MINUTES: Tenant Advisory Committee
Friday, Oct 8, 2010 – 1:00 p.m. – 3:00 p.m.
Room CH433, City Hall

PRESENT: John Hawker (Chair); Mary Sinclair, Connie Bellamy, Susan Andrews

REGRETS: Andy Cranbury

Also Present: Dave Brodati, Jennie Vengris, Michele Attard – City of Hamilton, Meaghan Ross – Housing Help Centre

1. OPENING & AGENDA APPROVAL
   1.1 – Welcome
   John welcomed everyone to the meeting.

   1.2 – Additions to & Approval of Agenda
   Agenda was accepted.
   (Sinclair/Bellamy) CARRIED

   1.3 - DECLARATION OF CONFLICTS OF INTEREST
   None.

2. BUSINESS ARISING/UNFINISHED BUSINESS

   2.1 - APPROVAL OF MINUTES for June 11, 2010
   The October 8, 2010 minutes had one change – item 1.2 was approved by Sinclair and seconded by Bellamy not Cranbury. The Tenant Advisory Committee (TAC) minutes of October 8, 2010 were approved with that amendment.
   (Bellamy/Sinclair) CARRIED

   2.2 Business Arising from minutes
   None

   2.3 Budget for 2011
   Dave presented the 2011 Budget. John Hawker will make arrangements to sign the Budget submission before it is forwarded to the Clerks Department.
   Budget was accepted
   (Sinclair/Bellamy) CARRIED
2.4 **Condominium Conversions Presentation**

Dave provided a presentation and handouts. The following notes are from the presentation and discussion:

- The City of Hamilton has identified that the community requires 629 units of affordable rental housing over the next 25-30 years in order to meet need – this is based on future need and not ‘pent up’ need
- 731 new units were developed through the Canada-Ontario Affordable Housing Project since 2004
- Since 2007 (according to the Planning Department) there have been 1071 condominium conversions – represents 0.015% of rental housing stock in the City
- In the condominium conversion process, the renter has full protection under the Residential Tenancies Act (RTA) – including first right of refusal to purchase and security of tenure
- Discussion about the lack of notice to the public when an owner is considering condominium conversion – suggestion that the interest be noted on the City of Hamilton website
- Dave indicated that most units remain as rental and tenants still have protection under the RTA – the secondary market (including condominiums that are being built and rented out and apartments in houses) is an important component of affordable housing moving forward – very little purpose-built rental happening now
- Discussion about the vacancy rate and contributors to a high vacancy rate – with interest rates low and low down payment options, more people are entering into homeownership
- The Common Campaign Coalition is calling for a moratorium on condominium conversion, this is intended for the newly elected Council to consider
- Dave suggested that the committee review the handouts that he provided and that we allow more time on the next agenda for conversation

3. **REPORTS**

3.1 **Solutions for Housing Action Committee (SHAC)**

Meaghan said that everyone is working hard to get the Common Campaign Coalition information out to candidates.

3.2 **Tenant Education and Outreach Initiative (TEOI)**

No updates

3.3 **City Housing Hamilton**

No updates

4. **Work Plan**

Jennie reminded the group that the current work plan considerations would only take the group until April 2011 since a new recruitment strategy would begin after the new Council takes its place
The group agreed that they would go through a new Strategic Planning process in April.
The committee agreed that the outstanding items include Bed Bugs and Communication with Tenants.
Jennie handed out an overview of TAC work plan items and accomplishments.
The group decided to have a fuller conversation in December around action items for the early New Year.
Discussion about Meaghan’s role in communication with tenants – Meaghan agreed to bring copies of her Tenant Education resources to TAC – there was also a suggestion that she do a Tenant Rights presentation to Emergency and Community Services.

5. **New Business**

5.1 **Living Wage Event**
John attended the Living Wage event on October 7, 2010. Groups were asked to try to determine, based on a number of indicators, what a living wage would be for Hamilton – most groups ranged between $16 - $20/hour.

6. **Future Meeting**
Next meeting will be held on Friday November 12, 2010 in room CH433 at City Hall.

7. **Adjournment**
On motion, the meeting adjourned at 3:00 p.m.
(Sinclair) CARRIED