



## Q2 2022 Tenants First Update

Item 8

September 8, 2022

Building Investment, Finance and Audit Committee (“BIFAC”)

**Report:** BIFAC:2022-130

**To:** Building Investment, Finance and Audit Committee (“BIFAC”)

**From:** Vice President, Strategic Planning and Communications

**Date:** August 15, 2022

### **PURPOSE:**

The purpose of this report is to provide the BIFAC with the Q2 2022 update on the City’s Tenants First initiatives.

### **RECOMMENDATION:**

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

### **BACKGROUND:**

#### **Reporting History:**

In 2021, Management have submitted the following reports to the BIFAC providing an update on work that took place related to the Tenants First Initiative:

Management reported to the BIFAC at its February 5, 2021 meeting (BIFAC:2021-08) and provided the Committee with an update on the work that took place in Q4 2020 related to the Tenants First initiative.

<https://www.torontohousing.ca/events/Documents/BIFAC/2021%20BIFAC/Feb%205%202021%20BIFAC/Item-202F-20--20Q4-202020-20Tenants-20First-20update-20--20Feb-202021-20BIFAC-20meeting-20cw-20sf-20clean.pdf>

Management reported to the BIFAC at its March 11, 2021 meeting and provided the Committee with an update on implementation of the Development Transition as part of the Tenants First initiative.

<https://www.torontohousing.ca/events/Documents/BIFAC/2021%20BIFAC/March%2011/Tenants%20First%20Development%20Transition%20v2.pdf>

Management reported to the BIFAC at its May 18, 2021 meeting and provided the Committee with an update on the work that took place in Q1, 2021 related to the Tenants First initiative.

<https://www.torontohousing.ca/events/Documents/BIFAC/2021%20BIFAC/May%2018%202021%20BIFAC/Item-202G-20--20Q1-202021-20--20Tenants-20First-20Update-20FINAL.pdf>

Management reported to the BIFAC at its September 2, 2021 meeting and provided the Committee with an update on the work that took place in Q2, 2021 related to the Tenants First initiative.

<https://www.torontohousing.ca/events/Documents/BIFAC/2021%20BIFAC/September%202%202021%20BIFAC/Item%20J%20-%20Q2%202021%20Tenants%20First%20Update%20w%20attachments.pdf>

Management reported to the BIFAC at its November 3, 2021 meeting and provided the Committee with an update on the work that took place in Q3, 2021 related to the Tenants First initiative.

<https://www.torontohousing.ca/events/Documents/BIFAC/2021%20BIFAC/November%203%202021%20BIFAC/Item%20G%20-%20Q3%202021%20Tenants%20First%20Update%20-%20FINAL.pdf>

Management reported to the BIFAC at its January 27, 2022 meeting and provided the Committee with an update on the work that took place in Q4, 2021 related to the Tenants First initiative.

<https://www.torontohousing.ca/events/Documents/BIFAC/2022%20BIFAC/Jan%2027%202022%20BIFAC/Item%20E%20-%20Q4%202021%20Tenants%20First%20Update.pdf>

Management reported to the BIFAC at its June 17, 2022 meeting and provided the Committee with an update on the work that took place in Q1, 2022 related to the Tenants First initiative.

<https://www.torontohousing.ca/events/Documents/TSC/2022%20TSC/TSC%20June%209%202022/Item%208%20-%20Q1%202022%20Tenants%20First%20Update.pdf>

## **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. These agreements allow the new corporation, TSHC, to assume responsibility for operating all 83 seniors-designated buildings as landlord to 15,000 senior tenants.

The Transition Agreement will remain in place until there is a signed Lease Agreement. The Service Delivery Agreement will define how TCHC will provide services to TSHC while it builds capacity over the longer term. Tenants living in the 83 buildings continue to have access to the Office of the Commissioner of Housing Equity.

A joint steering committee and a TCHC Relationship Management Office will oversee the implementation of the agreements. The office will meet daily with Toronto Seniors Housing staff through a joint Situation Table. Led by Scott Kirkham of Strategic Planning and Communications Division, the table will work to support Toronto Seniors Housing on a range of issues and resolve any service disputes that arise.

### Single Family Home Asset Transfers

TCHC has successfully completed the transfer to Neighbourhood Land Trust on April 4, 2022. To date TCHC has transferred 270 property addresses/293 units to Circle Community Land Trust. The next group of transfers are expected on September 1 and TCHC is on track for these transfers. Preparations are underway for the next group of units to transfer to Circle Community Land Trust on September 30.

It has been identified that 10 property addresses/19 units set for transfer to Circle Community Land Trust require severances that cannot be completed prior to the expected September 30 transfer date. As a result, these properties are now expected to be transferred in 2023, promptly after severances are completed.

#### 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.

#### **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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