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PUBLIC

The Board of Directors of the Toronto Community Housing Corporation met on Wednesday, November 23, 2005, in the Boardroom, 931 Yonge Street, commencing at 9:35 a.m.

Members Present:

Dr. Mitchell E. Kosny, Chair
Ms. Mariam Adam, Director
Mr. John Brewin, Director
Councillor Paula Fletcher, Director
Councillor Suzan Hall, Director
Councillor Giorgio Mammoliti, Director
Mr. Cliff Martin, Director
Ms. Penny Milton, Director
Mr. David Mitchell, Director
Ms. Joan Simalchik, Director
Mr. Ronald Struys, Director
Mr. Nick Volk, Director

Regrets:

Councillor Olivia Chow, Director

Also Present:

Mr. Derek Ballantyne, Chief Executive Officer
Ms. Eileen Carroll, VP Corporate Planning & Performance
Mr. Gordon Chu, Chief Financial Officer
Mr. John Fox, Senior Legal Counsel
Ms. Keiko Nakamura, Chief Operating Officer
Ms. Jennifer MacLean, VP Communications
Mr. Mark Guslits, Chief Development Officer
Mr. Howie Wong, Senior Legal Counsel

The Chair, Dr. Mitchell Kosny called the meeting to order, and Elora Nichols served as recording secretary.

Declarations of Conflict of Interest in Matters before the Board

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

Confirmation of Minutes of Toronto Community Housing Corporation September 21, 2005.

ON MOTION MADE by Mr. Cliff Martin,
seconded by Mr. David Mitchell, the Board of
Directors adopted the above-captioned minutes.
Motion carried.

Approval of Agenda

ON MOTION MADE by Mr. Cliff Martin,
seconded by Mr. David Mitchell, the Board of
Directors approved the agenda.
Motion carried.

**ITEM 1 (Report) UPDATE ON THE COMMUNITY MANAGEMENT PLAN 2006 –
2008 (TCHC:2005-123)**

The Board of Directors had before it the above-captioned report (TCHC:2005-123) from the Chief Executive Officer recommending that the Board of Directors:

- (1) approve the 2006 – 2008 Community Management Plan;
- (2) request the Chief Executive Officer to transmit this plan to the City Manager of the City of Toronto to be forwarded to the Policy and Finance Committee of the City of Toronto for information, in accordance with the Shareholder Direction;
- (3) request the Chief Executive Officer to forward to appropriate City officials the request for an additional \$ 5 million in annual funding to address the ongoing short falls in capital spending and operations; and
- (4) authorize staff to take the necessary actions to give effect to the recommendations.

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ON MOTION MADE by Mr. Nick Volk, seconded by Mr. John Brewin the Board of Directors adopted the recommendations.

ON MOTION MADE by Mr. Nick Volk, seconded by Mr. John Brewin the Board of Directors made the following amendments to recommendations (2) and (3) as follows:

(2) that the CEO make a deputation/presentation to the Policy and Finance Committee on the CMP when the report is presented;"

(3) that the CEO request \$5M to address short falls in capital spending and operations and request another \$5M for building renewal."

Motions (1), (2) as amended, (3) as amended, (4) carried.

ON MOTION MADE by John Brewin, seconded by Ms. Penny Milton, the Board of Directors made a further recommendation (5) as follows:

(5)that the CEO report at the earliest possible time to the Board of Directors on a TCHC research and development function based on a \$100,00 allocation for 2006 – the report should include policy direction, guidelines, potential areas for research investment, and the ways and means to provide for the allocation in 2006.

Motion (5) carried.

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ON MOTION MADE by Giorgio Mammoliti, seconded by Councillor Suzan Hall, the Board of Directors made a further recommendation (6) as follows:

(6) that staff further report on any other City-wide sites that can be looked at by the Board for revitalization. Further that the list of sites include Lawrence Heights, Jane Driftwood and Jane Grassways; and that the report be forwarded to the January meeting of City Building Committee and to the Board.

ON MOTION MADE by Mr. John Brewin seconded by Mr. Cliff Martin, the Board of Directors amended motion (6) by deleting references to identified areas for redevelopment so that the motion reads "that staff further report on any other City-wide sites that can be looked at by the Board for revitalization and that the report be forwarded to the January meeting of City Building Committee and to the Board."

Motion (6) as amended carried.

ON MOTION MADE by Councillor Paula Fletcher, seconded by Mr. David Mitchell the Board of Directors made a further recommendations (7), (8), (9), (10) and (11) as follows:

(7) that a presentation be made to the Board of Directors on the implementation of Easytrac in the new year;

(8) that staff report back in the new year on a mechanism to disqualify contractors from the qualified list for poor quality of workmanship;

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(9) that staff report to the Communities Committee on Tenant Participation at CHU meetings both by CHU representatives and the broader tenant community;

(10) that staff report back on additional requirements for middle management to effect the CMP; and

(11) that the CEO identify to the City in a special letter, the issues with respect to declining incomes and the need for increased subsidies related to the-long term financial picture for TCHC.

ON MOTION MADE by Mr. Cliff Martin, seconded by Ms. Mariam Adam, the Board of Directors made further recommendation (12) as follows:

(12) that a dollar allocation be set aside for Tenant Councils to deal with “safety” training as part of a train the trainer program.

ON MOTION MADE by Councillor Suzan Hall, seconded by Ms. Mariam Adam, the Board of Directors made further recommendation (13) as follows:

(13) that staff report back on the reality of whether contracted companies are meeting standards present in non-contracted companies, focusing on maintenance and service as well as training and development, including recommendations for improvement.

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ON MOTION MADE by Ms. Mariam Adam, seconded by Mr. David Mitchell, the Board of Directors made further recommendation (14) as follows:

(14) that the CEO report back on how the \$850,00 for Tenant Councils is being spent.

ON MOTION MADE by Ms. Joan Simalchik, seconded by Ms. Mariam Adam the Board of Directors made further recommendation (15) as follows:

(15) that staff report back to the Board of Directors on the Social Investment Fund allocations.

ON MOTION MADE by Ms. Penny Milton, seconded by Mr. Nick Volk, the Board of Directors made further recommendation (16) as follows:

(16) that all the recommendations requiring reports be dealt with at the Committee in whose mandate it falls and be forwarded to the Board of Directors.

ON MOTION MADE by Councillor Paula Fletcher, seconded by Mr. David Mitchell, the Board of Directors adopted recommendations (7) to (16)

Motions (7) to (16) carried.

Deputations:

1. Anne McCrae, Inter Clinic Public Housing Working Group – (written deputation November 23, 2005) gave a deputation to the Board on the CMP community model and concerns of effectiveness.

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2. Grace Pluchino, Public Housing Working Group – (written deputation “It Looks Good On Paper”) gave a deputation to the Board on the CMP raising concerns that change and solution are slow in coming.
3. Larry Heitner, Toronto Housing Association of Tenants (THAT) gave a deputation respecting the CMP and raised concerns that the TPS consultation is not taking place with tenants and that equal standards of performance are required across the CHUs.

The Chair, on behalf of the Board of Directors thanked the above-named for their deputations.

ITEM 2 (Report) UNITED WAY - CORPORATE CONTRIBUTIONS (TCHC:2005-99)

The Board of Directors had before it the above-captioned report (TCHC:2005-99) from the Chief Executive Officer recommending that the Board of Directors:

- (1) authorize a corporate gift to the United Way of Greater Toronto (UWGT) 2005 campaign matching a percentage of the amount employees donate through payroll deductions and other fund-raising activities to be capped at \$75,000; and
- (2) authorize the appropriate Toronto Community Housing officials to take the necessary actions to give effect to the recommendation.

ON MOTION MADE by Mr.Nick Volk, seconded
by Mr. Cliff Martin, the Board of Directors adopted
the report without amendments.
Motion carried.

**ITEM 3 (Report) TCHC DEPUTATION POLICY FOR STAKEHOLDERS
(TCHC:2005-112)**

The Board of Directors had before it the above-captioned report (TCHC:2005-112) from the Chief Executive Officer recommending that the Board of Directors receive the report and Deputation Policy for Stakeholders for information and discussion.

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ON MOTION MADE by Ms. Penny Milton, seconded by Mr. Nick Volk, the Board of Directors received the report and Deputation Policy for Stakeholders for information and made further recommendation (1) as follows:

(1) that the Deputation Policy be forwarded to the Chair of each Committee of the Board for review and comment at Committee level".
Motion carried.

Deputations:

1. Larry Heitner, tenant representative gave a deputation and raised concerns that the Board Agendas were not being received in a timely manner and that the deputation policy needed review.
2. Written deputation (November 21/05) Ms. Veronika Hering
3. Written deputation (November 22/05) Mr. Malcolm Richard

The Chair, on behalf of the Board thanked the deputants.

**ITEM 4 (Report) OPERATING AGREEMENT WITH SERVICE MANAGER
(TCHC:2005-124)**

The Board of Directors had before it the above-captioned report (TCHC:2005-124) from the Chief Executive Officer recommending that the Board of Directors:

- (1) approve the multi-year Amendment to the Operating Agreement as attached (Appendix 2) set out between Toronto Community Housing and the City of Toronto as Service Manager and authorize the CEO to execute this agreement;
- (2) authorize the appropriate TCHC officials to take the necessary action to give effect to Recommendation (1).

ON MOTION MADE by Ms. Penny Milton, seconded by Mr. Nick Volk, the Board of Directors adopted the report without amendment.
Motion carried.

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ITEM 5 (Report) BOARD ASSESSMENT PLAN (TCHC:2005-119)

The Board of Directors had before it the above-captioned reports (TCHC:2005-119) from the Chief Executive Officer recommending that the Board of Directors receive the report for information.

ON MOTION MADE by Ms. Penny Milton,
seconded by Ms. Joan Simalchik the Board of
Directors made a recommendation as follows:

(1) that the report be referred to the December 14
meeting of the Board of Directors.
Motion carried.

**ITEM 6 (Report) CAPITAL CAMPAIGN UPDATE (\$224 MILLION)
(TCHC:2005-126)**

The Board of Directors had before it the above-captioned report (TCHC:2005-126) from the Chief Executive Officer recommending that the Board of Directors:

- (1) approve the selection of a name of the campaign from among the suggestions contained in this report or others as suggested by Directors;
- (2) approve the expenditure of \$100,000 from unexpended 2005 corporate funds to support the campaign for additional capital funds and that any unexpended funds in 2005 be placed in a reserve at year end to support the campaign in 2006;
- (3) that the Board approve the campaign as outlined in this report;
- (4) that the CEO provide copies of this report to City of Toronto Mayor's Office and senior City staff to ensure they are informed of TCHC actions; and
- (5) that staff be authorized to take the necessary actions to carry out the recommendations contained in this report.

ON MOTION MADE by Councillor Paula
Fletcher, seconded by Mr. Nick Volk, the Board of
Directors adopted the report and made a further
recommendation (6) as follows:

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(6) that a teleconference call be set up with interested Directors (Ms. Adam, Mr. Brewin, Mr. Martin, Ms. Milton, Councillor Fletcher and Mr. Volk) to discuss the selection of name for the campaign.

Motions carried.

**ITEM 7 (Report) REPORT BACK ON MOTIONS MADE TO THE REPORT
“ACCELERATION OF BUILDING INVESTMENTS FOR
SELECTED TCHC COMMUNITIES” (TCHC:2005-121)**

The Board of Directors had before it the above-captioned report (TCHC:2005-121) from the Chief Executive Officer recommending that the Board of Directors receive the report for information.

ON MOTION MADE by Ms. Penny Milton, seconded by Mr. Nick Volk, the Board of Directors made a recommendation as follows:

(1) that the report be referred to the December 14 meeting of the Board of Directors.

Motion carried.

ITEM 8 (Report) ANNUAL REPORT TO SHAREHOLDER (TCHC:2005-103)

The Board of Directors had before it the above-captioned report (TCHC:2005-103) from the Chief Executive Officer recommending that the Board of Directors:

- (1) receive the attached 'Partners in Communities' Annual Review 2004 and the accompanying cover letter to the city's Policy & Finance Committee so that it may be forwarded to the Shareholder for their information as per the Shareholder Direction; and
- (2) authorize the Chief Executive Officer to set the annual general meeting following the Shareholder's receipt of the 2004 Report and assignment of shareholder proxy.

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ON MOTION MADE by Mr. Nick Volk, seconded by Mr. Cliff Martin, the Board of Directors adopted the report without amendment.
Motion carried.

Deputations:

1. Anne McCrae, Inter Clinic Public Housing Working Group - presented the Board with "The Other TCHC Annual Report" and "No Fixed Address" website and indicated they were being forwarded to Council.
2. Pat McKendry, Baldwin Street – (written deputation – November 23, 2005) gave a deputation on concerns respecting the lack of transparency and openness with respect to TCHC Board of Directors' and Committee meetings.
3. Theresa Thornton, Centre for Equality Rights in Accommodation (written deputation – November 22, 2005)

The Chair, on behalf of the Board of Directors thanked the deputants for their presentations.

**ITEM 9 (Report) ADMINISTRATION OF THE HOUSING ALLOWANCE PROGRAM
(TCHC:2005-122)**

The Board of Directors had before it the above-captioned report (TCHC:2005-122) from the Chief Executive Officer recommending that the Board of Directors:

- (1) authorize the CEO to accept administration of the Housing Allowance Program on behalf of the City of Toronto;
- (2) authorize the CEO to delegate the administration of the Housing Allowance Program to Access Housing Connections Inc.;
- (3) request the Access Housing Connections Inc. Board report directly to the Shelter,, Support and Housing Administration Division the ability or restraints in administering the Housing Allowance Program by January 2006, and to concurrently provide this information to the CEO, Toronto Community Housing; and
- (4) authorize TCHC staff to take the appropriate actions to effect the recommendations.

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ON MOTION MADE by Councillor Suzan Hall, seconded by Mr. Cliff Martin, the the Board of Directors adopted the report and made further recommendation (5) as follows:

(5) that TCHC staff communicate with City staff in developing a process to indicate equitable distribution of rent supplement dollars across the city.

Motion carried.

ITEM 10 (Minutes) FINANCE COMMITTEE MINUTES SEPTEMBER 13, 2005 (TCHC:2005-116)

The Board of Directors had before it the above-captioned minutes (TCHC:2005-116) from the Finance Committee recommending that the Board of Directors receive the minutes for information.

ON MOTION MADE by Mr. Cliff Martin, seconded by Councillor Suzan Hall, the Board of Directors received the minutes for information.

Motion carried.

ITEM 11 (Report) 2006 MORTGAGE RENEWALS (TCHC:2005-115)

The Board of Directors had before it the above-captioned report (TCHC:2005-115) from the Finance Committee recommending that the Board of Directors:

- (1) authorize the Ministry of Municipal Affairs and Housing (MMAH) to arrange mortgage refinancing for the Toronto Community Housing's mortgage obligations maturing in 2006 by adopting the attached Resolution set forth in Appendix "I" until such time as the TCHC may be instructed or invited to use a different approach to renewal of mortgages; and,
- (2) authorize the appropriate TCHC officials to take the necessary action to give effect to Recommendation (1).

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ON MOTION MADE by Councillor Suzan Hall,
seconded by Mr. Nick Volk, the Board of Directors
adopted the report without amendment.
Motions carried.

ITEM 12 (Report) 2006 OPERATING PLAN (INTERIM) (TCHC:2005-113)

The Board of Directors had before it the above-captioned report (TCHC:2005-113) from the Finance Committee recommending that the Board of Directors:

- (1) approve the 2006 Operating Plan (interim) as detailed in the attached Appendix "A" to give the CEO spending authority for 2006, pending confirmation of funding level from the Service Manager (City of Toronto);
- (2) authorize the CEO to report to the Board of Directors once program subsidy levels have been determined by the Social Housing Program Service Manager (City) including any impacts from this approval;
- (3) authorize the appropriate TCHC officials to take the necessary action to give effect to Recommendation (1);
- (4) that staff be requested to report to the Communities Committee on potential amendments to SHRA in terms of how the tenant selection process is limited by certain constraints of SHRA and concerns they wished addressed for RGI rents for one bedroom and bachelor units to make bachelor units more desirable;
- (5) that staff be requested to report to City Building Committee on a quarterly basis on the spending status of the (Business Renewal Plan)BRP as against the \$40M budgeted in 2006 and after the 1st quarter give consideration to accelerate spending; and
- (6) that staff be requested to report to City Building Committee on an ongoing basis respecting monitoring the status of the implementation of the (Business Renewal Plan) BRP.

ON MOTION MADE by Councillor Suzan Hall,
seconded by Mr. Nick Volk, the Board of Directors
adopted the report without amendment.
Motions carried.

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ITEM 13 (Report) UPDATE ON LAUNDRY JOINT VENTURE (TCHC:2005-118)

The Board of Directors had before it the above-captioned report (TCHC:2005-118) from the Finance Committee recommending that the Board of Directors receive the report for information.

ON MOTION MADE by Councillor Suzan Hall,
seconded by Mr. Nick Volk, the Board of Directors
received the report for information.
Motion carried.

**ITEM 14 (Minutes) CITY BUILDING COMMITTEE MINUTES SEPTEMBER 12, 2005
(TCHC:2005-104)**

The Board of Directors had before it the above-captioned minutes (TCHC:2005-104) from the City Building Committee recommending that the Board of Directors receive the minutes for information.

ON MOTION MADE by Councillor Suzan Hall,
seconded by Mr. Nick Volk, the Board of Directors
received the minutes for information.
Motion carried.

ITEM 15 (Report) RAILWAY LANDS DEVELOPMENT UPDATE (TCHC:2005-106)

The Board of Directors had before it the above-captioned report (TCHC:2005-106) from the City Building Committee recommending that the Board of Directors:

- (1) authorize the CEO to request of the City of Toronto an additional \$1,700,000 from dedicated Railway Lands affordable housing reserve funds to continue pre-development activities by TCHC;
- (2) approve the overall project direction and work plan summarized in this report to advance the development of City of Toronto Railway Lands Properties for affordable housing purposes for which TCHC has been appointed the City's agent; and

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- (3) request the CEO to transmit this report to the City of Toronto Affordable Housing Committee and through this Committee to City Policy and Finance Committee and City Council for their information.

ON MOTION MADE by Councillor Suzan Hall,
seconded by Mr. Nick Volk, the Board of Directors
adopted the report.
Motion carried.

**ITEM 16 (Minutes) ORGANIZATION COMMITTEE MINUTES SEPTEMBER 16, 2005
(TCHC:2005-107)**

The Board of Directors had before it the above-captioned minutes (TCHC:2005-107) from the Organization Committee recommending that the Board of Directors receive the minutes for information.

ON MOTION MADE by Councillor Suzan Hall,
seconded by Mr. Nick Volk, the Board of Directors
received the minutes for information.
Motion carried.

**ITEM 17 (Minutes) COMMUNITIES COMMITTEE MINUTES SEPTEMBER 9, 2005
(TCHC:2005-110)**

The Board of Directors referred the above-captioned minutes to the December 14, 2005 meeting of the Board.

ITEM 18 (Minutes) AUDIT COMMITTEE MINUTES JULY 22, 2005 (TCHC:2005-100)

The Board of Directors had before it the above-captioned minutes (TCHC:2005-100) from the Audit Committee recommending that the Board of Directors receive the minutes for information.

ON MOTION MADE by Councillor Suzan Hall,
seconded by Mr. Nick Volk, the Board of Directors
received the minutes for information.
Motion carried.

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ITEM 19 (Report) CORPORATE PERFORMANCE MEASURES – THIRD QUARTER, 2005 (TCHC:2005-102)

The Board of Directors had before it the above-captioned report (TCHC:2005-102) from the Audit Committee recommending that the Board of Directors receive the report for information.

ON MOTION MADE by Councillor Suzan Hall, seconded by Mr. Nick Volk, the Board of Directors received the report for information.
Motion carried.

IN-CAMERA PROCEEDINGS:

ON MOTION MADE by Mr. Cliff Martin, seconded by Councillor Suzan Hall, the Board of Directors resolved to meet “*in camera*” to consider Items 20/21/22/23/24/25/26/27/ and 28.

PUBLIC PROCEEDINGS:

At 1:30 p.m. the Chair announced the resumption of the public proceedings and the public meeting reconvened at that time.

ON MOTION MADE by Councillor Suzan Hall, seconded by Ms. Penny Milton, the Board of Directors ratified the actions authorized during the “*in camera*” meeting.

ADJOURNMENT:

The meeting of the Board of Directors was adjourned at 1:33 p.m.

Secretary

Chair