

TCHC Housing info requests:

Names and addresses of affected tenants

- Cannot be provided as it is personal information protected under MFIPPA.

Copies of rental agreements

- Cannot be provided as it is personal information protected under MFIPPA.

Copies of covenants

Information of lease-for-life provisions

- The addresses are 3 Hubbard lower, 9 Hubbard lower, 9 Hubbard upper, 4 Wineva upper

Tenant engagement strategy, tax breaks for each property.

- Toronto Community Housing pays property tax.
- We contacted the affected tenants by telephone and/or in person.

Fragedakis (as per her note)

- Does the conversion of rental housing to non-rental housing contravene any City by-laws or even the OP

- If they were to be converted the purchaser would need to comply with the OP and by-law.

- Which tenants would be protected if we were to convert rental housing to non-rental housing?

Include names (if legal) and corresponding addresses.

- Cannot be provided as it is personal information protected under MFIPPA.

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It has been reported that TCHC requires approx \$650M in capital repair costs – provide documents showing the costs and the corresponding properties.

- The capital repair backlog is how much money Toronto Community Housing needs to invest in repairs to bring the company's housing up to a "fair" condition as defined by housing industry standards.
- Toronto Community Housing inherited the problem when the provincial government downloaded a large, aging housing stock onto the city in 2001 without the funding to bring the buildings up to an acceptable standard.
- The backlog has grown from \$350 million in 2008, despite Toronto Community Housing having made large investments in repairs over the past three years. This is because new repair needs arise every year, and these new needs have outpaced the company's ability to invest.
- For example, we invested \$131.7 million in capital repairs in 2008, and the backlog grew to \$498 million from \$350 million. Why? Because \$280 million in new repair needs arose during the year, in addition to the \$218 million in unfunded needs. This same pattern occurs year after year.
- The company is taking action to address the backlog, including:
 - Investing in capital repairs where the need is greatest
 - Revitalization of some of our oldest and largest communities
 - Seeking approval to sell 22 single-family houses to raise more than \$16 million for repairs
 - Investing in environmental retrofits that reduce operating costs and free up money for repairs

- Capital repairs continue to be a serious challenge for Toronto Community Housing. In 2011, the company's only source of funding for capital repairs is its operating budget. Without significant levels of additional funding from other sources, including the provincial government and the city of Toronto, we will continue to fall behind in bringing our housing portfolio up to a fair standard.
- Continuing to fund capital repairs at current levels will result in the backlog surpassing \$1 billion by 2015.

	2007	2008	2009	2010	2011
Capital Needs at Opening (in \$M)	283.7	321.8	486.8	612.1	647.3
Investment (in \$M)	121.4	122.6	174.4	164.8	120.3
Special (Government) Funding	0.0	32.7	81.3	78.5	40.0
TCHC Capital Spending	121.4	89.9	93.1	86.3	80.3
Deferred Capital Needs (\$M)	162.3	199.2	312.4	447.3	527
New Needs in next year (\$M)	159.5	287.6	299.7	200	175.9
Opening Need for following Year	321.8	486.8	612.1	647.3	702.9

Perks

- Listing of market value assessments for the properties

Street #	Address	Ward	Assessed Value Jan 1 2008
227	Crawford St.	19	\$ 800,000
229	Crawford St.	19	\$ 800,000
237	Crawford St.	19	\$ 800,000
761	Crawford St.	19	\$ 419,000
789	Crawford St.	19	\$ 450,000
406	Davisville Ave.	22	\$ 461,000
6	Ellerbeck St.	29	\$ 775,000
8	Ellerbeck St.	29	\$ 698,000
10	Ellerbeck St.	29	\$ 628,000
19	Geneva Ave.	28	\$ 598,000
3	Hubbard Blvd.	32	\$ 970,000
5	Hubbard Blvd.	32	\$ 958,000
7	Hubbard Blvd.	32	\$ 963,000
9	Hubbard Blvd.	32	\$ 953,000
161	Indian Grove	14	\$ 399,000
185	Logan Ave.	30	\$ 431,000
96	Marchmount Rd	21	\$ 447,000
15	Milverton Blvd.	29	\$ 391,000
13	Trefann St.	28	\$ 368,000
2	Wineva Ave.	32	\$ 863,000
4	Wineva Ave.	32	\$ 863,000
6	Wineva Ave.	32	\$ 863,000
			\$ 14,898,000

- Current rental income for each property

227 Crawford St	\$ 1,524.00
229 Crawford St	\$ 1,989.00
237 Crawford St	\$ 1,532.00
761 Crawford St	\$ 150.00
2 Wineva Lower	\$ 1,313.00
3 Hubbard Lower	\$ 1,149.00
4 Wineva Upper	\$ 1,171.00
9 Hubbard Lower	\$ 1,172.00
9 Hubbard Upper	\$ 1,175.00
161 Indian Grove	\$ 1,199.00
96 Marchmount Rd	\$ 1,422.00
19 Geneva	\$ 1,291.00
10 Ellerbeck	\$ 489.00
6 Ellerbeck	\$ 180.00
8 Ellerbeck	\$ 1,000.00

- Copy of Appendix B of report

- We do not know what this is
- Assessment of repairs and cost of outstanding repairs.
 - o \$28,000 was spent in 2010 on repairs.

Vaughan – outstanding work orders, current occupancy data, property data maps, heritage status of properties, including easement agreements registered, and which properties are listed.

Matlow – if properties are sold, what happens to current leases

- If the tenant does not move the lease remains with the new owner as the landlord.

Fletcher – covenant documents for each property (acceptable even if names redacted)

- copies of signed agreements with tenants
- Houselink agreements
 - These are in the local office and not available in the time allowed.
- list of which Housing providers are in discussion with TCHC to take over the properties, at which time and in which manner these providers were informed there was no longer a re-use process
 - This cannot be provided as it is covered by privacy legislation.
- easy track yearly inspection for last 5 years
 - Attached as a spreadsheet.
- copies of correspondence between the current CEO and Board of Directors' on the policy on the sale of these houses dated January 30, 09, which she distributed

Moeser – 2011 values of the properties

- Assessed value above.
- legal encumbrances against any of the properties, and legal implications
 - o Not aware of any.

McConnell – the Solicitor to provide any legal advice given on the required OP amendments respecting the loss of rental housing

- requirements around the removal of subsidized and supportive housing contained in the OP
- if sale proceeds, would Council be in violation, would any financial penalties result
- listing of all properties under rental protection

Shiner – review with Clerk, Solicitor and Integrity Commissioner what parts of the information are in the purview of Council.

- Are the questions/answers within Council's authority.

Wong-Tam (as per her note)

- Legal opinion on each property, affects and impacts

- 3 letters of Opinion of Value or 3 appraisal reports for each property

- Itemized and time referenced Disposition Strategy for the 22 houses

- Produce a Building Assessment Report for each of the 22 houses

Count of EasyTrac# = Total Number of EasyTracs created
 Sum of Count Work Orders = Number of Work Orders created

Total regardless of status

Status Description	(All)
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Building Address	year Data												Total Count of Easy Trac#	Total Sum of Count Wos
	2006		2007		2008		2009		2010		2011			
	Count of Easy Trac#	Sum of Count Wos	Count of Easy Trac#	Sum of Count Wos	Count of Easy Trac#	Sum of Count Wos	Count of Easy Trac#	Sum of Count Wos	Count of Easy Trac#	Sum of Count Wos	Count of Easy Trac#	Sum of Count Wos		
10 ELLERBECK ST	8	17	15	20	15	16	10	14	12	16	3	1	63	84
13 TREFANN ST	1	0	1	1	4	3	9	10	6	3	2	2	23	19
15 MILVERTON BL	10	9	9	2	3	3	3	2	3	2	7	4	35	22
161 INDIAN GRV	14	10	8	3	6	4	11	14	6	4	1	1	46	36
185 LOGAN AV	14	2	4	1	8	6	8	4	2	2			36	15
19 GENEVA AV	4	2	5	3	7	2	10	1	4	1	5	4	35	13
2 WINEVA (LOWER) AV	12	12	5	1	13	12	9	10	6	4	9	12	54	51
227 CRAWFORD ST	9	10	4	5	9	6	3	2	13	11	22	20	60	54
229 CRAWFORD ST	10	9	12	6	18	7	9	2	15	12	1	1	65	37
237 CRAWFORD ST	20	26	16	15	33	16	17	13	8	9	3	2	97	81
3 HUBBARD (LOWER) BL	6	4	11	15	16	14	10	10	6	6	4	3	53	52
4 WINEVA (LOWER) AV	1	0	5	4	7	2	2	2	5	4	3	3	23	15
406 DAVISVILLE AVE	4	7	5	5	11	15	15	4	10	10			45	41
5 HUBBARD (LOWER) BL	17	4	4	5	5	2			2	4	3	2	31	17
6 ELLERBECK ST	6	5	9	5	11	11	10	9	11	7	4	4	51	41
6 WINEVA (LOWER) AV	2	2	7	7	6	7	3	2	3	1			21	19
7 HUBBARD (LOWER) BL			3	2	1	0			1	1	2	1	7	4
761 CRAWFORD ST	25	8	24	12	28	10	10	7	14	4	14	9	115	50
789 CRAWFORD ST	7	10	2	3	7	11	13	4	5	3			34	31
8 ELLERBECK ST	1	1	1	1	7	10	2	6	4	3	2	3	17	24
9 HUBBARD (LOWER) BL	3	2	2	2	10	10	11	11	10	9	7	5	43	39
96 MARCHMOUNT RD	7	4			7	8	5	6	4	3	1	1	24	22
Grand Total	181	144	152	118	232	175	170	133	150	119	93	78	978	767

Count of Easy Trac#	year						Grand Total
Building Address	2006	2007	2008	2009	2010	2011	Grand Total
10 ELLERBECK ST	8	15	12	9	11	2	57
13 TREFANN ST	1	1	4	8	6	1	21
15 MILVERTON BL	10	9	3	2	3	6	33
161 INDIAN GRV	14	8	6	10	5		43
185 LOGAN AV	14	4	8	7	2		35
19 GENEVA AV	4	5	7	9	4	4	33
2 WINEVA (LOWER) AV	12	5	13	5	2	7	44
227 CRAWFORD ST	9	4	9	2	12	20	56
229 CRAWFORD ST	10	12	16	8	13	1	60
237 CRAWFORD ST	20	16	27	14	7	3	87
3 HUBBARD (LOWER) BL	6	11	14	7	4	2	44
4 WINEVA (LOWER) AV	1	5	5	2	5	2	20
406 DAVISVILLE AVE	4	5	11	15	8		43
5 HUBBARD (LOWER) BL	17	4	4		2	2	29
6 ELLERBECK ST	6	9	11	9	10	4	49
6 WINEVA (LOWER) AV	2	7	6	3	3		21
7 HUBBARD (LOWER) BL		3	1		1	2	7
761 CRAWFORD ST	25	24	26	10	13	14	112
789 CRAWFORD ST	7	2	7	13	5		34
8 ELLERBECK ST	1	1	7	2	4	2	17
9 HUBBARD (LOWER) BL	3	2	5	8	7	4	29
96 MARCHMOUNT RD	7		7	5	4	1	24
Grand Total	181	152	209	148	131	77	898
Grand Total created	181	152	232	170	150	93	978
Percentage Closed	100%	100%	90%	87%	87%	83%	92%

Total Outstanding

Status Description	Open
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Count of Easy Trac#	year					Grand Total open
Building Address	2008	2009	2010	2011		Grand Total open
10 ELLERBECK ST	3	1	1	1		6
13 TREFANN ST		1		1		2
15 MILVERTON BL		1		1		2
161 INDIAN GRV		1	1	1		3
185 LOGAN AV		1				1
19 GENEVA AV		1		1		2
2 WINEVA (LOWER) AV		4	4	2		10
227 CRAWFORD ST		1	1	2		4
229 CRAWFORD ST	2	1	2			5
237 CRAWFORD ST	6	3	1			10
3 HUBBARD (LOWER) BL	2	3	2	2		9
4 WINEVA (LOWER) AV	2			1		3
406 DAVISVILLE AVE			2			2
5 HUBBARD (LOWER) BL	1			1		2
6 ELLERBECK ST		1	1			2
761 CRAWFORD ST	2		1			3
9 HUBBARD (LOWER) BL	5	3	3	3		14
Grand Total open	23	22	19	16		80
Grand Total created	232	170	150	93		978
Percentage Open	10%	13%	13%	17%		8%

Total EasyTracs created by Subject for 22 Homes

Status Description	(All)
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Count of Easy Trac#	year						Grand Total
Subject Description	2006	2007	2008	2009	2010	2011	Grand Total
Account Balance / Issues	7	6	3	14	1	2	33
Account Inquiry		4	2	1			7
Account-Adjustment/Charges Issues	2			1	1		4
Account-PAP Issues		2					2
Alarm Monitoring Dispatch		1			1		2

Appliances	4	2	6	6	2	3	23
Call Transferred Directly	28	13	11	4	6	5	67
Caller requesting Information	12	10	41	33	23	7	126
CallLink Agent			3	2	1		6
Carpentry	4	3	2	2	2	2	15
Change Transfer Info					1		1
CIM					1		1
CIM - System Errors	1						1
City Councillor					1	1	2
Complaints-Anti-Social Behaviour	5						5
Complaints-Bldg not maintained/cleaned properly	1	8	2				11
Complaints-Building	2	1	2		2	2	9
Complaints-Building Exterior in disrepair		3			3		6
Complaints-Building in general disrepair	1						1
Complaints-Building service unavailable/inadequate		1		1	2		4
Complaints-Building Staff			1	1	1		3
Complaints-CHU staff			1				1
Complaints-Contractors				2		2	4
Complaints-Staff			1			1	2
Complaints-Tenants	5	3	3	1			12
Contractor/Vendor/Utilities Calling					2		2
Designated Substances-Mould/Mildew			1		1		2
Document Requests	4		4		1		9
Document-Income Tax Letter	2	1	2	1	1	1	8
Document-Rent Letter		1		1			2
Domestic Hot Water:			1		1		2
Doors				2			2
Doors/Locks	5	6	9	5	6	6	37
Drains				1			1
Electrical	10	8	8	6	5	5	42
Electrical Safety Deficiencies				1			1
Electrical -Unit Repairs	1						1
Emergency-Fire Department	1		2				3
Emergency-Other	2						2
Environmental	6		2	2	1		11
Fire Equipment-Fire Extinguishers			1				1
Fire Equipment-Main Fire Alarm Panel			1				1
Grounds/Hard Surfaces	3	6	17	4	6	3	39
Grounds-Hard Surfaces					1		1
Grounds-Landscaping				1			1
Grounds-Lawn/Tree/Shrub Maintenance		2	7	1	8		18
Heating Issues					4	6	10
Heating Systems		7					7
Heating-Boilers	2	3			2	1	8
Heating-Furnaces	1	2	3	5	2	1	14
Heating-PTAC (Package Thermal Air Conditioning)					1		1
Hot Water Issues					3	2	5
Housekeeping-Chutes/Compactors/Bins						1	1
Housekeeping-Janitorial			1		1		2
HVAC-Ventilation				1			1
Inquiries - Media					1		1
InquiriesOther Agency/Worker				2			2
Inquiries-Political Worker					2		2
Janitorial	1	1		3	2	1	8
Legal Issues				2			2
Legal-Arrears Letter		1			1		2
Legal-Notice To Vacate Early				1			1
Legal-Tribunal	1						1
Life Safety Systems	1	1	1	1	2	3	9
Loss of Subsidy				1	1		2
MLS - General			1		1		2
MLS - Order						2	2
Move In/Out				1			1
Move In-View Unit			1				1
Move Out - UT			1				1
Move Out Notice				4			4

Move-Keys				1			1
Multiple Repairs	10	6	11	8	8	7	50
Mutiple Repairs					1		1
Other Agency			1				1
Parking			1		1		2
Parking Complaints					1	1	2
Pest Control			5	5	5	1	16
Pests-Ants-Large		1					1
Pests-Bedbugs		2					2
Pests-Cockroaches			2				2
Pests-Mice	8	5	3				16
Pests-Stinging Insects			1				1
Pests-Termites		1	1				2
Plumbing	27	17	19	18	11	14	106
Plumbing-Leaks		1		3			4
Plumbing-Plugged Sink or Drain				2			2
Plumbing-Toilet			1				1
Pressure Vessels/Storage Tanks					1		1
Public Health - Visit			1				1
Rent Calculation Info	1	1	1	1	1		5
RGI/Market Rent Process			3	2	3		8
Roof - Repairs & Inspection	1	3					4
Roof / Eavestrough / Siding	1			2	1		4
Roofing	2	4	8	3	4	2	23
Scattered Houses Inspection Program	2		1				3
Scheduling-Any Pests (urgent)		2					2
Siding - Exterior Walls						1	1
Smoke Alarm/CO Alarm (in-suite)					1		1
Snow Removal/De-icing		2	20	3			25
Transfer Status Inquiry				1	1		2
Transfers				1		1	2
Unit Refurbishment						1	1
Vendor-Invoice Inquiries						1	1
Ventilation			2			1	3
Violations			1				1
Walls	5	2	4	1	3		15
Waste Management				1	2		3
Wildlife-Animal-Other		1					1
Wildlife-Racoons	2	2					4
Wildlife-Squirrels	4	5	1				10
Windows/Screens	2		1	1		3	7
z-Other	4	1	3	3	2	3	16
Grand Total	181	152	232	170	150	93	978