



**Report on Business Arising from Public Meeting Minutes
 TSC Action Item List**

Report No. and Meeting Date	Description	Status	Target Date	Assigned To
1. TSC:2021-34 May 4, 2021	Participatory Budgeting Program Prior to its reimplementation, Management to bring the plan for the participatory budgeting program to the TSC for discussion.	In progress	To be brought back in advance of Participatory Budgeting being reintroduced	Chief Operating Officer
2. TSC:2021-57 September 14, 2021	Revitalization Long-Term – Economic and Employment Benefits Staff to amplify the report and report back to provide more details including: <ul style="list-style-type: none"> ○ The total construction hours and project hours, broken down by revitalization communities; ○ The total value of all constructions of all the revitalization projects, and value broken down by revitalization communities; ○ More details on section 1.2 Contracts for Social Enterprises, which include the list of social enterprises that have been awarded the social contracts, the number of 	Complete	A briefing note is provided at the June 9, 2022 meeting	Acting Chief Development Officer & Director, Program Delivery

Report No. and Meeting Date	Description	Status	Target Date	Assigned To
	<p>tenants employed, and how the social enterprises were procured, broken down by revitalization communities;</p> <ul style="list-style-type: none"> ○ Revision of tables under section 2.1 Employment, converting job duration to employment hours, broken down by revitalization communities; and ○ More information on wages dispensed to tenants, through construction and non-construction jobs. ○ A draft revised report will be sent to Councillor Fletcher for review prior to finalization and submission to the TSC. 			
<p>3. TSC:2022-13</p> <p>March 29, 2022</p>	<p>TCHC's Operational Performance Measures</p> <p>Management to report to the Board in relation to the time required to address the maintenance needs of the 374 units identified as Non-Rentable as a result of maintenance being required in Table 5 of the Report, broken down by region, including seniors, and when they will be brought to market.</p>	<p>Complete</p>	<p>June 9, 2022 (TSC:2022-26)</p>	<p>Chief Operating Officer</p>

Report No. and Meeting Date	Description	Status	Target Date	Assigned To
<p>4. TSC:2022-22</p> <p>March 29, 2022</p>	<p>Tenant Led Improvements in Basement Spaces</p> <p>Management to report to the Board on a process through which tenants can work with TCHC in order to effect physical improvements to basements in townhouses owned by TCHC, at a tenant's expense.</p>	In progress	Q3 2022	Chief Operating Officer
<p>5. TSC:2022-18</p> <p>March 29, 2022</p>	<p>ANNUAL PEST CONTROL REPORT</p> <p>Management to bring back a revised Annual Pest Control Report to the next TSC meeting with the following amendments:</p> <ul style="list-style-type: none"> • Revise Tables 4A and 4B to reword the categories and align the numbers under each category; • Provide the number of units that required further treatments following the expiry of the 90-day warranty; • Include the data of the year 2019. 	Complete	June 9, 2022 (TSC:2022-18R)	Chief Operating Officer
<p>6. TSC:2022-18</p> <p>March 29, 2022</p>	<p>ANNUAL PEST CONTROL REPORT</p> <p>Management to provide information in the Annual Pest Control Report to the Toronto Seniors Housing Corporation.</p>	In progress	June 9, 2022	Chief Operating Officer

Toronto Community Housing Corporation
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Toronto, ON
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Briefing Note: For Information [Deferred from the March 29 TSC Meeting]

To: Tenant Services Committee (“TSC”)

From: Kelly Skeith, Chief Development Officer

Date: May 4, 2022

Re: Tenant Services Committee Meeting of June 9, 2022
Revitalization Long-Term Economic & Employment Benefits (TSC:2022-21D)

The purpose of this report is to provide the TSC with additional information requested about the employment benefits received by tenants across the revitalization sites.

At its September 14, 2021 meeting, the TSC requested Management to provide, where possible, supplementary information to the TSC:2021-57 report to include:

1. Revise tables under section 2.1 Employment, converting job duration to employment hours, broken down by revitalization communities and include more information on wages dispensed to tenants, through construction and non-construction jobs;
2. Additional details on section 1.2 Contracts for Social Enterprises, which includes the list of social enterprises that have been awarded the social contracts, the number of tenants employed, and how the social enterprises were procured, broken down by revitalization communities;
3. Total value of all constructions of all the revitalization projects, and value broken down by revitalization communities; and
4. Total construction hours and project hours, broken down by revitalization communities.

Additionally at the February 25, 2022, TCHC Board Meeting the request below was made of staff. This request was originally allocated to BIFAC and has been since been directed to the Tenant Services Committee. An update has been added to this briefing note.

5. Management to report on all not-in-flight revitalization projects, to TSC in relation to revitalization projects valued at over \$50 million, in order to continue to incorporate appropriate Community Benefits impact of revitalization projects for TCHC tenants.

Outlined below is a summary of Management's findings in response to the requested supplementary information.

Request #1 – Revised Employment Tables.

The requested detail on Employment are summarized in Attachment #1, general findings include:

- Table 1: 455 jobs translates into 3,155 months or 455,855 total hours worked; with just over \$9.0M in total wages earned.
- Generally tenants in construction jobs earn more than non-construction jobs and the overall data indicates that longer term (12+ months) construction jobs have higher salaries. To date there have been 190 construction related jobs secured by tenants.
- Tenants have voiced a desire for jobs that are not construction related. As of December 2020 there have been 265 non-construction related jobs secured by tenants. Employment figures for 2021 will be updated in the Summer of 2022.

Request #2 - Additional details on section 1.2 Contracts for Social Enterprises

The requested detail on Contracts for Social Enterprises are summarized in Attachment #2.

- Contracts summarized in Attachment #2 represent TCHC's social procurement commitments. These figures do not include social procurement contracts/spending undertaken by our Developer Partners.

- Through TCHC contracts eight social enterprises have been supported with contract values ranging from just over \$2,000 (catering) to \$190,000 (movers).
- Tenants were hired as a part of all of the contracts, the majority of contracts resulted in 100% of the jobs being provided to TCHC tenants.

Request #3 - The total construction value of all revitalization projects, broken down by revitalization sites.

- Total residential construction costs for market and TCHC buildings are summarized in Confidential Attachment #3.
- To date, TCHC tenant benefits secured, represent approximately 2.5% of the total construction cost of the projects. This percentage includes the value of jobs, scholarships, trainings and social contracts for TCHC tenants. It does not include other secured benefits such as new community facilities, affordable housing, public amenities (parks), and other community programming.

Request #4 - The total construction hours and project hours, broken down by revitalization communities

- Hours worked by tenants are reported in Attachment #1. Staff have investigated the possibility of retroactively collecting data on the hours worked for all jobs on the construction sites. This data is not typically tracked. For this reason, it is challenging to recreate or accurately reflect the total work hours spent to date on all construction projects.
- TCHC Staff will work with the Housing Secretariat and the City's Community Benefits team to develop a unified approach to undertake this reporting request. This work will involve consulting with our existing development partners.
- TCHC Staff will look to implement an approach that does not have negative impacts on the competitive contract tendering process for trades/contractors/subcontractors.

Request #5 – Report on upcoming revitalization projects valued at over \$50 million.

At the February 25, 2022 TCHC Board of Directors Meeting, it was requested that staff report to BIFAC on all upcoming revitalization projects valued at over \$50 million. This request was made in order to continue to incorporate appropriate Community Benefits impact of revitalization projects for TCHC tenants. This item has since been allocated to the Tenant Services Committee.

At this time there are two upcoming revitalization projects that will exceed the \$50 Million dollar threshold. The two projects are Phases 2 and 3 of the Lawrence Heights Revitalization and the Firgrove Revitalization. Both projects will be subject to the City's policies for securing CED benefits as well as TCHC's tenant driven Community Economic Development targets. In addition to the Board direction mentioned above, Lawrence Heights specifically has been directed by City Council to create and report back on the Community Benefits Agreement. The Lawrence Heights Community Benefits Agreement will be developed based on tenant priorities and will aim to secure the existing city policy and targets that are in place.

To implement the TCHC Board direction provided at its February 25 2022 meeting, Management will continue to flag upcoming projects that meet the \$50 million dollar threshold. Management will also report back closer to project commencement on the steps that will be taken to secure a community benefits package tailored to the needs of each community. Staff will also continue to work closely with the City of Toronto and the Community Benefits Unit to ensure that approaches to setting targets as well as securing and tracking community benefits are aligned across City companies, agencies and divisions.

NEXT STEPS FOR ESTABLISHING COMMUNITY BENEFIT TARGETS:

Since September 14, 2021, Toronto City Council directed City Staff to contemplate a 10% CED target for large scale projects. Additional work is needed to determine how a 10% target can be applied and implemented. This work will identify any impacts on revitalizations including: the overall pro-forma; TCHC's ability to meet community specific needs (where

Tenants Benefits and priorities represent more than just construction jobs); and, any impacts on project staffing, project schedules and budgets during construction.

Within the context of a TCHC revitalization, construction jobs and training are just one piece of a complete Tenant Benefits Package that is secured for tenants through the RFP process. In order to align TCHC and City goals and approaches, TCHC Staff are working closely with the Housing Secretariat and the City's Community Benefits team to fully understand the impacts of this direction.

Partnering with TCHC on a revitalization is a complicated city building process. It is essential that any overarching target is well understood and clearly articulated in tender and RFP documents so proponents are able to both fully understand and value the requirement.

SIGNATURE:

"Kelly Skeith"

Kelly Skeith
Chief Development Officer (Acting)

ATTACHMENTS:

- | | |
|---|--|
| Attachment 1: | Revised Employment Table |
| Attachment 2: | Summary of Social Contracts |
| Confidential Attachment 3:
Reason for Confidential Attachment: | Costs of Residential Construction Work on Revitalization Sites
Matters that are not required to be disclosed under the <i>Municipal Freedom of Information and Protection of Privacy Act</i> , including but not limited to financial information belonging to TCHC with monetary value or potential monetary value and a position, plan, procedure, criteria or instruction to be applied to any |

negotiations carried on or to be carried on by or on behalf of TCHC.

STAFF CONTACT:

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Attachment 1: Revised Employment Tables

Table #1 – Employment										
Site	Developer Employment Commitment	Reporting Start Year	Jobs Secured By Tenants	Number of Tenants Hired	Length of Jobs in Months	Total Hours Worked	Total Wages Earned	RGI Units Per Site	Employment Benefit Achieved Per RGI Unit	Employment Target per Unit RGI Unit
Lawrence Heights	\$3.5M in Jobs	2013	252	154	834	127,382	\$2,802,505	1208	\$2,319	\$2,897
Alexandra Park	Approx. 150 Jobs	2008	132	102	1677	226,067	\$4,469,789	806	\$5,545	NA
Leslie Nymark	22 Full-time or equivalent Jobs	2013	13	13	177	30,562	\$638,335	121	\$5,275	NA
Allenbury Gardens	Best efforts to employ 10% of jobs created on-site	2010	35	26	397	52,456	\$1,024,412	127	\$8,066	NA
250 Davenport	\$1M in jobs	2018	15	15	38	5,147	\$83,305	460	\$181	\$2,174
Don Summerville	Min. \$0.5M in jobs	2020	8	8	32	9,78	\$20,991	120	\$174	\$4,167
Total			455	318	3,155	455,855	\$9,039,338	2,842		

Notes:

- Employment data for the Regent Park Revitalization Phases 1-3 is collected separately by Toronto Employment and Social Services. TESS uses a different methodology of job tracking that does not align with the reporting detail provided above.
- Columns highlighted in yellow represent new data since last presented.

Table 2 - Construction Related Jobs Wages and Duration														
Site	Number of Jobs (construction)	% of All Jobs Per Site	Total Wages Earned	Average Total Wage Earned Per Job	Average Hourly Wage Paid	Hours Worked by Tenants	Number of Jobs with Wage \$14-\$19	Number of Jobs with Wage \$20+	Summer Jobs Between June-September	0-3 Months	3-6 Months	6-12 Months	12-24 Months	24+ Months
Lawrence Heights	80	32%	\$2,090,831	\$26,135	\$25.04	83510	53	27	12	42	6	7	5	8
									15.0%	52.5%	7.5%	8.8%	6.3%	10.0%
									\$25.82	\$16.41	\$19.55	\$15.78	\$21.66	\$29.07
Alexandra Park	61	46%	\$3,213,045	\$52,673	\$20.38	157688	28	33		15	10	8	10	18
										24.6%	16.4%	13.1%	16.4%	29.5%
										\$16.45	\$18.58	\$19.78	\$21.37	\$21.19
Leslie Nymark	8	62%	\$243,785	\$30,473	\$19.84	12289	4	4		2	1	3	2	
										25.0%	12.5%	37.5%	25.0%	
										\$20.95	\$16.00	\$20.35	\$19.92	
Allenbury Gardens	29	83%	\$816,689	\$28,162	\$18.85	43321	23	6		17	1	3	1	7
										56.8%	3.4%	10.3%	3.4%	24.1%
										\$15.99	\$19.00	\$18.17	\$20.00	
250 Davenport	12	80%	\$73,813	\$6,151	\$16.35	4514	10	2		10		2		
										83.3%		16.7%		
										\$17.16		\$16.04		
Don Summerville	NA													
Total	190		\$6,438,162	\$33,885	\$21	301,322	118	72						

Table 3 - Non-Construction Related Jobs Wages and Duration														
Site	Number of Jobs (non - construction)	% of All Jobs Per Site	Total Wages Earned	Average Total Wage Earned Per Job	Average Hourly Wage Paid	Hours Worked by Tenants	Number of Jobs with Wage \$14-\$19	Number of Jobs with Wage \$20+	Summer Jobs Between June-September	0-3 Months	3-6 Months	6-12 Months	12-24 Months	24+ Months
Lawrence Heights	172	68%	\$711,674	\$4,138	\$16.22	43872	158	14	134	18	9	5	4	2
									77.9%	10.5%	5.2%	2.9%	2.3%	1.2%
									\$14.34	\$19.83	\$16.94	\$20.33	\$17.06	\$15.90
Alexandra Park	71	54%	\$1,256,745	\$17,701	\$18.38	68379	59	12	13	12	26	7	8	5
									18.3%	16.9%	36.6%	9.9%	11.3%	7.0%
									\$14.00	\$15.54	\$15.29	\$14.24	\$19.94	\$21.12
Leslie Nymark	5	38%	\$394,550	\$78,910	\$21.59	18274	1	4			1	1	1	2
											20.0%	20.0%	20.0%	40.0%
											\$22.00	\$16.00	\$22.00	\$22.00
Allenbury Gardens	6	17%	\$208,003	\$34,667	\$22.77	9135	3	3		4			1	1
										66.67%			16.67%	16.67%
										\$17.56			\$22.00	\$22.00
250 Davenport	3	20%	\$9,493	\$3,164	\$15.00	633	3			3				
										100.00%				
										\$15.00				
Don Summerville	8	100%	\$20,991	\$2,624	\$21.45	978	8				8			
											100%			
											\$15.00			
Total	265		\$2,601,455	\$9,816	\$18.41	141,270	232	33						

Item 5 – Briefing Note re: Action Item 2 - Revitalization Long-Term
 Economic & Employment Benefits
 TSC Meeting of June 9, 2022
 Report#: TSC:2022-21D Attachment 2

Attachment 2: Summary of Social Contracts

Social Enterprise	Service Provided	Year	Site	Contract Amount	Tenants Employed / % of Total Contractors
Alexandra Park Community Centre	Movers and Elevator Operator	2016-2018	250 Davenport	\$190,000	3-4 tenants / 100%
Alexandra Park Community Centre	Planter Box Installation	2012	Alexandra Park	\$900	3 tenants / 100%
Spaces Customs Interiors	Interior Design and Staging	2014-2018	Alexandra Park	\$29,000	1 tenant / 100%
Keenan Community Housing Services	1B Unit Clean Out	2016	Alexandra Park	\$44,000	6 tenants / approx. 60% of team
Domanique Grant Creative Group	Entertainment and Performance	2018	Alexandra Park	\$942	1 tenant / 100%
Alexandra Park Community Centre - Culinary Crew	Catering	2019-2020	Alexandra Park	\$6,372	3-6 tenants / 100%
Building UP	Various Labour Contracts	2017-2020	250 Davenport	\$28,986	~ 50% minimum
To The Moon & Back Wedding & Event Designs	Staging - International Women's Day	2019	Alexandra Park	\$2,700	2 tenants / 100%

Item 5 - Briefing Note re: Public Action Item #2 - Attachment 2

Item 5 – Briefing Note re: Action Item 2 - Revitalization Long-Term
 Economic & Employment Benefits
 TSC Meeting of June 9, 2022
 Report#: TSC:2022-21D Attachment 2

Item 5 - Briefing Note re: Public Action Item #2 - Attachment 2

Alexandra Park Community Centre	Community Animation Program	2018- 2020	Alexandra Park	\$62,000	6-8 tenants / 100%
Alexandra Park Community Centre	Phase 1b and 2a Unit Cleaning	2019- 2020	Alexandra Park	\$54,360	3-4 tenants 100%
Alexandra Park Community Centre	Fence Installation	2019- 2020	Alexandra Park	\$23,000	3-4 tenants 100%
Alexandra Park Community Centre	Summer and Winter Youth Employment	2019- 2020	Alexandra Park	\$17,000	2 tenants 100%
Gordonridge Action Committee	Catering	2017- 2020	Lawrence Heights	\$6,400	2-4 tenants 100%
TOTAL				\$465,660	

Contracts listed in the summary table were procured by TCHC through direct award in keeping with TCHC social procurement practices.