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Toronto Community Housing



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Dec 2011

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December 16, 2011

Dear stakeholders:

The board of directors has approved Toronto Community Housing's 2012 interim operating plan, which provides the company with spending authority until our funding is confirmed by our shareholder, the City of Toronto. For 2012, our subsidy from the City of Toronto has been reduced by \$6 million. We are working with the City to identify further efficiencies, and any additional savings will be used to pay for capital repairs.

Our biggest fiscal challenge remains our \$650-million backlog in unfunded capital repairs. To generate proceeds to pay for capital repairs, we have disposed of non-core assets and sold five vacant properties that were identified as costly to repair and maintain under our real estate asset investment strategy, *Housing Works*, in 2008. In January, City Council will vote on our plan to sell some 700 stand-alone units, which would raise a further \$300 million to pay for capital repairs over the long-term.

Despite our challenges, Toronto Community Housing continues to demonstrate our value to the community, by launching exciting new partnerships, moving forward on innovative revitalization projects, and helping tenants with mental health issues achieve and maintain successful tenancies. This month's stories highlight a few of our many recent successes.

From all of us at Toronto Community Housing, I wish you, your colleagues and your families a happy and safe holiday season, and best wishes for the new year. I'm looking forward to working with you in 2012.

Yours sincerely,

>> Len Koroneos
Chief Executive Officer (interim)

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An addition to our portfolio

Toronto Community Housing has purchased 11 Randolph Avenue and assumed management of the building, effective December 1st. The building, which has 95 units and a mix of rent-geared-to-income and market-rent tenants, has been operated by a receiver on behalf of the City of Toronto since 2007. It shares common facilities with our development at 136-152 Perth Avenue next door.

Toronto Community Housing staff met with tenants in the building on December 1st and will work together with our partners to ensure a smooth transition.

Ready to roll in Regent Park

Regent Park is home to the first permanent BIXI stations outside the original grid, at Dundas and Parliament and at Gerrard and Parliament. The Daniels Corporation and Toronto Community Housing, with [BIXI TORONTO](#) and local Councillor Pam McConnell, hosted a [grand opening event](#) on Saturday, November 26th.

The addition of two new BIXI stations to Regent Park shows that revitalization is making this neighbourhood like any other successful neighbourhood in the city: with a mix of people and uses. Having BIXI in Regent Park contributes to community health and community safety, by helping more people be active and move about in the neighbourhood.

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Lawrence Heights revitalization plan gets green light

Toronto Community Housing welcomes [City Council's strong endorsement](#) of the Lawrence-Allen Secondary Plan as a milestone that will enable the revitalization of Lawrence Heights to move forward.

We have been working with tenants, the City of Toronto, the local councillor, and the neighbouring community for the past four years to create a multi-phase plan for replacing the outdated housing in [Lawrence Heights](#) with a vibrant, mixed community. City Council's vote to approve the secondary plan means Toronto Community Housing can begin the project's next steps, which in 2012 will include completing zoning approvals for phase 1 and working with the City of Toronto to secure funding for the public infrastructure for phase 1.

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Vacant properties sold

Toronto Community Housing has sold five vacant properties for a total of \$3.45 million. Net proceeds will go into our [State of Good Repair Fund](#) to be used strictly to pay for capital repairs to improve Toronto Community Housing buildings.

The properties were identified as costly to repair and maintain under our 10-year real estate asset investment strategy, *Housing Works*. Toronto City Council approved the recommendation to sell the properties in August 2010.

Four of the five sales have closed, and all but one of the properties sold for more than its

assessed value.

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Supporting tenants with mental health needs

One in five Canadians will be affected by a mental health issue. Mental illness affects us all, which is why Toronto Community Housing has a strategy focused on mental health. Through our mental health framework, we work to connect tenants to services that help them meet lease obligations and thrive in their homes. As part of that strategy, we've added a mental health liaison to our team.

Kola Iluyomade has over 10 years' experience in housing and service delivery, including clinical mental health experience. He joins us from Scadding Court, where he led a project to improve access to community services for newcomers. Kola will work with staff to help tenants who need more support to avoid a health crisis, a loss of housing, or other negative results.

"We work with everyone—staff, tenants, family members, community agencies—as partners to help tenants access the services they need," said Kola.

Through our partnership with the [Gerstein](#) and [Krasman Centres](#), we've launched a two-year program to train 12 tenants in peer support and mental health recovery education. Once they've completed training, the team will provide drop-in help and lead recovery support groups in four Toronto Community Housing buildings.

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Working with TAVIS, for tenants

Together with Toronto Community Housing staff, the Toronto Anti-Violence Intervention Strategy (TAVIS) of the Toronto Police Service is reaching out to tenants to get them involved in stopping violence in their communities.

Through our tenant newsletter, [the front door](#), [TAVIS](#) will share crime prevention tips and information about community mobilization. We'll use what we know about our tenants to leverage safety information from the experts, to help tenants play an active role in keeping their homes and communities safe.

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Departing to new opportunities

Toronto Community Housing congratulates Mitzie Hunter and Howie Wong, who have resigned to pursue new opportunities outside the company.

Mitzie will join [CivicAction](#) as Chief Executive Officer on Jan. 9, 2012. Mitzie has led our human resources, information technology and public affairs functions as Chief Administrative Officer for the last two years.

Howie has resigned effective Jan. 6, 2012, to accept the position of Chief Operating Officer and General Counsel with [Social Housing Services Corporation](#). Howie joined us in 2005 and has provided valuable legal and strategic counsel to the entire organization as General Counsel and Corporate Secretary.

While we're sorry to see Mitzie and Howie go, we wish them every success in their new roles. We look forward to working together with them on issues and projects affecting the lives of our tenants, and all Torontonians.

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Did you know?

An estimated 9,000 households in Toronto Community Housing have a resident with a mental illness serious enough to qualify for supportive housing. Read about the issue in Mainstay's report [Forty is too Young to Die](#).

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Contact Us

If you have any thoughts or questions about what you have read please feel free to contact:
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