



## Bi-Annual Update on Tenants First

Item 9

December 12, 2024

Board of Directors

**Report:** TCHC:2024-72

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

**From:** Acting Vice President, Strategic Planning & Communications

**Date:** December 4, 2024

### 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 Transition Agreement, which was set to expire on December 31, 2024, was extended another year, and will expire on December 31, 2025. The extension was approved by the Board of both TSHC and TCHC in July 2024. This will allow time for the two corporations to work collaboratively with each other and the City to determine the parameters of the future legal agreement. The joint steering committee and the TCHC Relationship Management Office continue to oversee the implementation of the agreements. TCHC and TSHC staff teams continue to work collaboratively to manage the agreements. In 2024, the two organizations submitted a consolidated budget to the City. For 2025, the City

has directed each corporation to submit its own budget, however, significant coordination between TCHC and TSHC is occurring and will continue through ongoing joint budget discussions.

### Single Family Homes Asset Transfers

TCHC has successfully completed the transfer of all TCHC owned single family homes (761 units) as part of City Council direction ([City Council Report 2018.EX30.2](#)) to Neighbourhood Land Trust and Circle Community Land Trust, with the final addresses transferring on May 30, 2024. The only remaining transfers are agency operated properties, seven City owned properties, and rooming houses.

**Table 1: Single Family Homes Asset Transfers**

Housing Type	Completed		Transfer Pending		Notes
	Total Properties	Total Units	Total Properties	Total Units	
Agency Houses	22	99	6	48	
Rooming Houses	0	0	25	208	
Single Family Homes	674	761	7	14	Remaining transfers are City-owned.
<b>Total</b>	<b>696</b>	<b>860</b>	<b>38</b>	<b>270</b>	

From March 2022 through to September 2024, TCHC completed the transfer of 99 agency operated units across 22 properties. Of the six remaining agency operated properties, one (11 units) is scheduled to transfer by Q4 2024, one (24 units) will be delayed to Q1 2025 due to emergency capital repairs, and options are being reviewed for four properties (13 units) due to their complex nature.

There are seven properties that are owned by the City of Toronto but operated by TCHC on the Tenants First transfer list. The City and TCHC are in discussions as to how these transfers will move forward.

TCHC is working with the City's Tenants First team and the agency to transfer the 25 rooming houses (208 units). Due to the capital repair work needed, there have been delays in transferring these properties. The City has secured funding from the Canada-Ontario Community Housing Initiative

(COCHI) and Ontario Priorities Housing Initiative Program (OPHI) which has allowed the agency to complete the work needed at 5 properties. These properties are ready to transfer; however, unforeseen issues with the sewage connections have been encountered and should be resolved in Q1 2025. The City is working to secure funding for the remaining rooming houses. TCHC will continue to hold ownership and work with the City and agency until they are ready to be transferred. As per the request at the July 30, 2024 Board meeting, we will be unable to provide an update on the cost to effect repairs on the homes that are still to be transferred until the City has developed and shared the details for the remaining properties.

### **Transfer of Development Function to CreateTO**

At its meeting of July 19, 2022, City Council directed (2022.MM47.33). that further work on the transfer of TCHC Development functions to CreateTO be paused pending further review of the legal and financial structure of TCHC development sites, and opportunities for restructuring of non-development functions within TCHC.

Subsequent City Council directions in November and December 2023, in response to the City's Urgently Building More Homes mandate (2023.EX9.3 and 2023.EX10.2) identified TCHC as a key partner along with CreateTO in achieving the new target to build 65,000 units of affordable/rent-controlled housing. Council directed the Deputy City Manager of Development and Growth Services, working in collaboration with the President and CEO of TCHC, the CEO of CreateTO and the Executive Director of the Housing Secretariat/others to provide further recommendations on functional, structural and governance alignment to implement the City's housing plans in the second quarter of 2024. The anticipated report for Q2 2024 related to the governance and structural alignment between the City, CreateTO, and TCHC has been delayed. 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:**

On-going collaboration with the TSHC Board and leadership team remains extremely important. In order to determine the path forward, regular meetings between TCHC, TSHC and the City are being planned for 2025.

The asset transfer project continues to require 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 with properties that require capital work or where severances are required. Management continues to closely monitor the transfers to ensure that the project proceeds as quickly as possible and possible HST implications associated with properties that have undergone major renovations are mitigated.

**SIGNATURE:**

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