

Toronto Seniors Housing Corporation Annual General Meeting and 2023 Audited Financial Statements

Date: June 28, 2024

To: Executive Committee

From: Chief Executive Officer, Toronto Seniors Housing Corporation

Wards: All

SUMMARY

Enclosed are the materials in support of the Toronto Seniors Housing Corporation Annual General Meeting and 2023 Audited Financial Statements reporting to the City of Toronto and City Council as per the requirements of the Shareholder Direction.

RECOMMENDATIONS

The Board of Directors of Toronto Seniors Housing Corporation recommends that:

1. City Council treat that portion of the City Council meeting at which this report is considered as the Annual General Meeting of the Shareholder for Toronto Seniors Housing Corporation, and:

a. receive the Board-approved "Toronto Seniors Housing Corporation 2023 Audited Financial Statements " as set out in Attachment 1;

b. receive the Board-approved "Toronto Seniors Housing Corporation 2023 Annual Report " as set out in Attachment 2;

c. receive the Toronto Seniors Housing Corporation's 2023 executive compensation disclosure as set out in Attachment 3; and

d. appoint KPMG LLP as the Auditor of Toronto Seniors Housing Corporation for fiscal year 2024, and authorize the Board of Directors of Toronto Seniors Housing Corporation to set the fee of the Auditor.

FINANCIAL IMPACT

1. Summary of operations for the 2023 fiscal year.

Toronto Seniors Housing Corporation (TSHC) operated the first full year in 2023, from the inaugural start-up in June 1, 2022. Toronto Community Housing Corporation (TCHC) continues to support TSHC through the Service Delivery Agreement (SDA) for IT, and back office administrative functions.

Under the Transition Agreement with TCHC, TSHC manages the seniors housing portfolio which included 83 buildings in Toronto.

TSHC received \$3,943,678 from the City for COVID-19 cost recovery, and deferred grant from 2022 of \$3,118,831 for unused corporate and related start-up expense. TSHC also received subsidy from the City through TCHC of approximately \$38,160,952 to manage and operate the seniors buildings.

2. Financial highlights.

The Statement of Financial Position is comprised of Short-Term Accounts Receivable from TCHC of \$4,862,487 for COVID-19 2023 cost recovery, staff secondment, receivable of unused funds from 2023, and deficit funding as part of the budget arrangement with the City.

Long-Term Accounts Receivable from TCHC included \$4,180,700 due to the transfer of staff to TSHC on June 1, 2022, relating to the post retirement obligations.

On the Accounts Payable, TSHC owes TCHC \$2,585,227, consisting of December service delivery agreement, and 2022 TSHC payable related to net revenue from managing TCHC properties, as part of the Transition Agreement. TSHC owes to the City \$76,078 for staff secondment arrangement.

The Statement of Operations reflects grant funding expensed in 2023 and COVID-19 cost recovery for 2022 and 2023. Revenue received from TCHC represents the revenue of the 83 seniors' buildings less operating expenses. Salaries and benefits included operations and corporate staff costs, professional services are mainly for professional and legal services, and Supplies and Other Operating Expenses are mainly for fees paid to TCHC in support of IT and back-office administration through the SDA.

3. Any known or anticipated impacts to the City's Budget or financial position.

There are no known or anticipated impacts to the City's Budget or financial position.

4. Any concerns with assets.

There are no concerns with the asset balances.

5. Any liability concerns.

There are no concerns with the liability balances.

6. Results of 2023 audit. The auditor provided a “clean” audit opinion with no significant findings or recommendations.

7. The future outlook.

TSHC continues to work with TCHC on refining the operations, budget allocation, and supporting the seniors’ buildings to contribute positively to the delivery of services to seniors as outlined in TSHC’s Strategic Directions.

TSHC will work with TCHC to update the Transition and Service Delivery Agreements through the Joint Steering Committee.

TSHC will work with the City to secure sufficient cashflow, and other means to ensure adequate working capital.

DECISION HISTORY

On July 19, 2023, that portion of the City Council meeting where EX6.22 Toronto Seniors Housing Corporation - Annual General Meeting and 2022 Audited Financial Statements was approved by Council, was considered as the Annual General Meeting of the Shareholder for Toronto Seniors Housing Corporation.

<https://secure.toronto.ca/council/agenda-item.do?item=2023.EX6.22>

On July 19, 2022, that portion of the City Council meeting where EX34.26 Toronto Seniors Housing Corporation - Annual General Meeting and 2021 Audited Financial Statements was approved by Council, was considered the inaugural Annual General Meeting of the Shareholder for Toronto Seniors Housing Corporation. <https://secure.toronto.ca/council/agenda-item.do?item=2022.EX34.26>

On May 5, 2021, City Council directed the creation of TSHC and approval of a Shareholder Direction for the corporation.

<https://secure.toronto.ca/council/agenda-item.do?item=2021.EX23.4>

On July 11, 2012, City Council approved a requirement that Shareholder Directions for all wholly-owned City corporations be amended to require public disclosure to the extent permitted by law of individual executive compensation as part of the annual reporting to the Shareholder and where required obtain consent from executives.

<https://secure.toronto.ca/council/agenda-item.do?item=2012.EX21.19>

COMMENTS

These materials are from recommendations adopted at Toronto Seniors Housing Board on April 25, 2024 and are attached to this report for consideration by City Council.

As part of the package, the 2023 Annual Report provides information about TSHC's performance and summarizes progress made on key initiatives that the organization undertook throughout 2023 towards achieving its priorities. The Annual Report also provides information for different stakeholders including tenants, staff, partners and the City of Toronto. Toronto Seniors Housing continued to thrive in 2023. We continue to create safe, diverse and vibrant communities for tenants while providing housing stability and access to supports so tenants can continue to age at home.

CONTACT

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SIGNATURE

Tom Hunter
Chief Executive Officer
Toronto Seniors Housing Corporation

ATTACHMENTS

Attachment 1 - Toronto Seniors Housing Corporation 2023 Audited Financial Statements

Attachment 2 - Toronto Seniors Housing Corporation 2023 Annual Report

Attachment 3 - Toronto Seniors Housing Corporation 2023 Executive Compensation Disclosure

Attachment 4 - Toronto Seniors Housing Corporation Annual General Meeting and 2023 Audited Financial Statements - Board Report