

Item Code	<u>Item</u>	Date	Council Decision	Action or Attention by TCHC Board	Relevant Division	Work Status	Management Reccomendations/ Status Report
19-AU2.1	<p><b><u>AU2.1 Moving Forward Together: Opportunities to Address Broader City Priorities in Toronto Community Housing Corporation Revitalizations</u></b></p>	May 14 and 15, 2019	Adopted with Amendments	<p>Attention: 1. City Council request the City Manager, in consultation with the Chief Executive Officer, Toronto Community Housing Corporation, to make recommendations to City Council regarding city-building objectives that will be addressed through Toronto Community Housing Corporation revitalizations, and the related funding requirements to achieve those objectives, prior to proceeding with future revitalizations and/or phases that have yet to obtain planning approvals and Shareholder consent.</p> <p>4. City Council request the City Manager, in consultation with the Chief Executive Officer, Toronto Community Housing Corporation and other relevant stakeholders, to evaluate the impacts of requiring that new affordable housing be provided by developers in any real estate development transactions; such evaluation should consider the financial implications and/or trade-offs to the City as a whole, as well as potential incentives and strategies that can make providing affordable housing more attractive to potential developers.</p> <p>4. City Council request the City Manager, in consultation with the Chief Executive Officer, Toronto Community Housing Corporation and other relevant stakeholders, to evaluate the impacts of requiring that new affordable housing be provided by developers in any real estate development transactions; such evaluation should consider the financial implications and/or trade-offs to the City as a whole, as well as potential incentives and strategies that can make providing affordable housing more attractive to potential developers.</p>	Development	Work ongoing	Development reports regularly through Internal Audit to the AG Office

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				<p>5. City Council request the Executive Director, Social Development, Finance and Administration, in consultation with the Chief Executive Officer, Toronto Community Housing Corporation, to ensure that Toronto Community Housing Corporation's long-term development capital and operating needs for revitalizations are considered as part of developing a long-term permanent funding model.</p> <p>6. City Council request the City Manager to ask the Boards of CreateTO and Toronto Community Housing Corporation to ensure these organizations increase collaboration and consultation with a view to improving the function of each organization independently in the short-term; such work should commence as soon as possible.</p>			

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				<p>7. City Council request the City Manager, in consultation with the Chief Executive Officer, Toronto Community Housing Corporation, to bring forth recommendations to clarify the Shareholder Direction to Toronto Community Housing Corporation with respect to the City's approval and ongoing oversight of revitalizations, specifically:</p> <ul style="list-style-type: none"> <li>a. the timing and scope of approvals, including objectives and priorities for the revitalization; and</li> <li>b. the level of detailed reporting required annually on project progress, capital budget variances, updated forecasts and adherence with the Council-approved strategic direction and principles, including barriers and challenges.</li> </ul> <p>9. City Council request the City Manager, in consultation with the Chief Executive Officer, Toronto Community Housing Corporation, to report the outcomes (short, medium, and long-term) achieved at the completion of each phase of revitalization projects in order to demonstrate the overall financial and non-financial stakeholder impacts; such reports be completed as soon as practicable following the completion of each phase of a project.</p>			

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				<p>10. City Council request the Toronto Community Housing Corporation Board to report annually to City Council through the City Manager and the City's Chief Financial Officer and Treasurer on the long-term building repair and development capital plans, including funding sources and any unfunded amounts the City needs to include in its Capital Plan.</p> <p>11. City Council request the City's Chief Financial Officer and Treasurer to ensure the City's 10-Year Capital Plan includes Toronto Community Housing Corporation's building capital repair and revitalization projects and identify shortfalls to be included in the overall city unfunded projects list, in addition, the City needs to identify any associated debt that needs to be included in the City's debt service targets.</p>			
21-PH21.2	<b><u>PH21.2 Activating a Revitalization Plan for the Dundas Sherbourne Neighbourhood</u></b>	10-Mar-21	Adopted without Amendments	<u>Attention:</u> City council adopted this report by SSHA directing TCHC and City Staff to undertake the necessary due diligence work to identify the financial and operational implications related to the full redevelopment of the Dan Harrison Community Complex by the fourth quarter of 2021. Report to the Planning and Housing Committee by the first quarter of 2022 with a proposed plan to improve the built-form and the operations of the Dan Harrison Community Complex and to create new supportive housing opportunities to better serve the needs of existing and future residents.	<b>SPSR, Development Operations &amp; FM</b>	<b>Work ongoing</b>	The Board review this item for information; TCHC continues to support Housing Secretariat and CreateTO who were given lead to commence neighbourhood wide review. TCHC has added various security infrastructure upgrades at the Dan Harrison Community Complex with the remaining items anticipated to be completed by Q2 2023.

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21-MM35.19	<b><u>Taking Action to Protect Tenants from Extreme Heat - by Councillor Kristyn Wong-Tam, seconded by Councillor Josh Matlow</u></b>	14-Jul-21	Adopted with Amendments	Attention: This item recommends the Executive Directors of Social Development, Finance and Administration and Municipal Licensing and Standards to report back to the Planning and Housing Committee on the feasibility of requiring all apartment buildings provide air conditioned units or an air conditioned cool room in the building.	FM	Work pending further action from the City (MLS & SDFA)	TCHC staff are aware of this recommendation, and are prepared to assist.
21-MM36.13	<b><u>MM36.13 Fixing Service Gaps in RentSafeTO - by Councillor Kristyn Wong-Tam, seconded by Councillor Paul Ainslie</u></b>	1-Oct-21	Adopted without Amendments	Attention: Direct MLS to ensure staff are trained to deal with pest management and consider collaborating with other City Divisions and Agencies (i.e. Shelter, Support and Housing Administration and Toronto Community Housing Corporation).	FM	Work pending further action from the City (MLS)	FM staff are aware of this recommendation, and will be tracking the item for action required from TCHC.
21-PH28.2	<b><u>PH28.2 Housing Now Initiative - Annual Progress Update and Launch of Phase Three Sites</u></b>	10-Nov-21	Adopted with Amendments	Attention: Council to direct the Board of Directors of Toronto Community Housing Corporation, when requested by the Deputy City Manager, Corporate Services and the Executive Director, Corporate Real Estate Management, to transfer a portion of lands located at 1080 Eastern Avenue and currently owned by Toronto Community Housing Corporation, to the City of Toronto at nominal cost to be included as part of the Housing Now site at 1631 Queen Street East, which it will thereafter form part of.	Development	Work ongoing	The Board has issued a resolution on June 28, 2022 to approve the transfer of a portion of lands at 1080 Eastern Ave. TCH staff anticipate that 1080 Eastern Ave will be completed by the end of Q1 2023.

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21- EC26.8	<b><u>EC26.8 Supporting Food Security in St. James Town</u></b>	15-Dec-21	Adopted without Amendments	This item recommends that City Council request the Board of Directors of Toronto Community Housing Corporation to request the President and Chief Executive Officer, Toronto Community Housing Corporation to undertake the capital improvements required to establish a community food space at 200 Wellesley Street East and to lead a Request for Expressions of Interest process, identifying a collaborative of community agencies to activate the space and operationalize the coordination, activation and resident participation for the space.	<b>Operations, SPSR &amp; FM</b>	<b>Work ongoing</b>	TCHC staff are currently in the process of completing the RFP and expect to be complete by Q2 2023. TCHC has retained the architect for the Food Hub project in January 2023. Construction is likely to start in Q1 2024, and will take approximately 8-10 months to complete.
21-IE26.16	<b><u>TransformTO – Critical steps to NetZero by 2040</u></b>	15-Dec-21	Adopted with Amendments	Attention: Council to direct the Chief Planner and Executive Director, City Planning, to accelerate implementation of the greenhouse gas emission limits performance measure in the Toronto Green Standard to ensure that buildings constructed in or after 2030 are near zero emissions, by revising the Toronto Green Standard Tier 1 mandatory performance measure as follows, to: the "High Performance" level (Toronto Green Standard Version 4 Tier 2) to apply in 2025; and the "Near Zero Emissions" level (Toronto Green Standard Version 4 Tier 3) to apply in 2028;	<b>Development &amp; FM</b>	<b>Work pending further action by the City (City Planning)</b>	FM & Development are investigating how the implementation of the greenhouse gas emission limits may apply to TCHC.

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21-PH29.7	<p><b><u>Lawrence Heights Revitalization – Phases 2 &amp; 3 Interim Status &amp; Budget Update</u></b></p>	15-Dec-21	Adopted with Amendments	<p>4. City Council request the Executive Director, Housing Secretariat, in consultation with the appropriate City divisions, the Chief Executive Officer, CreateTO and the President and Chief Executive Officer, Toronto Community Housing Corporation, to report to City Council by the third quarter of 2022 with the outcome of the Toronto Community Housing Corporation procurement process and a recommended development partner, refined cost estimates and an update on funding opportunities to support the revitalization project.</p> <p>5. City Council direct the General Manager, Toronto Water, the General Manager, Transportation Services, the General Manager, Children's Services and the General Manager, Parks, Forestry and Recreation and City Council request the Board of Directors of Toronto Community Housing Corporation to work together to advance the development of the community recreation centre to meet the Federal Government's requirements and deadline for project completion, should the City of Toronto receive federal funding to build the new community recreation centre in Lawrence Heights.</p>	Development & Procurement	Work ongoing	<p>4. In progress – TCHC working in consultation with the Housing Secretariat, and CreateTO. There is currently no defined release timing for the RFP or the corresponding report back to Council. This is due to a number of changes in the City's planning framework and the project's funding requirements. Once these impacts has been fully reviewed by TCHC, the Housing Secretariat and CreateTO, and confirmed to be in line with existing approvals, a new release schedule will be set.</p> <p>5. In progress. City led initiative, TCHC is working in consultation with Toronto Water, Transportation Services, Children's Services, and Park Forestry and Recreation.</p>

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				<p>8. City Council request a full Community Benefits Agreement for the construction of Phases 2 and 3 of the Lawrence Heights Revitalization Project and that the plan be reported to the Planning and Housing Committee prior to finalizing.</p>			<p>8. In progress. TCHC working in consultation with the Housing Secretariat, and the City's Community Benefits Team.</p>
				<p>10. City Council request the Board of Directors of the Toronto Community Housing Corporation to request the President and Chief Executive Officer, Toronto Community Housing Corporation, in consultation with the Executive Director, Housing Secretariat, the Chief Executive Officer, CreateTO and the Executive Director, Social Development, Finance and Administration, to incorporate in the Request for Proposals for Phases Two and Three of the Lawrence Heights Revitalization, a Community Benefits Agreement to meet a minimum 10 percent target for apprenticeship, training and/or hiring opportunities in construction and professional services open primarily for residents of Lawrence Heights as well as to all residents across the Toronto Community Housing Corporation portfolio as well as consideration of social procurement and to report back to City Council as part of the approval of the proponent.</p>			<p>10. In progress. TCHC in consultation with the Housing Secretariat, CreateTO, and the City's Community Benefits Team.</p>



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21-PH29.20	<b><u>Bridging the Gap – Increasing RGI Units in Regent Park phase 3</u></b>	15-Dec-21	Adopted without Amendments	<p>Attention:</p> <p>2. City Council authorize the Executive Director, Housing Secretariat to negotiate and enter into, on behalf of the City of Toronto, a municipal housing project facility agreement (the "Contribution Agreement") with Toronto Community Housing Corporation for the development of the new rent-geared-to-income and new affordable housing, to be constructed on the lands known as 175 Oak Street, to secure the financial assistance being provided and to set out the terms of the operation of the new affordable rental units, on terms and conditions satisfactory to the Executive Director, Housing Secretariat and in a form approved by the City Solicitor</p>	<b>Development, SPSR &amp; FM</b>	<b>Work ongoing</b>	2. TCHC is in receipt of the draft Contribution Agreement. At the February 24 <sup>th</sup> 2023 Board meeting, TCHC's Board of Directors authorized Staff to finalize the terms and execute the Contribution Agreement. Staff will work with the City to finalize and execute the Agreement over the coming months.
MM39.3	<b><u>1555-1575 Queen Street East - Conveyance of Parkland at 2 Phin Avenue from Toronto Community Housing Corporation to the City of Toronto - by Councillor Paula Fletcher, seconded by Councillor Jennifer McKelvie</u></b>	2-Feb-22	Adopted without Amendments	<p>1. City Council exempt the conveyance of the off-site parkland dedication at 2 Phin Avenue associated with the proposed Toronto Community Housing Corporation revitalization project at 1555-1575 Queen Street East from the applicable provisions of the City policy entitled "Policy for Accepting Potentially Contaminated Lands to be Conveyed to the City under the Planning Act" and City Council authorize the City to accept the conveyance of the parkland dedication prior to environmental investigation and remediation of the parkland.</p> <p>3. City Council authorize the City Solicitor to amend the Section 37 Agreement registered on title to 1555-1575 Queen Street East to implement City Council's decision on this matter to the satisfaction of the General Manager, Parks Forestry and Recreation and the City Solicitor.</p>	<b>Legal</b>	<b>Work ongoing</b>	TCHC Board of Directors resolution dated September 25, 2020 authorized the conveyance of a portion of the lands at 2 Phin Park Ave to the City of Toronto. The land conveyance of 2 Phin Park Ave conveyance has been completed in February 2023.

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22-MM39.9	<b><u>Exploring Housing Renewal in Edgeley Village - by Councillor Anthony Perruzza, seconded by Mayor John Tory</u></b>	2-Feb-22	Adopted without Amendments	1. City Council request the Chief Executive Officer, CreateTO, to consult with the President and Chief Executive Officer, Toronto Community Housing Corporation, the Executive Director, Corporate Real Estate Management, the Chief Planner and Executive Director, City Planning and the Chief Executive Officer, Toronto Lands Corporation, on opportunities for City building, with a focus on public realm improvements and housing renewal in and around the Edgeley Village neighbourhood, and to report back to the Board of Directors, CreateTO with the findings of this work.	<b>FM &amp; Development</b>	<b>Work ongoing</b>	TCHC staff are aware of this recommendation, and are prepared to assist.

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22-PH30.8	<b><u>New Affordable Rental and Ownership Homes in Phase Two of the Alexandra Park Revitalization</u></b>	2-Feb-22	Adopted without Amendments	1. City Council authorize the Executive Director, Housing Secretariat to provide Section 37 funds from the Capital Revolving Reserve Fund for Affordable Housing (XR1058) in the amount of \$1,963,260.00 to Toronto Community Housing Corporation to facilitate the creation of four new affordable rental units in the rental replacement building at 130 Augusta Avenue to be owned by the Toronto Community Housing Corporation and rented at 80 percent Average Market Rent in perpetuity.	<b>Development</b>	<b>Work ongoing</b>	City Council adopted this item on February 2, 2022 with amendments. TCHC and City to enter into Contribution Agreement for City to transfer s.37 funds to TCHC for construction of additional rental units.

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22-EX30.2	<b><u>2022 Capital and Operating Budgets</u></b>	2-Feb-22	Adopted without Amendments	<p>16. City Council request the Executive Director, Housing Secretariat and the General Manager, Shelter, Support and Housing Administration to expedite the delivery of 300 additional housing opportunities for people experiencing homelessness in the shelter system over the next 6-12 weeks, and on a cost neutral basis to the City using existing funding programs including through the expansion of the Rapid Rehousing Program being delivered in partnership with Toronto Community Housing Corporation, new and enhanced partnerships with non-profit partners to increase access to supportive housing units, and access to rent supplement units through partnerships with private market landlords.</p> <p>34. City Council request the Provincial and Federal governments to provide funding support to offset the \$26.8 million in COVID impacts identified by Toronto Community Housing Corporation.</p> <p>147. City Council approve one-time funding of \$6.780 million in 2022 to fund one-time costs in Toronto Community Housing Corporation not expected to recur in future years.</p> <p>148. City Council approve budgeted funding of \$26.842 million in 2022 to the Toronto Community Housing Corporation to offset COVID-related operating pressures, subject to final 2022 COVID-19 impacts and secured COVID-19 funding supports.</p>	<b>Programs &amp; Partnerships, CSU</b>	<b>Work ongoing</b>	Operations staff continue to work with the Housing Secretariat and SSHA to release and fill units allocated to Rapid Rehousing. As of December 20 the target of 450 units to be filled through Rapid Rehousing has been reached and surpassed with a new target of 500 being proposed for 2023. Finance staff are aware of this item and are tracking for future budgetary implications. RRHI is being implemented as agreed.

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				187. City Council request that capital funding requirements for Toronto Community Housing Corporation, including \$160.000 million of capital City funding in 2031, be revisited and confirmed in future years along with ongoing Provincial and Federal funding.			
22-EX29.2	<b><u>SafeTO Implementation Plan</u></b>	2-Feb-22	Adopted without Amendments	<p>8. City Council request the Province of Ontario (Ministries of Children, Community and Social Services, Health, the Solicitor General, the Attorney General, Education and Municipal Affairs and Housing), and the Government of Canada (Department of Justice Canada, Public Safety Canada, the Public Health Agency of Canada, Indigenous Services Canada and Statistics Canada) to collaborate and directly partner with the City and other partners to establish and implement the following priority actions from the SafeTO Plan:</p> <p>a. the Community Crisis Support Service pilots to better support community health and wellness by introducing an alternative, community-based health model of crisis response that is community-led, client-centred, trauma-informed and focused on reducing harm;</p>	<b>Programs &amp; Partnerships</b>	<b>Work ongoing</b>	<p>We are still waiting for an agreement and have escalated the matter to our COO who has contacted the City.</p> <p>TCHC and City staff have met and approved a Manager Violence Reduction Program on a 2 year contract to join the City Gun Office.</p> <p>Language was approved by Legal at TCHC and the City is committed to sending a draft agreement for signature before year end.</p>

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				b. the multi-sector Toronto Office to Prevent Gun Violence as a partnership between the City of Toronto, Toronto Public Health, the Toronto Police Service, the Toronto Police Services Board, Toronto Community Housing, and other partners to integrate investments and operationalize a cross-government approach to reduce violence.			
22-AU11.4	<b><u>Toronto Community Housing Corporation - Embedding Accountability into Service Delivery: Lessons Learned from the Audit of Contracted Property Management Services</u></b>	6-Apr-22	Adopted with Amendments	1. City Council request the Toronto Community Housing Corporation Board to direct the Chief Executive Officer, Toronto Community Housing Corporation to report on the implementation of the recommendations of the Auditor General each quarter, in anticipation of the Auditor General's review of this matter after one year, and forward the reports to the Auditor General for her information. At its meeting on December 9, 2021, the Toronto Community Housing Corporation (TCHC) Board of Directors considered the attached report entitled, "Toronto Community Housing Corporation - Embedding Accountability into Service Delivery: Lessons Learned from the Audit of Contracted Property Management Services". The Board adopted the recommendations 1-11, as made in the report.	<b>Operations</b>	<b>Work ongoing</b>	The board has adopted this recommendation in the December 9 2021. Board meeting. TCHC staff is reporting on the implementation of the Auditor General's recommendations, and are working to forward these to the Auditor General's office.

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22-MM47.33	<b><u>MM47.33 Tenants First Status Update - by Councillor Paula Fletcher, seconded by Councillor Ana Bailão</u></b>	July 19-20, 2022	Adopted without Amendments	City Council direct that before any further work on the transfer of Toronto Community Housing Corporation development functions to CreateTO continues, the Chief Executive Officer, Toronto Community Housing Corporation advise the Deputy City Manager, Community and Social Services through Tenant's First implementation on the following: a. the legal structure related to current Toronto Community Housing Corporation developments; b. financial structure overview for all current development sites; and c. opportunities to restructuring of non-development functions within Toronto Community Housing Corporation such as relocation, engagement and quality control.	<b>Development &amp; Legal</b>	<b>Work ongoing</b>	In July 2022 there was a Council Members Motion that paused the transfer process and requested additional information on the legal and financial structures of the TCHC / Developer agreements and the possible configuration of a stay behind team at TCHC. That work is to be reported back to Council in Q1 of 2024 through the Deputy City Manager, Community and Social Services. Once that is complete it is anticipated that the transfer planning process will continue with CreateTO/TCHC and the City.
22-MM2.16	<b><u>MM2.16 Ensuring a Successful Tenant Advisory Committee at Toronto Community Housing Corporation - by Councillor Paula Fletcher, seconded by Councillor Shelley Carroll</u></b>	14-Dec-22	Adopted without Amendments	This item recommends that the Deputy City Manager, Community and Social Services, review the proposal for a TCHC Tenant Advisory Committee including: Terms of Reference; recruitment and confirmation of members; the role of tenant directors; and the role of the City, and report to the February meeting of the Economic and Community Development Committee with their findings and recommendations.	<b>SPSR &amp; Ops</b>	<b>Work ongoing</b>	This item has been superseded by Item PH2.8 which was amended at the March 29-31, 2023 City Council meeting.

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23-PH1.9	<b><u>PH1.9 - Creating New Affordable and Supportive Homes for People Experiencing Homelessness</u></b>	7-Feb-23	Adopted with Amendments	<p>2. City Council, as Shareholder, direct the Board of Directors of Toronto Community Housing Corporation to provide the President and Chief Executive Officer, Toronto Community Housing Corporation, with authority to enter into lease arrangements with the City of Toronto for a term of 50 years less a day, for sites deemed appropriate by City staff, and following consultation with the President and Chief Executive Officer, Toronto Community Housing, to create new supportive housing.</p> <p>3. City Council, as Shareholder, direct the Board of Directors of Toronto Community Housing Corporation to request the President and Chief Executive Officer, Toronto Community Housing Corporation to engage with the Toronto Seniors Housing Corporation, City and CreateTO staff as appropriate, and provide the City Manager and Executive Director, Housing Secretariat with a list of at least four potential, suitable sites that could be intensified to create new modular or other forms of supportive housing by no later than February 21, 2023.</p>	Development & FM	Work ongoing	TCHC staff provided a memo outlining TCHC's review of the proposed RHI Sites to the Executive Director, Housing Secretariat on Feb 21, 2023 completing work for Recommendation 3.



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23-PH2.8	<b><u>PH2.8 - Ensuring a Successful Tenant Advisory Committee at Toronto Community Housing Corporation</u></b>	29-Mar-23	Adopted with Amendments	<p>City Council adopted the following recommendations:</p> <p>1. City Council direct the Toronto Community Housing Corporation Board of Directors to ensure that:</p> <p>a. the terms of reference for the Tenant Advisory Committee be developed in collaboration with the Tenant Advisory Committee and the City with consideration of the recent efforts and approach by Toronto Seniors Housing Corporation in establishing its Senior Tenant Advisory Committee;</p> <p>b. an additional round of recruitment be completed for the Tenant Advisory Committee in partnership with the City, which targets tenants who are not currently involved in Toronto Community Housing Corporation's tenant engagement system, and that meetings with the new and current Committee members begin early in the second quarter of 2023; and</p> <p>c. Toronto Community Housing Corporation appoint upto three tenant directors to the Tenant Advisory Committee and request that all current Toronto Community Housing Corporation Tenant Directors be offered an opportunity to join the Tenant Advisory Committee.</p> <p>d. the formal reporting relationship between the Tenant Advisory Committee and the Board will continue to be through the Chief Operating Officer.</p>	SPSR & Ops	<b>Work ongoing</b>	TCHC staff are aware of the recommendations adopted by City Council and are working to meet them. Please note a parallel report on the implementation of these recommendations went forward to the March 28th TSC meeting.

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				<p>4. City Council request the Deputy City Manager, Community and Social Services in consultation with the Chief Executive Officer, Toronto Community Housing Corporation to report back in the first quarter of 2024 on the progress of the new Tenant Advisory Committee, including the Terms of Reference that were developed.</p>			