



Board of Directors

931 Yonge Street
Toronto M4W 2H2

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The Board of Directors of the Toronto Community Housing Corporation met on January 30, 2009 in the Ground Floor Boardroom at 931 Yonge Street, Toronto at 1:38pm.

Directors present: Mr. David Mitchell, Chair
Ms. Zahra Dhanani
Councillor Paula Fletcher
Councillor Suzan Hall
Ms. Michelle Joseph
Mr. Greg Kalil
Mr. Dan King
Ms. Carol Osler
Councillor Anthony Perruzza
Ms. Sheerin Sheikh
Mr. Ron Struys
Ms. Catherine Wilkinson

Regrets: Councillor Giorgio Mammoliti
Ms. Michelle Joseph

Also present: Mr. Derek Ballantyne, Chief Executive Officer
Mr. Harold Ball, Vice President, Human Resources
Mr. Gordon Chu, Chief Financial Officer and Treasurer
Mr. Ian Fichtenbaum, Director Asset Management
Mr. John Fox, General Counsel - Development
Ms. Kristin Jenkins, Vice President, Public Affairs and Communications
Mr. Hugh Lawson, Director Corporate Governance
Ms. Keiko Nakamura, Chief Operating Officer
Mr. Howie Wong, General Counsel

The Chair, Mr. David Mitchell called the meeting to order, and Elora Nichols served as recording secretary.

DECLARATION OF CONFLICT OF INTEREST

The Chair requested members of the Board of Directors to indicate any Public Agenda Item in which they had a conflict of interest, together with the nature of the interest. None were declared.

**MINUTES CONFIRMATION OF PUBLIC MINUTES OF THE TORONTO
COMMUNITY HOUSING CORPORATION FOR DECEMBER 8, 2008**

Motion carried **ON MOTION MADE** by Councillor Suzan Hall, seconded by Ms. Carol Osler:

the Board of Directors adopted the above-captioned minutes without amendment.

APPROVAL OF PUBLIC AGENDA

Motion carried **ON MOTION MADE:**

the Agenda was amended by moving Items 1A “Presentation respecting Branding” and Item 7 “West Don Lands Update” to the *in camera* portion of the agenda.

**ITEM 1 REAL ESTATE ASSET INVESTMENT STRATEGY
UPDATE TCHC:2009-15**

Motions carried The Board of Directors had before it the above-captioned report (TCHC:2009-15) from the Chief Executive Officer recommending that the Board of Directors:

- (1) that the CEO report to the Board of Directors, within six (6) months, on an implementation plan for the sale and replacement of up to 371 housing units as identified in the Real Estate Asset Investment Strategy as presented to the Board and:
 - a) provide options and feasibility for the re-use of properties for low and moderate income purposes, including partnership opportunities;
 - b) that a plan that outlines the options and opportunities for re-housing tenants in properties that are designated for sale and replacement including consideration of special needs;

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- c) that a tenant engagement and communication strategy be implemented for those tenants living in units that will be sold; and
 - d) that the financial impact for Toronto Community Housing in each option be presented.
- (2) that staff be authorized to proceed with the repair and re-use of properties currently vacant and designated for re-use as Toronto Community Housing units.

DEPUTATIONS:

The following deputations were made respecting Item 1:

Ms. Ann Fitzpatrick - Housing Action Now
Ms. Kaye Bromfield - SOS Committee
Ms. Rosie Da Silva - Save our Homes
Mr. Rick Davies - Tenant
Ms. Karen S. Bach, Director -Yonge Street Mission's Evergreen Centre for Street Youth
Ms. Pat McKendry - tenant
Ms. Melanie Peters – tenant
Ms. Susan Gapka – tenant representative
Ms. Susan Gauvin - tenant
A written deputation from Mr. Bryan McCarey was distributed

The Chair, on behalf of the Board thanked the deputants for addressing the Board.

ON MOTION MADE by Ms. Sheerin Sheikh, seconded by Mr. Greg Kalil:

the Board of Directors adopted the report without amendment.

ITEM 2 **PROPOSED 2009 SCHEDULE FOR BOARD OF DIRECTORS AND COMMITTEE MEETINGS** TCHC:2009-17

Motions carried as amended.

The Board of Directors had before it the above-captioned report (TCHC:2009-17) from the Chief Executive Officer recommending that the Board of Directors approve the proposed meeting dates for the Board of Directors and Committees of the Board for 2009 as identified in the attachment.

ON MOTION MADE by Mr. Ron Struys, seconded by Ms. Sheerin Sheikh, the Board of Directors made a further recommendation as follows:

“that the Secretary canvas the Board for availability for 4 Workshops in 2009, that the September 25 and November 6 Board meetings be rescheduled to 1:30pm and the revised Board dates be distributed to the Board”

and adopted the report as so amended.

ITEM 3 **ATTENDANCE AT 2009 CONFERENCES** TCHC:2009-13

Motions carried

The Board of Directors had before it the above-captioned report (TCHC:2009-13) from the Chief Executive Officer recommending that the Board of Directors:

- (1) direct the Corporate Secretary to poll the Board for interested members for each conference;
- (2) direct the Chair to assign conference spots to directors based on interest, previous conference attendance, availability and budget;
- (3) approve a budget of \$38,000, for conference attendance in 2009 and a per diem of USD \$65 per day for international conferences, CND \$55 per day for Canadian conferences per Director in addition to conference registration, travel and accommodation where required; and
- (4) authorize the appropriate Toronto Community Housing staff to give effect to the above approvals.

ON MOTION MADE by Mr. Ron Struys, seconded by Councillor Suzan Hall:

the Board of Directors approved the report without amendment.

ITEM 4 COMMUNITY MANAGEMENT PLAN – TCHC:2009-16
OUTCOMES AND MEASURES

*Motions
carried*

The Board of Directors had before it the above-captioned report (TCHC:2009-16) from the Chief Executive Officer recommending that the Board of Directors:

- (1) approve the attached measures for the quarterly performance reports to the City Building Committee, Communities Committee and Finance Committee on the following strategic priorities:
 - a. Maintaining and Sustaining Assets,
 - b. Investing in Communities and Tenants,
 - c. Quality Housing Services, and
 - d. Strong Business and Operational Performance.

ON MOTION MADE by Ms. Carol Osler, seconded by Councillor Suzan Hall:

the Board of Directors approved the report without amendment.

ITEM 5 ENDORSEMENT OF DEFINITION OF FAMILY TCHC:2009-12

Motion carried

The Board of Directors had before it the above-captioned report (TCHC:2009-12) from the Chief Executive Officer recommending that the Board of Directors endorse the definition of family as proposed by Family Services Toronto *that it is two or more people, related by blood, marriage, adoption or commitment to care for one another*, and that this be communicated as outlined in this report.

ON MOTION MADE by Ms. Carol Osler, seconded by Mr. Dan King:

the Board of Directors adopted the report without amendment.

ITEM 6	REPORT ON THE POTENTIAL IMPACT OF THE ACCESSIBILITY FOR ONTARIANS WITH DISABILITIES ACT	TCHC:2009-14
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Motions carried

The Board of Directors had before it the above-captioned report (TCHC:2009-14) from the Chief Executive Officer recommending that the Board of Directors:

- (1) direct the CEO to provide comments to the Government of Ontario through the public consultation process on the impact to Toronto Community Housing of the proposed Information and Communications Standard related to the cost and organizational impact of implementing these standards; and
- (2) direct the CEO to advocate for government funding to implement the standards under the Accessibility for Ontarians with Disabilities Act in co-ordination with housing sector organizations and others.

ON MOTION MADE by Mr. Greg Kalil, seconded by Ms. Carol Osler:

the Board of Directors adopted the report without amendment.

ITEM 7	WEST DON LANDS UPDATE	TCHC:2009-18
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Deferred to In Camera Agenda

The above captioned report was dealt with on the “*in camera*” Agenda.

ITEM 8 CITY BUILDING COMMITTEE MINUTES –
NOVEMBER 21, 2008 TCHC:2009-09

Motion carried The Board of Directors had before it the above-captioned minutes (TCHC:2009-09) from the City Building Committee recommending that the Board of Directors receive the minutes for information.

ON MOTION MADE by Councillor Suzan Hall, seconded by Ms. Carol Osler:

the Board of Directors received the minutes for information.

ITEM 9 FINANCE COMMITTEE MINUTES – NOVEMBER
24, 2008 & TELECONFERENCE MINUTES TCHC:2009-04

Motion carried The Board of Directors had before it the above-captioned minutes (TCHC:2009-04) from the Finance Committee recommending that the Board of Directors receive the minutes for information.

ON MOTION MADE by Councillor Suzan Hall, seconded by Ms. Carol Osler:

the Board of Directors received the minutes for information.

ITEM 10 COMMUNITIES COMMITTEE MINUTES –
NOVEMBER 20 TCHC:2009-06

Motion carried The Board of Directors had before it the above-captioned minutes (TCHC:2009-06) from the Communities Committee recommending that the Board of Directors receive the minutes for information.

ON MOTION MADE by Councillor Suzan Hall, seconded by Ms. Carol Osler:

the Board of Directors received the minutes for information.

ITEM 11 ORGANIZATION COMMITTEE MINUTES –
NOVEMBER 17, 2008 TCHC:2009-10

Motion carried The Board of Directors had before it the above-captioned minutes (TCHC:2009-10) from the Organization Committee recommending that the Board of Directors receive the minutes for information.

ON MOTION MADE by Councillor Suzan Hall, seconded by Ms. Carol Osler:

the Board of Directors received the minutes for information.

IN CAMERA PROCEEDINGS

Motion carried **ON MOTION MADE** by Mr. Ron Struys, seconded by Councillor Paula Fletcher:

the Board of Directors resolved to meet “*in camera*” to consider items A, A1, B, C, D, E, F, H, I and J (7)

PUBLIC PROCEEDINGS

Motion carried At 4:26 pm the Chair announced the resumption of the public proceedings and the public meeting reconvened at that time.

ON MOTION MADE by Ms. Catherine Wilkinson, seconded by Mr. Dan King:

the Board of Directors ratified the actions authorized during the “*in camera*” meeting.

ADJOURNMENT

The meeting of the Board of Directors was adjourned at 4:27 p.m.

Secretary

Chair



Real Estate Asset Investment Strategy Update

Item 1
January 30, 2009

BOARD OF DIRECTORS

To: Board of Directors

Report: TCHC:2009-15

From: Chief Executive Officer

Date: January 22, 2009

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PURPOSE:

To seek the Board of Directors' approval for the development of an implementation plan for the sale of the 371 units.

RECOMMENDATIONS:

- (1) that the CEO report to the Board of Directors, within six (6) months, on an implementation plan for the sale and replacement of up to 371 housing units as identified in the Real Estate Asset Investment Strategy as presented to the Board and:
 - a) provide options and feasibility for the re-use of properties for low and moderate income purposes, including partnership opportunities;
 - b) that a plan that outlines the options and opportunities for re-housing tenants in properties that are designated for sale and replacement including consideration of special needs;
 - c) that a tenant engagement and communication strategy be implemented for those tenants living in units that will be sold; and
 - d) that the financial impact for Toronto Community Housing in each option be presented.
- (2) that staff be authorized to proceed with the repair and re-use of properties currently vacant and designated for re-use as Toronto Community Housing units.

BACKGROUND:

At the December 8, 2008 meeting of the Board of Directors the Board approved the recommendations in the Real Estate Asset Investment Strategy and deferred recommendation 1 (d) dealing with the sale and replacement of 371 units of housing. In addition, the board approved the following motion:

“that the sale and replacement of 371 units of housing as outlined in this plan; be reviewed in detail including options for the timing of the sales and exploring potential sale to social agencies of some or all of the assets, and that Recommendation 1 (d) be forwarded to the City Building Committee for discussion and all Board members be notified of the meeting.”

The City Building Committee met on January 13, 2009 and discussed the sale of the housing units. They also received deputations on the sale and replacement of the units. The following motion was approved at that meeting.

1. *Request the CEO to provide the Board at it's January meeting with a proposal on branding of the Real Estate Asset Investment Strategy*
2. *Request the CEO to report to the Board on an implementation plan for the sale of up to 371 housing units as identified in the Real Estate Asset Investment Strategy as presented to the Board and:*
 - i. *provide options and feasibility for the re-use of properties for low and moderate income purposes, including partnership opportunities;*
 - ii. *that a plan that outlines the options and opportunities for re-housing tenants in properties that are designated for sale and replacement including consideration of special needs;*
 - iii. *that a tenant engagement and communication strategy be implemented for those tenants living in units that will be sold; and*
 - iv. *that the financial impact for Toronto Community Housing in each option be presented.*
3. *Recommend to the Board that staff be authorized to proceed with the repair and re-use of properties currently vacant and designated for re-use as Toronto Community Housing units.*

There will be a verbal report on the branding of the Real Estate Asset Investment Strategy at the Board meeting.

REASONS FOR RECOMMENDATIONS:

Recommendation #1: *That the CEO report to the Board of Directors, within six (6) months, on an implementation plan for the sale and replacement of up to 371 housing units as identified in the Real Estate Asset Investment Strategy as presented to the Board and:*

- a. provide options and feasibility for the re-use of properties for low and moderate income purposes, including partnership opportunities;*
- b. that a plan that outlines the options and opportunities for re-housing tenants in properties that are designated for sale and replacement including consideration of special needs;*
- c. that a tenant engagement and communication strategy be implemented for those tenants living in units that will be sold; and*
- d. that the financial impact for Toronto Community Housing in each option be presented.*

(a) Options for the Re-use of the Properties

The Committee asked that options for the re-use of these properties by other organizations and agencies servicing low and moderate income households be explored.

(b) Rehousing of Tenants

The implementation plan for the sale of units will include the options for rehousing tenants. Toronto Community Housing has rehoused tenants during the revitalization of Don Mount Court and Regent Park and will base the options on the experience gained in those situations.

(c) Tenant Engagement and Communications

The implementation plan will include an engagement and communications plan. Again this plan will be based on the experienced gained during the revitalization of Don Mount Court and Regent Park.

(d) Financial Impact

The implementation plan will have costs associated with it. In reporting on the implementation plan the Board will be advised of the costs associated with the different options proposed.

Recommendation #2: *That staff be authorized to proceed with the repair and re-use of properties currently vacant and designated for re-use as Toronto Community Housing units.*

Some properties that have been held vacant as units that might be sold under the Real Estate Asset Investment Strategy are no longer proposed to be sold. These units will be repaired as appropriate and brought back into use.

CONSULTATION PROCESS:

N/A

CONCLUSION:

Following the Board's deferral of the part of the Strategy that dealt with sale and replacement of units the City Building Committee discussed the plan further. Staff will be developing an implementation plan for approval by the Board.

FINANCIAL IMPLICATIONS:

N/A at this point.

LEGAL IMPLICATIONS:

N/A

COMMUNICATION IMPLICATIONS:

A communications plan will be developed as a result of the recommendations before the Board.

Derek Ballantyne
Chief Executive Officer

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