

**WE'RE NOT
FOR \$ALE**

Tenants for Social Housing

TORONTO CITY COUNCIL: STOP THE SALE OF SOCIAL HOUSING

Ford plans to sell social housing stock to close budget deficit

Globe and Mail, June 9, 2011

TENANTS FOR SOCIAL HOUSING

We are tenants living in social housing across the City of Toronto. We came together earlier this year to stand up for our homes and for social housing, to oppose the sale and privatization of our homes, and to advocate for a stronger tenant voice in the decision-making that affects our lives.

We believe everyone deserves a decent, safe, and affordable place to live. This is why we believe that social housing must be expanded, NOT privatized or sold off to achieve short-term, near-sighted goals. Social housing communities provide supportive environments that create healthy, safe, and thriving communities for tenants and neighbours of TCHC housing.

YOUR HOME IS NEXT: THE GREAT SOCIAL HOUSING SELL OFF

Tenants living in social housing are not for sale and refuse to be the scapegoat for a budget crisis at TCHC and that the City created.

Timelines

February 2011:

- City of Toronto audits TCHC

March 2011:

- City Council replaces TCHC board with one-man board, Case Ootes

April 2011:

- Ootes approves selling 22 homes

June 2011:

- Ootes recommends of the sale of over 900 more homes
- New TCHC board appointed
- City Hall approves sale of 22 homes
- Mayor Ford announces profits of sale could go to City Budget
- Councillor Mammoliti announces intent to sell multi-residential buildings

We are asking for the Mayor and Councillors' support to stop the sale of our homes.

We were first promised that no homes in TCHC would be sold. Then we were told that only 22 scattered homes would need to be sold to deal with a major capital repair crisis that needs to be addressed because no level of government wants to fund the solution. We were told not to worry because this wasn't about a massive sell off or privatizing our homes. We were told that the sell-off was about making our lives as tenants better because it would mean that repairs would begin to happen in our homes.

But now, the incoming board at TCHC is being told to consider the sale of over 900 scattered homes. At the June 2011 City Council meeting, Councillor Mammoliti, in a statement to the media, suggested that the TCHC board and City Council should look even further and consider all of our homes as potentially for sale.

Time after time, the further sale of our homes is being considered as the way to deal with the City's budget crisis!

WHO'S HOME WILL BE NEXT AND WHEN DOES THE MASSIVE SALE OF OUR HOMES AND LIVES STOP?

WE ARE TENANTS LIVING IN SOCIAL HOUSING AND WE ARE NOT FOR SALE!

TENANTS FOR SOCIAL HOUSING

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CITY COUNCIL: RESTORE THE PUBLIC’S CONFIDENCE IN TCHC

Tenants for Social Housing is asking for support to stop the privatization and sale of our homes. The Mayor and many Councillors have spoken at length of the need to restore public confidence in TCHC.

“Asked whether he wants to apply sale money to the budget and not the repair backlog, (Mayor) Ford said: ‘I’d have to see where we’d have to use that money. Obviously we need the revenue. We could go — some go to housing and some go to next year’s budget. All depends.’”

Ford: Sell 928 TCHC homes, Toronto Star, June 9, 2011

‘Talking to reporters after the vote, Mammoliti, chair of the affordable housing committee, went further, arguing the city should also sell off some of the crumbling highrises that house most of TCHC’s 164,000 tenants.’

Great social housing sell-off underway, critics warn, Toronto Star, June 15, 2011

The City needs to investigate ways of dealing with the budget crisis beyond selling off our homes. The City has been quick to consider the sale of our homes, but where is any real consideration for the re-housing of displaced tenants? Where is the guarantee that proceeds from the sale of homes will go to repairs in TCHC and not be slashed from the city's social housing budget?

This is more than just housing being sold, more than bricks and mortar and the bottom line. This is about our homes, our neighbourhoods, our communities and the lives of tenants in Toronto. No one feels safe about their homes anymore. No one knows if they’re going to be asked to move out of their homes and communities because the City has decided to sell them off all in the name of dealing with a crisis that tenants didn’t create.

Everyone in our City deserves respect, a good, stable home and to not be used as a way of dealing with a debt we did not create. Stop the massive sale of our homes and social housing in Toronto.

WHAT COULD PRIVATIZATION OF SOCIAL HOUSING MEAN?		
	What is it?	What does it really mean?
CONTRACT MANAGED BUILDINGS	Private landlords take on management of the building and subsidies are provided by the government for the building	<ul style="list-style-type: none"> • The subsidy must cover the cost of housing plus profits • Oversight exists, but has been experienced by tenants as poor (Dell, Greenwin) • 200 Wellesley
PRIVATELY OWNED, OPERATED SOCIAL HOUSING	Private landlords take on ownership of the building and subsidies are provided by the government to the landlord for each tenant.	<ul style="list-style-type: none"> • Where’s the accountability – Who makes sure the building is run and repairs are maintained well? • What about the real costs – private buildings cost more overall to run because the landlord has to cover costs and <u>make a profit</u>
SELL OFF SOCIAL HOUSING	Private landlords purchase buildings, convert them entirely to market rent homes and tenants placed in other RGI homes as available.	<ul style="list-style-type: none"> • Instability, eviction, loss of affordable housing • Selling off social housing is current illegal under provincial laws
VOUCHERS	Social housing buildings are sold off to private landlords and rent supplements or “vouchers” are given to tenants to supplement their income for their rent live in private buildings.	<ul style="list-style-type: none"> • Vouchers must cover cost of housing and profit • Credit ratings would have to be reviewed by landlords in a tenant’s application process • Loss of access – landlords in some neighbourhood will refuse to rent to TCHC tenants • Loss of supports – private landlords won’t create support systems like social housing providers did (youth programs, employment programs, etc.) • Tenants can be evicted if they don’t receive supplements on time – no eviction prevention policy. • Rent supplements aren’t guaranteed to increase at the same pace as rents increase