



**Michael  
Thompson**

**Toronto City Councillor**  
Scarborough Centre, Ward 37

July 12, 2024

John Elvidge  
City Clerk  
Toronto City Hall  
100 Queen Street West  
Toronto, Ontario  
M5H 2N2

**RE: Administrative Inquiry - 39 Dundalk Drive Modular Housing**

Dear Mr. Elvidge,

I am submitting this Administrative Inquiry under Municipal Code S27-7.11 for the July 24, 2024 meeting of City Council.

City Council [2023.AU2.7](#) adopted the Auditor General's June 21, 2023 report with 19 recommendations to strengthen the planning, oversight, tracking, monitoring, management and reporting of project costs of all Phase One and Phase Two Modular Housing projects. A future work plan would see the AG examine whether supportive housing is effective in meeting the needs of tenants.

39 Dundalk Drive, included in Phase Two of the Modular Housing Initiative, opened 57 units last November. It is operated by Homes First Society, responsible for providing critical supports to the tenants. Over the past several months, there have been incidents at or near the Dundalk homes that have had a significant impact on the surrounding community. These raise concerns about the level of supportive care offered and accepted by the tenants with severe needs.

What made this housing concept attractive is the promise of the integration of shelter and supports for citizens who may not be fully ready for independent living.

I am requesting answers to the following questions:

1. What was the selection process to identify tenants for housing at 39 Dundalk Drive? How many Dundalk tenants were selected from the 22 Metropolitan Road and Delta shelters? How many tenants from 22 Metropolitan Road were formerly sheltered at Strachan House?
2. What selection process is used to identify tenants for housing at other modular housing sites?
3. What selection process will be used to identify future residents for 39 Dundalk Drive?
4. What criteria is used to assess tenants' housing readiness?
5. What programs are in place to support and/or treat the tenants with severe mental health and drug addiction issues? Is 39 Dundalk providing the appropriate level of care?
6. How are decisions being made in the best interests of tenants who are unable to act on their own behalf, due to impaired competency?

7. What is the relationship between Homes First and the City?
  - a. What is the contractual responsibility of Homes First to match the level of service and care to the needs of the tenants?
  - b. What oversight does the City have over service providers and how is it structured?
  - c. What is the evaluation process and what are the performance standards for service providers?
8. How is the Housing Secretariat evaluating the program management and the effectiveness of supportive housing in meeting the needs of tenants by service providers?

Yours truly,

Michael Thompson  
Councillor, Scarborough Centre  
Ward 21