

Deputation for EX7.1, 'Implementing Tenants First-A New Seniors Housing Corporation and Proposed Changes to T.C.H.C.'s Governance', July 4, 2019

From: S.I.T. (Save Improved T.C.H.C. (Toronto Community Housing Corporation))

As residents of TCHC, we are the majority stakeholders. We did not choose Tenants First as a collective through any democratic vote.

FACTS:

1. After more than three years the City of Toronto has not been transparent on how much the 'Tenants First' proposals are going to cost.

2. Splitting off the senior portfolio of 58,500 units would lose our economies of scale, ultimately making T.C.H.C. financially weaker. Weaker would result in more private/contract management of buildings, & in hiring/ maintaining less support staff to help with our vulnerable tenants. Amalgamation in 2001 resolved that problem.

3. Proposed is a Seniors Tenants' Advisory Group to provide guidance on tenant engagement, & representation for this new Seniors Portfolio. However, TCHC has already spent time, & money to hammer out a refreshed tenant engagement process. Why waste the time, & money to duplicate what has already been done in TCHC, & achieved through years of collaboration with tenants.

5. Not all seniors throughout TCHC will be in this new seniors portfolio.

6. The Social Development Finance Administration (SDFA) office overruled the recommended Mayor's Task Force TCHC's Tenant Charter (passed by TCHC's Board of Directors in 2017), the memorialized in writing recommendation of TCHC's tenants to have all tenants vote for the two Tenant Directorate positions on TCHC's Board of Directors without any legitimate reasons.

6.a. The Tenant Charter states under 'Community Collaboration' unequivocally, 'All tenants will: Have the opportunity to vote for position(s) in Toronto Community Housing's Tenant Engagement System.' Please note, no where is it stated the Tenant Charter position(s) are restricted to any one segment of the 'Engagement System, or subject to any other interpretations.

7. In the current funding model, the City provides more money (approx. 69% on average) to a Non Profit & Co-ops subsidized unit compared to a TCHC one. *

In response, S.I.T. SOLUTIONS for TCHC:

1. Permanent Funding Model Now. Give TCHC the equitable funding compared to Non Profits & Co-ops.

2. T.C.H.C. keeps the senior portfolio, enhancing it, helping ALL seniors within TCHC like adding any relevant outside agencies to help with programs, etc.. This will therefore protect our economies of scale, & all the accountability mechanisms in place for our tenants (i.e. Tenant Charter) that includes Tenant Engagement like P.B. (Participatory Budgeting), Tenant Directorates on the TCHC Board of Directors.

3. TCHC should have direct oversight of any new senior agencies, providing accountability to tenants.

In response, S.I.T. SOLUTIONS for TCHC Cont'd:

4. The SDFA's 2018 Interim Selection Committee, the current process to select Tenant Directorates, consisting of only one tenant, & two city officials has no foundation or legitimacy to exist as it goes against the Shareholder agreement of the recommendation of tenants, found in the Tenant Charter. This Interim Selection Committee must be replaced with having all tenants voting for the Tenant Directorate positions as stated in the recommendation of the tenants in the Tenant Charter. This is in keeping with the 'Shareholder Direction', 'Tenant Nomination Process ...Tenants will be nominated for appointment to the Board by The City Corporation Nominating Panel...having regard to the recommendations of the Tenants, formulated through a process approved by Council...' (pg. 12, Shareholder Direction...2013). Tb
To save money have all tenants vote for tenant directorates on TCHC's Board of Directors, at the same time as Tenant Representatives (or equivalent engagement positions) every three years instead of two.

4. a. NEW Tenant Directorate Amended Voting Model Proposed:

1. Changes to 'Tenant Board Directors Selection Information Session', April 2015:**

1. a. Stage Two: Screening Process (pg. 15):

In addition to the selection of Tenant Representatives from Tenant Councils, an equal number of Tenant Leaders who received A.O.D.A. (Accessibility for Ontarians with Disabilities Act) training (April, 2017) would attend the selection meeting where applications will be screened, delegates will vote and a short-list will be created.

1. b. Stage Three: Voting Process (pg. 17):

Three all candidates meetings will take place in the East, Central, & West districts which any tenant can attend, & ask questions in a limited time frame.

1. c. Stage Three: Voting Process (continue) (pg. 18):

Voting will take place at the same time as the Tenant Representative Elections to save money.

1. d. Key Points (pg. 21):

Tenant Representative & Tenant Leaders who applied to run for the Board cannot take part in the selection process.

All current Tenants over 16 can take part in the voting process, including Tenant Representatives & Tenant Leaders who applied to run for the Board.

Conclusion:

We don't want to see any built in biases occurring in favour of any minority **for the most important elected tenant positions in the TCHC engagement process.**

This is the most transparent and accountable process possible.

5. As the largest stakeholders within TCHC, we request a Referendum Vote by all tenants on all fully transparent City of Toronto Tenants First proposals including its proposed cost.

From: S.I.T. (Save Improved T.C.H.C.)

pg. 3 of 3

SUMMARY:

TCHC Stability: All these constant cuts, & changes only diminishes the efficacy of T.C.H.C., & prevents us for hiring, & maintaining good staff who wonder about their long term career, working here. This is critical for our vulnerable tenants, who consistently see frequent turnovers of staff.

Instead of spending, & losing money breaking it up, T.C.H.C. can use it towards infrastructure Capital repair, & improving support services for all our tenants. This is our home, grown communities, where we want to build on its strengths, tenant/staff collaboration, & not tear it down.

Citations: *2016 Operating Budget, Shelter, Support and Housing Administration: 2016 Service Levels, Social Housing System Management, City of Toronto; **<https://www.torontohousing.ca/residents/getting-involved/Documents/Tenant%20Board%20Member%20Selection%20Process%20Information%20Sessions%20April%202015%20FINAL.pdf>

Marcel Pereira, founder,

S.I.T. (SAVE IMPROVED TCHC), & member of T.C.H.C. Tenant Charter Advisory Committee;

Email: liliommc@yahoo.com