

CITY OF HAMILTON MOTION

General Issues Committee: July 8, 2019

MOVED BY COUNCILLOR N. NANN.....

SECONDED BY MAYOR / COUNCILLOR.....

Modifications to the Guidelines and Criteria for the Barton/Kenilworth Tax Increment Grant Program; the Barton/Kenilworth Commercial Corridor Building Improvement Grant Program; the Barton/Kenilworth Commercial Planning and Building Fee Rebate Program; the Commercial Corridor Housing Loan and Grant Program; and, the Hamilton Tax Increment Grant Program

WHEREAS, the City of Hamilton’s Strategic Plan recognizes and supports the need for affordable housing units as one of the City’s top priorities;

WHEREAS, the City’s financial incentive programs delivered through the Economic Development Division, which include: the Barton/Kenilworth Tax Increment Grant Program; the Barton/Kenilworth Commercial Corridor Building Improvement Grant Program; the Barton/Kenilworth Commercial Planning and Building Fee Rebate Program; the Commercial Corridor Housing Loan and Grant Program; and, the Hamilton Tax Increment Grant Program, were created to provide an economic catalyst for developing, redeveloping or renovating residential/commercial lands and buildings within Downtown Hamilton; Community Downtowns; the Mount Hope/Airport Gateway; Business Improvement Areas and “Commercial Corridors”, including the Barton and Kenilworth Commercial Corridors; and, the properties that front onto Barton Street between James Street North and Victoria Avenue North, as identified in the Downtown and Community Renewal Community Improvement Project Area;

WHEREAS, these incentive programs have contributed to the creation of approximately 700 new residential dwelling units and 134 renovated dwelling units since 2002;

WHEREAS, these incentives require that all residential units meet current property standards, fire code standards, and proper zoning as well as building code requirements; thereby, creating safe and legal residential dwelling units;

WHEREAS, these incentive programs continue to provide an important means by which the City is helping to increase housing supply in Hamilton;

WHEREAS, there is community concern that there is the potential that the property improvements supported by these incentive programs could potentially contribute to the displacement of vulnerable tenants;

THEREFORE, BE IT RESOLVED:

- (a) That staff be directed to make any necessary modifications to the guidelines and criteria for the Barton/Kenilworth Tax Increment Grant Program; the Barton/Kenilworth Commercial Corridor Building Improvement Grant Program; the Barton/Kenilworth Commercial Planning and Building Fee Rebate Program; the Commercial Corridor Housing Loan and Grant Program; and, the Hamilton Tax Increment Grant Program to ensure that:
 - (i) Any property improvements funded by these incentive programs do not result in the permanent displacement of an existing tenant, as a result of the improvement;
 - (ii) Tenants are provided full and comprehensive information, verified by, and in consultation with Housing Services staff, regarding their legal rights if any property improvements that are funded by these incentive programs have the potential to disrupt or impact the tenants; and,
 - (iii) The explicit value and nature of the City's financial contribution to any property improvement is disclosed to the Landlord and Tenant Board in any matter involving an application for an above-guideline rent increase.