

Deputation for EX34.3, 'Accelerating the City's Tenants First Project', April 9, 2019

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

FACTS:

- 1. 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. ***
- 2. After almost four years the City of Toronto has not been transparent on how much the 'Tenants First' proposals are going to cost.**
- 3. 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.**
- 4. No tenant accountability mechanisms in place for this new seniors portfolio.**
- 5. Not all seniors throughout TCHC will be in this new seniors portfolio.**
- 6. The interim 2018 'Selection Panel', in deciding on tenant positions on TCHC's Board of Directors, goes against the City of Toronto's Mayor's Task Force's recommended Tenant Charter* (approved by TCHC's Bd. of Directors 2017.)**
 - 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.

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

- 1. Permanent Funding Model Now.** Give TCHC the equitable funding compared to Non Profits & Co-ops now.
- 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. recommended Mayor's Task Force 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.**
- 4. Replace the interim selection panel with all tenants being able to vote for the tenant directorates on TCHC's Board of Directors, honouring the Tenant Charter, at the same time as Tenant Representatives (or equivalent engagement positions) every three years instead of two.** 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)

4. Cont'd.

NEW AMENDED 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 City of Toronto Tenants First proposals.

SUMMARY:

TCHC Stability: All these constant cuts, & changes only diminishes the efficacy of T.C.H.C., & prevents us from 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, or more egregiously, dissolving it as some have proposed, 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%20Session%20April%202015%20FINAL.pdf>

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