

City Council

Notice of Motion

MM47.33	ACTION			Ward: All
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Tenants First Status Update - by Councillor Paula Fletcher, seconded by Councillor Ana Bailão

** Notice of this Motion has been given.*

** This Motion is subject to referral to the Executive Committee. A two-thirds vote is required to waive referral.*

Recommendations

Councillor Paula Fletcher, seconded by Councillor Ana Bailão, recommends that:

1. 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:
 - a. the legal structure related to current Toronto Community Housing Corporation developments;
 - b. financial structure overview for all current development sites; and
 - c. opportunities to restructuring of non-development functions within Toronto Community Housing Corporation such as relocation, engagement and quality control.
2. City Council direct the Deputy City Manager, Community and Social Services to prepare a status report to the Executive Committee on this final element of Tenant's First in the first quarter of 2023.

Summary

Tenant's First is an ambitious program approved by City Council originating from the Mayor's Task force on Toronto Community Housing Corporation.

Staff have undertaken a number of very complicated pieces of work with great success, most recently the transfer of the staff and tenants from Toronto Community Housing Corporation to Toronto Seniors Corporation. After a year's work to prepare for the transfer there remain a few pieces of legal and financial matters still be completed. It turned out that due to legal and financial matters that Toronto Community Housing Corporation will continue to own the buildings and be responsible for all major capital while the new Toronto Seniors Housing Corporation will look after day to day operations and repairs and use the IT and other Toronto Community Housing Corporation programs to run the new corporation. During the past year

after City Council direction, Tenant's First reactivated the Senior Tenant Advisory Committee as part of the transition to ensure good tenant engagement.

The lengthy and complicated sale of transfer of the scattered units, family housing, has now been successfully completed through the work of Toronto Community Housing Corporation and the Tenant's First team. These homes will remain perpetually affordable and will soon be operated through two separate land trusts. Seven homes still have yet to be transferred.

Toronto Community Housing Corporation has put in considerable time and resources to ensure the success for these two undertakings.

The last outstanding piece of complex work of Tenant's First is the transfer of the Toronto Community Housing Corporation development functions to CreateTO. While preliminary assessment has been started, it has become clear after the transfer of the seniors that another factor to take into account at this juncture is the capacity of Toronto Community Housing Corporation to ensure a successful transfer while still tying up loose ends from the senior's corporation. A breathing space is needed.

Background Information (City Council)

Member Motion MM47.33