



Board of Directors

931 Yonge Street,
Toronto, M4W 2H2
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The Board of Directors (“Board”) of the Toronto Community Housing Corporation (“TCHC”) held a hybrid Public meeting on April 28, 2026 via Webex and in-person at City Hall, Council Chamber, 100 Queen Street West, commencing at 10:17 a.m.

Board Directors Present: Adele Imrie (Chair)
Marcel Charlebois
Debbie Douglas
Ubah Farah
Mary Hogan
Vinita Jajware-Beatty
Nick Macrae
Naram Mansour
Dan McIntyre
Councillor Gord Perks
Councillor Anthony Perruzza
Brian Smith

Board Directors Absent: Councillor Parthi Kandaval

Management Present: Sean Baird, President and Chief Executive Officer (“CEO”)
Nadia Gouveia, Chief Operating Officer (“COO”)
Lily Chen, Chief Financial Officer (“CFO”)
Barbara Shulman, Chief Corporate Services Officer
Yves Cheung, Chief Development Officer (“CDO”)
Kirryn Hashmi, General Counsel
Noah Slater, Vice President, Facilities Management

Melanie Martin, Interim Commissioner of Housing Equity
Katie Douglas, Legal Counsel and Director, Tenant Human Rights Program
Vidal Chavannes, Senior Director, Community Safety
Chezlie Alexander, Director, Centre for Advancing the Interests of Black People
Ceilidh Wilson, Assistant Corporate Secretary

A quorum being present, Ms. Imrie, serving as Chair, called the meeting to order, and Ms. Wilson served as recording secretary.

ITEM 1 CHAIR'S REMARKS

The Chair welcomed everyone, called the meeting to order, and noted the Land and African Ancestral Acknowledgements.

Moment of Silence for National Day of Mourning

Today is the National Day of Mourning, a day to honour those who have been killed, injured, or suffered illnesses due to a workplace incident or hazard, and to recommit to a culture of workplace safety.

The Chair noted that the Board is deeply committed to supporting management in taking steps to maintain the health and safety of TCHC employees. That work is supported by TCHC's labour partners at CUPE Local 416, CUPE Local 79 and OPSEU Local 529, Carpenters Local 27, International Trades, and the staff volunteers on TCHC's Joint Health and Safety Committees.

Annual Report and Annual Financial Statements

The Annual Report, including the Annual Financial Statements, are on today's agenda for approval. The Chair acknowledged the incredible amount of work that went into finalizing the year-end reporting, and recognized Kevin Travers and Zeeshan Jaffer from KPMG for the support they provide TCHC year-round. The Chair also recognized the TCHC team including Lily Chen, Angelet Lim, Cindy Chen, Nalaka Patabandi, Gigi Tat, and Catherine Ku.

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Completing the audit was a coordinated effort with various departments including Treasury, Accounts Payable, Property Accounting, Financial Planning and Analysis, Capital Planning, Development, and Finance.

The Chair offered thanks and congratulations for the completion of the 2025 year-end audit.

Next Surgeon Graduation

The Chair attended the Next Surgeon graduation on April 18 with Directors Hogan and Jajware-Beatty. The Next Surgeon is an ONPHA award winning program and was highlighted at City Hall last year. Over 14 weeks, through a series of workshops, interactive sessions and mentorship opportunities, students in grades 10 to 12 from minority groups living in TCHC are given a glimpse of what it is like to work in the medical field, as well as resources and guidance to help them navigate the educational requirements to support the long journey to becoming health care professionals.

This program was founded by St. Michael's Hospital and TCHC and is delivered in partnership with the University of Toronto's Office of Access and Outreach, the Temerty Faculty of Medicine, and UpSurge. The program is also supported by 911 Nurses GTA, whose generosity afforded the inaugural Next Surgeon Trailblazing Scholarship, which is awarded to a graduate each year.

The Chair thanked Arsema Berhane, Stacy Golding, and Raquel Nelson from Programs and Partnerships for their unwavering support and commitment to the young people in this program.

100 High Park Pancake Breakfast

The Chair was invited to flip pancakes at 100 High Park as part of Pancake MIX, which stands for maximizing impact through experience and is a casual employment program for tenants who are further from the labour market, while also providing a pancake breakfast for community members and promoting engagement and community spirit.

TCHC invests in a few tenants hired to lead the program, and they receive their Food Handlers certification training, customer service, and teamwork.

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This program is currently offered at the Dan Harrison complex and 10 Glen Everest Road, and they do around 12 pop up events at different TCHC communities.

The Chair thanked Stacy Golding, Cory Fender, Rosemary Pedro, and Arsema Berhane for their stewardship of this valuable program, as well as Sarah Zerihun, the local Community Services Coordinator, Mavis Asiffo, the building's Senior Superintendent, and Joseph Greer, the Manager of Community Safety and Support.

Introducing the Board's Video Feature

Board members have the opportunity to partake in exciting and positive events across the portfolio, but it is often not enough and it can be challenging for Board members to attend events that take place during the day. Given that there is so much incredible work and programming going on at TCHC, and to make it easier for the Board to hear about this work, a new video feature will be incorporated into Board meetings to highlight positive and inspiring events at the start of meetings.

Videos will showcase one program or major achievement at TCHC to help inform the Board of TCHC's ongoing efforts to build and maintain incredible, affordable, and welcoming communities that support the success of the people who live there.

Today's video includes a short clip from an open house earlier this spring at the newly opened Atkinson Co-op at 130 Augusta Street, located in TCHC's Alexandra Park community. This new building was built in partnership with TCHC and Tridel, with input and guidance from the Atkinson residents.

The Chair recognized Danielle Doody and the Digital and Branding team for their support to introduce the new video feature.

Appointment of Commissioner of Housing Equity

The Chair invited Director Hogan to make an important announcement. Director Hogan noted that Melanie Martin has been acting in an interim capacity for some time and following a competitive recruitment process, Ms. Martin is the successful candidate for the Commissioner of Housing Equity

role. There was an intensive search with many talented candidates, but Ms. Martin stood out without question.

On behalf of the Board, Director Hogan congratulated Ms. Martin on her appointment, noting that the Board looks forward to continuing to work together.

DEPUTATIONS

The Chair polled for any deputations to be heard at the meeting. The following written deputations were presented:

- Item 12B – Community Safety Unit Annual Report to Toronto Police Service Board (*Nicole Corrado*)

The following verbal deputations were presented:

- Item 5 – Business Arising from the Public Meeting Minutes and Action Items Update (*Catherine Wilkinson and Miguel Avila-Velarde*)
- Item 12B – Community Safety Unit Annual Report to Toronto Police Service Board (*Miguel Avila-Velarde and Nicole Corrado*)

ITEM 2 APPROVAL OF PUBLIC MEETING AGENDA

*Motion
carried*

ON MOTION DULY MADE by Ms. Jajware-Beatty seconded by Mr. McIntyre and carried, the Board of Directors unanimously approved:

1. the Agenda for its Public meeting of April 28, 2026; and
2. all matters on the Agenda with the exception of:
 - Item 5 – Business Arising from the Public Meeting Minutes, Action Items Update, and City Council Directions as of February 17, 2026;
 - Item 7D – Annual General Meeting Process for TCHC and its Subsidiaries;
 - Item 8A – Review of Q4 2025 Financial Results;

- Item 8B – Q4 2025 State of Good Repair Capital Budget Reconciliation;
- Item 11A – City Council Directions Requiring Board Attention;
- Item 12B – Community Safety Unit 2025 Annual Report to Toronto Police Service Board;
- Item 13 – 2021-2025 Confronting Anti-Black Racism Strategy Report and Divisional Highlights for the Centre for Advancing the Interests of Black People; and
- Item 14 – Q4 2025 Quarterly Report to Ombudsman Toronto: TCHC’s Human Rights Complaints Process.

ITEM 3 CHAIR’S POLL RE: CONFLICT OF INTEREST

The Chair requested members of the Board of Directors to indicate any agenda item with which they had a conflict of interest, together with the nature of the interest. **No conflicts were declared.**

ITEM 4 CONFIRMATION OF BOARD OF DIRECTORS’ PUBLIC MEETING MINUTES OF FEBRUARY 17, 2026

The above-captioned minutes were circulated to the Board of Directors prior to the meeting.

Motion carried **ON MOTION DULY MADE** by Ms. Jajware-Beatty, seconded by Mr. McIntyre and carried, the Board of Directors confirmed the above-captioned minutes without amendments.

ITEM 5 BUSINESS ARISING FROM THE PUBLIC MEETING MINUTES AND ACTION ITEMS UPDATE AS OF FEBRUARY 17, 2026

The above-captioned Action Items List was circulated to the Board of Directors prior to the meeting.

Verbal deputations from Catherine Wilkinson and Miguel Avila-Velarde were received in relation to this matter.

Ms. Gouveia was available to answer questions of the Board of Directors. Highlights of the discussion include:

- Operations staff are actively engaging with frontline staff, union partners, and management to develop a cooling rooms strategy for implementation by June 1. This work started a few months ago and there will be a soft launch over the May long weekend.
- Staff recently completed a full audit of the portfolio to identify where common spaces exist. In buildings where common space is not available, tenants are notified of the nearest cooling room that they can access.
- Where there are common spaces currently without cooling solutions, management will be procuring portable air conditioning units for those spaces.
- Management are working to finalize the hours of operation, with the intention of having cooling rooms available on set days with set hours, which will be communicated to tenants. In instances where the City of Toronto (the “City”) issues a heat alert, the intention is to expand hours of operation and make those rooms available during the course of the heat alert.
- A standard operating procedure is in development for how the rooms are made available and how training is deployed to staff.
- The Board raised concern that last year’s hours of operation closed the cooling rooms too early and that tenants were not consulted in the development of the cooling room strategy.
- Frontline staff were consulted based on their knowledge of the communities to identify the appropriate days and hours of operation. Management are exploring fob access for after-hours access to the cooling spaces.
- This year, the focus is on getting to the June 1 deadline and maximizing the ability to support tenants, however future state the intention is to have a more fulsome engagement process.
- The Board raised concern that there are many rules governing how tenants can use their own spaces, when the focus should be on

providing as much access as possible and then narrowing it as needed.

- It is challenging to have a one-size-fits-all approach across the portfolio and it is important for tenants to be engaged in local decision making around how their community rooms will be used and how the cooling strategy will be implemented; tenant engagement should be embedded in all of these processes.
- Some cooling locations are contingent on having staff on-site. The intention was to have the rooms open Monday to Friday at a minimum, and then looking to see where weekend access can also be achieved. The City has provided flexibility to operationalize the requirements, the details of which are still being finalized.
- The Board noted the importance of having cooling rooms available on weekends when tenants are more often home. The Board urged management to increase cooling room access to seven days a week.
- The Board cautioned management to be considerate of the fire risks associated with overloaded circuits when using plug-in or roll-up air conditioning units.
- It was suggested that where staff are not available to open the cooling spaces (e.g. after hours), that management consider engaging tenants in those responsibilities.
- Management will take the Board's feedback back to the team to determine how it can be applied to maximize access to cooling spaces while still mitigating risks and safety concerns.
- As building mechanical systems are nearing end of life, Facilities Management considers what would be required to make sure the asset is viable going into the future (e.g. electrification in order to bring cooling to the buildings).
- The City has reached out to understand the costs associated with introducing cooling to TCHC buildings, which is difficult to answer. While households could be provided with a \$500 portable unit, this would introduce electrical capacity issues. Facilities Management has explored the costs of deep retrofits required to install new windows, cladding and insulation as well as electrify and cool existing buildings, and it is estimated from \$40K to \$200K per unit.

- 50 Torbolton Drive recently underwent a deep retrofit to become Passive House certified and costs were approximately \$350K-\$400K per unit.

Motion carried **ON MOTION DULY MADE** by Mr. Smith, seconded by Ms. Jajware-Beatty and carried, the Board of Directors received the Business Arising from the Public Meeting Minutes and Action Items Update for its information.

ITEM 6 ACCESSIBILITY BUILD STANDARDS VERBAL REPORT

The above-captioned report was removed from the Board of Directors' April 28, 2026 Public Agenda.

**2025 LETTER TO THE SHAREHOLDER,
ANNUAL REPORT, AND ADDITIONAL
INFORMATION REPORTED ANNUALLY TO**

ITEM 7A THE SHAREHOLDER TCHC:2026-08

The above-captioned report was circulated to the Board of Directors prior to the meeting.

Motion carried **ON MOTION DULY MADE** by Ms. Jajware-Beatty, seconded by Mr. McIntyre and carried, the Board of Directors unanimously:

1. Approved the 2025 Letter to the Shareholder, Annual Report, and Additional Information Reported Annually to the Shareholder; and
2. Authorized the President and Chief Executive Officer (or designate) to send the 2025 Letter to the Shareholder, Annual Report, and Additional Information Reported Annually to the Shareholder to the City Manager.

**TCHC'S 2025 CONSOLIDATED AUDITED
FINANCIAL STATEMENTS AND KPMG'S
YEAR-END REPORT**

ITEM 7B TCHC:2026-09

The above-captioned report was circulated to the Board of Directors prior to the meeting.

Motion carried **ON MOTION DULY MADE** by Ms. Jajware-Beatty, seconded by Mr. McIntyre and carried, the Board of Directors unanimously:

1. Approved Toronto Community Housing Corporation's Consolidated Audited Financial Statements ("Financial Statements") for the year ended December 31, 2025;
2. Authorized the Chair of the Board of Directors and the Chair of the Building Investment, Finance and Audit Committee to sign the Balance Sheets on behalf of the Board of Directors;
3. Forwarded the signed Consolidated Audited Financial Statements and related items to the City of Toronto as Shareholder as part of the 2025 annual reporting to the Shareholder and for purposes of TCHC's Annual General Meeting; and
4. Authorized the Chief Financial Officer, or their designate, to take all other necessary actions to give effect to the above recommendations

**2025 SOCIAL HOUSING SERVICE
MANAGER ANNUAL INFORMATION
RETURN**

ITEM 7C TCHC:2026-10

The above-captioned report was circulated to the Board of Directors prior to the meeting.

Motion carried **ON MOTION DULY MADE** by Ms. Jajware-Beatty, seconded by Mr. McIntyre and carried, the Board of Directors unanimously:

1. Approved the Toronto Community Housing Corporation Social Housing Service Manager Annual Information Return for the year ended December 31, 2025, and
2. Authorized the Chair of the Board and Chair of the Building, Investment, Finance and Audit Committee to sign the Board of Directors' Declaration of the Social Housing Service Manager Annual Information Return on behalf of the Board.

ANNUAL GENERAL MEETING PROCESS

ITEM 7D FOR TCHC AND ITS SUBSIDIARIES TCHC:2026-11

The above-captioned report was circulated to the Board of Directors prior to the meeting.

Mr. Baird was available to answer questions of the Board of Directors. Highlights of the discussion include:

- As the Corporate Secretary is not yet in place, the recommendations in the report were amended to add "or designate" where there is mention of the Corporate Secretary.

Motion amended **ON MOTION DULY MADE** by Ms. Jajware-Beatty, seconded by Ms. Hogan and carried, the Board of Directors unanimously approved, as amended, the following recommendations:

1. Authorize the President and Chief Executive Officer or designate to represent the sole shareholder, Toronto Community Housing Corporation, and conduct the annual meetings of the shareholder via written resolution in the form attached as Appendix 1 for the following subsidiaries that are wholly-owned by TCHC:

- a. 2001064 Ontario Inc.;
 - b. Alexandra Park Development Corporation;
 - c. Allenbury Gardens Development Corporation;
 - d. Leslie Nymark Development Corporation;
 - e. Railway Lands Development Corporation;
 - f. Regent Park Development Corporation;
 - g. Toronto Affordable Housing Fund; and
 - h. Toronto Community Housing Enterprises Inc.;
 - i. Regent Park Development 2 Corporation ("RPDC2");
2. Authorize the Corporate Secretary, or designate, on behalf of the Board, to forward the Board's recommendation regarding the appointment of the Auditor of Toronto Community Housing Corporation for the year ending December 31, 2026 to the City Clerk for consideration by Executive Committee and City Council, once approved by the Board at its meeting of April 28, 2026;
 3. Authorize the Corporate Secretary, or designate, on behalf of the Board, to submit the Board's decisions and following materials to the City Clerk for consideration by Executive Committee and City Council, once approved by the Board at its meeting of April 28, 2026:
 - a. the Board-approved "Toronto Community Housing Corporation 2025 Annual Report", including such "Additional Information" as the City requires, including TCHC's 2025 executive compensation disclosure; and
 - b. the Board-approved "Toronto Community Housing Corporation 2025 Audited Consolidated Financial Statements" and cover report;
 4. Recommend that City Council treat that portion of the City Council meeting at which these recommendations are considered as the Annual General Meeting of the

Shareholder for Toronto Community Housing Corporation and:

- a. receive the Board-approved "Toronto Community Housing Corporation 2025 Annual Report including such "Additional Information" as the City requires, including TCHC's 2025 executive compensation disclosure;
 - b. receive the Board-approved "Toronto Community Housing Corporation 2025 Audited Consolidated Financial Statements" and cover report to the Board; and
 - c. appoint KPMG LLP as the Auditor of Toronto Community Housing Corporation for fiscal year 2026, and authorizing the Board of Directors of Toronto Community Housing Corporation to set the fee of the Auditor; and
5. Authorize the President and Chief Executive Officer and the Corporate Secretary, and their respective designates, to take all actions and execute all necessary documents to implement the above recommendations.

ITEM 8A REVIEW OF Q4 2025 FINANCIAL RESULTS TCHC:2026-12

The above-captioned report was circulated to the Board of Directors prior to the meeting.

Ms. Chen was available to answer questions of the Board of Directors. Highlights of the discussion include:

- Bullet #3 in the report's recommendations was amended to tie the \$24M to the previous approval granted through the budget, and to note that this report includes the \$7.4M for the reallocation for the Facilities Management budget, which is not being approved by the Board.

Motion amended **ON MOTION DULY MADE** by Ms. Jajware-Beatty seconded by Mr. Macrae and carried, the Board of Directors unanimously approved, as amended, the following recommendations:

1. Approve a \$9,719,350 one-time contribution to the Capital Risk Reserve Fund in order to maintain a healthy reserve fund balance for future State of Good Repair capital renewal requirements;
2. Approve a \$9,091,000 annual contribution to the Sinking Fund that was included in the 2025 Approved Operating Budget; and
3. Approve the withdrawal of \$24,183,948 from the Capital Risk Reserve Fund to fund TCHC's portion of the State of Good Repair Capital plan contribution related to the 2024 State of Good Repair capital spend, which was previously approved through the Board-approved capital budget, excluding \$7,433,019 related to reallocation not previously approved by the Board.

Q4 2025 STATE OF GOOD REPAIR
ITEM 8B CAPITAL BUDGET RECONCILIATION TCHC:2026-21

The above-captioned report was circulated to the Board of Directors prior to the meeting.

Ms. Chen and Mr. Slater were available to answer questions of the Board of Directors. Highlights of the discussion include:

- The recommendations in this report were amended to have the Board receive the report for information.
- The work of the cross-divisional working group is ongoing as it relates to tracking and monitoring the spend for the Demand General Repairs program as well as other demand capital programs.

- There is some lagging in terms of the actual financial results, which tend to be available approximately three weeks from the last day of the previous month, which was further extended to a four to five-week lag with the year-end reconciliation.
- In terms of improvements, Facilities Management are able to pull the actual jobs on an ongoing basis and reconcile them back to the financial results, and Finance is looking at potentially revamping some reports to ensure the two can tie as closely as possible. Finance is also drilling down and tying individual funding for planned and energy projects at the project and job level rather than at the aggregate level to track and monitor spending more closely. Finally, the process will change to have staff review the trending work order spend from the prior year and current year to more accurately forecast spending.
- Adding rigor is important for both the Board and management as without accurate information, it is challenging to make good decisions.
- There is a natural delay in how work orders are reported and reconciled given that there are thousands of work orders working their way through the system, which unfortunately manifests through the year-end reconciliation process. This has been an ongoing challenge for many years, however this year's reconciliation is much smaller than previous years, indicating that things are moving in the right direction.
- One other approach to consider is to allocate a greater contingency up front given that the system naturally has a significant delay built into it.

Motion amended **ON MOTION DULY MADE** by Ms. Jajware-Beatty seconded by Mr. Macrae and carried, the Board of Directors received Report TCHC:2026-21, being the Q4 2025 State of Good Repair Capital Budget Reconciliation report, for information.

VENDOR AWARD: CONSTRUCTION
SERVICES FOR ST. JAMES TOWN PUBLIC
ITEM 9 REALM AND OPEN SPACE PROJECT TCHC:2026-13

The above-captioned report was circulated to the Board of Directors prior to the meeting.

Motion carried **ON MOTION DULY MADE** by Ms. Jajware-Beatty, seconded by Mr. McIntyre and carried, the Board of Directors unanimously:

1. Approved the award of work to Restorex Contracting Ltd. for \$14,783,974.40 (exclusive of taxes) for construction services, landscape improvements and garage restoration at 200 Wellesley Street East based on the outcome of Request for Proposal 24026;
2. Approved an increase to the 2026-2035 Capital Budget and Plan for State of Good Repair by \$6,757,343.94, with cashflow of \$3,337,171.97 in 2026, \$1,502,586.01 in 2027, \$257,586.18 in 2028, and \$1,659,999.78 in 2029, in the OSSJ – Open Space St. Jamestown envelope for the 200 Wellesley Street East project, funded by the City of Toronto’s Parks and Recreation; and
3. Authorized the Vice President, Facilities Management, or their designate, to execute an agreement with the recommended proponent and execute all necessary documents to give effect to the above recommendations.

ITEM 10 BIFAC CHAIR’S REPORT

VERBAL REPORT

No comments or remarks were received from the BIFAC Chair.

**UPDATE ON CONTRACT GOVERNANCE
AND FINANCIAL RECONCILIATION OF**

ITEM 10A DEMAND PROGRAMS

TCHC:2026-14

The above-captioned report was circulated to the Board of Directors prior to the meeting.

Motion carried **ON MOTION DULY MADE** by Ms. Jajware-Beatty, seconded by Mr. McIntyre and carried, the Board of Directors received Report TCHC:2026-14, being the Update on Contract Governance and Financial Reconciliation of Demand Programs report, for information.

**CHANGE ORDER: DEMAND PLUMBING
ITEM 10B PROGRAM** TCHC:2026-15

The above-captioned report was circulated to the Board of Directors prior to the meeting.

Motion carried **ON MOTION DULY MADE** by Ms. Jajware-Beatty, seconded by Mr. McIntyre and carried, the Board of Directors unanimously:

1. Approved a change order of up to \$27,482,519.91 (exclusive of taxes) under RFP 22037 for plumbing related maintenance services to the following vendors (for 2026 and 2027):
 - a. Bomben Plumbing & Heating Ltd.
 - b. Carmar Mechanical Inc.
 - c. Firenza Plumbing & Heating Ltd.
 - d. Midsteel Mechanical Ltd.;
 - e. Capital PH Ltd.; and
2. Authorized the Vice President of Facilities Management, or their designate(s), to take the necessary actions and execute all necessary documents to give effect to the above recommendation.

ITEM 11 GCHRC CHAIR'S REPORT VERBAL REPORT

No comments or remarks were received from the GCHRC Chair.

CITY COUNCIL DIRECTIONS REQUIRING
ITEM 11A BOARD ATTENTION TCHC:2026-16

The above-captioned report was circulated to the Board of Directors prior to the meeting.

Ms. Shulman was available to answer questions of the Board of Directors. Highlights of the discussion include:

- There can be financial pressures, including staffing costs, associated with the directives from City Council but each request needs to be reviewed on a case-by-case basis to determine those implications. This was discussed by the Governance, Communications and Human Resources Committee and management are exploring how to incorporate the financial impact of the directives in the reporting shared with the Board.
- There may be staffing costs, programming costs, design costs, etc. associated with the directives, which management will endeavour to quantify for the Board's consideration.
- Operations provides quarterly reporting to the Auditor General's ("AG") office via their online portal where management are able to submit updates on action taken against their recommendations. In parallel, Operations management are working with Internal Audit to report on progress against Internal Audit's outstanding recommendations.
- It would be challenging for management to report through the Board prior to submission to the AG's office as management interacts with the AG in an open, ongoing manner wherein a variety of pieces of evidence are submitted throughout the year. The AG then does an annual reconciliation process to test the evidence submitted by TCHC and indicate whether they believe the recommendations have been satisfied based on the evidence provided. This takes place as an iterative, back-and-forth process.
- The remaining seven recommendations are expected to be completed in Q4 2026 and it is anticipated that the AG's office will begin testing the evidence submitted in Q1 2027.
- Given that the AG initially presented their recommendations to the Board, it was recommended that the conclusion of their work should

be reported through the Building Investment, Finance and Audit Committee.

Action item: Following the conclusion of the Auditor General’s report, provide a close-out report to the Building Investment, Finance and Audit Committee.

Motion carried **ON MOTION DULY MADE** by Ms. Jajware-Beatty, seconded by Ms. Hogan and carried, the Board of Directors received Report TCHC:2026-16, being the City Council Directions Requiring Board Attention report, for information.

ITEM 12 TSC CHAIR’S REPORT **VERBAL REPORT**

No comments or remarks were received from the TSC Chair.

**OFFICE OF THE COMMISSIONER OF
HOUSING EQUITY (“OCHE”) BI-ANNUAL
ITEM 12A UPDATE – JULY TO DECEMBER 2025** **TCHC:2026-17**

The above-captioned report was circulated to the Board of Directors prior to the meeting.

Motion carried **ON MOTION DULY MADE** by Ms. Jajware-Beatty, seconded by Mr. McIntyre and carried, the Board of Directors received Report TCHC:2026-17, being the Office of the Commissioner of Housing Equity (“OCHE”) Bi-Annual Update for the period of July 1 to December 31, 2025, for information.

**COMMUNITY SAFETY UNIT 2025 ANNUAL
REPORT TO TORONTO POLICE SERVICE
ITEM 12B BOARD** **TCHC:2026-18**

The above-captioned report was circulated to the Board of Directors prior to the meeting.

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A written deputation from Nicole Corrado was received in relation to this matter and was circulated to the Board of Directors prior to the meeting.

Verbal deputations from Miguel Avila-Velarde and Nicole Corrade were received in relation to this matter.

Ms. Gouveia and Mr. Slater were available to answer questions of the Board of Directors. Highlights of the discussion include:

- TCHC's units are not universally soundproofed. There is an accommodation process that tenants would need to go through to determine specific accommodation requirements, which involves providing medical documentation and other supporting information. These decisions are made on a case-by-case basis.
- To management's knowledge, there is one soundproofed unit in the TCHC portfolio, which is a pilot and is likely allocated as a result of an accommodation.
- Directors noted that they were surprised that the report did not include a year-over-year comparison. This report reflects a standardized report template from the Toronto Police Service Board ("TPSB") that TCHC is required to submit annually. The format and content reflects the information requested by the TPSB.
- The Board receives a separate annual report that provides more extensive information related to the work of the Community Safety Unit ("CSU"), and the Tenant Services Committee also receives regular updates through the quarterly Operations Performance Measures report.
- There were 4,277 calls for service to the Bleecker community in 2025, which raised concerns for the Board, particularly given the concentrated efforts of the Violence Reduction Program. This community and some adjacent properties are a focus as part of the Community Safety and Wellbeing Strategy and will require a coordinated effort between internal TCHC teams and external partners to reduce the number of calls.

Motion carried **ON MOTION DULY MADE** by Ms. Hogan, seconded by Mr. McIntyre and carried, the Board of Directors received Report TCHC:2026-18, being the Community Safety Unit 2025 Annual Report to Toronto Police Service Board, for information.

**2021-2025 CONFRONTING ANTI-BLACK
RACISM STRATEGY REPORT AND
DIVISIONAL HIGHLIGHTS FOR THE
CENTRE FOR ADVANCING THE
INTERESTS OF BLACK PEOPLE**

ITEM 13 TCHC:2026-19

The above-captioned report was circulated to the Board of Directors prior to the meeting.

Mr. Alexander was available to answer questions of the Board of Directors. Highlights of the discussion include:

- There have been improvements in staff's knowledge and awareness of how racism manifests, and the Board noted their interest in receiving the same type of training either as part of a regularly scheduled Board meeting or via a dedicated session led by the Centre for Advancing the Interests of Black People (the "Centre").
- The Centre has shifted its gaze from understanding how anti-Black racism manifests towards understanding what it means to be facilitative of Black tenants thriving as they live in TCHC. This will involve the Board in both understanding and informing the work.
- One in six Black Torontonians live in TCHC and 42% of the TCHC tenant population is Black.
- The Board is looking into confronting anti-Black racism training as it has been a long time since the last training took place. Mr. Alexander is helping with this.
- The Board noted that they would welcome more regular updates from the Centre.

TERMINATION

A motion to adjourn the meeting was moved by Ms. Jajware-Beatty and seconded by Mr. Mansour. The Board of Directors resolved to terminate the Public meeting at 11:41 a.m.

Secretary

Chair, Board of Directors