p>c. the City's Digital Infrastructure Strategic Framework.</p> <p>3. City Council directs the Boards of the Agencies, and as Shareholder directs the Boards of the Corporations set out in Part 2 above to:</p> <p>a. provide the necessary information, access, and visibility into their cyber security programs to facilitate the cyber security risk management partnership with the Chief Information Security Officer;</p> <p>b. operationalize the Chief Information Security Officer's recommendations to mitigate cyber risks identified in the cyber security risk management partnership; and</p> <p>c. engage in consultation with the Chief Information Security Officer on all initiatives that could potentially affect cyber security, including but not limited to rates of compliance, remediation plans and strategies aimed at reducing risks and promoting compliance.</p> <p>9. City Council directs the Agencies listed in Part 2 above, as a Shareholder directs the corporations listed in Part 2 above and requests the Agencies listed in Part 4 above to engage with the Chief Information Security Officer in the event of a cyber security incident or data breach affecting the agency or corporation, and to work with the Chief Information Security Officer to contain, mitigate and resolve the cyber security incident or data breach.</p>			<p><i>This item will be removed from the next tracker</i></p>

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24-PH11.7	<u>PH11.7 - Progress Update on Toronto Community Housing Corporation's (TCHC) Tenant Advisory Committee</u>	22-May-24	Amended	<p>1. City Council, as Shareholder, request the Board of Directors of Toronto Community Housing Corporation to direct the President and Chief Executive Officer of Toronto Community Housing Corporation to submit a report by the end of 2024 to the Board of Directors of Toronto Community Housing Corporation on the refreshed Tenant Engagement System and a comprehensive implementation plan, <u>and such report be forwarded for information to the first meeting of the Economic and Community Development Committee in 2025.</u></p> <p>2. City Council, as Shareholder, request the Board of Directors of Toronto Community Housing Corporation to forward the report referenced in Recommendation 1, above to City Council for information once approved by the Board of Directors of Toronto Community Housing Corporation.</p>	Operations	Work Ongoing	<p>At its meeting of October 18, 2024, the Board of Directors recommended the President and CEO or their designate to:</p> <ul style="list-style-type: none"> (i) submit a report on the refreshed Tenant Engagement System and a comprehensive implementation plan to the Board before the end of 2024; and (ii) forward a copy of the report to the Economic and Community Development Committee and City Council for their information. <p><i>This item will be removed from the next tracker</i></p>
24-MM16.49	<u>Establishing a community safety hub at Shoreham Court - by Councillor Anthony Perruzza, seconded by Mayor Olivia Chow</u>	20-Mar-24	Adopted	<p>1. City Council request the Executive Director, Housing Secretariat to expedite the release of a unit at Shoreham Court for the purposes of establishing an IHELP Community Resource Centre, using the current unit off circulation process established by the City of Toronto</p> <p>2. City Council request the Board of Directors of Toronto Community Housing Corporation to direct the President and Chief Executive Officer, Toronto Community Housing Corporation, to examine the feasibility of developing a localized community resource website to be used by both workers and volunteers at the IHELP Community Resource Centres as well as residents and community organizations in the area.</p>	Operations	Work Ongoing	<p>TCHC has designated a unit at Shoreham for the iHelp community safety hub, with City's approval. Next steps will focus on site preparation, engagement and VRP collaborations. Staff are targeting a launch of the safety hub space by end of 2024.</p>

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23-EX9.3	<u>EX9.3 - Generational Transformation of Toronto's Housing System to Urgently Build More Affordable Homes</u>	8-Nov-23	Adopted with Amendments	<p>11. City Council request the Board of Directors of Toronto Community Housing Corporation to direct the 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.</p> <p>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 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>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 Lawrence Heights Revitalization Phases II and III.</p>	Development, Finance & SPSR	Pending further action by the City	Recommendations 11 and 14 were addressed through EX10.2. Development continues to work with City staff to address Recommendation 23.

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23-MM6.35	<u>MM6.35 - Authorization to Release Section 37 Funds to Rebuild the Community Garden at 133 Broadway Avenue - by Councillor Josh Matlow, seconded by Councillor Amber Morley</u>	10-May-23	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), 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>	FM and Operations	Work Ongoing	<p>Letter of Undertaking: TCHC signed a letter of undertaking with the City on June 16, 2023 governing the use of funds and financial reporting requirements for \$50K in Sec 37 funds to be allocated towards the rebuilding of the garden.</p> <p>Community Meetings: Two community meetings were held in Nov 2023 and Jan 2024 to engage tenants on the future of the garden and receive feedback and comments from tenants on the options presented for consideration.</p> <p>Tenant Voting: A survey for tenants to vote on the two options was delivered to households the week of Feb 12th, 2024 and tenant voting completed.</p> <p>Design: D&E preparing final design based on tenant feedback.</p>
22-MM47.33	<u>MM47.33 Tenants First Status Update - by Councillor Paula Fletcher, seconded by Councillor Ana Bailão</u>	19-Jul-22	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> <p>a. the legal structure related to current Toronto Community Housing Corporation developments;</p> <p>b. financial structure overview for all current development sites; and</p> <p>c. opportunities to restructure non-development functions within Toronto Community Housing Corporation such as relocation, engagement and quality control.</p>	Development & Legal	Pending further action by the City	<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>We previously advised that the July Council update report on the City's Housing Plan would provide further clarity regarding TCHC development functions, however that report did not address the issue as anticipated. It may be addressed in a future report.</p>

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22-AU11.4	<u>Toronto Community Housing Corporation - Embedding Accountability into Service Delivery: Lessons Learned from the Audit of Contracted Property Management Services</u>	6-Apr-22	Adopted with Amendments	<p>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 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>	Operations	Work ongoing	The Board adopted the Auditor General's recommendations at its December 9, 2021 Board meeting. As of this August 1, 2024, 8 of the 11 recommendations are complete. TCHC staff are working to implement the remaining 3 recommendations and are reporting on their progress to the Auditor General's office.
21-PH29.7	<u>Lawrence Heights Revitalization – Phases 2 & 3 Interim Status & 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</p>	Development & Procurement	Work ongoing	<p>4. TCHC Development staff received approval from the Board at the July 2024 meeting to proceed with a Phase 2-only Developer RFP based on the updated financial analyses presented in the Confidential portion of the report.</p> <p>5. Complete - On March 1st the Federal Government committed to providing \$25 million to the City of Toronto towards the new Lawrence Heights Community Recreation & Childcare Centre. A Rental Housing Demolition Application for 3 & 5 Leila Lane and 31-109 Bagot Court (NY11.3) was approved by City Council in March 2024.</p> <p>8,10. TCHC will work in consultation with the Housing Secretariat, and the City's Community Benefits Team on the community benefits agreement for phase 2. Will be updated once a developer partner has been selected.</p>

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				<p>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 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>			