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

   Item 1.2 – Additions to & Approval of Agenda
   No additions to the agenda.
   Agenda was accepted as presented. (Bellamy/Hawker) CARRIED

   Item 1.3 - DECLARATION OF CONFLICTS OF INTEREST
   None.

2. BUSINESS ARISING/UNFINISHED BUSINESS

   Item 2.1 - APPROVAL OF MINUTES for July 10, September 11th, October 9, and November 13th, 2009.
   The July 10, September 11th, October 9, and November 13, 2009 minutes of the Tenant Advisory Committee (TAC) were approved as presented. (Sinclair/Hawker) CARRIED

   2.2 Work Plan 2010
   The following topics were discussed for the work plan:
   1) Property Standards
There was some discussion around property standards; members thought that it was important to address to gaps, and focus on a few items before the meeting with Kelly Barnett and Joe Xamin. Mary asked staff to send a copy of the 4 categories of By law enforcements to all members for reference before the next meeting. Andy mentioned that David Horwood from Effort Trust would be interested in attending a meeting to talk about landlords; Andy will contact David and invite him to either the meeting in February or March.

2) Rent Supplements
There was also discussion around the rent supplements and how there are several programs. Staff will bring a draft council report to the February meeting for discussion and review. TAC will be asking that the current Housing Allowance Program be continued past 2013.

3) Bed Bug Issues
Members thought that the bed bug problem was a public health issue and maybe property standards can look at this issue; they also thought that this problem should be shared with landlords and tenants.

4) Communications to tenants
Members thought that Communications to tenants could be discussed in March so that the focus in February could be on property standards and rent supplements.

3. REPORTS

3.1 Solutions for Housing Action Committee (SHAC)
Members at the last meeting discussed mapping to see what is going on in the community.

3.2 Tenant Outreach Education Initiative (TOEI)
Meaghan is working with the Tenant Association and looking at community development and issues in the community.

3.3 City Housing/City of Hamilton - Housing Division
Dave informed members that Brenda Osborne is the new CEO for CityHousing Hamilton, she previously worked for Fengate.
Dave informed members that a call for proposals has been requested in the community for the Canada Ontario Affordable Housing program extension for the second year to March 31, 2011.

3.4 Residential Tenancies Act
3.5 Membership
Dave informed members that Clerk’s office was not able to contact Daryn or Sana. Due to the fact that they could not be reached they are no longer considered as members of the committee and the membership is now at 5 members (quorum being 3 members).

4. NEW BUSINESS
4.1 Holiday Season Cordial
Andy wished everyone all the best for the New Year.

4.2 HARMONIZED SALES TAX (HST)
Larry informed members that the HST may not have such an impact on everyone as anticipated and that the savings for individuals maybe better for middle to low-income folks.
Larry can email members the information showing the net costs for individuals.

5. ADJOURNMENT
On motion, the meeting adjourned at 3:00 p.m.
(Sinclair/Cranbury) CARRIED

6. Future Meetings
The next meeting is scheduled for January 8th, 2010 – 1:00 – 3:00, at the Hamilton Convention Centre for members only to discuss the work plan for 2010 – no city staff will be present.