



North Peace Housing Foundation

6780 – 103rd Avenue, Peace River, Alberta T8S 0B6

Tel: (780) 624-2055 Fax: (780) 624-2065

Email: tammy.menssa@nphf.ca

To: The Board of Directors

From: Tammy Menssa, Executive Director

Date: November 01, 2023

Re: 2024 Municipal Requisition

The Alberta Housing Act states that:

On or before April 30 in any year a management body that provides lodge accommodation may requisition those municipalities for which the management body provides lodge accommodation for

(a) the amount of the management body's annual deficit for the previous fiscal year arising from the provision of lodge accommodation, and RSA 2000 Section 8 Chapter A-25 ALBERTA HOUSING ACT 6

(b) any amounts necessary to establish or continue a reserve fund for the management body.

the total requisition for each year shall be shared on the basis of the proportion that the equalized assessment for each municipality in that year bears to the total of the equalized assessments for that year of all the municipalities requisitioned.

In accordance with Ministerial Order H:062/95 and The Management Body Operation and Administration Regulation, this requisition is shared amongst the regional tax base, collected by member municipalities, and forwarded to the Foundation in a manner similar to the Alberta Education Property Tax. Most municipal tax notices separate out the School and Housing requisitions from their own taxes.

The chart below shows the total requisition amounts for 2019-2023, along with the increase in the requisition over the previous year, as well as the percentage increase, the cost to the rate payer (based on a property assessed at \$300,000) and the increase to the average rate payer year over year.

For 2024, we are presenting information for requisition increases ranging from 2% up to 10%, 5% being the increase that we were implementing prior to the start of the pandemic and again in 2022, based on the Motion of Intent that surplus funds be put into a Capital Building Reserve for the provision of future seniors housing development.

In 2023, the Board approved a 10%, or \$312,400.00 increase in the requisition to cover the inflationary costs of goods and materials, and other cost pressures including utilities, reduced revenue in our facilities as a result of the pandemic, and the winding down of provincial funding to cover the cost of COVID related expenses and increased vacancies.

Year	Total Requisition	Increase in Requisition	% Increase over Previous Year	\$300,000 Property Pays	Increase/Decrease in cost to rate payer
2019	\$ 2,778,000.00	\$ 132,000.00	5%	\$ 130.64	\$ 0.58
2020	\$ 2,916,900.00	\$ 138,900.00	5%	\$ 137.18	\$ 6.54
2021	\$ 2,975,238.00	\$ 58,338.00	2%	\$ 142.69	\$ 5.51
2022	\$ 3,124,000.00	\$ 148,762.00	5%	\$ 153.39	\$ 10.70
2023	\$ 3,436,400.00	\$ 312,400.00	10%	\$ 168.90	\$ 15.51
2024	\$ 3,505,128.00	\$ 68,728.00	2%	\$ 162.15	-\$ 6.75
	\$ 3,539,492.00	\$ 103,092.00	3%	\$ 163.74	-\$ 5.16
	\$ 3,573,856.00	\$ 137,456.00	4%	\$ 165.33	-\$ 3.57
	\$ 3,608,220.00	\$ 171,820.00	5%	\$ 166.92	-\$ 1.98
	\$ 3,642,584.00	\$ 206,184.00	6%	\$ 168.51	-\$ 0.39
	\$ 3,676,948.00	\$ 240,548.00	7%	\$ 170.10	\$ 1.20
	\$ 3,711,312.00	\$ 274,912.00	8%	\$ 171.69	\$ 2.79
	\$ 3,745,676.00	\$ 309,276.00	9%	\$ 173.28	\$ 4.38
\$ 3,780,040.00	\$ 343,640.00	10%	\$ 174.86	\$ 5.96	

The 2024 budget projections show that at the 6%, or \$206,184.00 reference point, the requisition would be sufficient to cover the inflationary costs of goods and materials, and other foreseeable cost pressures including utilities, carbon tax, Capital Maintenance concerns that are not being addressed through our provincial CMR requests including the replacement of the Heritage Tower Lodge nurse call system, and HR pressures including the addition of a Client Support Worker and the potential for additional Maintenance staff, without imposing any overall increased tax burden on property owners throughout the Foundation area.

Recommendation:

Approve a 6%, or \$206,184.00 increase to the 2024 Municipal Requisition, with an annual reduction to the average rate payer of \$0.39.

Thank you for your consideration,



Tammy Menssa
Executive Director