



## 2024 Requisition Presentation





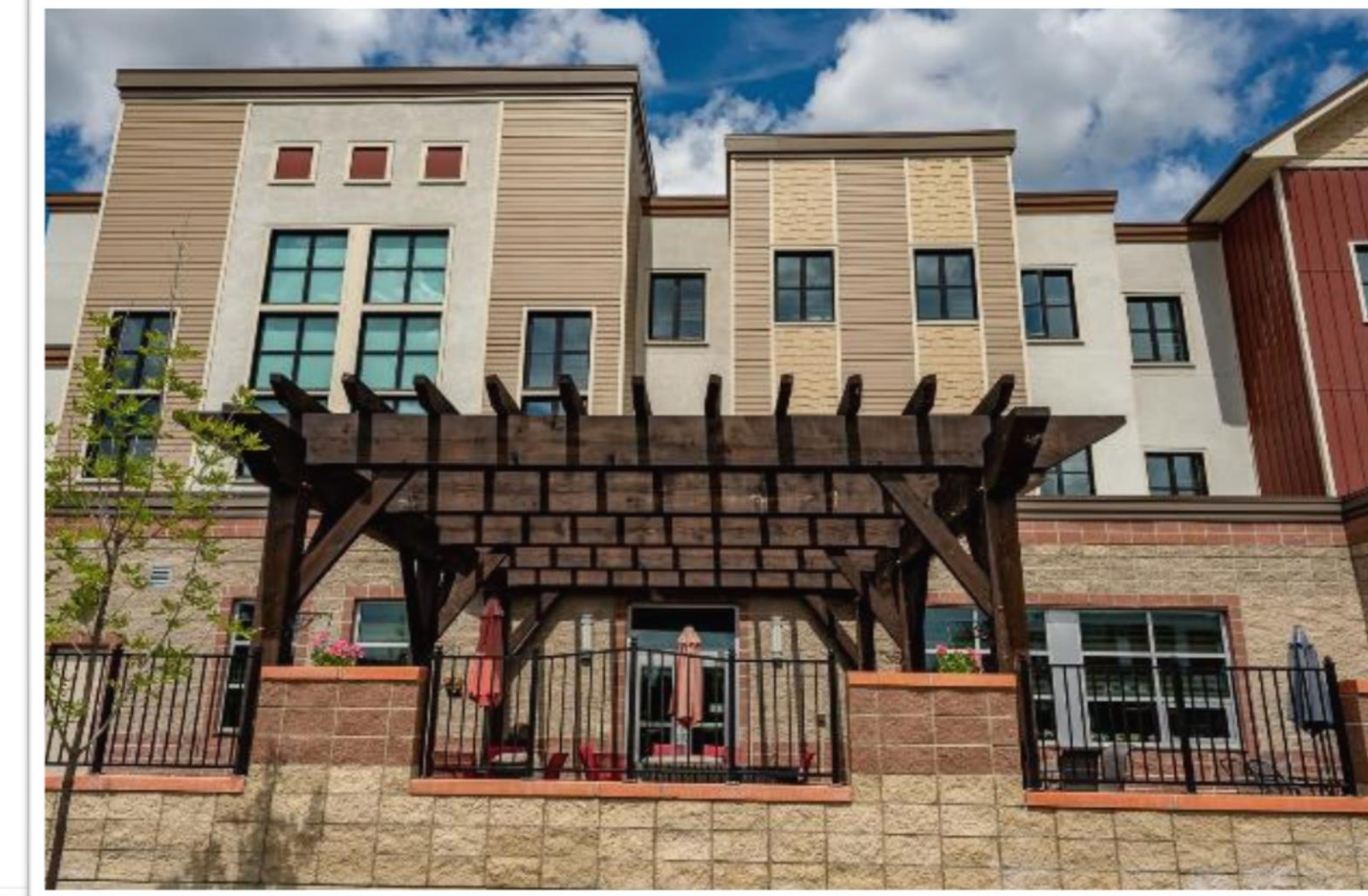
# OUR LODGES





# HOUSING MANAGEMENT BODIES

- Formed by a Ministerial Order
- Partnership between province, municipality, and Housing Management Body
- Lodges provide safe housing, nutritious food, and enrichment activities for low-income seniors living in the community
- Municipal requisition \$ account for portion of operating and capital costs





# CHALLENGES

- The lodge program review – a feature of the provincial Stronger Foundation housing strategy - is not yet complete. Implications for municipalities and Housing Management Bodies are unclear.
- Return to pre-pandemic demand for lodge spaces means waitlists are a reality again
- Flat provincial budgets for Housing Management Bodies challenge budgets amid inflation
- Growing number of community members reaching 65 years old, with diverse needs





# OPPORTUNITIES

- The forthcoming lodge program review by the province could bring opportunities
- Upcoming strategic plan enshrines staff experience as key organizational priority
- Development of refined organizational KPIs to support strategic priorities established by our Board underway
- Optimization efforts ongoing in recreation programming and food services





# EFFICIENCIES

- Food services optimizations efforts have realized a net cost increase of only 9% since 2021, in contrast to a 16% increase in inflation over the same period
- Reaching capacity at Clover Bar Lodge means we have achieved the financial efficiencies the increased number of units promised





# 2024 BUDGET OVERVIEW

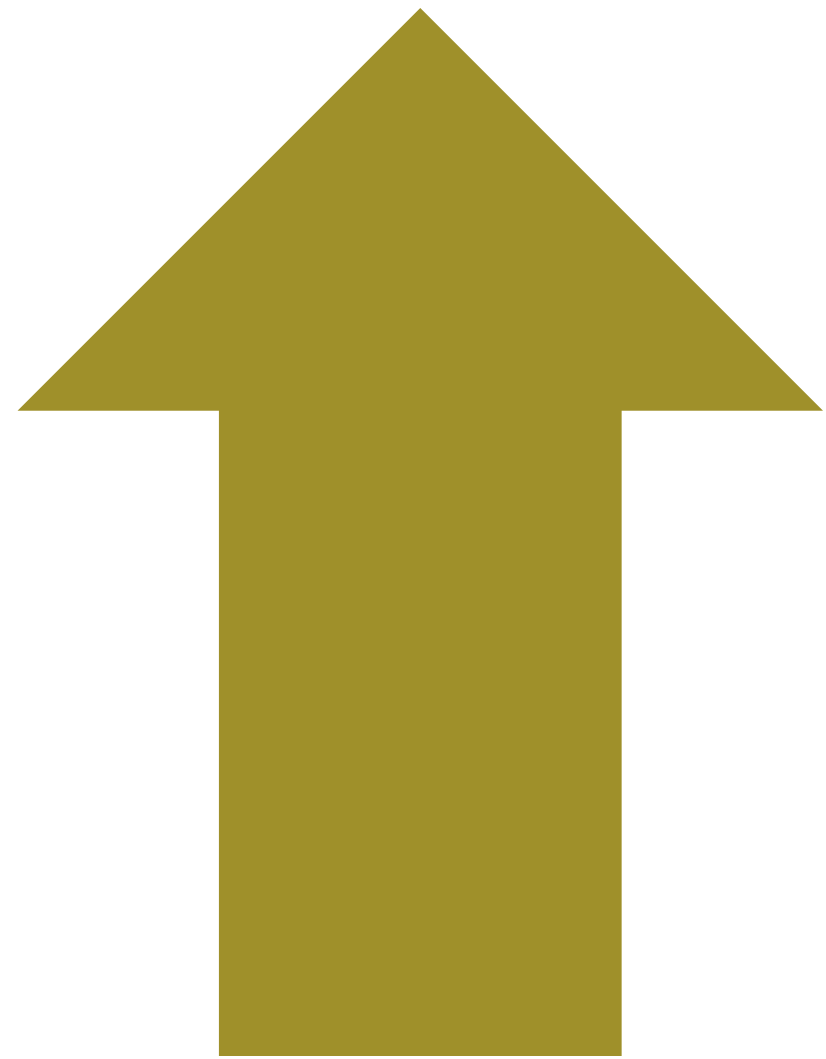
	2023 Approved Budget	2024 Approved Budget	Variance (\$)
Revenue	\$8,492,735	\$8,687,176	\$194,441
Expenses	\$11,900,188	\$12,723,372	-\$832,184
Non-operating	\$592,703	\$118,960	\$473,743
Lodge Requisition	\$4,000,156	\$4,155,156	\$155,000

Total requisition increase of 4%





## 2024 BUDGET IMPACT CHANGES

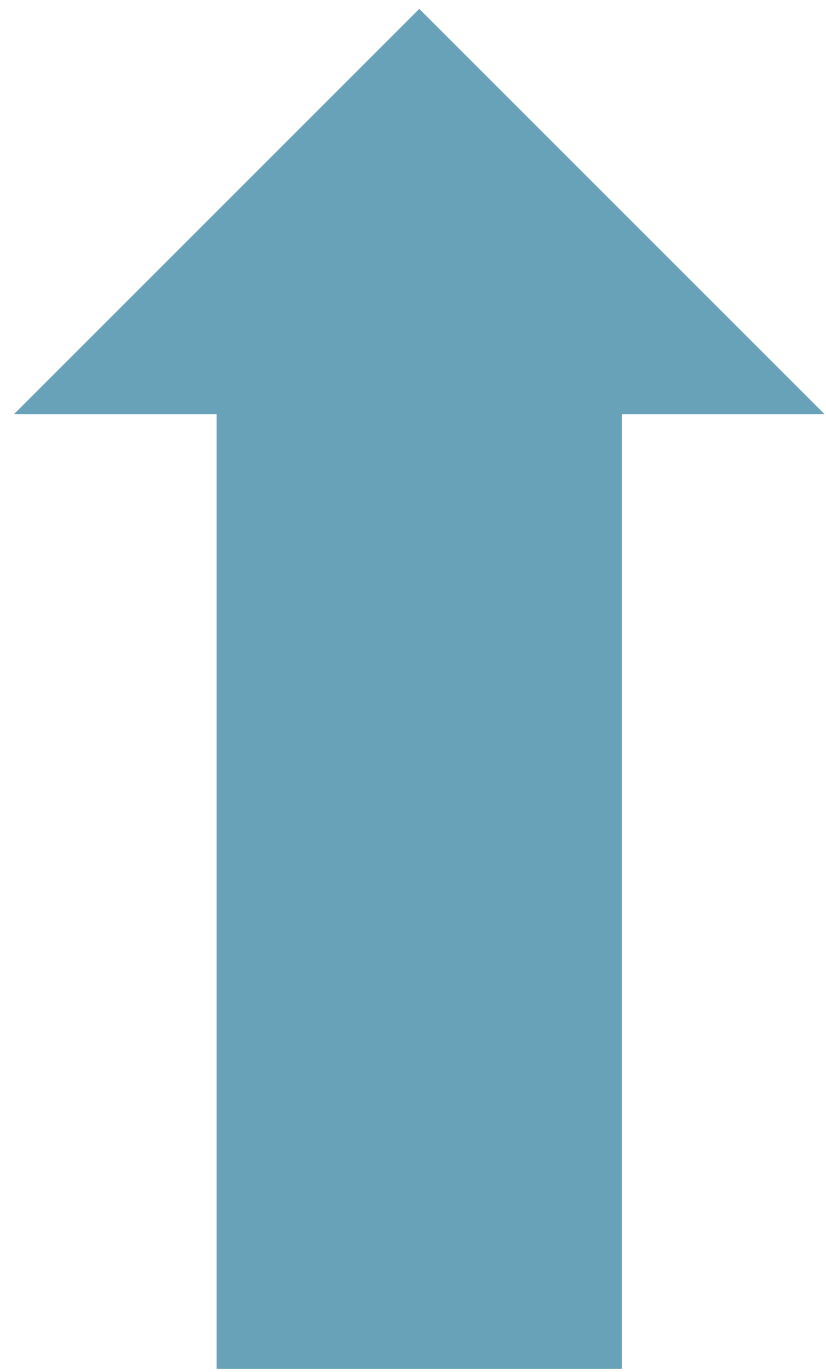


Revenues increase 2%

- 3% service package increase for residents
- 8% increase to management fees net of residential fee recoveries



## 2024 BUDGET IMPACT CHANGES



Expenses increase 7%

- 3% utilities
- 7% food services and operating costs
- 10% operating maintenance
- 7% Human resources
  - 6% cost of living adjustment over 2 years
- 8% software upgrades



## 2024 BUDGET IMPACT CHANGES



Non-operating decrease 7%

- Improved interest rates on investment balances
- More balanced, long-term approach to capital reserve planning





# 2024 MUNICIPAL REQUISITION IMPACT

Operating Requisition						
*Operating allocation % is based on 2023 equalized assessment report (Government of Alberta - Municipal Affairs)						
	2023 BUDGET		2024 BUDGET		VARIANCE	
MUNICIPALITY		\$ allocated	*	\$ allocated	\$	%
Strathcona County	84%	\$ 3,360,131	83%	\$ 3,448,779	\$ 88,648	3%
City of Fort Saskatchewan	16%	640,025	17%	706,377	66,352	9%
Total	100%	4,000,156	100%	4,155,156	155,000	4%
Capital Requisition						
Strathcona County		\$ 988,954		\$ 988,954	\$ -	0%





# HOUSEHOLD LEVEL IMPACTS



**Assessed property  
value of \$400,000**

- Strathcona County’s HHF requisition increase  
=  
\$1.41 (annual amount from \$47.00 to \$48.41)
- Fort Saskatchewan’s HHF requisition increase  
=

Average lodge resident’s rent and support services combined makes up 70% of their annual income (rent 30%; support services 40%) and average annual income of our residents is \$29,600





# VIBRANT COMMUNITIES





Thank  
Questions?  
you

