

March 1, 2023

To: Madam Mayor and City Council
City of Hamilton
71 Main Street, Hamilton

Thank you for accepting this correspondence from the REALTORS[®] Association of Hamilton Burlington (RAHB). We are a 102-year-old not-for-profit organization representing nearly 3,800 local REALTOR[®] members. Housing policy issues such as affordability are a priority for our members. As such, we feel it is important to weigh in on the proposed hike to the tax levy as it will negatively impact affordability and attainability in our city and add to the growing financial pressures on Hamiltonians.

While the proposed hikes are comparable to neighbouring municipalities, it is an unfair representation of the state of our affairs. In 2022 property taxes in Hamilton were approximately 1.25%, while Burlington was 0.78% and Toronto 0.63%. Hamiltonians are already paying significantly more property tax than municipalities that have approved 2023 property tax hikes similar to what is being proposed in the pending budget.

Not only are Hamiltonians already paying more property taxes than neighbouring municipalities, but they also have lower average wages. Hamiltonians are at a breaking point due to inflation and a decade of rapidly rising housing costs. Households have been forced to cut back on many cost-of-living expenses, such as groceries and gas, to make ends meet. Simply put, Hamiltonians cannot afford such an unprecedented hike to the levy.

We can appreciate that inflation is having the same impact on city expenditures. As such, now is not the time to increase spending on items such as expanded library hours, Councillor budgets, and new positions to be staffed. Instead, we urge Council to carefully consider what services might be put on hold or eliminated entirely while we contend with the municipal deficit, inflation and Covid-related financial pressures.

Thank you for this opportunity to provide input. We want to offer our resources to participate in the process as a stakeholder.



Lou Piriano
2022 President
REALTORS[®] Association of Hamilton-Burlington