SUBJECT: Establishment of a Multi-Residential Subcommittee (FCS07063) (City Wide)

RECOMMENDATION:

a) That the following individuals be appointed to the Council member complement of the Multi-Residential subcommittee for the term of Council:

<table>
<thead>
<tr>
<th>Role</th>
<th>Name</th>
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<tbody>
<tr>
<td>Tenant’s Advocate (2)</td>
<td>Tom Cooper, McQuesten Legal &amp; Community Services, Andy Cranbury, Governors Green Tenants’ Association</td>
</tr>
<tr>
<td>Landlord (2)</td>
<td>Arun Pathak, Hamilton &amp; District Apartment Association, David Horwood, Effort Trust</td>
</tr>
<tr>
<td>Commercial/Industrial Property Rep. (1)</td>
<td>To be determined</td>
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<tr>
<td>Homeowner/Ratepayer Group (3)</td>
<td>To be determined</td>
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b) That the mandate of the Multi-Residential subcommittee, as identified in report FCS07063 “Establishment of a Multi-Residential Subcommittee” be approved.

c) That the selection of the Commercial/Industrial Property Representative and the Homeowner/Ratepayer Group be advertised and selection made by the Councillors appointed to the Sub-Committee.

Joseph L. Rinaldo, General Manager
Finance and Corporate Services
EXECUTIVE SUMMARY:

On April 24, 2007 City Council approved the establishment of a subcommittee to further review the issue of property taxation fairness for the Multi-Residential property class and report back to Committee of the Whole prior to the 2008 budget process. Staff were directed to report back with further details on the subcommittee’s composition, ensuring that key stakeholders, including Tom Cooper, Andy Cranbury and representatives from housing agencies, be considered. Council, at its meeting of April 24, 2007, approved the appointment of Councillors McHattie, Bratina, Merulla and Powers to this sub-committee.

Following direction from Council, it is being recommended that the Multi-Residential subcommittee be comprised of twelve (12) individuals, being:

**Four (4) elected officials**
- Councillor McHattie
- Councillor Bratina
- Councillor Merulla
- Councillor Powers

**Two (2) members of the tenant’s advocacy group**
- Tom Cooper, McQuesten Legal & Community Services
- Andy Cranbury, Governors Green Tenants’ Association

**Two (2) landlords**
- Arun Pathak, Hamilton & District Apartment Association
- David Horwood, Effort Trust

**One (1) representative from Commercial/industrial Properties**
- (1) to be determined (i.e. representative from the Chamber of Commerce or BIA)

**Three (3) members from the General Public**
- (3) homeowner/ratepayer groups – to be determined

It is recommended that the above members be appointed for the term of this Council and that they receive support from Budgets & Finance Division staff. The subcommittee’s mandate / scope is as follows:

- Review of Hamilton Multi-Residential property taxes compared to other property classes (mainly residential) and other municipalities
- Analysis of property taxes/rent compared to income levels
- Review of the current Provincial property tax credit
- Make recommendations on the appropriate tax burden and level of taxation for both the residential and multi-residential property classes
In order to report back to Committee of the Whole prior to the 2008 budget process, it is recommended that the members of this subcommittee be appointed immediately and that the subcommittee commence in September of 2007.

BACKGROUND:

Staff report FCS07044 “Property Taxation of Multi-Residential Class” was presented to Committee of the Whole on April 5th, 2007. No changes to the Multi-Residential property class were recommended for 2007, however it was approved that staff continue to monitor the tax burden of the Multi-Residential property class, and in doing so, a subcommittee was established to report back prior to the 2008 budget process.

ANALYSIS/RATIONALE:

N/A

ALTERNATIVES FOR CONSIDERATION:

N/A

FINANCIAL/STAFFING/LEGAL IMPLICATIONS:

N/A

POLICIES AFFECTING PROPOSAL:

The establishment of this subcommittee will address current and future tax policies affecting the Multi-Residential property class.

RELEVANT CONSULTATION:

Staff consulted with other municipalities, tenants associations and landlords.

CITY STRATEGIC COMMITMENT:

By evaluating the “Triple Bottom Line”, (community, environment, economic implications) we can make choices that create value across all three bottom lines, moving us closer to our vision for a sustainable community, and Provincial interests.

Evaluate the implications of your recommendations by indicating and completing the sections below. Consider both short-term and long-term implications.

Community Well-Being is enhanced. ☑ Yes ☐ No
Environmental Well-Being is enhanced. ☐ Yes ☑ No
Economic Well-Being is enhanced. ☑ Yes ☐ No

Does the option you are recommending create value across all three bottom lines? ☐ Yes ☑ No

Do the options you are recommending make Hamilton a City of choice for high performance public servants? ☐ Yes ☑ No