



# Transportation and Municipal Taxation Structure

Supplementary Information

Halifax Regional Council  
Committee of the Whole

April 21, 2009



# Update



➤ Density and Multi-Unit Properties



➤ Options under Discussion



➤ Next Steps





# Density and Transit



- Density is required to make 30-minute bus service feasible (eg 7+ units per acre)
- Urban/suburban single-family homes in HRM are typically around this threshold, essentially, at the tipping point
- Denser development, such as multi-unit properties, can make transit more cost-effective and allow for more frequent service



# Multi-Unit Properties



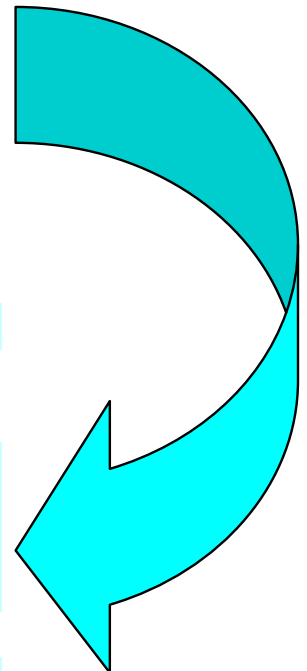
- Regional Plan wanted taxation to “encourage efficient forms of development”
- Types of Density under Option 9:
  - Apartments
  - Condominium Buildings
  - Homes with Basement Apartments
  - Mobile Homes
    - Land Lease Communities



# Recommended Tax Rates



	Urban	Suburban	Rural
<b>Current Tax Rates</b>	<b>83.3 Cents</b>	<b>73.0 Cents</b>	<b>72.4 Cents</b>
Less:			
1. Metro Transit (incl Debt Charges)	8.6 Cents	na	na
2. Ferry Reserve, Other (\$2.1m)	0.5 Cents	0.5 Cents	0.5 Cents
3. Capital from Operating (\$9.8m)	2.2 Cents	2.2 Cents	2.2 Cents
4. Revised Commercial Share	<u>1.8 Cents</u>	<u>1.8 Cents</u>	<u>1.8 Cents</u>
<b>Sub-Total</b>	<b>13.1 Cents</b>	<b>4.5 Cents</b>	<b>4.5 Cents</b>
<b>Revised Tax Rates</b>	<b>70.2 Cents</b>	<b>68.5 Cents</b>	<b>67.9 Cents</b>
<b>Regional Transit Rate</b>	\$42 per Home, \$21 per apartment/condo unit. On <u>all properties</u> in or next to the Regional Center and the CommuterShed.		
<b>Local Transit Rate</b>	\$214 per Home, \$107 per apartment/condo unit. On properties <u>within 1 km of a transit stop</u> .		







# Example of Tax Change



	<b>Regional Center</b> <i>Urban with Transit</i>	<b>Commutershed</b> <i>Rural without Transit</i>	<b>Commutershed</b> <i>Rural with Transit</i>	<b>Resource</b> <i>Rural no Transit</i>
Assessment	180,100	180,100	180,100	66,000
<b>Current Tax Rates</b>	83.3 Cents	72.4 Cents	72.4 Cents	72.4 Cents
Area Rates for Transit	na	na	5.6 Cents	na
<b>Current Tax Bill</b>	<b>1,500.23</b>	<b>1,303.92</b>	<b>1,404.78</b>	<b>477.84</b>
<b>Revised Tax Rates</b>	70.2 Cents	67.9 Cents	67.9 Cents	67.9 Cents
Current Tax Bill	1,264.30	1,222.88	1,222.88	448.14
Regional Transit	42.00	42.00	42.00	-
Local Transit	214.00	-	214.00	-
<b>Revised Tax Bill</b>	<b>1,520.30</b>	<b>1,264.88</b>	<b>1,478.88</b>	<b>448.14</b>

Note: Excludes impact of Regional Transit rate phase-in.



# Impact of Options

## Average Transit Tax per Single Family Home



1 **Status Quo** until Tax Reform Committee reports 206

2 **General Tax Rate** using assessment 206

3 **General Tax Rate** using dwelling units 188



4 **One Area Tax Rate** using assessment 193

5 **One Area Tax Rate** using dwelling units 169



### **Area Tax Rate (Local) and General Tax Rate (Regional)**

6 using Assessment 194

using Dwelling Units

7 One Area Rate/ Four General Tax Rates with Multi-Units at 60% of Homes 177

8 One Area Rate/ One General Tax Rate with Multi-Units at 60% of Homes 172

9 One Area Rate/ One General Tax Rate with Multi-Units at 50% of Homes 185

9a One Area Rate/ One General Tax Rate with Multi-Units at 50% of Homes but Condos at 100% 177



10 One Area Rate/ One General Tax Rate with Multi-Units at 50% of Homes. Local Tax rate includes 25% of Regional Transit costs 188





# Impact of New Approach



	Current Transit Tax - 2009	New Approach (Option 9)	Change	COW Approach (Option 9a)
<b>Single Family Homes</b>	206	185	-21	177
- Low Income Homeowners	124	145	21	137
- Waterfront Properties	172	80	-92	77
<b>Mobile Homes</b>	36	94	58	90
<b>Condominiums</b>	207	126	-81	242
<b>Homes with Basement Apartments</b>	128	116	-12	112
<b>Small Apartments (3-6 units)</b>	101	125	23	120
<b>Large Apartments (7+ units)</b>	75	127	52	122

Note: Low Income amount is preliminary estimate and will be adjusted





# Next Steps



## ➤ Direction

- Motion made on Option 9



## ➤ Outstanding Technical Issues

- Low Income Program
- Boundaries for Resource area
- Implementation for Regional Tax Rate (3 Years)
- Legal definitions, possible by-law for Transit Tax



## ➤ Finalize Budget

- Includes Tax Rates

