

**Subject: Annual General Meeting of the Shareholder of Ottawa Community
Housing Corporation (OCHC)**

File Number: ACS2025-OCC-OCH-0002

Report to Council 11 June 2025

**Submitted on June 3, 2025 by
Councillor Theresa Kavanagh, Chair, Ottawa Community Housing Corporation and
Stéphane Giguère, Chief Executive Officer, Ottawa Community Housing Corporation**

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Ward: Citywide

**Objet : Assemblée générale annuelle de l'actionnaire de la Société de
logement communautaire d'Ottawa (SLCO)**

Numéro de dossier : ACS2025-OCC-OCH-0002

Rapport présenté au Conseil le 11 juin 2025

**Soumis le 3 juin 2025 par
Conseillère Theresa Kavanagh, Présidente du conseil d'administration de la
Société de logement communautaire d'Ottawa et
Stéphane Giguère, Président-directeur général de la
Société de logement communautaire d'Ottawa**

**Personne ressource :
Stéphane Giguère, Président-directeur général de la Société de logement
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613-520-2271, stephane.giguere@och.ca**

Quartier : À l'échelle de la ville

REPORT RECOMMENDATIONS

1. That the 2024 Annual Report of the Ottawa Community Housing Corporation (OCHC), as described in this report and attached as Document 1, be received;
2. That the signed audited financial statements of the Ottawa Community Housing Corporation (OCHC) for the year 2024, as described in this report and attached as Document 2, be received;
3. That Dan Doré be appointed to the Ottawa Community Housing Corporation (OCHC) Board of Directors as a Community Member for a term of one (1) year, expiring at the 2026 OCHC Annual General Meeting (AGM), as described in this report and detailed in Document 3;
4. That Adrian Larose be reappointed to the OCHC Board of Directors as a Community Member for a term of three (3) years, expiring at the 2028 OCHC AGM, as described in this report and detailed in Document 3;
5. That Brendan Lawlor be reappointed to the OCHC Board of Directors as a Community Member for a term of three (3) years, expiring at the 2028 OCHC AGM, as described in this report and detailed in Document 3;
6. That Girum Simmie be reappointed to the OCHC Board of Directors as a Community Member for a term of two (2) years, expiring at the 2027 OCHC AGM, as described in this report and detailed in Document 3;
7. That Tracy Albert be reappointed to the OCHC Board of Directors as a Community Member for a term of three (3) years, expiring at the 2028 OCHC AGM, as described in this report and detailed in Document 3;
8. That Stephen Sauppe be reappointed to the OCHC Board of Directors as Tenant Member for a term of two (2) years, expiring at the 2027 OCHC AGM, as described in this report and detailed in Document 3; and
9. That the Mayor and the City Clerk be authorized to sign a written resolution on behalf of the City of Ottawa as the sole shareholder of Ottawa Community Housing Corporation (OCHC), setting forth the resolutions approved by City Council.

RECOMMANDATION(S) DU RAPPORT

1. Que le rapport annuel 2024 de la Société de logement communautaire d'Ottawa (SLCO) tel que décrit dans le présent rapport et joint en tant que document 1, soit reçu ;
2. Que les états financiers vérifiés et signés de la Société de logement communautaire d'Ottawa (SLCO) pour l'année 2024, tels que décrits dans le présent rapport et joints en tant que document 2, soient reçus ;

3. Que Dan Doré soit nommé au conseil d'administration de la Société de logement communautaire d'Ottawa (SLCO) en tant que membre communautaire pour un mandat d'un (1) an, expirant à l'assemblée générale annuelle (AGA) de la SLCO de 2026, tel que décrit dans le présent rapport et résumé dans le document 3 ;
4. Que Adrian Larose soit renommé au conseil d'administration de la SLCO en tant que membre communautaire pour un mandat de trois (3) ans, expirant à l'AGA de la SLCO de 2028, tel que décrit dans le présent rapport et résumé dans le document 3 ;
5. Que Brendan Lawlor soit renommé au conseil d'administration de la SLCO en tant que membre communautaire pour un mandat de trois (3) ans, expirant à l'AGA de la SLCO de 2028, tel que décrit dans le présent rapport et résumé dans le document 3 ;
6. Que Girum Simmie soit renommé au conseil d'administration de la SLCO en tant que membre communautaire pour un mandat de deux (2) ans, expirant à l'AGA de la SLCO de 2027, tel que décrit dans le présent rapport et résumé dans le document 3 ;
7. Que Tracy Albert soit renommée au conseil d'administration de la SLCO en tant que membre communautaire pour un mandat de trois (3) ans, expirant à l'AGA de la SLCO de 2028, tel que décrit dans le présent rapport et résumé dans le document 3 ;
8. Que Stephen Sauppe soit renommé au conseil d'administration de la SLCO en tant que membre locataire pour un mandat de deux (2) ans, expirant à l'AGA de la SLCO de 2027, tel que décrit dans le présent rapport et résumé dans le document 3 ;
9. Que le maire et la greffière municipale soient autorisés à signer une résolution écrite au nom de la Ville d'Ottawa, en tant qu'actionnaire de la Société de logement communautaire d'Ottawa (SLCO), énonçant les résolutions approuvées par le conseil municipal.

EXECUTIVE SUMMARY

This report supports effective governance by summarizing OCHC's 2024 strategic results and overall accountability. It fulfills the annual reporting requirement set out in the Shareholder Direction.

In 2024, OCHC continued to innovate, with increased focus on tenant outreach, staff well-being, service enhancements, long-range financial stewardship, capital investments, new construction, governance, and equity.

As part of its commitment to accountability, OCHC engaged Ernst & Young as external auditors. They issued an unqualified audit opinion, confirming that the 2024 financial statements are fair, accurate, and consistent.

The report highlights organizational performance and progress in advancing OCHC's four strategic goals.

RÉSUMÉ

Le présent rapport soutient une gouvernance efficace en résumant les résultats stratégiques et la responsabilité globale de la SLCO pour 2024. Il satisfait à l'obligation de rapport annuel prévue dans la directive des actionnaires.

En 2024, la SLCO a continué d'innover en mettant davantage l'accent sur la sensibilisation des locataires, le bien-être du personnel, d'amélioration des services, la gestion financières à long terme, les investissements en immobilisations, les nouvelles constructions, la gouvernance et l'équité.

Dans le cadre de son engagement en matière de responsabilité, la SLCO a fait appel à Ernst & Young comme auditeur externe. Ce dernier a émis une opinion d'audit sans réserve, confirmant que les états financiers de 2024 étaient justes, exacts et cohérents.

Le rapport met en évidence les performances organisationnelles et les progrès réalisés dans la poursuite des quatre objectifs stratégiques de la SLCO.

BACKGROUND

This report provides information required to be put before the Shareholder at its Annual General Meeting including the audited financial statement of the corporation, the annual performance report, and a recommendation to appoint a new director.

DISCUSSION

Recommendation 1:

The 2024 Annual Report highlights OCHC's accomplishments in advancing its strategic goals. It summarizes the progress made as OneTeam to deliver a high-quality client experience, invest in tenants through the Complex Care Housing strategy, and strengthen our homes through sound financial stewardship. The report also outlines efforts to increase the availability of affordable housing for our community. The Annual Report is provided in Document 1.

Recommendation 2:

The Shareholder Direction requires OCHC to submit its audited financial statements for the Shareholder's information. The audit was conducted by Ernst & Young.

Representatives Sonia Leblanc and Brenda Lim attended the April 15, 2025, meeting of the Finance and Audit Committee to address questions and provide comments.

The OCHC Board of Directors approved the 2024 audited financial statements on May 1, 2025. The signed audited financial statements are included in Document 2.

Recommendation 3:

That Dan Doré, a member of the Portfolio Management Committee, be appointed to the OCHC Board of Directors as a Community Member for a term of one (1) year, expiring at the 2026 OCHC Annual General Meeting (AGM), as outlined in Document 3.

Recommendation 4:

That Adrian Larose, a member of the Corporate Performance Committee, be reappointed to the OCHC Board of Directors as a Community Member for a term of three (3) years, expiring at the 2028 OCHC AGM, as detailed in Document 3.

Recommendation 5:

That Brendan Lawlor, a member of the Finance and Audit Committee, be reappointed to the OCHC Board of Directors as a Community Member for a term of three (3) years, expiring at the 2028 OCHC AGM, as detailed in Document 3.

Recommendation 6:

That Girus Simmie, a member of the Corporate Performance Committee, be reappointed to the OCHC Board of Directors as a Community Member for a term of two (2) years, expiring at the 2027 OCHC AGM, as detailed in Document 3.

Recommendation 7:

That Tracy Albert, a member of the Finance and Audit Committee, be reappointed to the OCHC Board of Directors as a Community Member for a term of three (3) years, expiring at the 2028 OCHC AGM, as detailed in Document 3.

Recommendation 8:

That Stephen Sappe, a member of the Client Services Committee, be reappointed to the OCHC Board of Directors as a Tenant Member for a term of two (2) years, expiring at the 2027 OCHC AGM, as detailed in Document 3.

Recommendation 9:

That the Mayor and the City Clerk be authorized to sign a written resolution on behalf of the City of Ottawa, as Shareholder of OCHC, setting out the resolutions approved by City Council.

FINANCIAL IMPLICATIONS

There are no financial implications to the City associated with the approval of this report.

LEGAL IMPLICATIONS

There are no legal impediments to implementing the recommendations in this report.

COMMENTS BY THE WARD COUNCILLOR(S)

This item is citywide.

ADVISORY COMMITTEE(S) COMMENTS

Not applicable.

CONSULTATION

Notice of this meeting will be posted on the City's website as per Section 36 of the City's Procedure By-law.

ACCESSIBILITY IMPACTS

There are no accessibility implications with respect to implementing the recommendations set out in this report.

ASSET MANAGEMENT IMPLICATIONS

There are no asset management implications with respect to implementing the recommendations set out in this report.

CLIMATE IMPLICATIONS

There are no climate implications with respect to implementing the recommendations set out in this report.

DELEGATION OF AUTHORITY IMPLICATIONS

There is no delegation of authority implications with respect to implementing the recommendations set out in this report.

ECONOMIC IMPLICATIONS

There are no economic implications with respect to implementing the recommendations set out in this report.

ENVIRONMENTAL IMPLICATIONS

There are no environmental implications with respect to implementing the recommendations set out in this report.

INDIGENOUS, GENDER AND EQUITY IMPLICATIONS

There are no Indigenous, or Gender and Equity implications associated with the report.

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications with respect to implementing the recommendations set out in this report.

RURAL IMPLICATIONS

There are no rural implications associated with the report.

TECHNOLOGY IMPLICATIONS

There are no technology implications associated with this report.

TERM OF COUNCIL PRIORITIES

This report supports the 2023-2026 Term of Council Priority of a city that has affordable housing and is more livable for all. OCHC has maintained and increased the supply of affordable housing in Ottawa, making the city a better place to live.

SUPPORTING DOCUMENTATION

- Document 1: OCHC 2024 Annual Report (English and French).
- Document 2: OCHC 2024 Audited Financial Statements.
- Document 3: Excerpt from the May 1, 2025 draft minutes of the OCHC Board of Directors meeting, approving the recommendations to appoint Dan Doré, and the reappoint Adrian Larose, Brendan Lawlor, Girum Simmie, Tracy Albert and Stephen Sauppe to the OCHC Board of Directors.

DISPOSITION

Council Coordinator to convey the decisions of the Shareholder to the Ottawa Community Housing Corporation.