



Administrative Report

Office of the Director of Financial Services/Treasurer

To: Warden McNamara and Members of County Council

From: Sandra Zwiers, MAcc, CPA, CA
Director of Financial Services/Treasurer

Date: Wednesday, October 21, 2020

Subject: Tax Rate Reduction for Amherstburg Affordable Housing Development (2)

Report #: 2020-1021-FIN-R018-SZ

Purpose

To recommend the reduction of the County taxes from the multi-residential tax rate to the single residential tax rate for one municipal capital facility for affordable housing in the Town of Amherstburg.

Background

In 2015, the Council of the Town of Amherstburg resolved to participate in the Canada Ontario Affordable Housing Program as it relates to Capital Funding and Home Ownership components.

One of the mandatory program requirements for funding under the Canada Ontario Affordable Housing Program is that the property taxes for the development must be no higher than the single residential tax rate. This mandatory requirement applies to both lower tier and upper tier municipal taxes. Education tax rates for the multi-residential tax class, as established by the Ministry of Finance, are already set at the same rate as the single residential tax class.

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Discussion

A report (Appendix A), dated September 16, 2020, from Elke Leblanc, Supervisor of Revenue, provides further explanation regarding this municipal capital facility project. The Council for the Town of Amherstburg adopted By-law 2020-053 on September 28, 2020 (Appendix B) which authorizes a single residential tax rate be applied to this affordable housing development for municipal purposes.

It is necessary for a similar by-law to be adopted by County Council in order to reduce the county tax rate for this property from multi-residential to single residential.

Since 2008, the County of Essex has adopted eight similar affordable housing tax rate reduction by-laws for developments in Leamington, Kingsville and Amherstburg.

Financial Implications

The multi-residential tax ratio applicable to this development is 1.100 as this property has been assessed into the new multi-residential tax class. The single residential tax ratio is 1.00. The reduction in taxes will be charged to the County's tax write off expense account and is considered within the Corporation's budget target.

Recommendation

That County Council receive this report for information and consider adoption of By-law 2020-43, authorizing a single residential tax rate be applied to calculate the County property taxes for the affordable housing development located at 182 Pickering Dive in the Town of Amherstburg.

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Respectfully Submitted

Sandra Zwiers

Originally Signed by

Sandra Zwiers, MAcc, CPA, CA, Director of Financial Services/Treasurer

Concurred With,

Robert Maisonville

Originally Signed by

Robert Maisonville, Chief Administrative Officer

Appendix No.	Title of Appendix
A	Town of Amherstburg Report
B	Town of Amherstburg By-law 2020-053