

Toronto Community Housing



Q3 2022 Tenants First Update

Item 10

December 1, 2022

Tenant Services Committee (“TSC”)

Report: TSC:2022-60

To: Tenant Services Committee (“TSC”)

From: Vice President, Strategic Planning and Communications

Date: October 21, 2022

PURPOSE:

The purpose of this report is to provide the TSC with the Q3 2022 update on the City’s Tenants First initiatives.

RECOMMENDATION:

It is recommended that the TSC receive this report for information.

BACKGROUND:

Reporting History:

Management have submitted the following reports to the TSC in 2022 that provided an update on work that took place related to the Tenants First Initiative:

- February 9, 2022 – [Q4 2021 Tenants First Update](#)
- June 9, 2022 – [Q1 2022 Tenants First Update](#)
- September 20, 2022 – [Q2 2022 Tenants First Update](#)

UPDATES:Toronto Seniors Housing Corporation Transition

On June 1, 2022, Toronto Community Housing (“TCHC”) and the Toronto Seniors Housing Corporation (“TSHC”) signed the Transition Agreement and the Service Delivery Agreement. The Transition Agreement remains in place until a future legal agreement is signed. The joint steering committee and the TCHC Relationship Management Office continue to oversee the implementation of the agreements and meet weekly with Toronto Seniors Housing staff through a joint Situation Table.

Single Family Home Asset Transfers

TCHC has successfully completed the transfer to Neighbourhood Land Trust on April 4, 2022, and has completed transfers to Circle Community Land Trust on June 1, July 29, September 1, and September 30, 2022. To date TCHC has transferred 632 property addresses/750 units to both organizations.

It has been identified that 10 property addresses/19 units set for transfer to Circle Community Land Trust require severances and will be transferred in 2023.

Transfer of Development Function to CreateTO

Staff continue to work in partnership with CreateTO and the City’s Real Estate team to complete the transfer of the Development function to CreateTO. A final timeline for the transfer has not been confirmed, and staff will bring recommendations to the Board for approval as soon as a proposed approach has been solidified.

City Council, on July 19, 20, 21 and 22, 2022, adopted the following:

1. 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.
2. City Council direct the Deputy City Manager, Community and Social Services to prepare a status report to the Executive Committee on this final element of Tenant's First in the first quarter of 2023.

IMPLICATIONS AND RISKS:

The Seniors Housing Corporation transition is one of the largest projects of this nature that TCHC has ever been involved in. While this is an important milestone, ongoing collaboration with the TSHC Board and Transition team will be extremely important. TCHC is committed doing everything possible to ensure this transition is successful, and that TSHC is set up to move ahead as a strong corporation operating the 83 seniors-designated buildings.

SIGNATURE:

"Paula Knight"

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Vice President, Strategic Planning and Communications

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