

State of Good Repair

I am here speaking as an Indigenous man living at 220 Oak Street and TCHC is my Landlord ,

I am also here speaking as a housing activist and director member of the Regent Park Neighbourhood Association

For more than 15 years, TCHC operated without a stable, long term funding source for capital and maintenance repairs. With its aging portfolio, this led to a \$3.6B backlog resulting in deteriorating buildings and permanent unit closures. I KNOW this because I was a COOP member in the past and COOPS were affected as well because of the DOWNLOADING from the Province to the Cities during MIKE HARRIS - Premier of Ontario

Sadly it looks that a CONSERVATIVE government in 2026 will be elected and we will have serious problems with funding..

I told the Board that in 2013 with former board member and councillor Ana Bailao with TCHC residents and Council Members marched to Ottawa during the Conservative Government of Harper to demand FUND for our SOGR..

Then

In 2017, TCHC received a 10-year Capital Renewal Plan with federal investment from the National Co-Investment Fund ("NCIF") and the City of Toronto's (the "City") commitment to provide stable, long-term funding. This funding, meant for larger, planned capital repairs has enabled TCHC to:

- Complete holistic repairs vs patchwork repairs*
- Building system repairs and replacement vs component repairs*
- Deliver multi-disciplinary projects*
- The funding model is expenditure reimbursement based. This means that TCHC has to manage a quarterly billing process to be reimbursed for the funding, which requires there to be active project management*

that needs to be flexible in order to maximize the funding.

To date, over \$2B in capital work has been completed.

Question:

In 2021 Residents of Regent Park were told that installation of CCTV will be included as an ASK to the Board Budget Committee for the year 2022.. we wonder if the safety of our Residents is a priority in the 2025 budget cycle.. this item has also been discussed at the RPSN one of the SDP tables.

There are missing CCTV cameras in buildings of Phases ONE and TWO that don't have any in the upper floors these residents need safety

ECOMMENDATION:

TCHC consider increasing the capital renewal threshold to a value of \$10,000. And Minimum at 1,500 has my support with changes to the Budget Formula with the City of Toronto ... who in turn have to ask the Province and the Feds to fund some projects..

My Request : We have been promised the investing of Capital to the 220 Oak Street Tower Renewal

220 Oak Street is a 54 year old BUILDING. Needs a heart transfusion or Engine change before it kaput..

**. We have only received amenities in return such the 220 Oak HUB OFFICE,
a doggie park, benches, stone installation for outdoor exercising and a refurbished gym and fencing**

Currently we had our radiators cleaned and install with a deflector shield to conserve energy a Power Bar , a Laundry Rack , the clean

up of our vents, and wonder if the OUTSIDE windows will Ever get done.. ??? all this preventive maintenance projects have never been done. We have routine maintenance it is good that grants out there help to improve the quality of life of the residents.

Who is the Contract Manager that will carry on with the Tower Renewal that has not yet been deliver?

Residents of 220 Oak Street will love to hear an UPDATE.

Sincerely

Miguel