

Tax reform for rental housing -Tasks for the rest of the Conference

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Tasks for the rest of the conference

- CFAA will continue to press for tax deferral on sale and re-investment (rollover)
 - We have made progress
 - We will not change horses in mid-stream
 - We are optimistic about obtaining that reform
- We want to get input on what reform to seek next after achieving tax deferral
- Each table should work on one particular possible tax reform



Before the break

- Please discuss:
- The potential benefits of the reform as public policy,
- The factors impacting on the likelihood of success, including the roadblocks and ways around them, and
- Potential allies



After the break

- Please identify:
- The arguments CFAA should use to seek the particular reform
- What CFAA would need to do to seek that reform
- Whether you think the rental housing industry stands a good chance of succeeding in obtaining that tax reform

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Tasks for the rest of the conference

- In the plenary discussion, we will hear what each table thinks about a different potential tax reform goal
- If time permits, we will hear your suggestions about what tax reform CFAA should seek next
- CFAA's Board will use your input in deciding
 - what tax reform goal to pursue next and
 - how to pursue it
- Thank you

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Canadian Federation of Apartment Associations (CFAA-FCAPI)

Tax Reform Proposal Analysis Sheet 1

June 8, 2007

REFORM PROPOSAL:

Potential benefits as public policy	Factors impacting likelihood of success	Current and Potential Allies					
	<ul style="list-style-type: none"> - cost to Revenue Canada - tie in with political commitments in party platforms - likely reaction of Finance Department - number of LL's affected - equity of the proposed change - restoration of a past state of affairs vs. a new departure - "saleability"/ likely view of the public - effect on rental housing affordability - effect on Canada's competitiveness - other? 	<table border="0" style="width: 100%;"> <tr> <td style="text-align: center;"> Canadian Real Estate Assoc (CREA) REALpac Canadian Association of Accredited Mortgage Professionals (CAAMP), formerly Canadian Institute of Mortgage Brokers and Lenders (CIMBL) Canadian Homebuilders Assoc (CHBA) Montreal Real Estate Board </td> </tr> <tr> <td style="text-align: center;"> Cdn Institute of Chartered Accountants (CICA) CGAs CPAs </td> </tr> <tr> <td style="text-align: center;"> Canadian Federation of Independent Business (CFIB) Canadian Taxpayers Federation (CTF) Canadian Chamber of Commerce Canadian Council of Chief Executives other business groups other real estate boards </td> </tr> <tr> <td style="text-align: center;"> Tenant advocates Anti-poverty groups Non-profit housing advocacy groups </td> </tr> <tr> <td style="text-align: center;"> Other? </td> </tr> </table>	Canadian Real Estate Assoc (CREA) REALpac Canadian Association of Accredited Mortgage Professionals (CAAMP), formerly Canadian Institute of Mortgage Brokers and Lenders (CIMBL) Canadian Homebuilders Assoc (CHBA) Montreal Real Estate Board	Cdn Institute of Chartered Accountants (CICA) CGAs CPAs	Canadian Federation of Independent Business (CFIB) Canadian Taxpayers Federation (CTF) Canadian Chamber of Commerce Canadian Council of Chief Executives other business groups other real estate boards	Tenant advocates Anti-poverty groups Non-profit housing advocacy groups	Other?
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Other?							

REFORM PROPOSAL:

Arguments CFAA should use to seek that particular tax reform?	What would CFAA would need to do to seek that tax reform?	Does the rental housing industry stands a good chance of succeeding in obtaining that tax reform? Why or why not?