

Board of Directors
TORONTO COMMUNITY HOUSING CORPORATION
Tuesday, April 6, 2004
Page 1

Tuesday, April 6, 2004

The Board of Directors of the Toronto Community Housing Corporation met on April 6, 2004, in the Boardroom, 931 Yonge Street, commencing at 9:35 a.m.

Members Present:

Mr. Nick Volk, Chair (Acting)
Mr. Sushil Bajpai, Director
Mr. John Brewin, Director
Councillor Olivia Chow, Director
Councillor Paula Fletcher, Director
Mr. Ivan Ing, Director
Dr. John Metson, Director
Ms. Penny Milton, Director

Regrets:

Councillor Norm Kelly, Director
Councillor Giorgio Mammoliti, Director

Also Present:

Mr. Derek Ballantyne, Chief Executive Officer
Mr. Harold Ball, VP HR Services
Ms. Eileen Carroll, VP Corporate Planning & Performance
Mr. Gordon Chu, VP Finance
Ms. Doris Creighton, VP Property Management
Ms. Jennifer MacLean, VP Communications
Mr. Richard Owen, VP Portfolio Strategy
Mr. Lorenzo Policelli, Senior Legal Counsel
Mr. Rainer Soegtrop, VP Shared Services

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

Board of Directors
TORONTO COMMUNITY HOUSING CORPORATION
Tuesday, April 6, 2004

Page 2

Declarations of Interest in Matters before the Board

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

The Chair made the following announcements:

Visit to Regent Park by her Excellency, Adrienne Clarkson, the Governor General

On Thursday April 1, 2004 her Excellency spent the day with the CEO and TCHC staff, who were the hosts for the days events. This included a walking tour led by youth, a round table luncheon, where with Ms. Penny Milton, the Governor General participated in a working lunch with community and youth discussing plans to revitalize the area. This created an opportunity for youth in particular, to express themselves and their issues and concerns. The visit was very positive. At the end of the day a community reception was held at the Regent Park Community Centre

Regent Park

Students from Nelson Mandella Park Public School are being bussed weekly to Upper Canada College to be tutored on a one-on-one basis by students at the College.

CHRA Conference Vancouver

The Chair, Mr. Sushil Bajpai, Councillor Norm Kelly and Dr. John Metson attended the conference. It was a very informative and great experience to meet people engaged in housing from all over the country. Dr. Metson commented that the Prime Minister and various provincial Ministers were in attendance and that social housing was a high priority on the agenda.

Access Housing Connection Incorporated - Board of Directors

(AHCII) was formally launched on April 5, 2004, with an orientation session for the new Board of Directors. The first meeting of the new Board will take place on April 26, 2004.

Resignation of Vance Latchford

The Chair announced the resignation of Mr. Vance Latchford as Director, from the Board effective March 31, 2004, for medical reasons.

ON MOTION MADE by, Dr. John Metson,
seconded by Mr. Sushil Bajpai, the Board of
Directors made the following recommendation:

*“that Vance Latchford be thanked for his valuable
contribution to the Board of Directors and his*

Board of Directors
TORONTO COMMUNITY HOUSING CORPORATION
Tuesday, April 6, 2004

Page 3

commitment to housing.”

Motion carried.

Shareholder Direction 3.3

The Chair recommended the Board Members review 3.3 of the Shareholder Direction respecting principles.

3-day Workshop

Mr. Ivan Ing attended a three-day workshop on housing and infrastructure with the Minister of Infrastructure & Renewal, David Caplan. The workshop dealt with initiatives and infrastructure.

Governor General's Caring Canadian Award

On behalf of the Board of Directors, Councillor Fletcher congratulated Mr. Nick Volk, who was presented the Governor General's Caring Canadian Award by Her Excellency, the Governor General on April 3, 2004.

Confirmation of Minutes of Toronto Community Housing Corporation February 23, 2004.

ON MOTION MADE by Ms. Penny Milton,
seconded by Mr. Sushil Bajpai, the Board of
Directors adopted the above-captioned minutes.
Motion carried.

Submission from Councillor Paula Fletcher.

Councillor Fletcher submitted petitions from TCHC residents respecting the Revenue Plan and made a formal request that an update on this item be on the Agenda of the next Board meeting.

Approval of Agenda

The Chair requested that the Agenda be amended to move Item 13, Don Mount Court to the *in camera* session of the Board.

ON MOTION MADE by Councillor Olivia Chow,
seconded by Dr. John Metson, the Board of
Directors approved the Agenda as amended.
Motion carried.

Board of Directors
TORONTO COMMUNITY HOUSING CORPORATION
Tuesday, April 6, 2004
Page 4

ITEM 1 (Minutes) MINUTES – FINANCE/AUDIT FEBRUARY 16, 2004
(TCHC:2004-29)

The Board of Directors had before it the above captioned minutes (March 12, 2004) from the Chief Executive Officer recommending that the Board of Directors receive the minutes for information.

ON MOTION MADE by Councillor Olivia Chow, seconded by Mr. Ivan Ing, the Board of Directors received the minutes for information. Motion carried.

ITEM 2 (Report) FAIR WAGE POLICY
(TCHC:2004-31)

The Board of Directors had before it the above captioned report (March 10, 2004) from the Chief Executive Officer recommending that the Board of Directors:

- (1) approve the revised policy as attached (Appendix 1);
- (2) further amend the Fair Wage Policy to include the general classifications as set out in attached policy and schedule (Appendix 2) appended hereto;
- (3) authorize the appropriate Toronto Community Housing Corporation officials to take the necessary actions to give effect thereto; and
- (4) that small businesses be excluded from the Fair Wage Policy as consistent with the City of Toronto Fair Wage Policy.

ON MOTION MADE by Ms. Penny Milton, seconded by Councillor Olivia Chow, the Board of Directors approved the report.

ON MOTION MADE by Mr. John Brewin, seconded by Councillor Olivia Chow, the Board of Directors amended the report as follows:

“(1) establish the fair wage rate at 95% of the

Board of Directors
TORONTO COMMUNITY HOUSING CORPORATION
Tuesday, April 6, 2004

Page 5

base hourly wage rate for the applicable International Skilled Trade and general Classifications as set out in the TCHC fair wage schedules, plus an additional amount for vacation/holiday pay and fringe benefits in an amount equal to the vacation/holiday pay and fringe benefit amounts as set out in the City of Toronto fair wage schedules;

(2) direct staff to enter into discussions with the Toronto-Central Ontario Building and Construction Trades Council and any other interested stakeholder groups in regards to the possible inclusion of "shop work" in the TCHC Fair Wage Policy;

(3) make the necessary changes to the attached policy (Appendix 1) and;

(4) the amended Fair Wage Policy and attachments be brought forward as an information item to the next meeting of the Board of Directors".

Motion carried.

Written Deputations respecting the Fair Wage Policy

Submission by The Toronto-Central Ontario Building and Construction Trades Council (March 31, 2004)

Submission by Ann Dembinski, President, Cupe Local 79 (April 6, 2004).

**ITEM 3 (Report) FRAMEWORK FOR TCHC RESPONSE TO MAJOR INCIDENTS
(TCHC:2004-28)**

The Board of Directors had before it the above captioned report (March 15, 2004) from the Chief Executive Officer recommending that the Board of Directors receive the report and an evaluation of 3 major incidents in TCHC communities against the response protocols proposed.

ON MOTION MADE by Councillor Olivia Chow,
seconded by Ms. Penny Milton, the Board of

Board of Directors
TORONTO COMMUNITY HOUSING CORPORATION
Tuesday, April 6, 2004

Page 6

Directors received the report. Motion carried.

ITEM 4 (Report) CORPORATE COMMUNICATIONS PLAN 2004
(TCHC:2004-33)

The Board of Directors had before it the above captioned report (March 17, 2004) from the Chief Executive Officer recommending that the Board of Directors receive the report for information.

ON MOTION MADE by Councillor Olivia Chow,
seconded by Mr. Ivan Ing, the Board of Directors
received the report for information. Motion
carried.

ITEM 5 (Report) PROPOSAL FOR BOARD WORKSHOP ON GOVERNANCE
(TCHC:2004-35)

The Board of Directors had before it the above captioned report (March 15, 2004) recommending that the Board of Directors receive the report for information.

ON MOTION MADE by Mr. John Brewin,
seconded by Dr. John Metson, the Board of
Directors received the report. Motion carried.

It was recommended that the Proposed Workshop Agenda under Corporate Framework of TCHC and Accountability include the following additional item “the relationship of the Corporate Board to Subsidiaries”.

ITEM 6 (Report) BOARD NOMINATIONS – TENANT REPRESENTATIVES RUNNING
FOR BOARD SELECTION
(TCHC:2004-37)

The Board of Directors had before it the above captioned report (March 15, 2004) recommending that the Board of Directors:

- (1) direct staff to communicate the following direction of the Board related to Tenant Representatives putting their name forward through the tenant selection process to all Tenant Representatives through the Community Housing Unit Councils, as outlined below:

Board of Directors
TORONTO COMMUNITY HOUSING CORPORATION
Tuesday, April 6, 2004
Page 7

- confirm that all tenants meeting the identified criteria are eligible to seek the position of Board member through the tenant selection process;
- confirm that any Tenant Representative seeking the position of Director through the tenant selection process cannot be involved in the screening process at the CHU tenant council;
- confirm that any Tenant Representative who becomes a Director may have or may be perceived to have a conflict of interest because of their role as Tenant Representative; and
- the remedy where any Director, whether a tenant representative or not, has a conflict of interest is to absent themselves from the discussion or to vacate the position that is creating the conflict.

ON MOTION MADE by, seconded by Ms. Penny Milton, seconded by Mr. John Brewin, the Board of Directors adopted the report. Motion carried.

ITEM 7 (Report) TENANT PAID UTILITIES
(TCHC:2004-34)

The Board of Directors had before it the above captioned report (March 15, 2004) recommending that the Board of Directors:

- (1) request TCHC staff to pursue studies in eight sites where tenants currently pay their own utilities to assess the feasibility of improving energy efficiency, reducing energy usage and determining whether TCHC should switch from tenant pay utilities to TCHC payment of these charges;
- (2) direct staff to use the data collected from the pilot program to assist in the development of strategies to reduce the impact on tenants of having to pay for utilities, and report to the Board in the context of the 2005 Operating Plan on recommended approaches;
- (3) that the resulting strategies, adjusted for the individual buildings, be implemented across all TCHC multi-residential buildings where tenants currently pay their own utilities in a manner consistent with the Green;
- (4) direct the CEO to report to the Finance/Audit Committee at the earliest possible time

Board of Directors
TORONTO COMMUNITY HOUSING CORPORATION
Tuesday, April 6, 2004

Page 8

on the financial impact of moving from directly tenant paid utility charges to a system of TCHC paid utility charges for tenants in multi-residential and townhouse complexes; and

- (5) direct the CEO to review the issues related to payment of utilities for scattered units and to report to the Finance/Audit Committee at the earliest possible time on the financial impacts of moving to TCHC paid utility charges in the these units.

ON MOTION MADE by, Councillor Paula Fletcher, seconded by Mr. Sushil Bajpai, the Board of Directors adopted the report. Motion carried.

ITEM 8 (Report) REPORT ON TCHC OFFERING REWARDS
(TCHC:2004-40)

The Board of Directors had before it the above captioned report (March 18, 2004) recommending that the Board of Directors:

- (1) not enter into the offering of rewards for information related to incidents of violence in its communities;
- (2) continue to work with our communities in moving the Community Safety Plan forward;
- (3) continue our current practices of assisting communities recovering from such an incident;
- (4) continue to cooperate with police to the fullest extent possible as they carry out their investigations and to participate in other community safety initiatives aimed at reducing violence in Toronto communities; and
- (5) authorize the appropriate TCHC staff to take the necessary action to give effect to the above recommendations.

ON MOTION MADE by Councillor Olivia Chow, seconded by Mr. Ivan Ing, the Board of Directors adopted the report. Motion carried.

Board of Directors
TORONTO COMMUNITY HOUSING CORPORATION
Tuesday, April 6, 2004
Page 9

ITEM 9 (Report) FINANCIAL IMPACT OF DOWNLOADING
(TCHC:2004-42)

The Board of Directors had before it the above captioned report (March 18, 2004) recommending that the Board of Directors receive the report for information.

ON MOTION MADE by Councillor Olivia Chow,
seconded by Mr. Ivan Ing, the Board of Directors
received the report for information. Motion
carried.

ITEM 10 (Report) REPORT ON THE ROLE OF CALL CENTRE
(TCHC:2004-39)

The Board of Directors had before it the above captioned report (March 18, 2004) recommending that the Board of Directors receive the report for information.

ON MOTION MADE by Ms. Penny Milton,
seconded by Mr. Sushil Bajpai, the Board of
Directors received the report for information.
Motion carried.

Deputation

Ms. E. Ann McRae, Staff Lawyer, Rexdale Community Legal Clinic addressed the Board respecting Items 9, 10 and 11 on the Agenda.

Councillor Olivia Chow requested TCHC staff to respond to Rexdale Clinic's written submission and provide a copy of the response to the Board of Directors for information by July 2004.

ITEM 11 (Report) REPORT ON APPROACH TO ADDRESSING MAINTENANCE
ISSUES
(TCHC:2004-41)

The Board of Directors had before it the above captioned report (March 18, 2004) recommending that the Board of Directors receive the report for information.

ON MOTION MADE by Ms. Penny Milton,
seconded by Dr. John Metson, the Board of

Board of Directors
TORONTO COMMUNITY HOUSING CORPORATION
Tuesday, April 6, 2004

Page 10

Directors received the report for information.
Motion carried.

ITEM 12 (Report) REPORT ON STRATEGIES FOR YOUTH
(TCHC:2004-38)

The Board of Directors had before it the above captioned report (March 16, 2004) recommending that the Board of Directors receive the report for information.

ON MOTION MADE by Councillor Paula Fletcher, seconded by Mr. Sushil Bajpai, the Board of Directors received the report for information. Motion carried.

ON MOTION MADE by Councillor Paula Fletcher, seconded by Mr. Sushil Bajpai, the Board of Directors made the following recommendation:

“that the report on Strategies for Youth, accompany the report on the Community Health Plan being presented to the Board of Directors at the July meeting.”

Motion carried.

IN CAMERA PROCEEDINGS:

ON MOTION MADE by Ms. Penny Milton, seconded by Mr. Sushil Bajpai, the Board of Directors resolved to meet *in camera* to consider Items 13, 14, 15, 16, and 17, Motion carried.

PUBLIC PROCEEDINGS:

At 12:25 p.m., the Chair announced the resumption of the public proceedings and the public meeting reconvened at that time.

ON MOTION MADE by Mr. Sushil Bajpai, seconded by Dr. John Metson, the Board of Directors ratified the actions authorized during

**Board of Directors
TORONTO COMMUNITY HOUSING CORPORATION
Tuesday, April 6, 2004**

Page 11

the *in camera* meeting. Motion carried.

ADJOURNMENT:

ON MOTION MADE by Mr. Sushil Bajpai, seconded by Ms. Penny Milton, the Board of Directors resolved to adjourn the public meeting. Motion carried.

The meeting of the Board of Directors was adjourned at 12:26 p.m.

Secretary

Chair