



## **Board of Directors**

931 Yonge Street,  
Toronto, M4W 2H2

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The Board of Directors (“Board”) of the Toronto Community Housing Corporation (“TCHC”) held a virtual Public meeting on January 27, 2022, via WebEx, commencing at 1:25 p.m.

**Directors in Attendance:** Tim Murphy (Chair)  
Deputy Mayor Ana Bailão  
Marcel Charlebois  
Councillor Paula Fletcher  
Adele Imrie  
Naram Mansour  
Brian Smith  
Nick Macrae  
Ubah Farah (*1:43 p.m. – 1:50 p.m.*)

**Directors Absent:** Councillor Frances Nunziata  
Debbie Douglas  
John Campbell

**Management Present:** Jag Sharma, President and Chief Executive Officer (“CEO”)  
Sheila Penny, Chief Operating Officer (“COO”)  
Darragh Meagher, General Counsel & Corporate Secretary  
Rose-Ann Lee, Chief Financial Officer & Treasurer (“CFO”)  
Barbara Shulman, Interim Vice President, Human Resources  
Kelly Skeith, Acting Chief Development Officer (“CDO”)  
Allen Murray, Vice President, Facilities Management  
Paula Knight, Vice President, Strategic Planning & Communications

Luisa Andrews, Vice President, Information  
Technology Services  
Grant Coffey, General Manager, Seniors Housing  
Unit  
Christine Yan, Acting Assistant Corporate  
Secretary

A quorum being present, Mr. Murphy, serving as Chair called the meeting to order and Ms. Yan served as recording secretary.

## **ITEM 1 CHAIR'S REMARKS**

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The Chair welcomed everyone to the Board meeting, noted the Acknowledgement of the Land and notified everyone that due to the public health measures to prevent the spread of COVID-19, TCHC's holding this Board meeting virtually and live-streaming it on YouTube.

### **Transition to the Toronto Seniors Housing Corporation**

The Chair provided that the purpose of today's meeting is for the Board to receive an update on the transition to the new Toronto Seniors Housing Corporation.

### **Retirement of Sheila Penny**

The Chair updated that Chief Operating Officer Sheila Penny announced her decision to retire on March 31, 2022, after a long and distinguished career in the private and public sectors. The Chair thanked Sheila for her many contributions to Toronto Community Housing and for her outstanding leadership and deep commitment to tenants.

### **COVID-19 Update**

The Chair shared the work that TCHC has done to help tenants get the COVID-19 vaccine, including organizing and hosting vaccine clinics in communities to break down barriers and enable vaccine access for vulnerable tenants.

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On behalf of the Board, the Chair thanked all employees for the tremendous work they are doing to deliver essential services, support tenants and keep the business running during the pandemic.

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## **DEPUTATIONS**

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The Chair polled for any deputations to be heard at the meeting. No deputations were received for this meeting.

## **ITEM 1A APPROVAL OF PUBLIC MEETING AGENDA**

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*Motion carried*      **ON MOTION DULY MADE** by Ms. Imrie, seconded by Mr. Macrae and carried, the Board approved the Public meeting agenda of its January 27, 2022 meeting.

## **ITEM 1B CHAIR'S POLL RE: CONFLICT OF INTEREST**

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The Chair requested members of the Board to indicate any agenda item in which they had a conflict of interest, together with the nature of the interest. **No conflicts were declared.**

## **ITEM 2      TORONTO SENIORS HOUSING TRANSITION STATUS UPDATE      TCHC:2022-01**

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The above-captioned report (TCHC:2022-01) was circulated to Board members prior to the meeting.

Ms. Knight provided an overview of the report and was available to answer questions of the Board. Highlights of the discussion include:

- The Board discussed the principles of the Seniors Housing Corporation transition that speak to tenants, employees and the City of Toronto ("City") as the sole shareholder. TCHC adheres to the principles approved by the City Council to govern the transition, which include promoting the common interests of tenants and City objectives,

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minimizing disruption to tenants, and minimizing financial impacts on the City.

- The transition provides an excellent opportunity for TCHC to leverage the expertise of the Seniors Housing Unit and align services provided to seniors living in the family portfolio.
- As the major goal of the transition and the establishment of the Toronto Seniors Housing Corporation (“TSHC”) is to improve tenant experience and quality of housing for senior tenants, it is recommended that tenant experience be tracked to determine if it has been improved post transition.
- It was discussed that TSHC is accountable to their tenants and responsible for tenant experience, ultimately TSHC may need to obtain full control of services and functions that impact tenant experience. When negotiating the shared services agreement, it is important to ensure services and functions (impacting tenant experience) be able to be transferred to TSHC in the long term. It is expected that the two corporations will continue to collaborate, after the transition, to maximize the quality of service for senior tenants.
- It was provided that the consultant for the transition, MNP, was retained through a competitive process led by the City.

*Motion carried*      **ON MOTION DULY MADE** by Councillor Fletcher, seconded by Ms. Imrie and carried, the Board received Report TCHC:2022-01, being the Toronto Seniors Housing Corporation Transition Status Report, for its information.

## **TERMINATION**

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The public meeting terminated at 1:50 p.m.

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Secretary

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Chair, Board of Directors