

June 16, 2022

**To:** Members of the Hamilton Audit, Finance and Administration Committee & City Council  
**City of Hamilton**  
52 Jackson St W, Hamilton

## Introduction

Thank you for accepting this correspondence from the REALTORS<sup>®</sup> Association of Hamilton-Burlington (RAHB). RAHB is a 100-year-old not-for-profit organization that proudly represents nearly 3,800 local REALTOR<sup>®</sup> members.

Today, we are writing to you as a key stakeholder in housing whose values include quality of life, private property ownership, a fair and efficient real estate marketplace, and promoting economically vibrant communities. We feel it is important to weigh in on issues such as Community Benefits Charges (CBC) in Hamilton.

## The Issue

RAHB REALTORS<sup>®</sup> understand that nothing comes for free and that the airport, parking, and landfill services that would be paid for with the Community Benefits Charge are part of the often-overlooked infrastructure that allows our world to run smoothly. With housing affordability being near top-of-mind for almost all Hamiltonians, it is essential to remember that any costs imposed on development will be passed down to homebuyers.

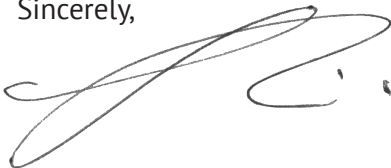
Given that the Community Benefits Charge would apply only to developments five or more storeys tall and with ten or more residential units, in housing terms, it is essentially a tax on new apartment buildings. With an already heated housing market, imposing a new surcharge, which will further raise prices, is not in the best interest of current or future residents of Hamilton.

RAHB is glad to see exemptions for 50 per cent of the cost for residential facilities, as this shows an awareness of the issue. Unfortunately, though, when looked at alongside the nine per cent increase in development charges, this is still more than a ten per cent increase in cost for new apartment developments. Furthermore, since apartment buildings represent the densest type of residential dwelling and play a critical role in reaching the city's growth targets, it's hard to see how this taxation aligns with GRIDS and the MCR.

## The Solution

RAHB urges the committee not to impose CBC's for all residential units to keep housing costs down for homebuyers and renters. Instead, RAHB wants to see Hamilton continue to have a flourishing and diverse housing spectrum for years to come.

Sincerely,



**Lou Piriano**

2022 President

REALTORS<sup>®</sup> Association of Hamilton-Burlington