



Tenants First: Transition of Development Function from Toronto Community Housing

Item 4

March 11, 2021

Building Investment, Finance and Audit Committee

Report: BIFAC:2021-19

To: Building Investment, Finance and Audit Committee
("BIFAC")

From: Chief Development Officer

Date: March 2, 2021

PURPOSE:

The purpose of this report is to provide BIFAC with an update on the implementation of the Development Transition mandated as part of the Tenants First initiative.

RECOMMENDATIONS:

It is recommended that the BIFAC receive the presentation submitted as Attachment 1 to this report for its information.

REASONS FOR RECOMMENDATIONS:

Decision History

On January 28, 2016, the Mayor's Task Force on Toronto Community Housing tabled its Final Report, Transformative Change for Toronto Community Housing Corporation, at Executive Committee. Executive Committee referred the Final Report to the City Manager with direction to report to Executive Committee recommending an overall approach and guiding principles for how best to move forward with the transformation of

Toronto Community Housing Corporation.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.EX11.21>

Implementing Tenants First (Page 7 of 22) – On July 12, 2016, City Council adopted Tenants First: A Way Forward for Toronto Community Housing and Social Housing in Toronto and directed staff to develop an implementation plan.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.EX16.11>

On May 24, 2017, City Council adopted the City-Wide Real Estate Transformation that included the creation of a new City realty agency, now known as CreateTO, to manage the City's real estate portfolio and develop City lands for municipal purposes. TCHC and Toronto Hydro were to be considered later once the first phase was completed.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.EX25.9>

On July 4, 2017, City Council adopted Tenants First Phase One Implementation Plan and directed staff to return to further develop the governance and service model of the Seniors Housing and Services Entity, and report back on further financial analysis and the results of an REOI for the scattered portfolio.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.EX26.2>

On January 31, 2018, City Council adopted Implementing Tenants First – TCHC Scattered Portfolio Plan and an Interim Selection Process for Tenant Directors on the TCHC Board.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.EX30.2>

On May 22, 2018, City Council adopted Implementing Tenants First – Creating a Seniors Housing Unit at Toronto Community Housing Corporation and Transitioning towards a Seniors Housing and Services Entity at the City.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.EX34.3>

On April 16, 2019, City Council adopted Accelerating the City's Tenants First Project which included a proposed timeframe of recommendations coming forward in 2019 including recommendations on governance,

accountability and mandate for Toronto Community Housing's key business areas.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.EX4.3>

On July 16, 2019, City Council adopted Implementing Tenants First: A New Seniors Housing Corporation and Proposed Changes to Toronto Community Housing's Governance through which it approved in principle the transfer of Toronto Community Housing Corporation's real estate development functions to CreateTO and/or the City in alignment with the City-wide real estate model.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.EX7.1>

The presentation that is Attachment 1 to this report provides an update to BIFAC in relation to the implementation of the Development Transition mandated as part of the Tenants First initiative. This same presentation was made to the Board of Directors of CreateTO, at its meeting of March 8, 2021.

IMPLICATIONS AND RISKS:

Reporting of measures to implement the Development Transition, as mandated as part of the Tenants First initiative, provides BIFAC with the opportunity to identify risks and/or areas of concern specific to that Transition.

SIGNATURE:

“Vincent Tong”

Vincent Tong RPP
Chief Development Officer

ATTACHMENT:

1. Presentation (to follow)

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