

# The Lodge Program & Requisitioning



**GOLDEN HILLS**

*Lodge*





- The Lodge Program (HMB)
- How are we funded?
- Requisitioning
- Cost Pressures
- Questions



# Housing Management Body

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- Kneehill Housing Corporation (KHC) was formed through Ministerial Order of the Alberta Minister of Municipal Affairs effective January 1, 1996.
- KHC was established as a management body responsible for the operation and administration of housing within Kneehill County. (Seniors Lodge, Seniors Self-contained suites and Community Housing).
- KHC is governed by an eight-member elected, and appointed, Board of Directors. Kneehill County (2), Town of Three Hills (2), Town of Trochu (1), Village of Linden (1), Village of Acme (1), Village of Carbon (1)

# How is the Lodge funded?

Rental Income

Lodge Assistance Program (LAP)

Requisitioning the Municipalities

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## Governing Legislation

- Alberta Housing Act
- Accommodation Standards
- Continuing Care Act (2024)
- Social Housing Accommodation Regulation
- Management Body Operation and Administration Regulation
- Housing Accommodation Tenancies Regulation
- Residential Tenancies Act

# Requisition Regulations

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7(1) 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
- (b) any amounts necessary to establish or continue a reserve fund for the management body.

# How are percentages of the requisition owed by each municipality determined?

The annual Provincial Equalized Assessment is used each year to determine each municipalities share of the requisition. “In Alberta, equalized assessment is the means of comparing property wealth in a uniform manner for all municipalities. Alberta uses an ad valorem assessment and tax system where property taxes are based on wealth and wealth is measured by the value of property expressed as an assessment. Equalizing an assessment is simply a process of adjusting each municipality's taxable assessment to a common year in accordance with current legislation and policy. The equalization process results in a common provincial assessment base that is used to determine the amount of requisition for each requisitioning body.”

[open.alberta.ca/publications/2368-657x](https://open.alberta.ca/publications/2368-657x)

## 2024 Percentage of Requisition

<b>Kneehill County</b>	<b>77.07266%</b>
<b>Three Hills</b>	<b>12.56453%</b>
<b>Trochu</b>	<b>3.29974%</b>
<b>Linden</b>	<b>3.12928%</b>
<b>Acme</b>	<b>2.36272%</b>
<b>Carbon</b>	<b>1.57108%</b>



# Historical Data

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Year end Financial position (audited financials)	(\$40,138.00)	(\$109,558.00)	(\$135,443.00)	(\$208,563.00)	(\$170,837.00)	(\$17,360.00)	\$526,829.00	(\$134,308.00)	\$65,602.00	(\$201,065.00)	\$268,294.00	(\$170,600.00)
KHC Requisition amount	\$15,000.00	\$20,000.00	\$25,000.00	\$35,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$98,539.00	\$98,537.00	\$98,539.00	\$98,539.00
Per Unit/Per Year	\$178.57	\$238.10	\$297.62	\$416.67	\$595.24	\$595.24	\$595.24	\$595.24	\$1,173.08	\$1,173.06	\$1,173.08	\$1,173.08
Provincial Average Per Unit									\$8,059.74	\$9,669.57		

# Cost Pressures Facing the Lodge

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- Carbon Tax
  - Increased Utility Costs
  - Increased Food Costs
  - Increased Maintenance Resources and Supply costs
  - Long-term Deferred Maintenance
  - Aging Infrastructure and Equipment
  - Human Resources and Training Costs
  - Vacancies
  - Regulations Surrounding Rental Rates
  - Lack of Planned Reserves





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**Thank you**

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**KNEEHILLHOUSING**

C O R P O R A T I O N