



AGENDA

REGULAR MEETING OF THE COUNCIL OF THE TOWN OF TABER, TO BE HELD IN THE COUNCIL CHAMBERS, ADMINISTRATION BUILDING, ON MONDAY, JANUARY 14, 2019 AT 3:30 PM.

	<u>MOTION</u>
1. CALL TO ORDER	
2. ADOPTION OF THE AGENDA	X
3. ADOPTION OF THE MINUTES	
ITEM No. 3.1. Minutes of Regular Meeting of Council: December 17, 2018	X
4. BUSINESS ARISING FROM THE MINUTES	
5. BYLAWS	
6. ACTION ITEMS	
ITEM No. 6.1. Southern Tributaries Water Sharing Agreement	X
ITEM No. 6.2. Public Auction Reserve Bid and Conditions of Sale	X
ITEM No. 6.3. Assessment Services Agreement	X
ITEM No. 6.4. Change in "one-third" Federal Tax Exemption for Elected Officials	X
ITEM No. 6.5. Whistleblower Hotline - Ethics Alert	X
ITEM No. 6.6. Information to Council	X
ITEM No. 6.7. Standing Item - Council Requests	X
7. DELEGATIONS	
ITEM No. 7.1. Taber District Housing Foundation - Affordable Housing Project Update	X
8. MEDIA INQUIRIES	



9. CLOSED SESSION

X

ITEM No. 9.1. Utility Billing Request

Closed session to prevent disclosure of third party business information, in accordance with Section 16 (1) of the Freedom of Information and Protection of Privacy Act.

ITEM No. 9.2. Emergency Services Building Open House Update

That Council takes the meeting into Closed Session to prevent disclosure of advice from officials in accordance with Section 24(1) of the Freedom of Information and Protection of Privacy Act.

ITEM No. 9.3. Annexation Process Update

That Council takes the meeting into Closed Session to prevent disclosure of advice from officials in accordance with Section 24(1) of the Freedom of Information and Protection of Privacy Act.

ITEM No. 9.4. Proposed Town of Taber and MD of Taber Joint Council Meeting

Council takes the meeting in Closed Session to prevent disclosure that could reasonably be expected to reveal information supplied, explicitly or implicitly, in confidence by a local body, in accordance with section 21(1) of the Freedom of Information and Protection of Privacy Act.

ITEM No. 9.5. CAO Performance Evaluation

Closed Session to prevent the disclosure of Confidential Evaluations, for the purpose of determining the suitability, eligibility or qualifications for employment, in accordance with Section 19(1) of the Freedom of Information and Protection of Privacy Act.

10. OPEN SESSION

X

11. CLOSE OF MEETING

X



Council Request for Decision

Meeting Date: January 14, 2019

Subject:

Minutes of Regular Meeting of Council: December 17, 2018

Recommendation:

Council adopts the minutes of the Regular Meeting of Council held on December 17, 2018, as presented.

Background:

Approval of minutes is in accordance with the *Municipal Government Act*, Section 208.

Legislation / Authority:

Municipal Government Act, Section 208(1)(a)(c).

Strategic Plan Alignment:

N/A

Financial Implication:

N/A

Service Level / Staff Resource Implication:

N/A

Justification:

Approval of minutes is in accordance with the *Municipal Government Act*, Section 208.

Alternative(s):

Council adopts the minutes of the Regular Meeting of Council held on December 17, 2018, as amended.



Attachment(s): Minutes

APPROVALS:

Originated By: Raeanne Keer

Chief Administrative Officer (CAO) or Designate: _____

MINUTES OF THE REGULAR MEETING OF THE COUNCIL OF THE TOWN OF TABER, IN THE PROVINCE OF ALBERTA, HELD IN THE COUNCIL CHAMBERS, ADMINISTRATION BUILDING, ON MONDAY, DECEMBER 17, 2018, AT 3:30 PM.

Mayor

Andrew Prokop

Councillors

Garth Bekkering
Jack Brewin
Carly Firth
Mark Garner
Joe Strojwas (via teleconference)
Louie Tams

Chief Administrative Officer

Cory Armfelt

Staff

Alaa Abdel Khaliq
Meghan Brennan
Dave Duske
Phyllis Monks
Steve Munshaw
John Orwa
Louise Parsons
Dawn Phillips
Gary Scherer
Trent Smith
Kerry Van Ham

CALL TO ORDER

Mayor Prokop called the meeting to Order at 3:30 PM.

Mayor Prokop stated that Councillor Strojwas would be joining the meeting via teleconference.

ADOPTION OF THE AGENDA

Mayor Prokop inquired if there were any additions or deletions to the Agenda.

Councillor Brewin requested moving Agenda Item 6.6) Regional Economic Development Strategy to Agenda Item 6.1), and the Agenda to continue consecutively.

RES. 608/2018 MOVED by Councillor Brewin that Council adopts the Agenda, as amended, to move Agenda Item 6.6) Regional Economic Development Strategy to Agenda Item 6.1), and continue the Agenda consecutively.

CARRIED UNANIMOUSLY

ADOPTION OF THE MINUTES

1) Minutes of the Public Hearing Bylaw 22-2018 Meeting of Council: November 26, 2018

RES. 609/2018 MOVED by Councillor Tams that Council adopts the minutes of the Public Hearing Bylaw 22-2018 Meeting of Council held on November 26, 2018, as presented.

CARRIED UNANIMOUSLY

2) Minutes of the Public Hearing DP 18-101 Meeting of Council: November 26, 2018

RES. 610/2018 MOVED by Councillor Bekkering that Council adopts the minutes of the Public Hearing DP 18-101 Meeting of Council held on November 26, 2018, as presented.

CARRIED UNANIMOUSLY

ADOPTION OF THE MINUTES – CONT'D

3) Minutes of Regular Meeting of Council: November 26, 2018

RES. 611/2018 MOVED by Councillor Firth that Council adopts the minutes of the Regular Meeting of Council held on November 26, 2018, as presented.

CARRIED UNANIMOUSLY

4) Minutes of Special Meeting of Council: December 3, 2018

RES. 612/2018 MOVED by Councillor Garner that Council adopts the minutes of the Special Meeting of Council held on December 3, 2018, as presented.

CARRIED UNANIMOUSLY

BUSINESS ARISING FROM THE MINUTES

None.

BYLAWS

1) 2nd & 3rd Reading Road Closure Bylaw 19-2018

P. Monks, Director of Planning and Economic Development, presented Road Closure Bylaw 19-2018, and stated that Council gave First Reading to Bylaw 19-2018 at the Regular Meeting of Council on September 24, 2018.

RES. 613/2018 MOVED by Councillor Garner that Council gives Second Reading to Road Closure Bylaw 19-2018.

CARRIED UNANIMOUSLY

RES. 614/2018 MOVED by Councillor Tams that Council gives Third Reading to Road Closure Bylaw 19-2018.

CARRIED UNANIMOUSLY

ACTION ITEMS

1) Regional Economic Development Strategy

P. Monks introduced P. Blais, of MDB Insight, who presented the Regional Economic Development Strategy, which included input from the Town of Taber, the Town of Vauxhall, and the Municipal District of Taber.

Council discussed the Regional Economic Development Strategy presentation and strategy document.

RES. 615/2018 MOVED by Councillor Firth that Council accepts as information the Regional Economic Development Strategy.

CARRIED UNANIMOUSLY

2) 2019-2021 Operating Budget

J. Orwa, Director of Finance, presented the Final 2019-2021 Operating Budget document to Council.

Council discussed the Final 2019-2021 Operating Budget document, the funds available in the restricted and unrestricted reserves, and the proposed increase to tax revenues.

Council discussed leaving the 2021 Operating Budget unbalanced at this point.

RES. 616/2018 MOVED by Councillor Firth that Council approves the 2019 and 2020 Operating Budget.

CARRIED

3) 2019 - 2023 Proposed Capital Projects

J. Orwa presented the 2019-2023 proposed Capital Project listing, and highlighted the requested changes from Council which were made at the Special Meeting of Council held on December 3, 2018.

Council discussed the 2019-2023 proposed Capital Projects.

361/2018

Meeting Date
12/17/2018

ACTION ITEMS – CONT'D

3) 2019 - 2023 Proposed Capital Projects – CONT'D

MOVED by Councillor Bekkering that Council approves the attached 2019 and 2020 Capital Projects.

J. Orwa recommended that the motion be amended to state Capital Budget, not Capital Projects.

Councillor Bekkering amended his motion.

RES. 617/2018 MOVED by Councillor Bekkering that Council approves the attached 2019 and 2020 Capital Budget.

CARRIED UNANIMOUSLY

4) Special Meeting of Council - Budget Presentation

J. Orwa stated that this Agenda Item was only required if Council did not approve the Budget, and therefore no motion was required.

Council made no motion at this time.

5) Change in 'one-third' Federal Tax Exemption for Elected Officials

J. Orwa presented the federal tax exemption changes for Elected Officials for Canadian municipalities.

Council discussed the presented federal tax exemption changes.

RES. 618/2018 MOVED by Councillor Tams that Council takes no action and accepts the change in 'one-third' federal tax exemption for information purposes.

CARRIED

ACTION ITEMS – CONT'D

6) 3rd Quarter Financial Statements

J. Orwa presented the 3rd Quarter Financial Statements to Council.

RES. 619/2018 MOVED by Councillor Strojwas that Council accepts the unaudited financial statements for the nine months ending September 30, 2018 for information purposes.

CARRIED UNANIMOUSLY

7) Auditorium Facility Modernization-Renovations - Tender Award

L. Parsons, Procurement Manager, presented the Auditorium Facility Modernization-Renovations tender.

RES. 620/2018 MOVED by Councillor Tams that Council approves the acceptance and award of the tender submitted by VHL Construction in the amount of \$299,975.00 plus applicable taxes; with costs to come from the 2019 capital budget.

CARRIED UNANIMOUSLY

8) Taber Municipal Police Commission Report to Council

C. Armfelt presented the Taber Municipal Police Commission Report to Council.

RES. 621/2018 MOVED by Councillor Bekkering that Council accepts the Taber Municipal Police Commission Report for information.

CARRIED UNANIMOUSLY

ACTION ITEMS – CONT'D

9) Department Reports

C. Armfelt presented the Department Reports to Council.

RES. 622/2018 MOVED by Councillor Garner that Council accepts the Department Reports for information.

CARRIED UNANIMOUSLY

10) Mayor and Councillor Reports (Verbal)

Council provided their verbal reports.

RES. 623/2018 MOVED by Councillor Firth that Council accepts the Mayor and Councillor Reports for information.

CARRIED UNANIMOUSLY

11) Standing Item - Council Requests

None.

RES. 624/2018 MOVED by Councillor Tams that Council breaks for ten minutes, and reconvenes the meeting at 5:07 PM.

CARRIED UNANIMOUSLY AT 4:57 PM

RES. 625/2018 MOVED by Councillor Bekkering that Council reconvenes the Regular Meeting of Council.

CARRIED UNANIMOUSLY AT 5:09 PM

DELEGATIONS

1) Delegation: Taber & District Community Adult Learning Association

J. Brenner and C. Bergen, of the Taber & District Community Adult Learning Association, presented the services offered in the Taber area.

Council discussed the presentation provided by Taber & District Community Adult Learning Association.

RES. 626/2018 MOVED by Councillor Firth that Council accepts the Taber & District Community Adult Learning Association Delegation presentation for information purposes.

CARRIED UNANIMOUSLY

2) MarCom Award for Town Website

C. Armfelt stated that the newly upgraded Town of Taber website has been awarded a Gold MarCom award, an international award from the Association of Marketing and Communications Professionals.

Mayor Prokop presented the MarCom award to A. Abdel Khaliq, Information Technology Manager.

RES. 627/2018 MOVED by Councillor Tams that Council accepts the 2018 MarCom Award presentation for information.

CARRIED UNANIMOUSLY

MEDIA INQUIRIES

None.

RES. 628/2018 MOVED by Councillor Bekkering that Council moves into Closed Session to prevent disclosure of criteria developed for the purpose of contractual negotiations on behalf of a public body, and considerations that relate to those negotiations in accordance with Section 16, to prevent disclosure of applicant personal information that is evaluative for the purpose of determining the applicants suitability, in accordance with Section 19(1), and to prevent disclosure of advice from officials, that could reasonably be expected to reveal advice, or analyses developed by a public body, in accordance with Section 24(1) if the Freedom of Information and Protection of Privacy Act.

CARRIED UNANIMOUSLY AT 5:30 PM

CLOSED SESSION

1) Proposed Lease Agreement Renewal

Closed Session to prevent disclosure of criteria developed for the purpose of contractual negotiations on behalf of a public body, and considerations that relate to those negotiations.

Pursuant to Section 197(6) of the *Municipal Government Act*, the following members of Administration were in attendance in Closed Session for Agenda Item 9.1) Proposed Lease Agreement Renewal: C. Armfelt, Chief Administrative Officer, and K. Van Ham, Administrative Services Manager.

CLOSED SESSION – CONT'D

2) Board Appointment

Closed Session to prevent disclosure of applicant personal information that is evaluative for the purpose of determining the applicant's suitability, in accordance with Section 19(1) of the Freedom of Information and Protection of Privacy Act.

Pursuant to Section 197(6) of the *Municipal Government Act*, the following members of Administration were in attendance in Closed Session for Agenda Item 9.2) Board Appointment: C. Armfelt, Chief Administrative Officer, and K. Van Ham, Administrative Services Manager.

3) Board Appointment

Closed Session to prevent disclosure of applicant personal information that is evaluative for the purpose of determining the applicant's suitability, in accordance with Section 19(1) of the Freedom of Information and Protection of Privacy Act.

Pursuant to Section 197(6) of the *Municipal Government Act*, the following members of Administration were in attendance in Closed Session for Agenda Item 9.3) Board Appointment: C. Armfelt, Chief Administrative Officer, and K. Van Ham, Administrative Services Manager.

Councillor Firth declared a pecuniary interested in Closed Session Agenda Item 9.4) Board Appointment, and did not vote.

4) Board Appointment

Closed Session to prevent disclosure of applicant personal information that is evaluative for the purpose of determining the applicant's suitability, in accordance with Section 19(1) of the Freedom of Information and Protection of Privacy Act.

Pursuant to Section 197(6) of the *Municipal Government Act*, the following members of Administration were in attendance in Closed Session for Agenda Item 9.4) Board Appointment: C. Armfelt, Chief Administrative Officer, and K. Van Ham, Administrative Services Manager.

CLOSED SESSION – CONT'D

- 5) Board, Committee, and Commission Vacancies Closed Session to prevent disclosure of advice from officials, that could reasonably be expected to reveal advice, or analyses developed by a public body, in accordance with Section 24(1) of the Freedom of Information and Protection of Privacy Act**

Pursuant to Section 197(6) of the *Municipal Government Act*, the following members of Administration were in attendance in Closed Session for Agenda Item 9.5) Board, Committee, and Commission Vacancies: C. Armfelt, Chief Administrative Officer, and K. Van Ham, Administrative Services Manager.

OPEN SESSION

RES. 629/2018 MOVED by Councillor Bekkering that Council reconvenes the meeting into Open Session.

CARRIED UNANIMOUSLY AT 5:59 PM

RES. 630/2018 MOVED by Councillor Tams that Council authorizes the lease renewal to Taber Archers and Bowhunters Association for the portion of the building known as the Taber Community Centre, which is located on Plan 7282JK and has a portion consisting of an indoor archery range with storage facilities, located downstairs, with entry adjacent to the Auditorium, for a term to expire December 31, 2023; and,

Directs the Mayor and Chief Administrative Officer to sign the lease renewal documents.

CARRIED UNANIMOUSLY

OPEN SESSION – CONT'D

RES. 631/2018 MOVED by Councillor Bekkering that Council appoints Catherine Champagne to the Town of Taber Municipal Library Board for a three (3) year term to expire December 31, 2021; and,

Council appoints Sharon Holtman to the Town of Taber Municipal Library Board for a three (3) year term to expire December 31, 2021.

CARRIED UNANIMOUSLY

RES. 632/2018 MOVED by Councillor Brewin that Council appoints Wanda Osburne-Campbell to the Taber Municipal Police Commission for a three (3) year term to expire December 31, 2021; and,

Council appoints Gary Bradbury to the Taber Municipal Police Commission for a three (3) year term to expire December 31, 2021.

CARRIED UNANIMOUSLY

Councillor Firth left the meeting at 5:59 PM, and recused herself from the next item.

RES. 633/2018 MOVED by Councillor Tams that Council appoints Darcy Firth to the Town of Taber Recreation Board for a three (3) year term to expire December 31, 2021; and,

Council appoints Brett McCoy to the Town of Taber Recreation Board for a three (3) year term to expire December 31, 2021.

CARRIED UNANIMOUSLY

Councillor Firth returned to the meeting at 6:00 PM.

CLOSE OF MEETING

RES. 634/2018 MOVED by Councillor Garner that the Regular Meeting of Council is hereby Closed.

CARRIED UNANIMOUSLY AT 6:01 PM

MAYOR

CHIEF ADMINISTRATIVE OFFICER



Council Request for Decision

Meeting Date: January 14, 2019

Subject:

Southern Tributaries Water Sharing Agreement

Recommendation:

Council accept the Water Sharing Agreement for information; and,
Directs Administration to send a letter of support of the Agreement to TID.

Background:

The Irrigation Districts have developed this water sharing agreement to augment water users in Southern Alberta. Their main objective is to ensure water security as it is essential for all users. From the drought in 2001 there was a defining need for water conservation.

The Districts are asking all water users be a part of the Water Sharing Agreement, this is voluntary, and with all water users seeing a need for an agreement to share the water municipalities, farms, stockyards and sustainable rural and urban development. The wish for this agreement is to be mutually beneficial and enduring while recognizing all participants in this agreement will have differing abilities to reduce their water use.

1. Within the Water Act senior License holders are permitted to share all or part of their allocation with other in the basin.
2. The agreement is designed to provide security during times of water shortage to improve the sustainability of current development and support future growth opportunities for all water users, this includes the Town of Taber.
3. All irrigation districts wish to share a portion of their allocation equitably and proportionally during times of water shortage and encourage all participants to conserve available water according to their capacity and reasonable to ability to achieve.

Also discussed was the Authority of the agreement, the following items were reviewed:

1. Assignment of all or part of a Licensed or Registered Allocation to be used by another Licensee or Registrant are subject to *section 33 of the Water Act, Agreements to assign water.*
2. This agreement constitutes the written agreement for Assignments between the Districts and the Signatories.



3. Licenses and Registrations for each Assignment is in good standing.
4. No rights of household User, or of a Licensee of traditional agriculture are adversely affected
5. The Assignor is able to access the water as a result of natural flow or natural presence of the water
6. There are no adverse effects on any water body or aquatic environment.
7. Alberta Environment and Parks will enforce all approved Assignments within the Allocations calculated according to the terms of this agreement.

Within the agreement the Districts are inviting voluntary participation for all water users.

The Districts are asking for two committees to be established whom would have a collaborative decision-making process.

A new Water Sharing Committee and Steering Committee will be established. The Water Sharing Committed will consist of a maximum of two appointees from each of the Districts and one appointee from each Signatory and may include non-voting representation of a maximum of two representatives from the following:

1. Alberta Irrigation Districts Association
2. Other Alberta irrigation districts
3. Alberta Environment and Parks (Approvals)
4. Alberta Environment and Parks
5. Alberta Agriculture and Forestry
6. Non-Government Organizations with local presence (e.g. OWC, AWC, Alberta Habitat Management Society, ACA)
7. Others are currently being considered.

The Water Sharing Committee may refer matter to the Steering Committee for further evaluation.

The Water Sharing Committed shall include a Steering Committee from the voting membership of the Water Sharing Committee, and shall consist of:

1. 1 Chair (District)
2. 2 District representatives
3. 2 Signatory representatives from Large Local Authorities
4. 2 Signatory representatives from Small Local Authorities
5. 1 Signatory member-at-large



6. 1 representative from Alberta Environment and Parks, Approval branch
7. 1 member-at-large from a non-profit water advocacy group with local presence.

All recommendations of the Steering Committee are submitted in writing to be reviewed by the Water Sharing Committee with final review and acceptance by the Districts.

All decisions by the Districts are final and not subject to appeal or arbitration.

Rationing process is based on the Signatories supplying the Districts with their monthly water use records for the preceding 5 years.

Each year the Districts will:

1. Obtain information from the government of Alberta determining the available water as of march 1st
2. Agree on the appropriate risk and set the annual Irrigation Allocation
3. Consult the Reduction Schedule and calculate the Reduction Percentage
4. Compare water use during and outside of the Irrigation Season for the prior 5 years
5. Apply the percentage reduction to each Signatory
6. Communicate the resulting annual Irrigation Season volume Allocation to each Signatory and Alberta Environment and Parks
7. Update and communicate the calculated Irrigation season volume Allocation as each new report from the Government of Alberta is released.

Determination of Available water will be obtained from the current release of Farm Gate Allocation Forecast prepared by Alberta Agriculture and Forestry.

Determination of rationing year and form of reduction, where not every year will be a ration year and a level of risk is built into the Irrigation Reduction Schedule which is set by SMRID. Within the agreement is "Schedule C" which indicates the levels of reduction, within the highest allocation there will be no reduction for Signatories and no Assignments. Within the middle allocation range there will be a voluntary reduction for Signatories and no Assignments. Districts will internally enforce the farm gate Irrigation Allocation set in their Bylaws. If the Allocation is within the lowest range there will be mandatory reductions for Signatories and Assignments.

Calculation of allocation is based on the average 5-year difference in water use per day will be calculated by subtracting the 5-year average Irrigation Season (May – October) and non- Irrigation Season (November – April) water use.



The average daily reduction will be calculated by multiplying the reduction percentage corresponding to the Irrigation Allocation for SMRID from the Irrigation District Reduction Schedule (Schedule C).

The Irrigation Season volume reduction will be calculated by multiplying the number of irrigation days in the irrigation season from the daily reduction.

The allocation is then calculated by subtracting the season volume reduction from the 5-year average irrigation season water use.

In 2018 the total amount of water consumption was:

1. Raw water May – October 1,686,305 m³
2. Irrigation use May – October 337,416 m³ includes parks, golf course and trout pond fill.
3. Raw water November – April 995,717 m³

The calculations below are the amount of water consumed in 2017-2018 and not a 5 year average.

Calculation of reduction – total water used May – October = 2,023,372 m³

Less the water used November – April 995,717 m³

2,023,372 m³ - 995,717 m³ = 1,067,640 m³, the reduction percentage from “Schedule C”, in the agreement, is based on this number.

Reduction	Cubic Meters	Daily reduction m ³ /day
6%	64,058	351
11%	117,440	644
17%	181,499	995
22%	234,881	1,287
28%	298,939	1,638
33%	352,321	1,931
39%	416,380	2,282
44%	469,762	2,574
50%	533,820	2,925



Term of this Agreement Is intended as enduring for as long as the Signatories agree to abide by the conditions of this agreement and shall endure to and be binding on the Districts and signatories hereto.

The agreement will be terminated with written notice from the majority of Districts of intent to terminate and issued to the Water Sharing committee.

Any Signatory that desires to terminate their participation in the agreement must do so in writing after November 1st and before March 1st.

Responsibility and enforcement of this agreement is based on the following:

1. It is the responsibility of each District and Signatory to remain within their Irrigation Allocation or Allocation Respectively
2. Each District and signatory is free to use whatever means they deem appropriate to remain within their Irrigation Allocation or Allocation Respectively
3. Verification and enforcement of the Irrigation Allocation and Allocation will be through the Alberta Environment and Parks
4. A District or Signatory may notify the Water Sharing Committee at any time to request assistance or advice in meeting their obligations under this Agreement
5. Where a District or signatory is deemed unable or has failed to fulfill their obligations under this Agreement that District or Signatory is to immediately notify the Water Sharing Committee.

The Districts are not seeking signing of the Water Sharing Agreement, at this time, but are looking for a letter of support for the agreement. Council may suggest amendments to the agreement with the final agreement to be presented to Council for their acceptance.

Legislation / Authority:

Water Act, Section 33 Agreements to assign water.

Strategic Plan Alignment:

Strategy – Define & Practice Good Governance

Goal – Develop partnerships with other regional governments and organizations.

Financial Implication:

Staff time is the only cost to date.



Service Level / Staff Resource Implication:

Administration to work with TID on the water sharing agreement.

Costs to administer this agreement may be passed down to the Signatories or water users.

Justification:

Water sharing agreement would bring equality for allocation of water resources.

Alternative(s):

1. Council accepts the Water Sharing Agreement for information purposes.
2. Council directs administration to provide more information on the Water Sharing Agreement.

Attachment(s): Agreement

APPROVALS:

Originated By:

Gary Scherer

Chief Administrative Officer (CAO) or Designate: _____

SOUTHERN TRIBUTARIES WATER SHARING AGREEMENT

THIS AGREEMENT is made effective the _____ day of _____, 20__.

BETWEEN:

IRRIGATION DISTRICTS LISTED IN SCHEDULE 'A'

(hereinafter collectively called "the Districts")

-and-

SIGNATORIES LISTED IN SCHEDULE 'B'

(hereinafter collectively called "the Signatories")

BACKGROUND:

- A. The Districts hold senior Licenses under the Water Act that represent the majority of water available for diversion within the Southern Tributaries.
- B. The Water Act designed to protect senior License holders also permits them to share all or part of their allocation with others in the basin, including many for which the Districts' water Users are mutually dependent.
- C. During a water shortage in 2001 the Districts, in collaboration with the Government of Alberta, shared water with other License holders within the Southern Tributaries.
- D. The Districts wish to enhance regional water security during times of water shortage to improve the sustainability of current development and support future growth opportunities within the rural and urban municipalities we serve.
- E. The Districts have signed the Human Use of Water and Livestock Sustenance Declaration – December 6, 2010 assuring, within their right to control, that basic human needs and livestock sustenance are prioritized over any water use for irrigation and that member districts will participate in water sharing with other License holders in good faith so that sufficient water can be distributed for these purposes.
- F. The Districts desire to establish a mutually beneficial and enduring water sharing framework.
- G. The Districts wish to share a portion of their allocation equitably and proportionally during times of water shortage such that all participants will conserve available water according to their capacity and reasonable ability to achieve.
- H. The Districts consulted with other License holders within the Southern Tributaries in an effort to understand the benefits and limitations of previous efforts.
- I. The Districts wish to ensure Signatories to this Agreement have the opportunity to provide input in implementation of the terms of this Agreement and for future changes or amendments through a Water Sharing Committee.
- J. The Districts also wish to ensure that this Agreement fully and accurately sets out their agreements regarding the determination of water supply within the Southern Tributaries, assessment of risk of shortages, and mechanisms for Assignment of part of their Licensed Allocations within the authority of the Water Act with other License holders party to this agreement.

AGREEMENT:

NOW IN CONSIDERATION of the covenants herein expressed and by the Districts to be performed, the Districts hereto agree as follows:

DEFINITIONS

1. IN THIS AGREEMENT:

- a. "Allocation" means the volume of water calculated under the terms of this Agreement for use by each Signatory in each Irrigation Season;
- b. "Assignee" has the same meaning as defined in the *Water Act* and refers to the Districts subject to this Agreement;
- c. "Assignment" has the same meaning as defined in the *Water Act*;
- d. "Assignor" has the same meaning as defined in the *Water Act* and refers to the Signatories subject to this Agreement;
- e. "District" or "Districts" means the parties to this Agreement executed in Schedule 'A' either individually or collectively as the context may require and as defined in the *Irrigation Districts Act*;
- f. "Irrigation Allocation" means the amount (in inches) as set annually by each District under 2(b) of the *Irrigation Districts Act*;
- g. "Irrigation Season" means the period of time, from May 1st early October 31st corresponding to the months during which deliveries to Users are made through the Irrigation Works;
- h. "Irrigation Works" has the same meaning as defined in the *Irrigation Districts Act*;
- i. "Large Local Authority" means a municipality under the *Municipal Government Act* with a population greater than or equal to [REDACTED];
- j. "License" means those Licenses issued or continued under the *Water Act* to each of the parties to this Agreement;
- k. "Licensee" has the same meaning as defined in the *Water Act*;
- l. "Licensed/Registered Allocation" means that volume of water to which each party to this Agreement is entitled to receive pursuant to their Licenses or Registrations;
- m. "Registrant" has the same meaning as defined in the *Water Act*;
- n. "Registration" means those Registrations issued or continued under the *Water Act* to each of the parties to this Agreement;
- o. "Small Local Authority" means a municipality under the *Municipal Government Act* with a population less than [REDACTED];
- p. "Southern Tributaries" means the Waterton, Belly and St. Mary rivers and their upstream and downstream waterways within Alberta;
- q. "User" has the same meaning defined in the *Irrigation Districts Act* as well as the equivalent end-use recipient of water under Licenses held by Signatories.

2. Authority

- a. Assignment of all or part of a Licensed or Registered Allocation to be used by another Licensee or Registrant are subject to section 33 of the Water Act
- b. Assignments are subject to Alberta Environment and Parks being satisfied that:
 - i. This Agreement constitutes the written agreement for Assignments between the Districts and the Signatories
 - ii. Licenses and Registrations for each Assignment is in good standing
 - iii. no rights of household Users, or of a Licensee of traditional agriculture are adversely affected
 - iv. The Assignor is able to access the water as a result of natural flow or natural presence of the water
 - v. There are no adverse effects on any water body or the aquatic environment
- c. Alberta Environment and Parks will enforce all approved Assignments within the Allocations calculated according to the terms of this Agreement

3. Invitation & Voluntary Participation

- a. The Districts invite any party with a License or Registration in good standing within and located within the Southern Tributaries to become a Signatory of this Agreement according to the following schedule:
 - i. Between November 1st and March 1st of two successive years this Agreement is in force
 - ii. No exceptions to this schedule will be considered except by unanimous consent of Districts and Signatories
- b. Participation is voluntary. All those with a License or Registration to divert water within the Southern Tributaries that is not a Signatory to this Agreement is subject to the priority of their current License or Registration

4. Water Sharing Committee and Steering Committee

- a. There shall be a Water Sharing Committee called the Southern Tributaries Water Sharing Committee
- b. The Water Sharing Committee shall consist of a maximum of two appointees from each of the Districts and one appointee from each Signatory
- c. Water Sharing Committee meetings may include non-voting representation of a maximum of two representatives from any of the following:
 - i. Alberta Irrigation Districts Association
 - ii. Other Alberta irrigation districts
 - iii. Alberta Environment and Parks (Approvals)
 - iv. Alberta Environment and Parks
 - v. Alberta Agriculture and Forestry
 - vi. Non-Government Organizations with local presence (e.g. OWC, AWC, Alberta Habitat Management Society, ACA)
 - vii. Other?
- d. The Water Sharing Committee shall meet at the request of the Chair, at the request of the Steering Committee, or within 3 months of a written request to the Chair by a District or a Signatory, and at least once per year in advance of March 1st.
- e. Water Sharing Committee meetings shall be in-person meetings only.

- f. The Water Sharing Committee may refer matters to the Steering Committee for further evaluation.
 - g. The Water Sharing Committee shall refer all recommendations achieved by majority vote to the Districts.
 - h. The Water Sharing Committee shall include a Steering Committee from the voting membership of the Water Sharing Committee, and shall consist of:
 - i. 1 Chair (District)
 - ii. 2 District representatives
 - iii. 2 Signatory representatives from Large Local Authorities
 - iv. 2 Signatory representatives from Small Local Authorities
 - v. 1 Signatory member-at-large
 - vi. 1 representative from Alberta Environment and Parks, Approvals branch
 - vii. 1 member-at-large from a non-profit water advocacy group with local presence (e.g. OWC, AWC, Alberta Habitat Management Society, ACA)
 - i. Representation on the Steering Committee is to be decided by consensus among the membership of that group, or in the absence of consensus, by those with the greater interest by population, acres, or other measure as applicable, or otherwise by appointment of the Chair.
 - j. The Steering Committee may meet in any combination of in-person or remote conference.
 - k. All recommendations of the Steering Committee are to be submitted in writing by the Chair and reviewed by the Water Sharing Committee.
 - l. All recommendations of the Water Sharing Committee are to be submitted in writing by the Chair for final review and acceptance by the Districts.
 - m. The Districts will meet in any combination of in-person or remote conference and at their discretion at any time and for any reason, but at least within 3 months of receiving a written recommendation from the Water Sharing Committee.
 - n. The Districts will make final decisions by consensus. Where consensus is not achieved, comments and suggestions for changes or amendments will be referred to the committees for consideration. All comments, suggestions and decisions will be submitted to committees from the Districts in writing.
 - o. All decisions by the Districts are final and not subject to appeal or arbitration.
 - p. The Water Sharing Committee will communicate with all Signatories during periods of reduced Allocations and provide information on:
 - i. Current and forecasted conditions
 - ii. Possible changes to Allocation due to changing conditions
5. Rationing Process
- a. The Signatories agree that by January 31st of each year they will supply the Districts with their monthly water use records for the preceding 5 years. The Districts will verify this information periodically with records obtained through Alberta Environment and Parks.
 - b. Each year the Districts will:
 - i. Obtain information from the Government of Alberta determining the available water as of March 1st
 - ii. Agree on the appropriate risk and set the annual Irrigation Allocation

- iii. Consult the Reduction Schedule and calculate the Reduction Percentage
 - iv. Compare water use during and outside of the Irrigation Season for the prior 5 years
 - v. Apply the percentage reduction to each Signatory
 - vi. Communicate the resulting annual Irrigation Season volume Allocation to each Signatory and Alberta Environment and Parks
 - vii. Update and communicate the calculated Irrigation Season volume Allocation as each new report from the Government of Alberta is released
 - c. The Districts and Signatories will track and report water use to Alberta Environment and Parks as scheduled or as requested by Alberta Environment and Parks.
 - d. The Districts and Signatories agree to allow Alberta Environment and Parks to share water use information with the Districts.
6. Determination of Available Water
 - a. Source information and calculation of available water will be obtained from the current release of Farm Gate Allocation Forecast prepared by Alberta Agriculture and Forestry (Reference: "*Water Allocation Model for Alberta's Southern Tributaries Irrigation Districts*", Lloyd Healy (2015), The Canadian Society for Bioengineering, Paper No. CSBE15-117)
 - b. Districts will determine the Irrigation Allocation for their District based on the 90th percentile dry year probability calculated after all agreed sharing of the available volume in Forty Mile Reservoir between SMRID and other Districts has been accommodated.
 - c. The lesser of the Irrigation Allocation as set by SMRID in their annual bylaw, or the Irrigation Allocation for SMRID for the 90th percentile dry year in the Farm Gate Allocation Forecast, will be used in determining the percentage reduction
7. Determination of Rationing Year and Form of Reduction
 - a. Not every year will be a rationing year.
 - b. The level of risk is built into the Irrigation District Reduction Schedule (Schedule 'C'). The Schedule shows the reduction percentage for each Irrigation Allocation (inches) set by SMRID.
 - c. If the Irrigation Allocation is within the highest allocation range, there will be no reduction for Signatories and no Assignments.
 - d. If the Irrigation Allocation is within the middle allocation range, there will be voluntary reductions for Signatories and no Assignments. Voluntary reductions will be provided as non-obligatory water conservation targets for Signatories to achieve. Districts will internally enforce the farm gate Irrigation Allocations set in their Bylaws.
 - e. If the Irrigation Allocation is within the lowest allocation range, there will be mandatory reductions for Signatories and Assignments will be made as per the terms of this Agreement.
8. Calculation of Allocation
 - a. The following steps will be taken to determine the Allocation for each Signatory:
 - i. The average 5-year difference in water use per day will be calculated by subtracting the 5-year average Irrigation Season (May-October) and non-Irrigation Season (November-April) water use

- ii. The average daily reduction will be calculated by multiplying the reduction percentage corresponding to the Irrigation Allocation for SMRID from the Irrigation District Reduction Schedule (Schedule 'C') by i. above
- iii. The Irrigation Season volume reduction will be calculated by multiplying the number of irrigation days in the Irrigation Season by ii. above
- iv. The Allocation is calculated by subtracting iii. above from the 5-year average Irrigation Season water use

9. Irrigation Allocations

- a. Where a mandatory reduction is applied (7e), Districts are to set their Irrigation Allocations less than or equal to that corresponding to the 90th percentile dry year of the Farm Gate Allocation Forecast

10. Term, Termination and Assignment

- a. The term of this Agreement is intended as enduring for as long as the Signatories agree to abide by the conditions of this Agreement, and shall enure to and be binding on the Districts and Signatories hereto, their respective successors and assigns, unless modified or amended in writing and agreed to by all Districts
- b. Any District that ceases to be the holder of a License will be released from all rights and obligations under this Agreement.
- c. This Agreement will be terminated with written notice from the majority of Districts of the intent to terminate and issued to the Water Sharing Committee between November 1st and March 1st in the same year
- d. Any Signatory that desires to terminate their participation in the agreement must do so in writing after November 1st and before March 1st.
- e. Any signatory that exceeds their Allocation or otherwise fails to meet the conditions of this Agreement will have their future participation in this Agreement reviewed by the Water Sharing Committee.
- f. This Agreement may not be assigned without the written consent of the majority of the Districts. Any attempt to assign any of the rights, duties or obligations of this Agreement without the written consent of the majority of the Districts is void.

11. Review and Amendment

- a. The parties shall meet within the six month period immediately preceding the fifth anniversary of this Agreement, and subsequently on each such further five year periods thereafter, and shall determine if the terms and conditions of this Agreement still meet their needs or whether they can agree on any changes or amendments to this Agreement.
- b. Changes or amendments proposed by any party are to be submitted in writing to the Chair of the Water Sharing Committee and accompany a written request for a meeting as per 4d.

12. Reporting and Communication

- a. Each District and Signatory is responsible for ensuring the Water Sharing Committee has the current email address of the contact(s) of their respective organizations
- b. Where mandatory reductions are applied, Districts and Signatories are to submit weekly water use reports to the Water Sharing Committee

- c. Updates of the SMRID Irrigation Allocation and corresponding reduction percentage and Allocation for each Signatory will be issued to those on the contact list by email within 5 days of the issuance of the Farm Gate Allocation Forecast
- d. Where mandatory reductions are applied, the above updates will include the most recent water use information, and will be distributed to the Approvals branch of Alberta Environment and Parks
- e. The Water Sharing Committee may issue current research, educational materials and other support to encourage adoption of water conservation measures

13. Responsibility and Enforcement

- a. It is the responsibility of each District and Signatory to remain within their Irrigation Allocation or Allocation respectively
- b. Each District and Signatory is free to use whatever means they deem appropriate to remain within their Irrigation Allocation or Allocation respectively
- c. Verification and enforcement of the Irrigation Allocation and Allocation will be through the Alberta Environment and Parks
- d. A District or Signatory may notify the Water Sharing Committee at any time to request assistance or advice in meeting their obligations under this Agreement
- e. Where a District or Signatory is deemed unable or has failed to fulfill their obligations under this Agreement, that District or Signatory is to immediately notify the Water Sharing Committee

14. Disputes

- a. Disputes are to be submitted in writing to the Water Sharing Committee for consideration

15. General

- a. This Agreement constitutes the entire agreement between the parties to this Agreement pertaining to the subject matter hereof and supersedes all prior and contemporaneous understandings, negotiations and discussions, whether oral or written, of the parties and there are no warranties, representations or other agreements between the parties in connection with the subject matter of this Agreement except as specifically set forth herein
- b. No party to this Agreement shall be liable nor deemed in default of this Agreement for any delay or failure in performance due to any cause beyond its control, that the party shall be relieved from the fulfillment of its obligation during the period during which it is unable to fulfil or is delayed or restricted in fulfilling the obligation
- c. Each of the parties to this Agreement agrees to execute and deliver all such other and additional instruments and documents and to perform all such other acts and things as may be necessary to give effect to this Agreement
- d. This Agreement shall be construed in accordance with and governed by the laws of the Province of Alberta
- e. The headings contained in this Agreement are for reference purposes only and shall not affect in any manner the meaning or interpretation of this Agreement
- f. Time shall be of the essence of this Agreement and every part hereof

- g. Wherever the singular, plural, masculine, feminine or neuter is used throughout this Agreement, the same shall be construed as meaning singular, plural, masculine, feminine, neuter, body politic or body corporate where the fact or context so requires

DRAFT

SCHEDULE 'A'

IN WITNESS WHEREOF the Districts hereto have affixed their corporate seals attested to by their duly authorized officers:

AETNA IRRIGATION DISTRICT

Chair Secretary/Manager Date

LEAVITT IRRIGATION DISTRICT

Chair Secretary/Manager Date

MAGRATH IRRIGATION DISTRICT

Chair Manager Date

MOUNTAIN VIEW IRRIGATION DISTRICT

Chair Secretary/Manager Date

RAYMOND IRRIGATION DISTRICT

Chair Manager Date

ST. MARY RIVER IRRIGATION DISTRICT

Chair Manager Date

TABER IRRIGATION DISTRICT

Chair Manager Date

UNITED IRRIGATION DISTRICT

Chair Manager Date

SCHEDULE 'B'

IN WITNESS WHEREOF the Signatories hereto have affixed their corporate seals attested to by their duly authorized officers:

Cardston County

_____	_____	_____
Reeve	CAO	Date

City of Lethbridge

_____	_____	_____
Mayor	CAO	Date

City of Medicine Hat

_____	_____	_____
Mayor	CAO	Date

County of 40 Mile No. 8

_____	_____	_____
Reeve	County Administrator	Date


County of Warner

_____	_____	_____
Reeve	CAO	Date

SCHEDULE 'C'

Irrigation District Reduction Schedule

Allocation (inches)	Reduction (%)
18+	0
18	0
17	6%
16	11%
15	17%
14	22%
13	28%
12	33%
11	39%
10	44%
9	50%

	No reduction required
	Voluntary reduction
	Mandatory reduction



Council Request for Decision

Meeting Date: January 14, 2019

Subject:

Public Auction Reserve Bid and Conditions of Sale

Recommendation:

That Council approves the following conditions pertaining to the March 25, 2019 tax sale of property tax accounts 4450340, 5249380, and 5254120:

1. Attached values for each roll number be set as the reserve bid (These being the assessed value as provided by the Town's Assessors); and
2. Terms of the sale are 10% cash deposit, balance within forty-five (45) working days.

Background:

Due to delinquent property taxes, tax accounts 4450340, 5249380, and 5254120 are now scheduled to proceed to the next step of the Tax Recovery Process, tax sale by Public Auction as per section 418(1) of the MGA.

Legislation / Authority:

MGA section 419

Strategic Plan Alignment:

Define and Practice Good Governance

Financial Implication:

Any costs incurred as part of the tax recovery process are recovered through the sale of the property, if the property is not sold, the Town may become the owner of the property.

Service Level / Staff Resource Implication:

Service level will remain status quo.



Justification:

As per MGA section 419 “Council must set

1. For each parcel of land to be offered for sale at a public auction, a reserve bid that is as close as reasonably possible to the market value of the parcel, and
2. Any conditions that apply to the sale.”

Alternative(s):

That council approve the recommended assessed values for each roll number (these being the assessed value as provided by the Town’s assessors) as the reserve bid and approve the amended terms of the sale.

Attachment(s): Reserve Bids

APPROVALS:

Originated By:

John Orwa

Chief Administrative Officer (CAO) or Designate: _____

2019 Tax Sale Properties

Values provided by the Town's Assessors.

<u>Roll Number</u>	<u>Assessment Classification</u>	<u>Reserve Bid (Fair Market Value)</u>
4450340	Residential	\$ 178,000
5249380	Residential	\$ 141,000
5254120	Residential	\$ 92,000



Council Request for Decision

Meeting Date: January 14, 2019

Subject:

Assessment Services Agreement

Recommendation:

1. That Council approves entering into the Professional Services Agreement with Benchmark Assessment Consultants Inc. to be effective May 1, 2019 until revoked by Council and that all expenses be taken from the annual operating budget.
2. That Council appoints Lance Wehlage to the position of Assessor.

Background:

The Town's professional services contract with Benchmark Assessment Consultants Inc. is due to be renewed on April 30, 2019. As per Article 3.1 of the agreement; the Town has the option to extend services for a five (5) year period at rates acceptable to both parties.

Benchmark has been the Town's assessor for the past twenty (20) years and currently services thirty-seven (37) municipalities in Southern Alberta with seven (7) designated assessors and three (3) candidate assessors on staff. There are advantages to retaining professional services consultants who deal with the Town's intellectual property. An assessor must possess a great deal of in-depth knowledge of the Town's residential and commercial properties that is often only gained after many years of local experience. The Town's Purchasing Policy and Procedures manual reiterates that such professionals be retained to protect the Town from investing additional resources to rebuild knowledge bases, and such professionals shall remain in place until revoked by Council.

Administration has been satisfied with the competency and completeness of services being provided by Benchmark and is recommending to continue the relationship. Administration is also recommending that Lance Wehlage be appointed to the position of Assessor as established under Bylaw No. 1-2006.

The Town has an estimated 3818 parcels of property to assess (based on 2018 Tax year). The rate structure over the **past** five (5) years was as follows:

May 1, 2014 to April 30, 2015 - \$21.50 per parcel

May 1, 2015 to April 30, 2016 - \$22.00 per parcel

May 1, 2016 to April 30, 2017 - \$22.50 per parcel



May 1, 2017 to April 30, 2018 - \$23.00 per parcel

May 1, 2018 to April 30, 2019 - \$24.00 per parcel

In the new proposed agreement, he proposed fee schedule in the agreement under clause 4.1.1 is a **fixed rate of \$25.00 per parcel** for the next five years. This agreement also includes the addition of Schedule "E" for which covers additional Assessment Services as required and requested by the Town (Please see highlighted areas in the draft agreement attached). These rates are consistent with other municipalities and are also fixed for the next five (5) years.

Legislation / Authority:

Bylaw No. 1-2006

Strategic Plan Alignment:

Define and practice good governance.

Financial Implication:

This item has been included in the annual operating budget in the amount of \$95,450 annually.

Service Level / Staff Resource Implication:

Service Level and staff impacts remain status quo.

Justification:

Administration has been satisfied with the competency and completeness of services being provided by Benchmark Assessments Inc. A few years ago, the City of Brooks went to tender and received only a single proposal. It is Administration's opinion that more is gained by negotiating directly with Benchmark rather than expecting lower fees from them in a tender process. It is also Administration's position that the costs to staff an accredited assessor is not feasible at this time.

Alternative(s):

That Council direct Administration to call for tenders for assessment services.

Attachment(s): Draft Professional Services Agreement - Benchmark Assessments Consultants Inc.

Bylaw No. 1-2006



APPROVALS:

Originated By:
John Orwa

Chief Administrative Officer (CAO) or Designate: _____

PROFESSIONAL SERVICES AGREEMENT

THIS AGREEMENT MADE THIS 1ST DAY OF May, 2019 BETWEEN:

THE TOWN OF TABER
(referred to as the “Municipality”)

OF THE FIRST PART

-and-

BENCHMARK ASSESSMENT CONSULTANTS INC.
(referred to as the “Consultants”)

OF THE SECOND PART

WHEREAS:

- A. The Municipality requires assessments of all lands and premises within the Municipality’s boundaries primarily for taxation purposes;
- B. The Consultant is in the business of supplying assessment services to various municipalities throughout Alberta;
- C. The Municipality and the Consultant wish to enter into a written agreement for the supply of the assessment services.

NOW THEREFORE, the Municipality and Consultant, in consideration of the covenants and agreements hereinafter contained, agree as follows:

1. **DEFINITIONS AND INTERPRETATION**

1.1 Definitions: For the purpose of this Agreement and the Schedules hereto or any certificate, opinion or other document, agreement, undertaking or assurances delivered in accordance with or in furtherance of the purposes and intent of this Agreement, unless there is something in the subject matter or context inconsistent therewith, the following expressions shall have the following meanings respectively:

- 1.1.1. ”Agreement” or “hereof”, “hereto”, “herein”, “hereby”, “hereunder” and similar expressions when used in this agreement and any attached schedules refer to this Agreement and to any Schedules attached hereto and not to any particular Articles, Sections, paragraphs, sub-paragraphs or other portion hereof, and including any and every instruments supplemental hereto; and any reference to a Section or Article by number of the alphabet means the appropriate paragraph,

sub-paragraph, Section or Article of this Agreement unless the context otherwise requires; and any reference to a Schedule by number or letter of the alphabet means the appropriate Schedule attached to this Agreement;

- 1.1.2 “Claims” means claims, losses, actions, suits, proceedings, causes of action, demands, damages (direct, indirect, consequential or otherwise), judgments, executions, liabilities, responsibilities, losses, costs, charges, payments and expenses including, without limitations, any professional, consultant and legal fees (on a solicitor and his own client basis);
- 1.1.3 “Consultant” means BENCHMARK ASSESSMENT CONSULTANTS INC.
- 1.1.4 “Consultant’s Fee” shall have that meaning set out in Article 4.1;
- 1.1.5 “Injury” means bodily injury, personal discomfort, mental anguish, shock, sickness, disease, death, false arrest, detention or imprisonment, malicious prosecution, libel, slander, defamation of character, invasion of privacy wrongful entry or eviction and discrimination, or any of them, as the case may be;
- 1.1.6 “Municipality” means TOWN OF TABER;
- 1.1.7 “Property” as defined in the Municipal Government Act; Municipal Government Act should mean; “The Municipal Government Act, Chapter M-26, Revised Statutes of Alberta 2000”;
- 1.1.8 “Services” shall have that meaning set out in Schedule “A”;
- 1.1.9 “Tax Year” means the calendar year commencing January 1;
- 1.1.10 “Term” shall have the meaning set out in Article 3.1;
- 1.2 This Agreement shall in all respects be governed by and be construed in accordance with the laws of the Province of Alberta.
- 1.3 If any one or more of the provisions contained in this Agreement should be invalid, illegal or unenforceable in any respect in any jurisdiction, the validity, legality and enforceability of such provisions shall not in any way be affected or impaired thereby in any other jurisdiction and the validity, legality and enforceability of the remaining provisions contained herein shall not in any way be affected or impaired thereby.
- 1.4 Whenever the singular or masculine is used herein the same shall be deemed to include the plural or feminine or the body politic or corporate where the context or the parties so require.

- 1.5 The headings to the clauses of this Agreement are inserted for convenience only and shall not affect the construction hereof.
- 1.6 Unless otherwise stated, a reference herein to a numbered or lettered clause or paragraph refers to the clause or paragraph of each Section bearing that number or letter in this Agreement.
- 1.7 All accounting terms not defined in this Agreement shall have those meanings generally ascribed to them in accordance with generally accepted accounting principles in Canada, applied consistently.
- 1.8 Business Day: In any case where time limited by this Agreement expires on a Saturday, Sunday, legal holiday, or a day on which chartered banks in the Town of Taber, Alberta are not open for business, the time shall be extended to and shall include the next day on which the said banks are open for business.
- 1.9 All references to dollars of “\$” shall mean legal money of Canada.
- 1.10 The following Schedules are incorporated by reference to this Agreement and form a part hereof.
- Schedule “A” - Definition of “Services”
 - Schedule “B” - Designated Assessor(s)
 - Schedule “C” - Equipment to be supplied by Consultant
 - Schedule “D” - Equipment to be supplied by Municipality

2. APPOINTMENT

2.1 The Municipality hereby appoints the Consultant to perform the Services and the Consultant hereby agrees to perform the Services for the Municipality during the Term.

2.2 **During the Term, the Consultant shall perform the Services for each of the following Tax Years:**

- 2.2.1 January 1, 2019 to December 31, 2019**
- 2.2.2 January 1, 2020 to December 31, 2020**
- 2.2.3 January 1, 2021 to December 31, 2021**
- 2.2.4 January 1, 2022 to December 31, 2022**
- 2.2.5 January 1, 2023 to December 31, 2023**

For each Tax Year, the Consultant shall have reported to the Municipality all assessments for that particular Tax Year and report to the Municipality before the date as outlined by provincial statutes in each of said Tax Years as per Municipal Government Act, Section 302(1).

3. TERM

3.1 The Consultant shall provide the Services of the Municipality commencing May 1, 2019 (the “Commencement Date”) with the option to extend services for 5 year periods at rates acceptable to both parties.

4. CONSULTANT FEE

4.1 In Consideration of the Services supplied by the Consultant for the first 5 year term, the Municipality shall pay to the Consultant a fee (the “Consultant’s Fee”) to be calculated as follows:

4.1.1 May 1, 2019 to April 30, 2024 @ \$25 per parcel Plus GST
(Parcel Count based on current CAMA count each year and will be adjusted accordingly)

4.1.2 Local Assessment Review Board and Composite Assessment Review Board;

The Fee stated in section 4.1.1 shall include 7 man-days (8 hours per man-day) for preparation, defense and expenses associated with Local Assessment Review Board hearings.

If the time exceeds the included 7 man-days, the additional time shall be charged at a rate of \$80.00 per hour and \$0.50 per kilometer.

Further to the appeal process, the costs associated with the provincial level of appeal known as the Composite Assessment Review Board are not included in the fee set out under section 4.1.1. Rate of defense at Composite Assessment Review Board level is set at \$80.00 per hour and \$0.50 per kilometer.

In either of the two levels of the appeal process should expert or legal opinion be required, these costs shall be the responsibility of the Municipality.

4.2 Except as otherwise provided for in this Agreement, the Consultant solely responsible for:

4.2.1 all mileage and automobile expenses associated with the preparation of the contemplated assessment;

- 4.2.2 all accommodation, meals and related living expenses incurred or experienced by employees and representatives of the Consultant in the execution of this Agreement.
- 4.2.3 all employees of Benchmark Assessment Consultants Inc. wages and benefits.
- 4.3 The Municipality shall pay the Consultant's Fee as follows:
 - 4.3.1 the Municipality will be invoiced on a monthly basis for work in progress and payment of the invoice is due and payable within 30 days of receipt of the invoice.
- 4.4 Should the Municipality request the consultant to undertake work that is not set out in Schedule "A", additional fees determined by the Consultant (within reason) will be charged regarding same. Should the amount of these additional fees exceed 10% of the amount set out in Article 4.1, such arrangement shall be handled by way of an amendment to this Agreement.
- 4.5 Any new or changed provincial legislation that creates additional services, studies and inspections will be negotiated as a separate contract.

5. COVENANTS OF THE CONSULTANT

- 5.1 The Consultant covenants and agrees with the Municipality as follows:
 - 5.1.1 that the assessor(s) supplied by the Consultant for the performance of the Services shall be an Accredited Municipal Assessor of Alberta (AMAA) and shall designate those assessor(s) listed in Schedule "B" as the individuals to be the assessor(s) supplied;
 - 5.1.2 the appointed assessor will endeavor to maintain proper equity in assessments within the Municipality;
 - 5.1.3 the appointed assessor will be required to exercise independence and judgment in equating all of the relevant data involved in property assessment and determining final assessment value of property;
 - 5.1.4 unless required by law, any data or other information concerning the Municipality, which is obtained by the Consultant in its dealings with the Municipality under this Agreement, shall be treated as confidential and shall not be disclosed without prior approval by the Municipality;

- 5.1.5 in the event that the Worker's Compensation Act of Alberta requires the Consultant to register with the Worker's Compensation Board ("WCB") the Consultant shall do so and upon demand by the Municipality, it shall deliver to the Municipality certification from WCB;
- 5.1.6 the Consultant shall comply with the provisions of:
 - 5.1.6.1 any Act of the legislature of the Province of Alberta and of the Parliament of Canada now in force or enacted thereafter;
 - 5.1.6.2 any regulations in force from time to time under any of the Acts referred to in Clause 5.1.6.1;
 - 5.1.6.3 any bylaw or resolution of the Municipality that expressly or by implication applies to the Consultant in respect of this Agreement;
- 5.1.7 the Consultant will ensure that its employees, when on assignment pursuant to this Agreement, will comply with any safety and security regulations and procedures in effect regarding the properties being assessed;
- 5.1.8 in addition to any authorizations, consents, licenses, right of entry or other estates or interest in land that have been obtained by the Minister of Municipal Affairs as outlined in the Municipal Government Act, Section 294(1), 295, 296; the consultant shall obtain all lawfully required authorizations, consents, licenses and right to entry to land or other estates or interests in land necessary for the Consultant to perform the Services;
- 5.1.9 the Consultant shall undertake the Services in an efficient, good and workmanlike manner, and in accordance with the Municipality's reasonable good standards;
- 5.1.10 the Consultant shall supply all equipment and motor vehicles necessary to carry out and record the Services including, without limitation, that equipment listed in Schedule "C";
- 5.1.11 the Consultant shall agree that all assessment documents and related information shall remain the property of the Municipality.

6. REPRESENTATIONS AND WARRANTIES OF CONSULTANT

- 6.1 The Consultant warrants that all the Services will be conducted strictly in accordance with the provisions of any relevant Provincial Legislation and Regulations thereto.

7. COVENANTS OF THE MUNICIPALITY

- 7.1 The Municipality covenants and agrees with the Consultant as follows:
- 7.1.1 that the Municipality will provide notice either directly or indirectly to all rate payers affected by the assessments that the Consultant has been retained to perform the inspections and prepare assessment reports;
 - 7.1.2 that the Municipality will be responsible for costs that may be incurred as a result of ratepayer information brochures, requests for information, newspaper advertisements, etc.;
 - 7.1.3 the Municipality shall make available to the Consultant all existing assessment information in the possession of the previous consultant relating to the land and premises forming the subject matter of this Agreement;
 - 7.1.4 the Municipality agrees that the Consultant may utilize staff (other than AMAA staff) to assist the assessor(s) in performing the Services;
 - 7.1.5 unless required by law, any data or other information concerning the Consultant, which is obtained by the Municipality in its dealings with the Consultant under this Agreement, shall be treated as confidential and shall not be disclosed without prior approval by the Consultant;
 - 7.1.6 the Municipality shall supply to the Consultant, at no cost to the Consultant, the equipment listed in Schedule "D".

8. INSURANCE AND INDEMNIFICATION

8.1 The Consultant, at its expense, shall acquire and maintain throughout the Term the insurance (the “Insurance”) described in Article 8.2.

8.2 The Insurance is as follows:

8.2.1 Two million (\$2,000,000.00) dollars inclusive limits commercial general liability insurance. The insurance will:

8.2.1.1 include personal injury, employers, provisions for cross liability, and occurrence property damage;

8.2.1.2 name the Municipality as an insured;

8.2.1.3 contain a provision that precludes invalidation as respects the interest of the Municipality by reason of any breach or violation of warranties, representations, declarations or conditions;

8.2.2 one million (\$1,000,000.00) dollars inclusive limits automobile liability insurance on a non-owned form, and on an owner’s form, covering all licensed vehicles operated by or on behalf of the Consultant.

8.3 The Consultant shall cause each insurance policy to:

8.3.1 be primary, non-contributing with, and not excess of, any other insurance available to the Municipality;

8.3.2 contain a prohibition against cancellation or material change that reduces or restricts the Insurance except on 30 days prior written notice to the Municipality; and

8.3.3 be in a form and with insurers satisfactory to the Municipality, acting reasonably.

8.4 The Consultant shall promptly indemnify and hold harmless the Municipality from and against all Claims in connection with any Injury or any loss or damage to property arising from or out of this Agreement or occasioned wholly or in part by any fault, default, negligence, act or omission of the Consultant, or for those for whom the Consultant is responsible at law.

9. TERMINATION

9.1 The Municipality may terminate this Agreement forthwith in the event that:

9.1.1 the Consultant is adjudged a bankrupt or makes an assignment in bankruptcy;

9.1.2 a receiver is appointed for the Consultant.

9.2 The Municipality may terminate this Agreement upon 30 days prior written notice to the Consultant in the event that:

9.2.1 the Consultant shall be in default of any obligation on its part under this Agreement, the Municipality may issue a notice in writing of default and on failure of the Consultant to remedy the same or cause the same to be remedied within 60 days after the issue of the notice.

9.2.2 the Municipality and the Consultant are unable to negotiate a mutually acceptable Consultant's Fee for subsequent 5 year extension periods.

9.3 The Consultant may terminate this Agreement upon 30 days prior written notice to the Municipality in the event that:

9.3.1 the Municipality shall be in default of any obligation on its part under this Agreement, the Consultant may issue a notice in writing of default and on failure of the Municipality to remedy the same or cause the same to be remedied within 60 days after the issuance of the notice.

9.4 Either party may terminate this agreement without cause upon six (6) months written notice.

10 GENERAL

10.1 This Agreement may be amended solely by written consent of both parties.

10.2 This Agreement represents the entire agreement between the parties. No other terms, representations or warranties, verbal or otherwise, are to be inferred or implied.

10.3 Should the parties be unable to resolve any disputes which may arise regarding this Agreement, the matter(s) in dispute shall be referred to

arbitration in accordance with the provisions of the Arbitration Act, Chapter A-43, R.S.A. 2000.

- 10.4 This Agreement ensures to the benefit of and is binding upon the parties to this Agreement and their respective successors and any permitted assignees of the Consultant.
- 10.5 The Consultant may not assign its rights and obligations under this Agreement without the prior written consent of the Municipality.
- 10.6 The Consultant, while performing any Services under this Agreement, is an independent contractor and not an agent of the Municipality.

IN WITNESS WHEREOF the parties hereto have executed this Agreement as of the day and year first above written.

Town of Taber

Per: _____

Per: _____

Benchmark Assessment Consultants Inc.

Per: _____

Per: _____

SCHEDULE "A"

Basic Assessment Services:

- Annual assessment**
- General Rollover Assessment**
- Industrial Assessment including Machinery and Equipment**
- Mobile Home Assessment**
- Linear & DIP Assessment
- Equalization Reports/ Audit Reports
- Open House
- Ratepayer Inquiries
- Local Assessment Review Board and Composite Assessment Review Board as per 4.1.2
- 20% to 25% re-inspection cycle on a yearly basis

** Assessment Services shall mean those services as may be required to inspect and assess all lands and premises located within the Town of Taber boundary including, without limitation, the following;

Land

- establish criteria in consultation with Municipal Affairs Assessment Standards and Inspections Branch;
- in accordance with Section 289(1), Municipal Government Act, visual inspections of each parcel of land, carrying out tests and investigations if in the opinion of the Consultant such tests and investigations are required;

Improvements

- establish criteria in consultation with Municipal Affairs Assessment Advisory Services Branch;
- in accordance with Section 291(1) Municipal Government Act, visual inspections of each improvement on lands within the Town of Taber and carry out interior inspections if in the opinion of the consultants, such interior inspection is required;
- the production of diagrams if in the opinion of the Consultant such diagrams are required.

SCHEDULE “B”

Designated Assessor(s)

- Morgan Strate
- Lance Wehlage
- Logan Wehlage
- Christopher Snelgrove
- Ryan Vogt
- Carol Megaw
- Kevin Halsted

Candidate Assessor(s)

- Brandon Garner
- Tomasz Hulisz
- Joel Setoguchi

SCHEDULE “C”

Reports and/or Equipment supplied by Consultant

- Municipal Summary Report
- Computer Hardware & Software (as per proposal)

SCHEDULE “D”

Information and/or Equipment supplied by Municipality

- Work area (if required)
- Building Permits
- Building Plans
- Land Titles as requested
- Subdivision Plans
- Maps
- Land Use Bylaws

SCHEDULE "E"

Additional Assessment Services

Assessment Clerk Duties Include:

- Clerk will schedule date, time, and place of the hearing
- Clerk will send all parties a Notice of Hearing
- Clerk will arrange the attendance of the Board Members

Provided by the Municipality:

- Board room for the hearing(s)

Additional costs will be recovered per hearing as follows:

Assessment Review Board Clerk:

- \$100 per morning / \$200 per day for Local Assessment Review Board
- \$200 per morning / \$400 per day for Composite Assessment Review Board
- Travel costs at the *CRA standard rate*
- Lunch (if applicable) at \$11.00

Board Members:

- \$100 per morning / \$200 per day for Local Assessment Review Board
- \$200 per morning / \$400 per day for Composite Assessment Review Board
- Travel costs at the *CRA standard rate*
- Lunch (if applicable) at \$11.00

**TOWN OF TABER
BYLAW NO. 1 - 2006**

**BEING A BYLAW OF THE TOWN OF TABER, IN THE PROVINCE OF ALBERTA,
TO ESTABLISH THE POSITION OF DESIGNATED OFFICER.**

WHEREAS, pursuant to the provisions of Section 210 of the Municipal Government Act, the Council may pass a bylaw to establish one or more positions to carry out the powers, duties, and functions of a designated officer.


NOW THEREFORE, the Council of the Town of Taber in the Province of Alberta, duly assembled, hereby enacts as follows:

1. That the position of Assessor be established to carry out the duties and responsibilities of an assessor as designated in the Municipal Government Act.
2. That this bylaw is effective upon the date of its third and final reading.


RES.6/06 **READ** a first time this 9th day of January 2006.

RES.7/06 **READ** a second time this 9th day of January 2006.

RES.9/06 **READ** a third time and finally passed this 9th of January 2006.



MAYOR



CHIEF ADMINISTRATIVE OFFICER



Council Request for Decision

Meeting Date: January 14, 2019

Subject:

Change in "one-third" Federal Tax Exemption for Elected Officials

Recommendation:

In consideration of Bylaw 20-2018 Council intends to bring back the matter of the One-Third Federal Tax Exemption Changes to Council remuneration, with a 2/3 majority recorded vote for a Closed Session discussion at a subsequent Council Meeting.

Background:

This was brought to the Regular meeting of Council on December 17, 2018. Council accepted the change for information. Council has now requested this be brought back for discussion.

As per Bylaw 20-2018(6.7)(e):

Any issue addressed by Council, or an authorized Council Committee, at any Regular Meeting where a resolution has been voted upon, either carried or defeated, other than a motion to table, shall not be allowed to be brought back to any Regular Meeting for further consideration until at least six (6) months following the date of the Council meeting where it was originally addressed.

Section 4:

Notwithstanding any other provisions in this bylaw, Council may by a special majority recorded vote (2/3 of all Councillors in attendance at the meeting), temporarily suspend, waive or alter any provision of this Bylaw for any particular matter or any particular Council meeting, providing that at all times Council acts and individual Councillors act in accordance with the Municipal Government Act and any other applicable legislation.

A Municipal Elected Official may be paid a non-accountable allowance for work related expenses. Under current Federal Tax Law, such an allowance amounting to more than one third of the Official's salary plus allowances qualifies for a Federal exemption.

The tax exemption was introduced under the Federal Income Tax Act in 1946 to recognize the value of the work of Elected Officials. It sought to compensate Officials who were incurring expenses without being adequately reimbursed.

Federal Legislation passed in 2017 eliminates this tax exemption effective January 1, 2019.



This will result in substantive changes to after tax compensation for Elected Officials.

It is up to each individual Municipality to decide if and how they will act to counteract the effects of this change for Elected Officials.

Legislation / Authority:

Federal Government

Strategic Plan Alignment:

Define and Practice Good Governance

Financial Implication:

This will depend on Council's decision.

Service Level / Staff Resource Implication:

N/A

Justification:

The Government took steps to bring the tax treatment of non-accountable allowances to Municipal office holders in line with that afforded to other employees.

Alternative(s):

1. That Council compensates the Elected Official's salary in full.
2. That Council partially compensates the Elected Official's salary.
3. That Council directs administration to expand the expense policy.

Attachment(s): Change in "One-Third" Federal Tax

APPROVALS:

Originated By:

John Orwa

Chief Administrative Officer (CAO) or Designate: _____



FEDERATION
OF CANADIAN
MUNICIPALITIES

FÉDÉRATION
CANADIENNE DES
MUNICIPALITÉS

Change in “one-third” federal tax exemption for elected officials

A guide for Canadian municipalities

Updated: Fall 2018

A long-standing federal tax exemption for elected municipal office holders will expire on January 1, 2019—reducing their after-tax compensation. This document explains the change and outlines options for municipal governments to consider.

Contents

The issue	3
Timeline.....	3
Implications.....	4
Options for municipalities	5
What are municipalities doing?.....	7

Acknowledgements

Thank you to the Nova Scotia Federation of Municipalities for information from the 2016 AMANS survey as well as for material from their summer 2018 newsletter, *Municipal Voice*, which provided valuable context. *Brooke, Will: One-Third Tax Exemption - NSFM Summer Newsletter Municipal Voice p. 10.*

© Federation of Canadian Municipalities. All rights reserved.
Federation of Canadian Municipalities
24 Clarence Street
Ottawa, ON K1N 5P3
www.fcm.ca

The issue

A municipal or provincial elected official may be paid a non-accountable allowance for work-related expenses. Under current federal tax law, such an allowance amounting to no more than one-third of the official’s salary-plus-allowances qualifies for a federal tax exemption. Effectively, for many elected officials, up to one-third of their total compensation is currently tax exempt.

Federal legislation passed in 2017 eliminates this tax exemption effective January 1, 2019. This will result in substantive changes to after-tax compensation for provincial and municipal elected officials.

It is up to each individual municipality to decide if and how they will act to counteract the effects of this change for elected officials. Surveys by various provincial and territorial municipal associations have found that many municipalities are opting to fully compensate elected officials for the loss. Other municipalities have not yet made any changes and have told FCM they are not clear on what options exist. This brief guide was developed to assist municipalities in this process.

Timeline

This tax exemption was introduced under the *Federal Income Tax Act* in 1946 to recognize the value of the work of elected officials. It sought to compensate officials who were incurring expenses without being adequately reimbursed. Initially, the exemption applied only to provincial MLAs. In 1953, it was extended to municipal elected officials.

Over the last 15 years, some larger municipalities have opted out of the tax exemption with the stated objective of bringing more transparency to government. For example, Ontario amended its *Municipal Act* in 2001 to provide flexibility to municipalities wishing to do this. Calgary’s city council eliminated its exemption in 2006.

In March 2017, the federal government passed Bill C-44, eliminating the one-third exemption for elected officials, effective January 1, 2019. The change applies to all elected provincial and municipal officials in Canada and will result in substantive changes to their after-tax compensation.

The government justified this change on the basis that it “provides an advantage that other Canadians do not enjoy.” Reimbursements for specific expenses, accompanied by receipts, are not taxable—and this will remain so. In the government’s view, however, a special allowance that does not require receipt accounting *substitutes for salary*, and is therefore a taxable benefit.

In September 2017, FCM adopted a resolution to press the federal government to retain the exemption. FCM engaged with staff in the Department of Finance, and formalized municipal concerns in an October 2017 letter to Finance Minister Morneau, with a follow-up in June 2018. The Minister’s response reiterated the government’s rationale for the change:

... [The] government took steps to bring the tax treatment of non-accountable allowances to municipal office holders in line with that afforded to other employees. An employer may reimburse work-related expenses on a tax-free basis, but non-accountable allowances may substitute for salary and are thus taxable.

Minister Morneau’s letter underlined that the government will not reverse its decision in this matter.

Implications

Elected officials who are currently paying income tax on only two-thirds of their total compensation (salary plus allowances) will lose that benefit. As of January 1, 2019, all compensation will be taxed as full income and be subject to deductions for Canada Pension Plan (CPP) contributions. This will decrease after-tax compensation for elected municipal officials.

In a July 2018 news release, Nova Scotia Federation of Municipalities (NSFM) President Geoff Stewart said: "Under the 2019 tax laws, a councillor in a small-to-mid-sized Nova Scotian town ... could see about 10.5 per cent less in their pockets, and 12.9 per cent less for a rural councillor."

In responding to this change, some communities have decided that an overall increase in total remuneration for elected officials is necessary to fully or partially replace lost compensation. To balance their budgets, municipalities may need to increase property taxes or find off-setting cost savings. The net impact on municipal budgets, will, in many cases, be significant, especially in smaller, less well-resourced communities. Municipalities with limited property tax bases will be disadvantaged as they seek to maintain appropriate levels of compensation, and some may be unable to achieve this.

The FCM letter to the Minister in June 2018 included cost implication data from various PTA surveys:

Municipalities have undertaken efforts to quantify the financial implications of the elimination of the 1/3 non-accountable allowance. The Associations of Municipalities of Ontario (AMO) estimates that the cost increase for a central Ontario municipality with a council of nine and a population of 30,000 will be at least \$28,000, whereas the cost increase for an eastern Ontario county council of seventeen and a population of 77,000 will be at least \$74,000. AMO also estimates that for almost half of Ontario's municipal governments, a one per cent property tax increase raises only \$50,000 in additional revenues.

Sample calculations from data collected from the 2016 AMANS (Association of Municipal Administrators Nova Scotia) survey showed that for an average Nova Scotia municipal councillor, annual pay would have to be increased by \$3,605.

Options for municipalities

It is up to each individual municipality to decide how they will address this change in federal tax law, and its reduction of after-tax compensation for elected officials. Options to consider include the following.

Option 1: Compensating salary increase (full)

Municipalities could adjust *pre-tax compensation* for 2019 to maintain elected officials' *after-tax* compensation at 2018 levels. Many municipalities have already taken this action. For example, this was the approach recommended by the Nova Scotia Federation of Municipalities.

The **benefits** of this approach are significant. It recognizes the increasing time commitments of complex and varied municipal duties. In doing so, it helps attract a diversity of candidates to municipal level participation (a growing concern). The **costs** of this approach are also significant, requiring offsetting cost-savings and/or increases in property taxes. This is difficult in an environment where municipal budgets are increasingly under pressure from rising expectations and increasing costs for products and services. Many municipalities are already struggling to provide appropriate compensation levels.

To publicly **communicate** the need for pay raises or property tax increases, effective strategies will emphasize the positive aspects of change. *This is about the community protecting hardworking local officials from an arbitrary pay cut imposed by federal legislation without consultation. We would have preferred to see the federal government reverse this change and its impact on local government—but they did not, and so we had to act.*

This complex issue requires special and perhaps direct messaging. Town hall events could be an opportunity to openly share details and answer questions. Elected officials could reach out to constituents on social media platforms and even face-to-face meetings. Early PR briefings for journalists can help get the right messages communicated from the outset.

Option 2: Compensating salary increase (partial)

Municipalities could increase salaries for 2019 to ease, but not negate, the decrease in elected officials' after-tax compensation. As an alternative to a fully-compensating increase, this means **fewer benefits** but also **lower financial costs**.

The reality here is that elected officials will face some personal loss of after-tax income. For municipalities, this will also compound the challenge of attracting many and diverse candidates for elected office. However, if a municipality decides it cannot find savings or revenues to support a fully-compensating salary increase, a partial increase can deliver some of the benefits.

To publicly **communicate** the change, the same logic applies as for Option 1: emphasize the positives of protecting hardworking local leaders from an arbitrary pay cut imposed by federal legislation without consultation.

Option 3: Expanded expense policies

As an alternative—or supplement—to increasing pre-tax salaries, municipalities can develop more comprehensive reimbursement plans for expenses incurred. This could include both the types of expenses and the total amounts of reimbursement available.

Before changing expense policies, municipalities should determine which expenses council members can claim as non-taxable through the Canada Revenue Agency (CRA). For example, expenses that are currently being covered by the income tax exemption could be addressed as an expense to be reimbursed by administrative policy, as are other non-taxable expenses.

According to the CRA, whether or not a benefit is taxable “depends on whether an individual [elected official] receives an economic advantage that can be measured in money, and whether the individual is the primary beneficiary” (as opposed to the municipality as their employer). [This CRA resource](#) outlines both taxable and non-taxable benefits.¹

Option 4: No action

Taking no action effectively decreases take-home compensation for affected officials, with no immediate effect on municipal budgets. This option avoids the immediate need to find cost-savings, contemplate property tax increases, or communicate changes to the public.

Elected officials will face a loss of income, however. This, in turn may discourage participation in municipal administration, especially among youth. This is a real threat for the smaller municipalities that may struggle most to boost salaries—and where even current compensation rates can be a barrier to more inclusive participation.

¹ <https://www.canada.ca/en/revenue-agency/services/forms-publications/publications/t4044/employment-expenses-2016.html>

What are municipalities doing?

The Nova Scotia Federation of Municipalities (NSFM) Board passed a resolution in June 2018 recognizing the need to support elected officials in avoiding abrupt changes in remuneration. It recommends that pre-tax compensation for elected officials be adjusted to allow them to maintain the same levels of post-tax compensation after the law takes effect in 2019. Many other municipalities in Canada (including in Ontario and British Columbia) are opting for this solution.

To help in their decision-making some municipalities are retaining consultants or conducting in-house assessments to study their financial situation. As well, some are creating citizens' committees or committees of council to conduct reviews before making final decisions to move forward.

The federal finance department does recommend that municipalities find out which expenses their council members can claim as non-taxable through the Canada Revenue Agency (CRA), before the changes take effect. For example, certain expenses that are currently being covered by the income tax exemption could be addressed administratively, as are other non-taxable expenses.



Council Request for Decision

Meeting Date: January 14, 2019

Subject:

Whistleblower Hotline - Ethics Alert

Recommendation:

Council accepts the statistical report from MNP LLP regarding the Whistleblower Hotline – Ethics Alert for the period of October 1, 2018 – December 31, 2018, for information purposes only.

Background:

In accordance with Council-approved Whistleblower Policy and Procedure ADM-6, MNP LLP is required to send statistical reports detailing the number of calls for service that have been received by their agency on a quarterly basis.

The report is attached for review.

Legislation / Authority:

Whistleblower Policy ADM-6.

Strategic Plan Alignment:

No significant alignment.

Financial Implication:

None at this time.

Service Level / Staff Resource Implication:

At this time, the service level will remain status quo. There is staff time involved with reviewing this report and providing the information to Council.

Justification:

The information provides Council with the relevance and usage of the system.

Alternative(s):

Council could choose to ask any questions it sees as relevant.



Attachment(s): Report

APPROVALS:

Originated By:
Kerry Van Ham

Chief Administrative Officer (CAO) or Designate: _____

January 4, 2019

**Private and Confidential
Sent Via Mail**

Ms Kerry Van Ham
Town of Taber

kerry.vanham@taber.ca

RE: WHISTLEBLOWER HOTLINE – ETHICS ALERT

Dear Ms. Van Ham,

We are pleased to confirm that MNP Whistleblower Hotline – Ethics Alert has been in operation with Town of Taber for October 1, 2018 to December 31, 2018. We confirm there has been no calls for the service during this period.

Please contact us at your convenience should you have any questions or concerns.

Yours truly,

MNP LLP



Michael McCormack, BA, CFI
Investigative & Forensic Services

/hg



Council Request for Decision

Meeting Date: January 14, 2019

Subject:

Information to Council

Recommendation:

That Council accepts the material received in this Agenda Item as information.

Background:

The Town receives communication on an on-going basis that is likely of interest to Council. In most cases, this communication is provided simply as information to Council and no comment is needed. In some cases, though, Council may wish to seek clarification on the matter from its administration or from the originator of the communication, or even to challenge the matter through Council discussion. Placing the communication on Council's agenda allows these opportunities.

The relevant communication for this Council agenda is:

1. Administration is scheduled to meet with the recycling contractor on the 8th of January to discuss possible route options & the subsequent change to pricing. The compost contractor is preparing a proposal regarding possible route frequencies and the reflecting cost changes as well for Administrations review. Administration will prepare an agenda item once all relative information has been considered. Current collection contracts are in effect until April 15th 2019 with a two year extension.

Legislation / Authority:

Municipal Government Act, Section 3 and Section 5

Strategic Plan Alignment:

Improve Internal & External Communications

Establish appropriate communication protocols between Council and Administration

Financial Implication:

These will vary with information items.

Service Level / Staff Resource Implication:

These will vary with information items.



Justification:

To keep Council informed of current municipal information and correspondence.

Alternative(s):

1. Council could seek clarification on any of the matters from administration.
2. Council could discuss, in depth, any of the matters raised by communication and take action through either resolution of bylaw.

Attachment(s): None.

APPROVALS:

Originated By:
Raeanne Keer

Chief Administrative Officer (CAO) or Designate: _____



Council Request for Decision

Meeting Date: January 14, 2019

Subject: Standing Item - Council Requests

Recommendation:

That Council uses this standing agenda item opportunity to address administration about their concerns, ask questions and direct municipal resources.

Background:

The Municipal Government Act only allows Mayor and Council to act by resolution or bylaw, not separately through individual direction to administration. If one member wishes to see action on a certain item that requires the deployment or diversion of municipal resources, that does not mean all or even a majority of the other six members want Town resources used in that manner. Also, it is likely that all of Council and the public want to know about issues of concern and interest in Taber, so this conversation should be shared for better governance.

To assist in this information sharing and ensure agreement on the relative importance of activities, and to facilitate a common understanding, Council established a standing item on Council agendas that would allow the Mayor and Councilors to raise issues of individual concern. This allows discussion amongst Council and with administration on how best to deal with these concerns. It is an opportunity for Council to provide suggestions or direction to administration as to how best to proceed.

The intention of this RFD is for items to be brought forward from the floor at the meeting.

Legislation / Authority:

Municipal Government Act, Section 153, Section 154, Section 180, and Section 249.

Strategic Plan Alignment:

Improve Internal & External Communications

Establish appropriate communication protocols between Council and Administration.

Financial Implication:

The financial implication will vary depending on the discussion outcomes but should consider the alignment of Town facility and service provision with the approved budget.



Service Level / Staff Resource Implication:

Having a regular Council discussion about service levels will improve the ability of administration to meet the expectations of Council rather than dealing with the requests of individuals on an ad hoc basis.

Justification:

This will bring administration efficiencies and the better alignment of services and expenditures with the budget. It will also help improve communication protocols and adherence to the *Municipal Government Act*.

Alternative(s):

Alternatives will vary based on the discussion.

Attachment(s): Action Item Listing

APPROVALS:

Originated By: Raeanne Keer

Chief Administrative Officer (CAO) or Designate: _____

Council Date	Resolution #	Resolution	Assigned To	Completed?	Request Return To Council? By?
June 11/18	292/2018	MOVED by Councillor Strojwas that Council directs Administration to start the budgetary process, and investigate a celebration for the 40 th anniversary of the twinning relationship between the Town of Taber and Higashiomi for 2021.	Admin Services	<i>In Progress – Included in proposed Operating Budget</i>	Not Stated
June 25/18	311/2018	MOVED by Councillor Strojwas that Council directs Administration to commit up to \$5,000.00 in sponsorship for the Alberta/Japan Twinning Municipalities Association (A/JTMA) Conference and Annual General Meeting in 2021 in conjunction with the Notogawa Friendship Society from the Council Discretionary Fund.	Admin Services	<i>In Progress</i>	Not Stated
Nov 13/18	562/2018	Moved by Councillor Bekkering that Council directs Administration to investigate the possibility of picking up compost carts during the winter months, November through April, every other week, and picking up recycling weekly, and for administration to investigate the cost savings between the Town and the contractors.	Public Works	<i>In Progress</i>	No Stated

* Once items have been designated completed, they will be removed from this listed at the next Council meeting



Council Request for Decision

Meeting Date: January 14, 2019

Subject:

Taber District Housing Foundation - Affordable Housing Project Update

Recommendation:

That Council accepts the presentation from Taber & District Housing Foundation as information and directs staff to bring back for approval additional detailed financial requests as the project progresses.

Background:

Administration has provided some maps and background information relating to current available lots and pricing in support of current initiatives with Taber and District Housing regarding affordable housing. The data and listings are current to Dec 11, 2018.

At the regular Council meeting September 25, 2017 Council passed the following motion:

RES. 376/2017 MOVED by Councillor Ross-Giroux that Council transfers up to \$35,000 from Operating Reserves into the Planning and Economic Development budget to partially fund Taber and District Housing Foundation's Housing Needs Assessment and Project Feasibility Analysis.

The Alberta Rural Development Network (ARDN) was retained by the Taber and District Housing Foundation (TDHF) to complete the project to be jointly funded by the Town of Taber, the MD of Taber and TDHF.

The total project cost for ARDN to complete the study was \$22,293.00. Town of Taber contributed \$7,431.00 to the project.

Various community consultation and stakeholder engagement sessions were held by ARDN and a housing needs assessment was completed.

This was followed by completion of a business case and financial model for the construction of a 30 unit housing complex. The proposed two-story building would house 20 affordable housing units, 10 market rental units and a commercial office space on the ground floor.

ARDN has completed several background study documents for TDHF that are available for Council to review upon request: Community Consultation Summary, Info Sessions Summary, Affordable Housing Strategy, Financial Model for Project, Business Case, Housing Needs & Demand Assessment.



Legislation / Authority:

Municipal Government Act Section 3: Municipal Purposes

Strategic Plan Alignment:

Develop Community & Promote Growth – Promote expansion of the variety of housing options in Taber

Financial Implication:

Initial RES. 376/2017 committed up to \$35,000 from Operating Reserves – currently \$7,431.00 has been utilized.

Service Level / Staff Resource Implication:

Staff time to attend meetings and provide support as and when required.

Justification:

Council is committed to promote the expansion of the variety of housing options in Taber. Working with TDHF and the MD of Taber with this project could provide housing and open up grant options.

Alternative(s):

That Council accepts the information from Taber and District Housing Foundation and amends RES. 376/2017 to permit the original funds of \$35,000.00 from Operating Reserves to partially fund Taber and District Housing Foundation's Housing Needs Assessment and Project Feasibility Analysis and be utilized for additional project expenses.

That Council accepts the information from Taber and District Housing Foundation and agrees to provide additional funds of _____ from Operating Reserves for use towards additional project expenses.

Attachment (s): TDHF Presentation
Business Case
Needs & Demand Assessment

APPROVALS:

Originated By:

Ben Young

Chief Administrative Officer (CAO) or Designate: _____

Housing Needs and Demand Assessment

Prepared by Alberta Rural Development Network
In collaboration with Town of Taber, MD of Taber &
Taber and District Housing Foundation

Housing Needs and Demand Assessment

- Methodology/Process

- Analysis of 2011/2016 Census Data
- Review of AHS Community Information
- Real Estate Information; provided by Town of Taber Economic Development
- Community Information Sessions:
 - Senior Residents at Clearview Lodge
 - Representatives from local Health and Social Service Agencies; clergy, School Division, etc.
 - Representatives from local employers
- Community Forum
 - Roundtable discussions
 - Submission of individual comments from attendees
- Online Survey

Housing Needs and Demand Assessment

HOUSING IN TABER

Affordable housing guidelines say that shelter costs should not be more than 30% of a household's income. For example, if rent is \$1,000, then that household must be earning roughly \$3,330 a month, or about \$40,000 a year, for that rent to be considered affordable.

Census 2011 reported that 24% of households in non subsidized rental housing were paying 30% or more of their income on shelter.

As per Census 2016, that number has increased to 34%, an increase of **42% in 5 years**.



RENTING IN TABER

AVERAGE RENTS

Bachelor.....	\$525
One-bedroom.....	\$635
Two-bedroom.....	\$771
Three-bedroom.....	\$940

Median Rental Shelter Cost (Census 2016)

\$882

Required wage to maintain affordability:

\$18.38 per hour.

Jobs under affordability¹:

Cooks
Cashiers
Food processing laborers



OWNING IN TABER

TO OWN A HOME:

Median Value of home (Census 2016):

\$250,464

Income required to qualify for a mortgage²:

\$50,700

Median Owner Shelter Cost (Census 2016)

\$1,215

Required wage to maintain affordability:

\$25.30 per hour.

Jobs under affordability:

Animal health tech.
Industrial butchers
Farm supervisors



Housing Needs and Demand Assessment

WHO IS IN NEED

Between both **homeowners** and **renters**,

18%

are spending 30% or more of their incomes on shelter.



120 couples with children.



90 couples without children.



50 lone parent families.



330 non-family households.

Core need estimates from the 2018 Taber and Area Needs and Demand Assessment showed that between

43 to 86 households

are in core need, meaning they are in unaffordable homes and have no alternative housing solution.

Housing Needs and Demand Assessment

Affordable Housing Strategy

Recommendations:

1. Take inventory and assess total renter and owner market in Taber.
2. Estimate homelessness in Taber.
3. Increase the supply of affordable housing, high-density housing and starter homes in Taber.
4. Address the commuter flow in the Town of Taber.

Housing Needs and Demand Assessment

Affordable Housing Project

Two-story building (approx. 18,000 sq. feet) with:

- Twenty (20) affordable housing units – six (6) bachelor suites, and fourteen (14) one-bedroom
- Ten (10) market housing units – six (6) one-bedroom and four (4) two-bedroom
- One 1,500 square foot commercial space
- Total of 34 living spaces

The goal is to provide mixed market housing to the community at very affordable rates. Rents (including utilities) would range from \$534 (affordable bachelor suite) to \$933 (market two-room) per month.

Proposed design includes use of modular housing units to speed construction and net-zero technology (i.e. high insulation values, passive solar, & solar panels) to greatly reduce utility costs for tenants.

Total Cost **\$5.35 million (including \$500,000 for land)**

Proposal was submitted to the Province of Alberta in June 2018 for funding consideration.

Affordable Housing Project – Sample Pictures (supplied by ARDN)

- FIBEROUS CEMENT BOARD PANELS
- ALUMINUM CANOPY FEATURE
- CEDAR HARDIE BOARD



Affordable Housing Project – Sample Pictures (supplied by ARDN)

SOLAR PANELS



Affordable Housing Project – Sample Pictures (supplied by ARDN)



Affordable Housing Project – Sample Pictures (supplied by ARDN)



Housing Needs and Demand Assessment

What's Next?

- Report back to Community Information session participants
- More complete information
- Search for partners or commercial tenants
- Find and discuss housing possibilities with potential tenants:
 - Design and layout, Size of units
 - Demand for units at the price point
- Look at potential siting options
- Lobby government(s) for funding

Housing Needs and Demand Assessment

The Ask!

- Continue to work with Town of Taber and MD of Taber Economic Development offices:
 - Take inventory and assess renter and owner markets
 - Homelessness survey
- Use remaining previously allocated funds for:
 - Further consultant work with ARDN
 - Additional consultation with health and service agencies, local employers
 - Discussions with potential tenants
 - Further design work and financial feasibility study
- Find and secure an appropriate site
- Support (moral and financial) from local governments to find a local solution to the affordable housing issues in Taber and area

TABER AND DISTRICT HOUSING FOUNDATION
AFFORDABLE HOUSING PROJECT
SHI-2017-049—BUSINESS CASE

Tim Janzen, CAO
Taber and District Housing Foundation
5318—48 Ave
Taber, AB T1G 1S2



1942 94 Street NW
Edmonton AB T6N 1J3
www.ardn.ca



The business case was prepared under the Board's direction in accordance with the operating agreement and in consideration of all policy decisions and material, economic, or fiscal implications of which the Board is aware.

Approved by the Board on

_____ (date).

_____ (signature).

EXECUTIVE SUMMARY

The Taber and District and Housing Foundation (TDHF) in Alberta is interested in developing a multi-unit development to provide affordable housing units to the low income residents of Taber, Taber M.D., Barnwell, and Vauxhall. This development will enable people to get back on their feet and enable them to move through the housing continuum as their situation improves.

To make this a reality, the TDHF contacted the Alberta Rural Development Network (ARDN) to analyze the demand for a multi-unit development to be used as affordable and market housing in Taber. ARDN conducted a comprehensive Needs Assessment and identified the immediate need for such a development. This Needs Assessment report has been provided separately in addition to this Business Case. This Business Case proposes the development of a multi-level mixed-use complex to provide affordable housing and market rental units in the area. It also aims to demonstrate the economic viability of such an investment to potential investors.

To summarize, the Needs Assessment showed a high vacancy rate and a significant portion of tenants paying unaffordable rates for shelter. Investigation into Barnwell, Vauxhall and the M.D. showed that the overall median incomes of the communities were lower than the provincial medians and significant core housing need existed in all communities. As a response to this, ARDN is proposing a multi-unit, multi-purpose housing development in Taber to serve as both affordable housing and rental market housing. This project will bridge the gap between what is available in the market and what people require to meet their needs in the future.

The proposed project will be built with state-of-the-art sustainable construction techniques. Its innovative design will use a modular framework, and be constructed with durable, low-maintenance material. It will be built to be net-zero for energy efficiency, which will reduce long-term operating costs.

The building will cover approximately 18,024 square feet on two floors. This two-storey building will house 20 affordable housing units, 10 market rental units and commercial space for potential future tenants such as the FCSS. There will be 6 studio type affordable units, and 14 affordable one-bedroom units, for a total of 20 affordable living spaces. There will be 6 one-bedroom market units, and 4 two-bedroom market units, for a total of 14 market living spaces. This gives the building a total of 34 living spaces.

The affordable housing units and market rental units will be rented out on a monthly basis, with the rent for the affordable housing units being set a fraction of the market rates.

The total cost of this development is estimated to be \$5,111,880. This includes the cost of the land, which is currently estimated at \$500,000.

FINANCING SUMMARY

This preliminary Business Case has been developed to assist in defining the project directions, policies, and financial strategy for a new, not-for-profit housing entity. As a preliminary plan, it is expected that this plan will be updated to reflect the final design, operating plan and project schedule. Equity funding to fund this project will be obtained through the provincial and federal government. The remainder of the financing requirements will consist of a conventional mortgage at current market rates from a public or a private financial institution.

Construction Funding Breakdown

Total Project Cost Including Land	\$5,111,880
Less: land value @ 9.78% of total cost:	\$500,000
Proposed Provincial Gov. Invest. @ 40.94% of total cost:	\$2,092,668
Federal Grant @ 3.50% of total cost:	\$179,167
Federal Government Loan @ 4.28% of total cost:	\$218,982
Financing Required @ 41.49% of total cost:	\$2,121,062

The projected annual net rental income of \$267,080 will sufficiently cover all annual operating costs (management, maintenance and repairs, utilities, mortgage payments including interest, etc.). In conclusion, the main objective of the proposed development is to provide affordable housing to the vulnerable populations of Taber, the M.D. of Taber, Barnwell, and Vauxhall. This business case demonstrates that the development under consideration is realistic, financially feasible, and provides a solid long-term investment opportunity.



TABLE OF CONTENTS

1.0 Corporate Profile	1
1.1 History	1
1.2 Mandate and Values	1
2.0 Portfolio Profile	3
2.1 Housing Programs	3
2.2 Facilities	3
3.0 Institutional Context	4
3.1 Role in Providing Housing	4
3.2 Stakeholder Relationships	4
4.0 Plan Development	5
4.1 Needs And Demand Assessment	5
4.2 Community Consultation	5
4.3 Financial Model	5
4.4 Business Case	5
5.0 Environmental Scan	6
5.1 Findings for Taber	6
5.2 Findings for Barnwell, Vauxhall and Taber M.D.	8
5.3 Affordable Housing	10
5.4 Affordable Housing Continuum	10
5.5 Overall Needs & Demand Executive Summary	11
6.0 Financial Plan and Forecasts	12
6.1 Construction and Management Plan	13
6.2 Preliminary Project Schedule	13
6.3 Property and Program Management	13
6.4 Financing and Funding	14
7.0 Conclusions	19
7.1 To Consider	19
7.2 Final	19
8.0 Acknowledgments	20
9.0 References	21

GLOSSARY

Housing Continuum documents the variety of housing types that exist in Canada. Each has varying characteristics such as whether support services are attached, if costs are subsidized and whether they are short-term or long-term in nature.

- > **Shelters:** emergency facilities that offer short-term space i.e. a mat to sleep on, food and some support services.
- > **Transitional housing:** accommodation for six months to three years with extensive support services.
- > **Subsidized housing:** rental or ownership whereby the cost is subsidized either through a capital construction grant or the rental rate is subsidized via a grant to the landlord or the tenant. This type of housing serves those with limited income but who have no need for support services.
- > **Affordable housing:** rental typically offered at either a specified percentage below market rate, or as rent geared to income (RGI).
- > **Market rental or market ownership housing:** regular market housing where the cost is determined by the industry and market.

Alberta Urban Municipalities Association⁵

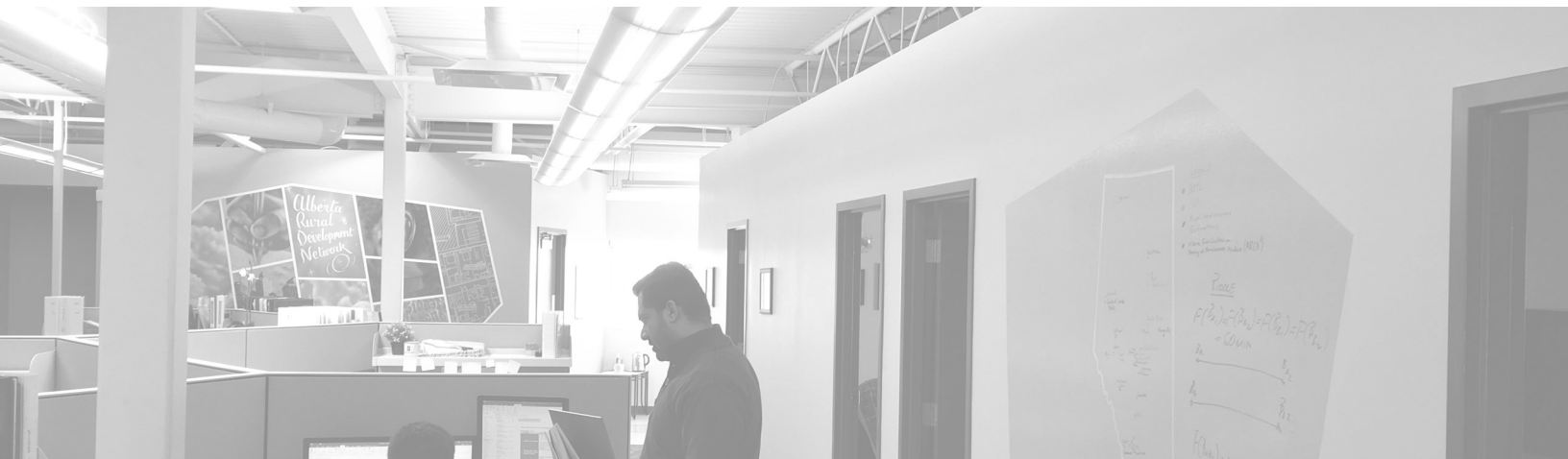
Homelessness describes the situation of an individual or family without stable, permanent, appropriate housing, or the immediate prospect, means and ability of acquiring it. It is the result of systemic or societal barriers, a lack of affordable and appropriate housing, the individual/household's financial, mental, cognitive, behavioral or physical challenges, and/or racism and discrimination. Most people do not choose to be homeless, and the experience is generally negative, unpleasant, stressful and distressing.

Canadian Observatory on Homelessness⁶

Net-Zero describes a building that will generate the same amount of energy (or surpass) annually when compared to the annual energy usage of the base building systems.

Region SG-A describes the region that includes every municipality (minus the M.D.s) as listed on the Alberta Regional Dashboard: Cardston, Carmangay, Champion, Coaldale, Coalhurst, Coutts, Lomond, Magrath, Milk River, Milo, Nobleford, Picture Butte, Raymond, Stirling, Taber, Vauxhall, Vulcan, Warner

Census Division No.2 describes the aggregate region surrounding Lethbridge, as defined by Census Canada: Lethbridge, Brooks, Bassano Coaldale, Coalhurst, Milk River, Picture Butte, Raymond, Taber, Vauxhall, Barnwell, Barons, Coutts, Duchess, Nobleford, Rosemary, Stirling, Tilley, Warner County of Newell, M.D. of Taber, County of Warner No. 5



1.0 CORPORATE PROFILE

1.1 HISTORY

The Ministerial Order Number 'H' incorporated the (TDHF) as a management body on January 1, 1995, 190/94, dated December 20, 1994.

It formed as the amalgamation of 5 former Management Agents, and replaced the following organizations in both the administration and operation of social housing within the newly designated boundaries:

- > The Taber Foundation
- > The Taber Housing Authority
- > The Vauxhall Senior Citizen's Housing Society
- > The Village of Barnwell
- > The Village of Grassy Lake

The current TDHF is comprised of the following municipalities:

- > The Municipal District (M.D.) of Taber
- > The Town of Taber
- > The Town of Vauxhall
- > The Village of Barnwell

1.2 MANDATE AND VALUES

The mandate of the TDHF is to operate under the Alberta Housing Act and related legislations and regulations.

The primary purpose of the TDHF is to administer and maintain a portfolio of comfortable and affordable residential housing units for the benefit of Albertans whom those social housing programs are targeted.

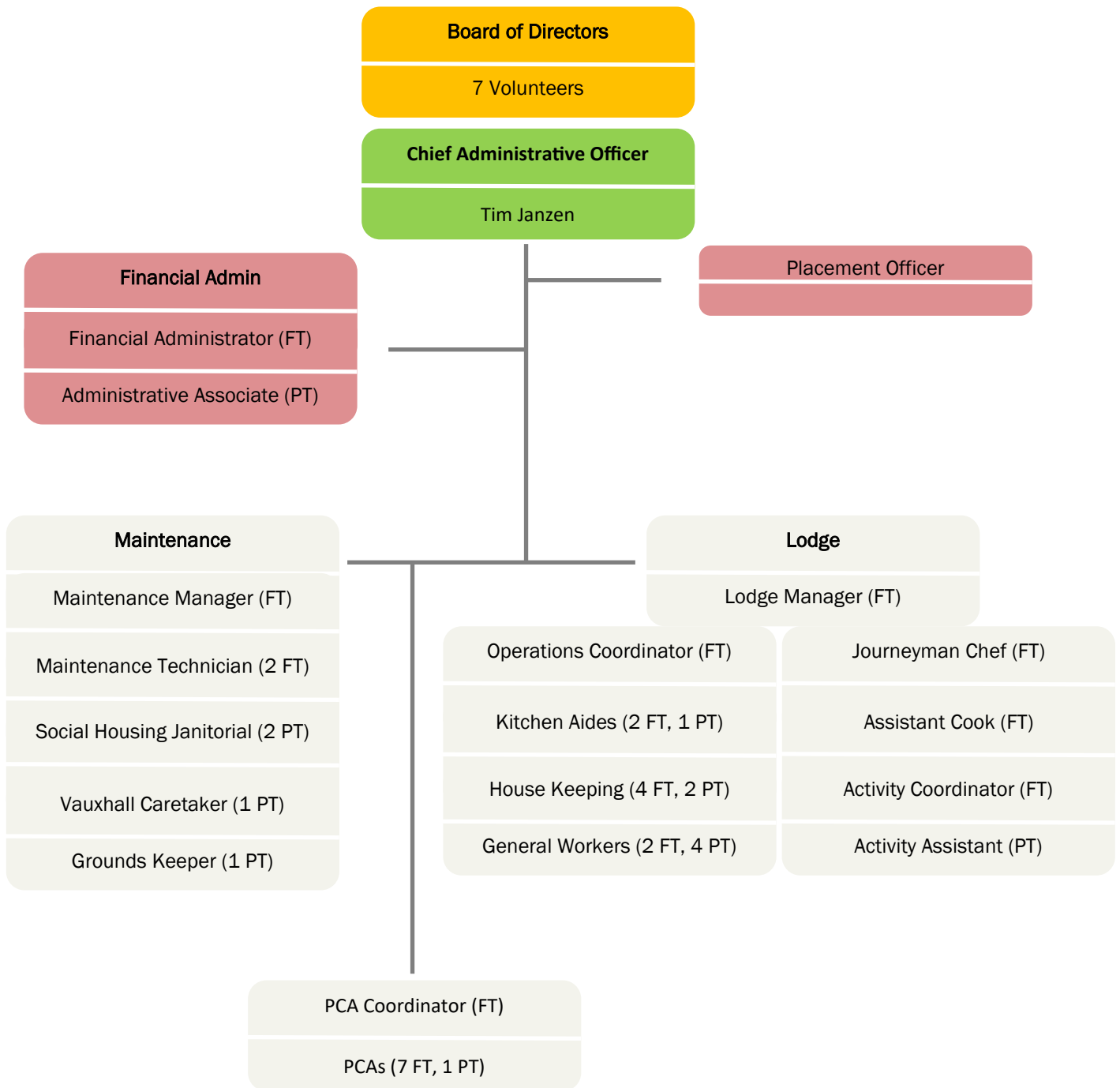
The TDHF adheres to the following values:

- > Respect for individual rights
- > Wellness and independence of the individual
- > A compassionate, safe environment
- > Being financially responsible and community-focused
- > Open and honest communication
- > Integrity, fairness and commitment



TABER AND AREA—AFFORDABLE HOUSING PROJECT

TDHF ORGANIZATIONAL CHART



FT: Full-time worker.
PT: Part-time worker.

2.0 PORTFOLIO PROFILE

2.1 HOUSING PROGRAMS

The TDHF owns Clearview Lodge, while all other properties are owned by the Government of Alberta. The different programs offered through each facility can be summarized as follows:

Seniors Self-Contained Apartments

This program aims to provide apartment type accommodation to low and moderate-income seniors who are functionally independent, with or without the assistance of existing community services. Operating deficits (if any) are fully funded by the province.

In order to be eligible, a senior’s income would have to fall below the latest Taber CNITs. Rent is geared to income, and is set at 30% of the tenant’s income.

The TDHF operates 101 self-contained apartment units, over 6 separate facilities.

Community Housing

Community housing is a more general term which captures a larger scope of subsidized rental housing.

In order to be eligible, an applicant’s income would have to fall below the latest Taber CNITs. For these units, rent is either geared to income (30% of earnings), or via the Social Housing Accommodation Regulation (SHAR), which sets the rent based on number of tenants and type of income support.

The TDHF operates 39 community housing units over 7 separate facilities.

Senior Assisted Living (Clearview Lodge, TDHF owned)

This program provides apartment type accommodation to seniors who are functionally *dependent*. The same criteria for applicants apply to these seniors as those who live in the self-contained apartments. Services offered include:

- > Personal care.
- > Meals and housekeeping.
- > Linen and laundry service.

- > Recreation programs.
- > 24-hour safety and emergency response services.

The TDHF owns and operates the *Clearview Lodge*, which is a Level 3 supportive living facility. As per Alberta Health Services (AHS), these type of facilities are intended for:

- > Individuals who are medically and physically stable.
- > Individuals who are not a risk to others.
- > Must be able to move independently or with the assistance of one other person.
- > Could be experiencing increased care needs that cannot be scheduled.
- > Are able to use a call system to get help.

The Clearview Lodge has a total of 77 units.

2.2 FACILITIES

Below is a list of facilities that the TDHF operates.

List of Facilities , TDHF		
Name	Municipality	#Units
Clearview Lodge*	Taber	77
Harmony Home	Taber	25
Homestead Manor	Taber	30
Pioneer Place	Taber	30
Bountiful House	Barnwell	6
Prairie Rose Manor	Vauxhall	12
Sunshine Manor	Grassy Lake	4
Barnwell	Barnwell	1
Vauxhall	Vauxhall	2
Taber Phase 1,2,3	Taber	30
Special Needs	Taber	4

*Owned by TDHF

3.0 INSTITUTIONAL CONTEXT

3.1 ROLE IN PROVIDING HOUSING

The TDHF is the major operator and manager of social housing for every community within the M.D. of Taber:

- > Barnwell
- > Vauxhall
- > Taber
- > All hamlets contained within the M.D. of Taber
- > Residents living outside of hamlets in the M.D. of Taber

The TDHF focuses on subsidized and affordable residential units for those residing within their prescribed service region. The TDHF currently does not operate any emergency or transitional housing programs.

3.2 STAKEHOLDER RELATIONSHIPS

The major stakeholder for the TDHF is the Government of Alberta, and more specifically, the Alberta Seniors and Housing Corporation (ASHC). Every property, with the exception of Clearview Lodge, is owned by the ASHC. The more indirect stakeholders are local agencies such as:

- > The Safe Haven Women's Shelter Society
- > The Taber Food Bank Society
- > Taber Victim Services
- > The St. Vincent De Paul Benevolent Society.



4.0 PLAN DEVELOPMENT

4.1 NEEDS AND DEMAND ASSESSMENT

The first step in an affordable housing project is to determine the needs and demands of the community in question. The TDHF commissioned ARDN to produce this document to investigate the need for affordable housing in Taber and its surrounding communities.

4.2 COMMUNITY CONSULTATION

An important part of an affordable housing project is to inform and receive feedback from the community. This means to engage the community and present the concept of the project, and then allow the community to give feedback on what they think of affordable housing, the project, possible challenges, etc. The TDHF commissioned ARDN to facilitate this consultation as well as to prepare a report summarizing the findings and events of the consultation.

4.3 FINANCIAL MODEL

To prove the financial viability of a project, a financial model, including a projected proforma has to be produced. This model highlights the costs of the development, the sources and amounts of funding, operating revenues and expenditures and a projected proforma for the foreseeable future. The TDHF commissioned ARDN to produce this financial model.

4.4 BUSINESS CASE

A business case summarizes all previous findings and presents a case for development. In particular, the information in the Needs and Demand Assessment, Community Consultation Summary, Financial Model and any other relevant information. It then uses this information to prove the feasibility of the project and provide a potential project work plan. The TDHF commissioned ARDN to produce this Business Case.



5.0 TABER AND AREA ENVIRONMENTAL SCAN

The Taber and District Housing Foundation (TDHF) commissioned the Alberta Rural Development Network (ARDN) to conduct a Housing Needs and Demand Assessment to analyze the need for purpose-built affordable housing for the low income groups in Taber, Taber M.D., Barnwell and Vauxhall. The following summary of the Needs Assessment solely focuses on the Town of Taber.

5.1 FINDINGS FOR TABER

Taber is a town in southern Alberta, Canada within the Municipal District of Taber. It is located approximately 51 km (32 mi) east of the City of Lethbridge at the intersection of Highway 3 and Highway 36¹.

The Town of Taber Economic Development web page lists two key drivers for the local economy²:

- > **Oil & Gas:**
Baker Hughes, B&H Tank Systems Inc., Well-Tec Energy Services, Rugged Tanks and Fabricating, Husky Energy, Triwill Oilfield Construction
- > **Agriculture Processing:**
Lantic, PepsiCo Canada, Gouw Quality Onions, Masterfeed Ltd., Chin Ridge Seed Processors, Alberta Bean Pool Business Unit, McCain Foods, Lamb Weston

As well, the Taber Economic Development department (TED) a year in review for 2017 revealed key developments regarding the Town. Some 2017 highlights include³:

- > Creation of a growth management strategy, which outlines future development in Taber with regards to environment and infrastructure considerations.
- > Creation of a TED newsletter which relays information related to planning and economic development.
- > Amending of the 'Development and Subdivision Policy' to allow for an offsite level reduction on lots for affordable housing.

Future projects for 2018 include:

- > Eureka area structure plan
- > Regional economic development strategy
- > An inter-municipal development plan
- > Creation of joint economic development committees.

Other key economic highlights from 2017 include:

- > \$19,621,891 in construction value (an increase of over \$6,000,000 from 2016)
- > 34 residential housing unit starts
- > A total of 129 development permits, an increase from the 97 permits issued in 2016.

Looking at employment statistics, a very steep growth in unemployment can be noticed. For Taber, unemployment statistics are only available per each federal Census year (every five years: 1981, 1986, 1991, etc.). In 2001, unemployment in Taber was approximately 2.7%, nearly 2% below the provincial average. What becomes obvious is that traditionally, Taber had a very low unemployment rate relative to Alberta. But over time, this gap between the local (Taber) and provincial (Alberta) average has diminished. As of 2016, unemployment in Taber was 7.6%, just below the provincial average of 8.0%.



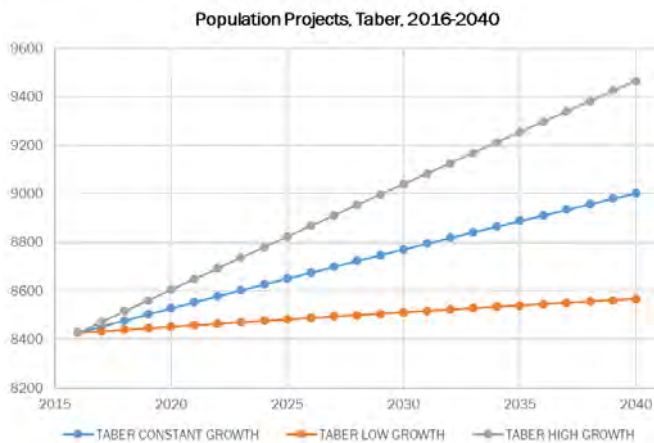
The population in Taber has remained stagnant since 2012, with growth hovering between 0.08% and 0.1% between 2012-2016. Between 2011 and 2016, Taber's population grew by approximately 0.46%, increasing the total residents of Taber from 8389 to 8428.

Next, the growth in Taber will be compared to the growth of the Region SG-A, which encompasses all municipalities within the SouthGrow initiative minus any municipal districts and counties.

Between 2011 to 2016, Region SG-A increased by 1124 residents, from 37567 to 38691, or by 2.99% over 5 years. Relative to the Region SG-A, Taber has experienced low growth, as shown in the graph below.



Based on growth trends, the following scenarios for the population are forecasted in Taber through 2040.



The blue line represents growth in Taber assuming the current population trends continue. In that case, the population of Taber in the year 2040 would be 9,003, or an increase of 6.8% over 24

years. The scenarios are summarized by the Table 1.

Table 1: Population Projections, Taber, 2020-2040			
Year	Constant Growth	Low Growth	High Growth
2020	8,529	8,453	8,605
2025	8,652	8,483	8,825
2030	8,772	8,512	9,041
2035	8,889	8,540	9,255
2040	9,003	8,567	9,466

Regarding age distribution projections, only data for the entire region of the Taber M.D. (including all hamlets, villages, etc. that are within the M.D.) is available. The predicted changes are summarized below in Table 2.

Table 2: Projected Change, Taber & Area, 2000-2040		
	MALE	FEMALE
ALL	-0.68%	0.68%
01to04	-0.50%	-0.44%
05to09	-0.89%	-0.67%
10to14	-0.90%	-0.86%
15to19	-0.64%	-0.39%
20to24	-0.42%	-0.26%
25to29	-0.03%	0.36%
30to34	0.21%	-0.04%
35to39	-0.98%	-0.68%
40to44	-0.67%	-0.35%
45to49	0.18%	0.30%
50to54	0.56%	0.58%
55to59	0.75%	0.79%
60to64	0.56%	0.60%
65to69	0.29%	0.42%
70to74	0.21%	0.33%
75to79	0.49%	0.28%
80to84	0.53%	0.23%
85to89	0.36%	0.30%

As the data shows, Alberta Health predicts that the age demographic within the communities in the M.D. of Taber (including the M.D. itself) will grow older as time continues.

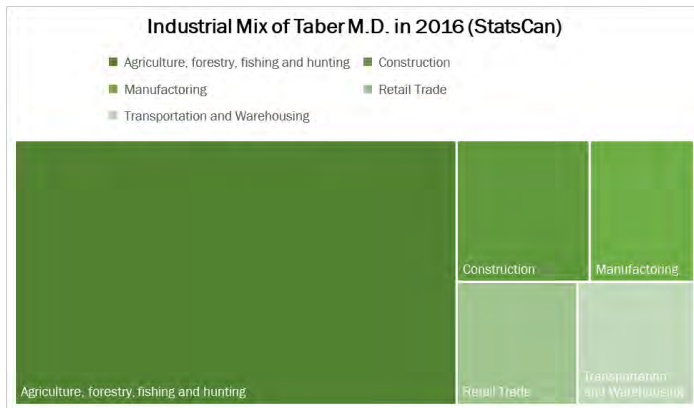
The following summary of the needs assessment focuses exclusively on Taber M.D., Barnwell and Vauxhall.

5.2 FINDINGS FOR BARNWELL, VAUXHALL AND TABER M.D.

The three locations being investigated in this section are Barnwell, a village in southern Alberta, 10 km west of Taber, Vauxhall, a town in southern Alberta, 36 km north of Taber, and Taber M.D., a municipal district located in Census Division 2.

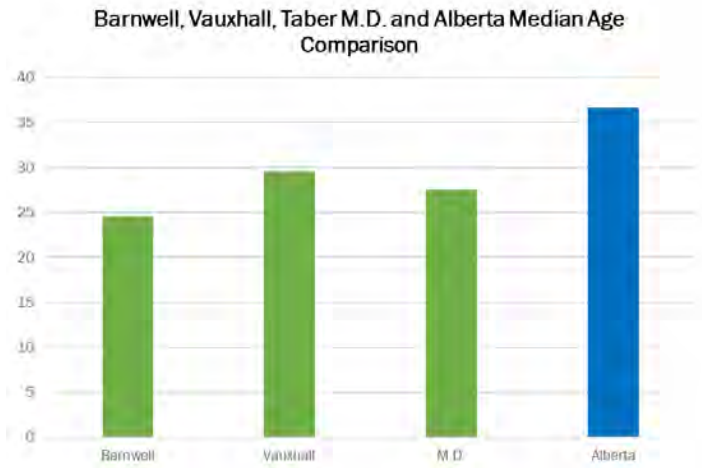
There are different economic drivers in the three communities. In Barnwell, some major industries are Construction, Retail Trade and “Transportation and Warehousing”. In Vauxhall, they are “Agriculture, Forestry, Fishing and Hunting” and Manufacturing. In Taber M.D., they are: “Agriculture, Forestry, Fishing and Hunting” and Construction.

The figure below shows the industrial mix of Taber M.D. as of 2016. The data was sourced from the 2016 StatsCan Census.

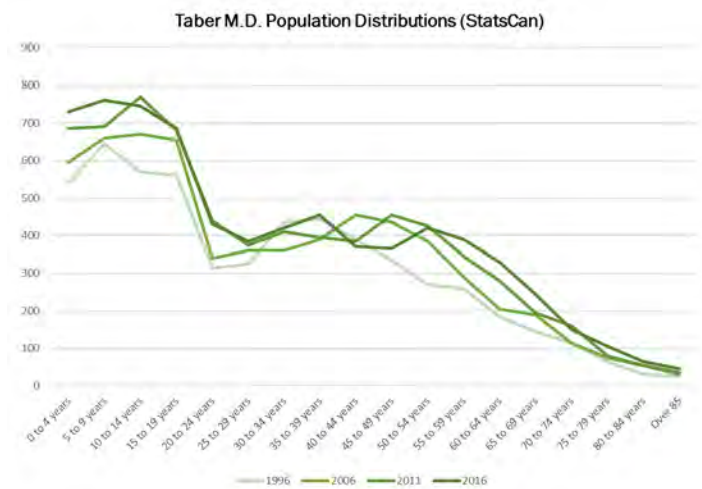


As seen in the figure, the majority of the mix in Taber M.D. is taken up by the “Agriculture, forestry, fishing and hunting” industry group. The other groups, Construction, Manufacturing, Retail Trade and “Transportation and Warehousing” are about equal in size.

When looking at age demographic data for the select regions it becomes clear that on average the regions are much younger than the province. As such, the median ages of every community is younger than the province. As of 2016, Barnwell had the lowest median of the communities, 24.6, while the Vauxhall median of 29.6 was the closest to the province, the M.D. had a median age of 27.6.



Another interesting part of the age demographic data is how Taber M.D.’s age groups are distributed. When comparing the data from four timelines: 1996, 2006, 2011 and 2016, it can be seen that there are two ranges which are consistently aging; from 0–14 and 54–70. Also, there is an obvious negative slope in the age distribution that has kept throughout the years, with the age groups being most populous in the younger categories; along with a massive decline in population in the 20–24 age range. This means that in the M.D. there are a lack of young adults, which could be explained by people in that age range moving out.

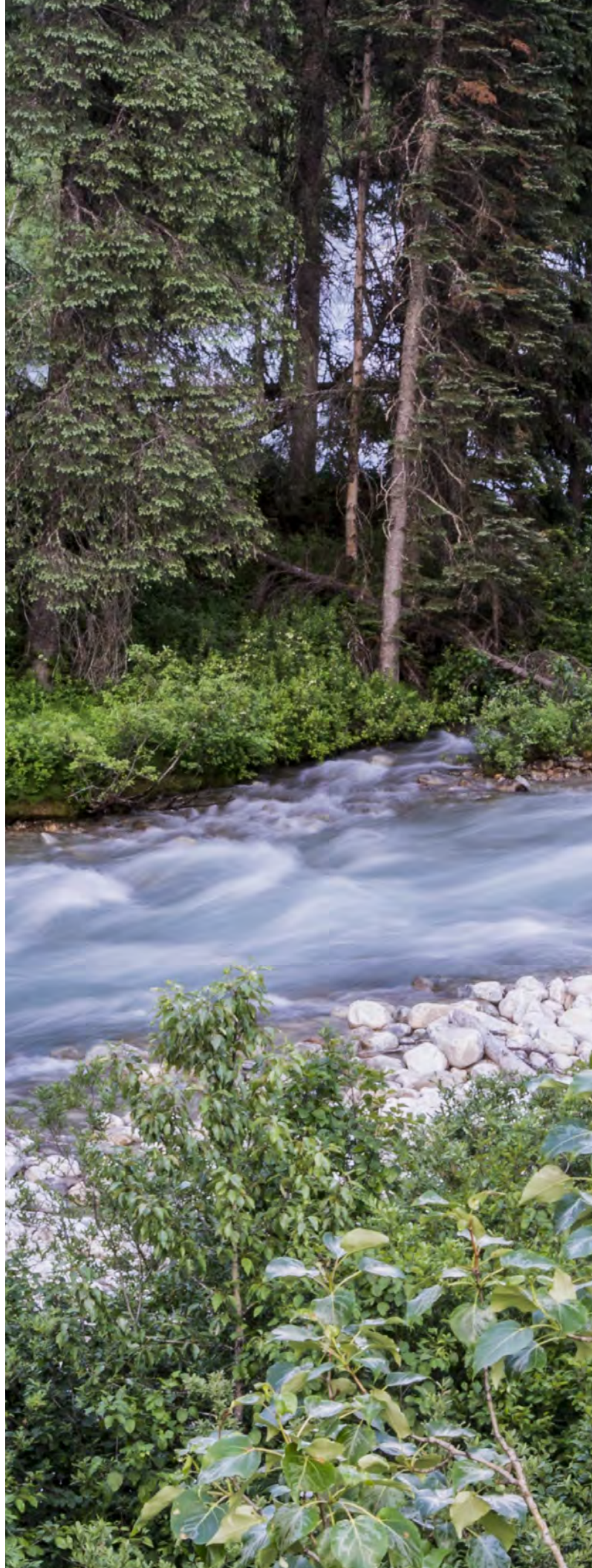


An analysis was conducted on the 3 communities to identify how many people are in core housing need per family type. Through this investigation it was found that there are 10 people in Taber M.D., 14 people in Barnwell and another 10 in Vauxhall who are in Core Housing Need. This means a total of 34 people across the three communities are in a dire housing situation.

Core Needs in Unaffordable Households in Taber M.D. by Family Type (StatsCan)	
Unaffordable households by family type	# in Core Need
Couples without children	2
Couples with children	6
Lone Parents	0
Other census family	0
Non-census family	2
Total	10

Core Needs in Unaffordable Households in Barnwell by Family Type (StatsCan)	
Unaffordable households by family type	# in Core Need
Couples without children	0
Couples with children	4
Lone Parents	0
Other census family	0
Non-census family	10
Total	14

Core Needs in Unaffordable Households in Vauxhall by Family Type (StatsCan)	
Unaffordable households by family type	# in Core Need
Couples without children	0
Couples with children	0
Lone Parents	0
Other census family	0
Non-census family	10
Total	10



5.3 AFFORDABLE HOUSING

For this study, Canada Mortgage and Housing Corporation’s (CHMC) definitions of affordable housing⁹, applicable to renters and owners both, shall apply. Affordable housing is defined as suitable and adequate housing where no more than 30% of household income is spent on shelter. For renters, these shelter costs account for: rent, electricity, fuel, water and other municipal services. For owners these shelter costs account for: Mortgage payments, property taxes, condominium fees, electricity, fuel, water and other municipal services.

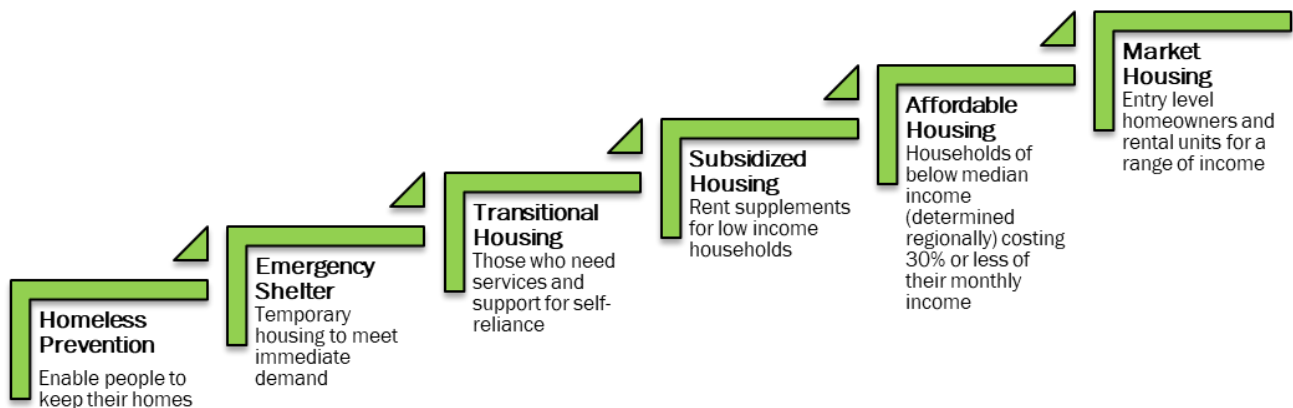
The Alberta Seniors and Housing publishes a document named the Core Needs Income Thresholds (CNITs)⁴. The CNITs describes the income required to live in various municipalities and places across the province. The metric used is the same as the CMHC’s definition of affordable housing; shelter costs must not account for more than 30% of income. These thresholds are provided in Table 3.

Table 3: CNITs, Taber, 2017			
Type		Annual	Monthly
Bachelor	\$	28,500	\$ 712.50
1 Bdrm.	\$	33,500	\$ 837.50
2 Bdrm.	\$	37,500	\$ 937.50
3 Bdrm.	\$	42,000	\$ 1,050.00
4 Bdrm.	\$	46,000	\$ 1,150.00

5.4 AFFORDABLE HOUSING CONTINUUM

The entire spectrum of the affordable housing continuum ranges from the provision of emergency housing all the way to assisted ownership models. Given this wide range, it is important to clarify that the focus of this case remains centered on increasing the inventory of the affordable housing supply for low to moderate income households and individuals.

As of the writing of this report, the TDHF has no plans to pursue any affordable housing continuum project with respect to emergency shelters or transitional housing. The proposed project will be a mixed market unit development, with affordable and market housing units.



Source: Canadian Mortgage and Housing Corporation¹¹

5.5 NEEDS ASSESSMENT EXECUTIVE SUMMARY

The Taber and Housing District Foundation in partnership with the M.D. of Taber and the Town of Taber commissioned this Housing Needs and Demand Assessment to explore the potential need for more affordable housing in the Town of Taber and the surrounding area.

For the Town of Taber, the review of available data can be summarized as follows:

- > Taber's population growth is well below both the provincial average and the average of many surrounding municipalities, increasing only 0.46% over five years from 2011-2016.
- > Unemployment is higher in Taber than Census Division No.2.
- > Majority (75.16%) of dwellings are single-detached houses.
- > Taber has 835 (26.13%) one-person households, and only 230 bachelor and one-bedroom type dwellings.
- > Based on shelter to cost ratios, 33.86% of renters are in an unaffordable rental situation.
- > Based on average and median lone-person household earnings, analysis estimated that there are anywhere between 12 to 90 residents earning between \$5,000-\$25,000—which is well below the CNITs level for a bachelor-type dwelling.

The data for Taber and area show that there is a need that exists in these communities, and based on the analysis conducted it can be said that at the very least, 46 people are in a dire housing situation. This number can go up to 124 if the upper range of the estimate is used. A potential development would be best suited in Taber, where the need is likely the most concentrated and where amenities and services are close-by.

For Barnwell, Vauxhall and Taber M.D., the review of available data can be summarized as follows:

- > Taber M.D. had a population of 7,098 in 2016, Barnwell had 947 and Vauxhall had 1,222. Growth rate from 2011–2016 was 0.3% for the M.D., 19% for Barnwell and -8% for Vauxhall.
- > A lower proportion of people have moved into Barnwell, Vauxhall and Taber M.D. than the province both 1 year and 5 years ago. More mobility in Barnwell than Vauxhall might explain Barnwell's growing population against Vauxhall's shrinking one.
- > The housing stock in Taber M.D. is not very diverse with 91% of the stock being single-detached homes as of 2016. In 2016, about 78% of dwellings in Vauxhall and 92% in Barnwell were single-family homes.
- > In all communities, major housing development took place between 1961–1980. Most homes in Barnwell are less than 30 years old. In contrast, most homes in Vauxhall and the M.D. are 55+ years old.
- > In Barnwell, about 19% of homeowners and 60% of tenants overpay for shelter. In Vauxhall, about 9% of homeowners and 0% of tenants overpay, and in Taber M.D. it is about 16% of homeowners and 16% of tenants.
- > A Core Needs estimation analysis estimates that 34 households across Barnwell, Vauxhall and Taber M.D. are in core housing need.



6.0 FINANCIAL PLAN AND FORECASTS

The proposed affordable housing project is designed to develop a mixed-use complex that will provide affordable housing and market rental units to the low and moderate income earners of Taber and the surrounding communities. One of the innovative and unique aspects of this project is that the construction will follow several guiding principles, which are not typically associated with affordable rental housing:

- > Use of durable, low maintenance materials that will reduce maintenance and replacement costs in the long run.
- > Energy efficient building protocols and technologies to reduce long term operating costs and impact on the environment. The goal is to build to net-zero standards.
- > Use of modular building design and construction to reduce costs and build time.

A total of 34 individual living spaces will be built to be used as affordable housing units and market rental units. There will be 6 studios and 14 one-bedrooms that will be used as affordable housing units, for a total of 20 affordable living spaces. Additionally, there will be 6 one-bedrooms and 4 two-bedrooms that will be used as market rental units, for a total of 14 market living spaces. This gives the building a total of 34 living spaces.

The affordable housing units and the market rental units will be rented out on a monthly basis. The rent from the market rental units will support the affordable housing units expenses. Individuals with low to moderate incomes will need to meet standard criteria to access these buildings. All rents will include building, unit heating and electricity costs, but not cable / internet or telephone.

Taber (TDHF) Affordable Housing Project			
Units		SF per Unit	Total SF
Affordable Units			
Studio:	6	310	1,860
One bedroom:	14	465	6,510
Market Units			
One bedroom:	6	465	2,790
Two bedroom:	4	620	2,480
Commercial Spaces			
Office Space:	1	1,500	1,500
Total # of units:	30		15,140
Total including stairs and corridors:			18,024
Leasable Sq Ft:			
	15.140		
Gross Residential:	16.460		
Stairs & Corr.:	1.564		
Stalls:	19		
Total Sq-ft:	18,024		

6.1 CONSTRUCTION AND MANAGEMENT PLAN

As the owner’s representative, ARDN will be engaged to provide comprehensive services in the organization, coordination, management and administration required for all aspects of the development of the project. The ‘Project Committee’, as appointed by the TDHF, will oversee ARDN’s work. This committee will consist of representatives from the TDHF, as well as external members as required to ensure the representation of appropriate expertise. The ‘Project Committee’ will be delegated by the TDHF, and the TDHF board will retain final decision making authority on all design, planning and financial matters.

Management & Construction

The project will be integrated into the affordable housing system in Taber through strategic partnerships with local bodies.

The TDHF will lead each stage of development, with assistance from ARDN, to provide comprehensive services for the organization, coordination, management and administration of all aspects of the project development. The delivery method will be a conventional Design/Bid/Build, with architects and engineering consultants retained by ARDN. The construction work will be tendered to the successful contractor, who will work directly for the TDHF. ARDN at this point will work as owner’s representative/project manager. The preliminary schedule is to be determined.

6.2 PRELIMINARY PROJECT SCHEDULE

The ARDN anticipates the following schedule for the TDHF affordable housing project:

Project Schedule – TDHF Affordable Housing	
1. RFP issued to architectural firms	TBD
2. Closing date for architectural RFPs	TBD
3. Award of architectural contract	TBD
4. Completion of contract documents	TBD
5. Call for construction tenders	TBD
6. Closing date for construction tenders	TBD
7. Construction award	TBD
8. Construction start	TBD
9. Substantial completion	TBD

6.3 PROPERTY AND PROGRAM MANAGEMENT

Property and program management of the project will be consistent with TDHF’s current practices where TDHF owns the units and rents to tenants on a sliding scale of income-related rates. Critical to the success of the rental-housing program will be well-defined policy and professional property management. This will ensure sound tenant selection, tenant management and property maintenance practices. Building ownership and management remains to be determined.

6.4 FINANCING & FUNDING

TDHF's affordable housing project will be cash positive from year 1. The total project will cost approximately \$5,111,880. Approximately 41.49% of this will be financed using loan institutions, while 58.51% will be financed from equity sources.

Equity will be made available from grants and investment from provincial and federal government programs. The loans will be financed using conventional mortgages at current market rate from a private or public financial institution.

Construction Funding Breakdown

Total Project Cost Including Land	\$5,111,880
Less: land value @ 9.78% of total cost:	\$500,000
Proposed Provincial Gov. Invest. @ 40.94% of total cost:	\$2,092,668
Federal Grant @ 3.50% of total cost:	\$179,167
Federal Government Loan @ 4.28% of total cost:	\$218,982
Financing Required @ 41.49% of total cost:	\$2,121,062

The following table highlights the sources of rental revenue from the affordable units, the market units, and commercial space, considering the worst-case scenario based on approximately a 95% annual occupancy. This worst case scenario is based on a 10-year vacancy rate average, which as of 2016 is 4.26%:

Purpose	Type of Unit	# Of Units	Per Unit Monthly Rent	Monthly Income
Affordable Units	Studio	6	\$534	\$3,206
Affordable Units	One Bedroom	14	\$628	\$8,793
Market Units	One Bedroom	6	\$838	\$5,025
Market Units	Two Bedroom	4	\$933	\$3,732
Commercial Space	Office Space	1	\$1,500	\$1,500
Total				\$22,257

The following table describes the operating summary of the buildings. It tabulates the following:

- > The potential income of the buildings.
- > The income after projected losses due to vacancy (based on the 10-year Taber average).
- > The expenses of the buildings and the expenses as a % of effective income (operating expense ratio).
- > The income after operating expenses (net income).
- > The ratio of net income over debt payments (DCR) – In the first year.
- > The overall cash flow after all payments and expenses – In the first year.

Operating Summary	
Potential Gross Income	\$267,080
Effective Gross Income	\$251,696
Operating Expenses	\$96,189
Operating Expense Ratio	38.22%
Net Income	\$155,507
DCR	1.10
Cash Flow	\$14,347

In the following tables are the proforma of the building from year 1-10 and year 11-21. It is a detailed breakdown of all the revenues, expenses and debt payments of the building. The most important indicators are the Effective Gross Income (EGI), the Total Expenses, the Res. Net Operating Income (NOI), the Debt Coverage Ratio (DCR) and the Cash Flow. As seen in the tables below in the first year, the DCR is 1.10 and the cash flow is positive.

Year 1 to 5 Proforma					
Revenue	Year 1	Year 2	Year 3	Year 4	Year 5
Residential Revenues	\$ 267,079.68	\$ 273,756.67	\$ 280,600.59	\$ 287,615.60	\$ 294,805.99
Potential Gross Income (PGI)	\$ 267,079.68	\$ 273,756.67	\$ 280,600.59	\$ 287,615.60	\$ 294,805.99
Vacancy Loss : Res. Revenues	\$ (11,377.59)	\$ (11,662.03)	\$ (11,953.59)	\$ (12,252.42)	\$ (12,558.74)
Vacancy Loss : Bad Debts	\$ (4,006.20)	\$ (4,106.35)	\$ (4,209.01)	\$ (4,314.23)	\$ (4,422.09)
Total Vacancy Loss	\$ (15,383.79)	\$ (15,768.38)	\$ (16,162.59)	\$ (16,566.66)	\$ (16,980.83)
Effective Gross Income (EGI)	\$ 251,695.89	\$ 257,988.29	\$ 264,437.99	\$ 271,048.94	\$ 277,825.17
Operating Expense	Year 1	Year 2	Year 3	Year 4	Year 5
Insurance	\$ 6,882.00	\$ 7,054.05	\$ 7,230.40	\$ 7,411.16	\$ 7,596.44
Heat & Electrical Backup	\$ 17,205.00	\$ 17,635.13	\$ 18,076.00	\$ 18,527.90	\$ 18,991.10
Water & Sewer	\$ 20,000.00	\$ 20,500.00	\$ 21,012.50	\$ 21,537.81	\$ 22,076.26
Maintenance & Repairs	\$ 29,450.00	\$ 30,186.25	\$ 30,940.91	\$ 31,714.43	\$ 32,507.29
General & Admin.	\$ 2,516.96	\$ 2,579.88	\$ 2,644.38	\$ 2,710.49	\$ 2,778.25
Replacement Reserve	\$ 12,584.79	\$ 12,899.41	\$ 13,221.90	\$ 13,552.45	\$ 13,891.26
Advertising & Promotion	\$ 1,550.00	\$ 1,588.75	\$ 1,628.47	\$ 1,669.18	\$ 1,710.91
Garbage / Snow / Landscaping	\$ 6,000.00	\$ 6,150.00	\$ 6,303.75	\$ 6,461.34	\$ 6,622.88
Total Expenses	\$ 96,188.75	\$ 98,593.47	\$ 101,058.31	\$ 103,584.77	\$ 106,174.39
Total Expenses as % of EGI	38.22%	38.22%	38.22%	38.22%	38.22%
Total Expenses as % of PGI	36.02%	36.02%	36.02%	36.02%	36.02%
Res. Net Operating Income (NOI)	\$ 155,507.14	\$ 159,394.82	\$ 163,379.69	\$ 167,464.18	\$ 171,650.78
Annual Debt Payment	\$ 141,160.33	\$ 141,160.33	\$ 141,160.33	\$ 141,160.33	\$ 141,160.33
Debt Coverage Ratio (DCR)	1.10	1.13	1.16	1.19	1.22
Surplus	\$ 14,346.81	\$ 18,234.48	\$ 22,219.35	\$ 26,303.85	\$ 30,490.45
Asset Value	\$ 2,704,471.95	\$ 2,772,083.75	\$ 2,841,385.84	\$ 2,912,420.49	\$ 2,985,231.00
Growth in Residential Revenue (Per Yr)	2.50%				
Growth in Expenses (Per Yr)	2.50%				
Total Ending Cash Flow	\$ 14,346.81	\$ 32,581.29	\$ 54,800.65	\$ 81,104.49	\$ 111,594.94

Year 6 to 10 Proforma

Revenue	Year 6	Year 7	Year 8	Year 9	Year 10
Residential Revenues	\$ 302,176.14	\$ 309,730.55	\$ 317,473.81	\$ 325,410.66	\$ 333,545.92
Potential Gross Income (PGI)	\$ 302,176.14	\$ 309,730.55	\$ 317,473.81	\$ 325,410.66	\$ 333,545.92
Vacancy Loss : Res. Revenues	\$ (12,872.70)	\$ (13,194.52)	\$ (13,524.38)	\$ (13,862.49)	\$ (14,209.06)
Vacancy Loss : Bad Debts	\$ (4,532.64)	\$ (4,645.96)	\$ (4,762.11)	\$ (4,881.16)	\$ (5,003.19)
Total Vacancy Loss	\$ (17,405.35)	\$ (17,840.48)	\$ (18,286.49)	\$ (18,743.65)	\$ (19,212.25)
Effective Gross Income (EGI)	\$ 284,770.80	\$ 291,890.07	\$ 299,187.32	\$ 306,667.00	\$ 314,333.68

Operating Expense	Year 6	Year 7	Year 8	Year 9	Year 10
Insurance	\$ 7,786.35	\$ 7,981.01	\$ 8,180.54	\$ 8,385.05	\$ 8,594.67
Heat & Electrical Backup	\$ 19,465.88	\$ 19,952.53	\$ 20,451.34	\$ 20,962.62	\$ 21,486.69
Water & Sewer	\$ 22,628.16	\$ 23,193.87	\$ 23,773.72	\$ 24,368.06	\$ 24,977.26
Maintenance & Repairs	\$ 33,319.97	\$ 34,152.97	\$ 35,006.80	\$ 35,881.97	\$ 36,779.01
General & Admin.	\$ 2,847.71	\$ 2,918.90	\$ 2,991.87	\$ 3,066.67	\$ 3,143.34
Replacement Reserve	\$ 14,238.54	\$ 14,594.50	\$ 14,959.37	\$ 15,333.35	\$ 15,716.68
Advertising & Promotion	\$ 1,753.68	\$ 1,797.52	\$ 1,842.46	\$ 1,888.52	\$ 1,935.74
Garbage / Snow / Landscaping	\$ 6,788.45	\$ 6,958.16	\$ 7,132.11	\$ 7,310.42	\$ 7,493.18
Total Expenses	\$ 108,828.75	\$ 111,549.46	\$ 114,338.20	\$ 117,196.66	\$ 120,126.57
Total Expenses as % of EGI	261.67%	261.67%	261.67%	261.67%	261.67%
Total Expenses as % of PGI	277.66%	277.66%	277.66%	277.66%	277.66%
Res. Net Operating Income (NOI)	\$ 175,942.05	\$ 180,340.60	\$ 184,849.12	\$ 189,470.35	\$ 194,207.10
Annual Debt Payment	\$ 141,160.33	\$ 141,160.33	\$ 141,160.33	\$ 141,160.33	\$ 141,160.33
Debt Coverage Ratio (DCR)	1.25	1.28	1.31	1.34	1.38
Surplus	\$ 34,781.72	\$ 39,180.27	\$ 43,688.79	\$ 48,310.02	\$ 53,046.77
Asset Value	\$ 3,059,861.77	\$ 3,136,358.32	\$ 3,214,767.28	\$ 3,295,136.46	\$ 3,377,514.87

Growth in Residential Revenue (Per Yr)	2.50%
Growth in Expenses (Per Yr)	2.50%

Total Ending Cash Flow	\$ 146,376.66	\$ 185,556.94	\$ 229,245.72	\$ 277,555.74	\$ 330,602.51
-------------------------------	----------------------	----------------------	----------------------	----------------------	----------------------

Year 11 to 15 Proforma

Revenue	Year 11	Year 12	Year 13	Year 14	Year 15
Residential Revenues	\$ 341,884.57	\$ 350,431.68	\$ 359,192.48	\$ 368,172.29	\$ 377,376.60
Potential Gross Income (PGI)	\$ 341,884.57	\$ 350,431.68	\$ 359,192.48	\$ 368,172.29	\$ 377,376.60
Vacancy Loss : Res. Revenues	\$ (14,564.28)	\$ (14,928.39)	\$ (15,301.60)	\$ (15,684.14)	\$ (16,076.24)
Vacancy Loss : Bad Debts	\$ (5,128.27)	\$ (5,256.48)	\$ (5,387.89)	\$ (5,522.58)	\$ (5,660.65)
Total Vacancy Loss	\$ (19,692.55)	\$ (20,184.87)	\$ (20,689.49)	\$ (21,206.72)	\$ (21,736.89)
Effective Gross Income (EGI)	\$ 322,192.02	\$ 330,246.82	\$ 338,502.99	\$ 346,965.56	\$ 355,639.70

Operating Expense	Year 11	Year 12	Year 13	Year 14	Year 15
Insurance	\$ 8,809.54	\$ 9,029.78	\$ 9,255.52	\$ 9,486.91	\$ 9,724.09
Heat & Electrical Backup	\$ 22,023.85	\$ 22,574.45	\$ 23,138.81	\$ 23,717.28	\$ 24,310.21
Water & Sewer	\$ 25,601.69	\$ 26,241.73	\$ 26,897.78	\$ 27,570.22	\$ 28,259.48
Maintenance & Repairs	\$ 37,698.49	\$ 38,640.95	\$ 39,606.98	\$ 40,597.15	\$ 41,612.08
General & Admin.	\$ 3,221.92	\$ 3,302.47	\$ 3,385.03	\$ 3,469.66	\$ 3,556.40
Replacement Reserve	\$ 16,109.60	\$ 16,512.34	\$ 16,925.15	\$ 17,348.28	\$ 17,781.99
Advertising & Promotion	\$ 1,984.13	\$ 2,033.73	\$ 2,084.58	\$ 2,136.69	\$ 2,190.11
Garbage / Snow / Landscaping	\$ 7,680.51	\$ 7,872.52	\$ 8,069.33	\$ 8,271.07	\$ 8,477.84
Total Expenses	\$ 123,129.74	\$ 126,207.98	\$ 129,363.18	\$ 132,597.26	\$ 135,912.19
Total Expenses as % of EGI	261.67%	261.67%	261.67%	261.67%	261.67%
Total Expenses as % of PGI	277.66%	277.66%	277.66%	277.66%	277.66%
Res. Net Operating Income (NOI)	\$ 199,062.28	\$ 204,038.84	\$ 209,139.81	\$ 214,368.31	\$ 219,727.51
Annual Debt Payment	\$ 156,522.12	\$ 156,522.12	\$ 156,522.12	\$ 156,522.12	\$ 156,522.12
Debt Coverage Ratio (DCR)	1.27	1.30	1.34	1.37	1.40
Surplus	\$ 42,540.16	\$ 47,516.72	\$ 52,617.69	\$ 57,846.18	\$ 63,205.39
Asset Value	\$ 3,461,952.74	\$ 3,548,501.56	\$ 3,637,214.10	\$ 3,728,144.45	\$ 3,821,348.06

Growth in Residential Revenue (Per Yr)	2.50%
Growth in Expenses (Per Yr)	2.50%

Total Ending Cash Flow	\$ 373,142.67	\$ 420,659.39	\$ 473,277.07	\$ 531,123.26	\$ 594,328.64
-------------------------------	----------------------	----------------------	----------------------	----------------------	----------------------

* DCR from Year 11 onwards is low due to the CMHC Innovation loan Payment refinancing

Year 16 to 21 Proforma

Revenue	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21
Residential Revenues	\$ 386,811.01	\$ 396,481.29	\$ 406,393.32	\$ 416,553.15	\$ 426,966.98	\$ 437,641.15
Potential Gross Income (PGI)	\$ 386,811.01	\$ 396,481.29	\$ 406,393.32	\$ 416,553.15	\$ 426,966.98	\$ 437,641.15
Vacancy Loss : Res. Revenues	\$ (16,478.15)	\$ (16,890.10)	\$ (17,312.36)	\$ (17,745.16)	\$ (18,188.79)	\$ (18,643.51)
Vacancy Loss : Bad Debts	\$ (5,802.17)	\$ (5,947.22)	\$ (6,095.90)	\$ (6,248.30)	\$ (6,404.50)	\$ (6,564.62)
Total Vacancy Loss	\$ (22,280.31)	\$ (22,837.32)	\$ (23,408.26)	\$ (23,993.46)	\$ (24,593.30)	\$ (25,208.13)
Effective Gross Income (EGI)	\$ 364,530.70	\$ 373,643.96	\$ 382,985.06	\$ 392,559.69	\$ 402,373.68	\$ 412,433.02

Operating Expense	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21
Insurance	\$ 9,967.19	\$ 10,216.37	\$ 10,471.78	\$ 10,733.57	\$ 11,001.91	\$ 11,276.96
Heat & Electrical Backup	\$ 24,917.97	\$ 25,540.92	\$ 26,179.44	\$ 26,833.93	\$ 27,504.78	\$ 28,192.40
Water & Sewer	\$ 28,965.96	\$ 29,690.11	\$ 30,432.37	\$ 31,193.17	\$ 31,973.00	\$ 32,772.33
Maintenance & Repairs	\$ 42,652.38	\$ 43,718.69	\$ 44,811.66	\$ 45,931.95	\$ 47,080.25	\$ 48,257.25
General & Admin.	\$ 3,645.31	\$ 3,736.44	\$ 3,829.85	\$ 3,925.60	\$ 4,023.74	\$ 4,124.33
Replacement Reserve	\$ 18,226.53	\$ 18,682.20	\$ 19,149.25	\$ 19,627.98	\$ 20,118.68	\$ 20,621.65
Advertising & Promotion	\$ 2,244.86	\$ 2,300.98	\$ 2,358.51	\$ 2,417.47	\$ 2,477.91	\$ 2,539.86
Garbage / Snow / Landscaping	\$ 8,689.79	\$ 8,907.03	\$ 9,129.71	\$ 9,357.95	\$ 9,591.90	\$ 9,831.70
Total Expenses	\$ 139,310.00	\$ 142,792.75	\$ 146,362.56	\$ 150,021.63	\$ 153,772.17	\$ 157,616.47
Total Expenses as % of EGI	38.22%	38.22%	38.22%	38.22%	38.22%	38.22%
Total Expenses as % of PGI	36.02%	36.02%	36.02%	36.02%	36.02%	36.02%
Res. Net Operating Income (NOI)	\$ 225,220.70	\$ 230,851.22	\$ 236,622.50	\$ 242,538.06	\$ 248,601.51	\$ 254,816.55
Annual Debt Payment	\$ 156,522.12	\$ 156,522.12	\$ 156,522.12	\$ 156,522.12	\$ 156,522.12	\$ 15,361.79
Debt Coverage Ratio (DCR)	1.44	1.47	1.51	1.55	1.59	16.59
Surplus	\$ 68,698.58	\$ 74,329.09	\$ 80,100.38	\$ 86,015.94	\$ 92,079.39	\$ 239,454.76
Asset Value	\$ 3,916,881.76	\$ 4,014,803.81	\$ 4,115,173.90	\$ 4,218,053.25	\$ 4,323,504.58	\$ 4,431,592.20

Growth in Residential Revenue (Per Yr)	2.50%
Growth in Expenses (Per Yr)	2.50%

Total Ending Cash Flow	\$ 663,027.22	\$ 737,356.32	\$ 817,456.69	\$ 903,472.63	\$ 995,552.02	\$ 1,235,006.78
-------------------------------	----------------------	----------------------	----------------------	----------------------	----------------------	------------------------

7.0 CONCLUSIONS

7.1 TO CONSIDER

Marketing is key for any successful business. Occupancy rates for this project might be lower than projected if it has not been marketed properly. It is important to communicate to prospective users and the community how this product is different, positive and beneficial for them. For example, it is:

- > A novel model that will give people an opportunity to get back on their feet and provide an affordable and sustainable place to stay.
- > Innovative, cost effective, and durable.
- > Built as per net-zero standards.
- > Capacity-building with other non-profits.
- > A building that will serve as an example to support future public and private investment to improve the community.

An extensive marketing strategy should be developed where marketing will occur through:

- > Free media coverage.
- > Community flyers left with local organizations.
- > Word-of-mouth.
- > Churches and other faith based groups.
- > Local newsletters and newspapers.

In addition, the project representatives should also speak at pre-arranged meetings and events held by faith groups, civic groups and organizations in the area on an on-going basis.

MARKETING THROUGH REALTORS

Local realtors should be utilized to get the word out about this housing option. Realtors are an excellent resource to link renters with suitable accommodations. The Alberta Real Estate Foundation has been very supportive of this initiative and has agreed to support ARDN in the future.

NEW RENTER AND TRAINING SUPPORT

It should be communicated to potential tenants that checklists will be created and provided to advise them about the things they need to do, have and prepare for, in order to rent and maintain the rooms. This will not only help maintain this facility but also train the tenants and educate them for a brighter future.

7.2 FINAL

The comprehensive Needs Assessment (provided separately) illustrates that there is an immediate and strong need for multi-purpose developments in the Town of Taber and surrounding communities. The current supply available is not sufficient for the population in need and can cause further issues with population growth in the future. These affordable housing units will be able to provide adequate and suitable housing for upwards of 34 people.

The total project will cost \$5,111,881 to build. Approximately 41.49% of this will be financed using loan institutions, while 58.51% will be financed from equity from grant and equity including land.

In conclusion, this Business Case demonstrates that this project is realistic and financially feasible, and will provide a solid, long-term investment opportunity.

The next steps to this project include:

- > Identifying the potential involvement of the Town of Taber and M.D. of Taber with regards to this project.
- > Identifying the potential financing institutional partner.
- > Revising the preliminary proforma statement as and when various pieces of this project are finalized.

8.0 ACKNOWLEDGEMENTS

ARDN thanks the following organizations that contributed their expertise and support to advance Taber's affordable housing initiative:

- > Alberta Real Estate Foundation (AREF)
- > Canadian Mortgage and Housing Corporation (CMHC)
- > The Taber District and Housing Foundation



Taber Chamber of Commerce
CORNFEST STAGE

9.0 REFERENCES

References:

1. Government of Alberta. (n.d.). Alberta Government Regional Dashboard.
2. Taber Economic Development. (n.d.). Retrieved from <http://growingintaber.ca/>
3. Development, T. E. (2018). Town of Taber: A Year in Review. Taber.
4. Government of Alberta. (n.d.). Core Need Income Thresholds.
5. AUMA. (n.d.). What is affordable housing. Retrieved from Alberta Urban Municipalities Association: <https://auma.ca/advocacy-services/programs-initiatives/housing-hub/what-affordable-housing>
6. Homelessness Glossary." Homelessness Glossary | The Homeless Hub, homelesshub.ca/abouthomelessness/homelessness-101/homelessness-glossary.

Data Sources (Needs Assessment)

- I. Alberta Health. (n.d.). Interactive Health Data Application. Retrieved from http://www.ahw.gov.ab.ca/IHDA_Retrieval/
- II. Government of Alberta. (2015). 2014 Apartment Vacancy and Rental Cost Survey. Retrieved from <https://open.alberta.ca/dataset/fb9452c6-395e-45a8-8149-645956fd83ac/resource/eb0ee44e-69ef-4be6-9fb9-87c4654b50c9/download/2369382-2014-apartment-vacancy-rental-cost-survey-2014-report.pdf>
- III. Government of Alberta. (2016). 2015 Apartment Vacancy and Rental Cost Survey. Retrieved from <https://open.alberta.ca/dataset/fb9452c6-395e-45a8-8149-645956fd83ac/resource/0c3c1a2f-070e-4a77-b152-eeaef8abef0b/download/2015-avs-report.pdf>
- IV. Government of Alberta. (2017). 2016 Apartment Vacancy and Rental Cost Survey. Retrieved from <https://open.alberta.ca/dataset/fb9452c6-395e-45a8-8149-645956fd83ac/resource/762dd5fe-8ee9-4c6b-9594-4a8629b1d4b5/download/2016-avs-report.pdf>
- V. Government of Alberta. (2017). 2016 Core Need Income Thresholds. Retrieved from <http://www.seniors-housing.alberta.ca/documents/2016%20Core%20Need%20Income%20Thresholds.pdf>
- VI. Government of Alberta. (2018). 2017 Core Need Income Thresholds. Retrieved from <https://open.alberta.ca/dataset/423df5de-6562-4b06-9ccb-596e9d130bb5/resource/0d06b9f6-ebfb-426f-995f-2ba74d98fbae/download/2017-income-thresholds.pdf>
- VII. Government of Alberta. (n.d.). Alberta Regional Dashboard. Retrieved from <https://regionaldashboard.alberta.ca/>
- VIII. Government of Alberta. (n.d.). Economic Dashboard. Retrieved from <http://economicdashboard.alberta.ca/>
- IX. Statistics Canada. (n.d.). Census 2006. Retrieved from <http://www12.statcan.gc.ca/census-recensement/2006/index-eng.cfm>
- X. Statistics Canada. (n.d.). Census 2011. Retrieved from <http://www12.statcan.gc.ca/census-recensement/2011/dp-pd/index-eng.cfm>
- XI. Statistics Canada. (n.d.). Census 2016. Retrieved from <https://www12.statcan.gc.ca/census-recensement/2016/dp-pd/index-Eng.cfm>

TABER AND DISTRICT HOUSING FOUNDATION
AFFORDABLE HOUSING PROJECT
SHI-2017-049—NEEDS AND DEMAND ASSESSMENT

Tim Janzen, CAO
Taber and District Housing Foundation
5318—48 Ave
Taber, AB T1G 1S2



1942 94 Street NW
Edmonton AB T6N 1J3
www.ardn.ca



OVERALL EXECUTIVE SUMMARY

The Taber and Housing District Foundation in partnership with the M.D. of Taber and the Town of Taber commissioned this Housing Needs and Demand Assessment to explore the potential need for more affordable housing in the Town of Taber and the surrounding area.

For the Town of Taber, the review of available data can be summarized as follows:

- Taber's population growth is well below both the provincial average and the average of many surrounding municipalities, increasing only 0.46% over five years from 2011-2016.
- Unemployment is higher in Taber than Census Division No.2.
- Majority (75.16%) of dwellings are single-detached houses.
- Taber has 835 (26.13%) one-person households, and only 230 bachelor and one-bedroom type dwellings.
- Based on shelter to cost ratios, 33.86% of renters are in an unaffordable rental situation.
- Based on average and median lone-person household earnings, it is estimated that there are anywhere between 12 to 90 one-person households earning between \$5,000-\$25,000—which is well below the CNITs level for a bachelor-type dwelling.

The data for Taber and area show that there is a need that exists in these communities, and based on the analysis conducted it can be said that at the very least, 46 people are in a dire housing situation. This number can go up to 124 if the upper range of the estimate is used. A potential development would be best suited in Taber, where the need is likely the most concentrated and where amenities and services are close-by.

For Barnwell, Vauxhall and Taber M.D., the review of available data can be summarized as follows:

- Taber M.D. had a population of 7,098 in 2016, Barnwell had 947 and Vauxhall had 1,222. Growth rate from 2011–2016 was 0.3% for the M.D., 19% for Barnwell and **-8%** for Vauxhall.
- A lower proportion of people have moved into Barnwell, Vauxhall and Taber M.D. than the province both 1 year and 5 years ago. More mobility in Barnwell than Vauxhall might explain Barnwell's growing population against Vauxhall's shrinking one.
- The housing stock in the Taber M.D. is not very diverse with 91% of the stock being single-detached homes as of 2016. In 2016, about 78% of dwellings in Vauxhall and 92% in Barnwell were single-family homes.
- In all communities, major housing development took place between 1961–1980. Most homes in Barnwell are less than 30 years old. In contrast, most homes in Vauxhall and the M.D. are 55+ years old.
- In Barnwell, about 19% of homeowners and 60% of tenants overpay for shelter. In Vauxhall, about 9% of homeowners and 0% of tenants overpay, and in Taber M.D. it is about 16% of homeowners and 16% of tenants.
- A Core Needs estimation analysis estimates that 34 households across Barnwell, Vauxhall and Taber M.D. are in core housing need.

OVERALL TABLE OF CONTENTS

INTRODUCTION & BACKGROUND	1
1.1 Scope.....	2
1.2 Data Sources	2
1.3 Definitions.....	2
1.4 Report Format.....	2
OVERALL CONCLUSIONS	44
REFERENCES	45
APPENDIX	46
Appendix A: Method for Calculating HES, LES AND AES.....	46
Appendix B: Oil Price Calculations.....	47
Appendix C: Income Threshold Cutoffs.....	48

SECTION A: TABLE OF CONTENTS

A1: STUDY AREA & REGIONAL CONTEXT	5
A1.1 Town Profile	6
A1.1.1 Location	6
A1.1.2 Economy	6
A1.1.3 Housing	7
A1.1.4 Community Planning	7
A1.2 Community Demographics	8
A1.2.1 Population	8
A1.2.2 Age Distribution	8
A1.2.3 Mobility	9
A1.2.4 Projections	9
A1.2.5 Income, Employment, and Workforce profile	11
A2: HOUSING SUPPLY	14
A2.1 Rents, Vacancy and Housing Stock	15
A2.1.1 Owner, Renting and Structure Type Overview	15
A2.1.2 Vacancy Rates	16
A2.1.3 Rents	17
A2.1.4 The Price of Oil	17
A2.1.5 Condition and Suitability	18
A2.1.6 Social Housing	18
A3: GAP ANALYSIS	19
A3.1 Gap Analysis	20
A3.1.1 Core Need Income Thresholds (CNITs)	20
A3.1.2 AVS 2016 & CNITs	20
A3.1.3 Shelter to Cost Income Ratios	21
A3.1.4 Shortage Estimation	21
A3.1.4 Core Need Shortage Estimation	22
TOWN OF TABER CONCLUSION	23

SECTION B: TABLE OF CONTENTS

B1: STUDY AREA & REGIONAL CONTEXT	26
B1.1 Area Profile	27
B1.1.1 Location	27
B1.1.2 Economy	27
B1.1.3 Community Planning	28
B1.2 Community Demographics	29
B1.2.1 Population	29
B1.2.2 Mobility.....	29
B1.2.3 Population Growth and Age Distributions.....	30
B1.2.4 Distribution of Family Types	31
B1.2.5 Household Income	32
<i>Median Household Income by Household Size</i>	<i>32</i>
<i>Low Income</i>	<i>32</i>
B1.2.6 Field of Study	32
B1.2.7 Industrial Mix	33
B2: HOUSING SUPPLY	34
B2.1 Rents, Vacancy and Housing Stock	35
B2.1.1 Owner, Renting and Structure Type Overview	35
B2.1.2 Rents and Vacancy Rates	37
B2.1.3 Rents & Income Required	38
B2.2 Rents, Vacancy and Housing Stock	39
B2.2.1 Housing State of Repair	39
B2.2.2 Suitability	40
<i>Sustainability</i>	<i>40</i>
<i>Affordability</i>	<i>40</i>
B2.2.3 Core Needs Estimation	41
BARNWELL, VAUXHALL AND TABER M.D. CONCLUSION	43

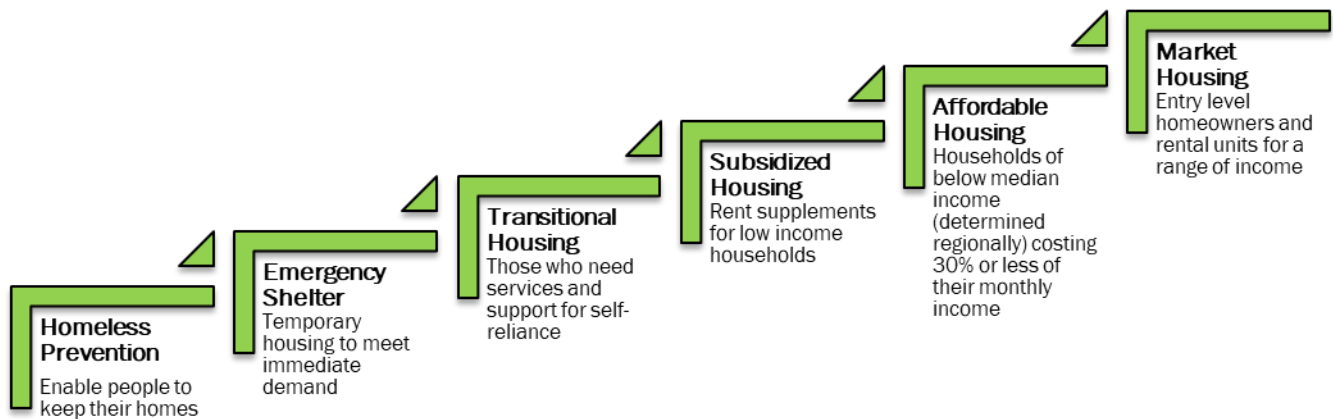
INTRODUCTION & BACKGROUND

The Taber and Housing District Foundation (TDHF) in partnership with the M.D. of Taber and the Town of Taber commissioned this Housing Needs and Demand Assessment to explore the potential need for more affordable housing in the Town of Taber and surrounding areas.

This report summarizes a host of housing and demographic statistics within Taber, the Municipal District of Taber (M.D.), Barnwell and Vauxhall, and aims to give the reader a sense of these areas, as well of their current housing situation.

Since 1971 in Canada, the housing market has grown at a decreasing rate¹. Recent research from the CMHC has also indicated that the gap between income and housing affordability has increased over recent years².

Figure 1 highlights the affordable housing continuum which ranges from the provision of emergency housing to assisted ownership models. This study will attempt to examine all aspects of the affordable housing continuum with regard to Taber, Taber M.D., Barnwell and Vauxhall.



Affordable Housing Continuum, Source: Alberta Municipal Affairs and Housing (2007a)

Housing plays a key role in comprehensive neighborhood and community development. This report will examine rental housing cost burdens within Taber, Taber M.D., Barnwell and Vauxhall, along the housing spectrum to gain a better understanding of housing gaps within these areas.

The objectives of this Housing Need and Demand Assessment are:

- To gain a better understanding of current housing gaps, issues and challenges in the study areas.
- To provide direction to the Taber District and Housing Foundation and other interested stakeholders in terms of local housing priorities.
- To support funding applications to the funding bodies.

1.1 SCOPE

This needs assessment focuses on the Town of Taber, Taber M.D., the village of Barnwell and the town of Vauxhall. It will offer an introductory profile of these areas, investigate the current housing stock and potentially identify potential demand for more affordable housing within the region. All of the findings, figures, and data reported are based on secondary and primary research.

1.2 DATA SOURCES

The following data sources are considered and used throughout the report:

- Statistics Canada Census: 2006, 2011, 2016.
- The Interactive Health Data Application (IHDA).
- Government of Alberta Economic Dashboard.
- Government of Alberta Regional Dashboard (ARD).
- Apartment Vacancy and Rental Cost Survey: 2014, 2015, 2016. [AVS 'year'].
- Core Need Income Thresholds (CNITs): 2016, 2017.
- Information supplied by the TDHF.
- Information supplied by local economic authority in Taber M.D.

A link to each data source is provided in the "References" section. Whenever possible, the most recent data available is used.

1.3 DEFINITIONS

The following definitions will apply unless otherwise stated.

Affordable Housing: Shelter costs account for less than 30 percent of before-tax household income.³

Census: Refers to survey administered by Statistics Canada.

CMHC: Canadian Mortgage Housing Corporation.

Homeowner: Owner household, either with or without mortgage.

Subsidized Housing: Government sponsored economic assistance program aimed towards alleviating housing costs.

Tenant: Non-owner household paying rent.

Census Division No. 2: Lethbridge, Brooks, Bassano Coaldale, Coalhurst, Milk River, Picture Butte, Raymond, Taber, Vauxhall, Barnwell, Barons, Coutts, Duchess, Nobleford, Rosemary, Stirling, Tilley, Warner, County of Newell, M.D. of Taber, County of Warner No. 5

Region SG-A: "Region SG-A" is any municipality that are part of the SouthGrow initiative as per the Alberta Regional Dashboard: Cardston, Carmangay, Champion, Coaldale, Coalhurst, Coutts, Lomond, Magrath, Milk River, Milo, Nobleford, Picture Butte, Raymond, Stirling, Taber, Vauxhall, Vulcan, Warner.

1.4 REPORT FORMAT

The report will be broken down into two sections, **Section A** and **Section B**. Section A will report on Taber exclusively, while Section B will report on Taber M.D., Barnwell and Vauxhall exclusively. The sections will follow the format listed below, sections with "A" are included in Section A and sections with "B" are included in Section B:

SECTION A1 and B1:

Study Area and Regional Context provides the context for the select region, highlighting key economic drivers, population demographics, and income and employment summaries.

SECTION A2 and B2:

Housing Supply provides a summary of the region's current housing supply – both rental and homeownership – in terms of affordable market and near-market housing to assess the range of housing options available to residents living in the region;

SECTION A3:

Affordability + Gap Analysis summarizes the current potential need for additional affordable housing based on pre-existing definitions of "affordability". It will not provide a model for estimating this demand, but rather explain why the demand could exist given the current housing stock.

TOWN OF TABER EXECUTIVE SUMMARY

The Taber and Housing District Foundation in partnership with the M.D. of Taber and the Town of Taber commissioned this Housing Needs and Demand Assessment to explore the potential need for more affordable housing in the Town of Taber and surrounding areas. This portion of the report focuses **exclusively** on the *Town of Taber*.

The review of available data can be summarized as follows:

- Taber's population growth is well below both the provincial average and the average of many surrounding municipalities, increasing only 0.46% over five years from 2011-2016.
- The current age demographic in the Town of Taber is similar to the aggregate Census Division No.2.
- Alberta Health projects that the age demographic for Taber and area will grow older.
- There is a higher than average proportion of international migrants in Taber than Census Division No.2—24.66% of migrants between May 10th 2015 and May 10th 2016 were international.
- Average Taber individual income is lower than the Census Division No.2 average, but the average Taber household income is higher. The median income for individuals and households is lower than Census Division No. 2.
- Unemployment is higher in Taber than Census Division No.2.
- 10% more residents ages 24-65 are without any form of certificate or high school diploma versus Census Division No.2.
- Majority (75.16%) of dwellings are single-detached houses.
- Taber has 835 (26.13%) one-person households, and only 230 bachelor and one-bedroom type dwellings.
- 36.39% of dwellings were built between 1961-1980.
- Since 2014, the majority of vacancy is from two-bedroom type units as of 2016, the vacancy rate was 9%.
- The majority of the increases in rent between 2005-2016 was from 2005-2010. The rent either decreased or increased very slowly from 2011 to 2016.
- The price of oil correlates with rent, and under certain circumstances, with the vacancy rate as well.
- The Core Need Income Thresholds (CNITs) have decreased from 2016-2017.
- Based on the most recent Apartment Rental Vacancy survey, 4.8%-11.3% of units are unaffordable for those earning CNITs.
- Based on shelter to cost ratios, 33.86% of renters are in an unaffordable rental situation.
- Furthermore, based on average and median lone-person household earnings, it is estimated that there are anywhere between 12 to 90 residents earning between \$5,000-\$25,000—which is well below the CNITs level for a bachelor-type dwelling.



A1: STUDY AREA & REGIONAL CONTEXT



This section will summarize the profile of the Town of Taber, while also giving an in-depth look at the population and employment demographics and statistics.

A1.1 TABER PROFILE

A1.1.1 LOCATION

Taber is a town in southern Alberta, Canada within the Municipal District of Taber. It is located approximately 51 km (32 mi) east of the City of Lethbridge at the intersection of Highway 3 and Highway 36⁴.

A1.1.2 ECONOMY

The Town of Taber consists of two key drivers in its economic development⁵:

> Oil & Gas:

Baker Hughes, B&H Tank Systems Inc., Well-Tec Energy Services, Rugged Tanks and Fabricating, Husky Energy, Triwill Oilfield Construction.

> Agriculture Processing:

Lantic, PepsiCo Canada, Gouw Quality Onions, Masterfeed Ltd., Chin Ridge Seed Processors, Alberta Bean Pool Business Unit, McCain Foods, Lamb Weston.

The Taber Economic Development department's (or TED) yearly review for 2017 announces key developments in the Town. The 2017 highlights include⁶:

- > Creation of a **growth management strategy**-outlines future development in Taber with regards to environment and infrastructure considerations.
- > Creation of a TED newsletter which relays information related to planning and economic development.
- > Amending of the 'Development and Subdivision Policy' to allow for an offsite level reduction on lots for affordable housing.

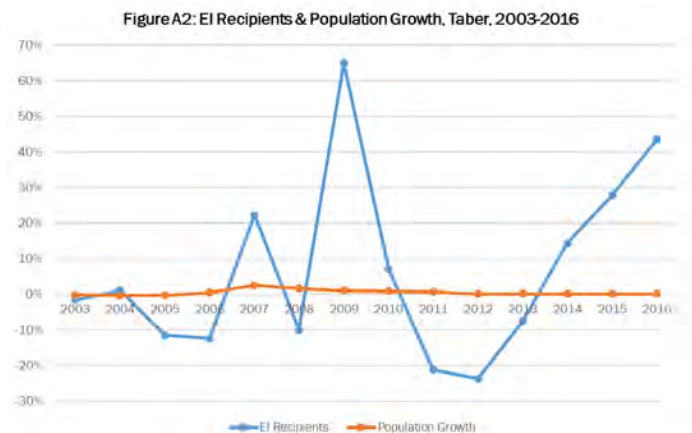
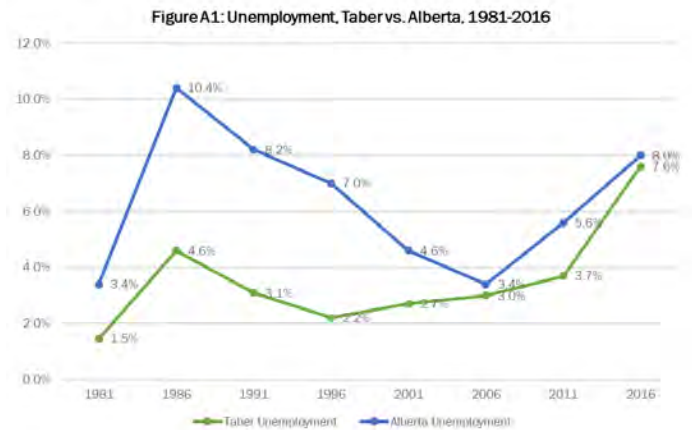
Future projects for 2018 include:

- > Eureka area structure plan.
- > Regional economic development strategy.
- > An inter-municipal development plan.
- > Creation of a joint economic development committees.

Other key economic highlights from 2017 include:

- > \$19,621,891 in construction value (an increase of over \$6,000,000 from 2016).
- > 34 residential housing unit starts.
- > A total of 129 development permits, an increase from the 97 permits issued in 2016.

Looking at employment statistics, there is clearly a steep group in unemployment beginning in 2011. For Taber, unemployment statistics are only available per each federal Census year (every five years: 1981, 1986, 1991, etc.). In 2001, unemployment in Taber was approximately 2.7%, nearly 2% below the provincial average. What becomes obvious is that traditionally, Taber had a very low unemployment rate relative to Alberta. But over time, this gap between the local (Taber) and provincial (Alberta) average has diminished. As of 2016, unemployment in Taber was 7.6%, just below the provincial average of 8.0%.

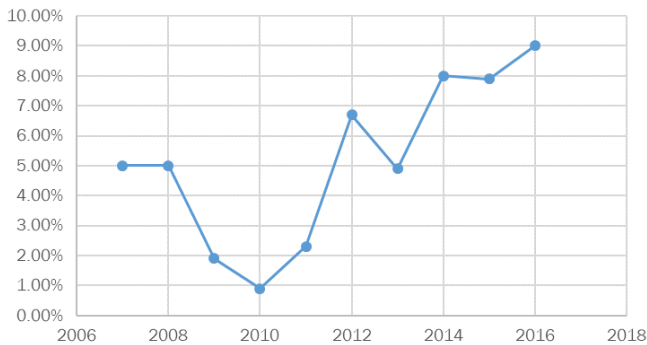


Looking at employment insurance recipients, the above graph shows that the growth in EI recipients spiked in 2009, declined, and then has consistently increased since 2013. It should be noted that provincially, EI recipients more than tripled from November 2008 to July 2009 (~20,000 to ~60,000), slowly declined until 2012, then followed a steep increase from Jan 2012 to October 2016, where it once again more than tripled from roughly 30,000 recipients to over 90,000.

A1.1.3 HOUSING

Following employment trends, vacancy hit a historical high in 2016, with a residential vacancy rate of 9%. This rate is derived from the Rural Apartment Vacancy & Rental Cost Survey (AVS2016), which does not include basement suites, and detached or semi-detached residential homes. The vacancy rate according to AVS2016 was only 2.3% in 2011, and has tripled to 9% as of 2016.

Figure A3: Vacancy Rate, Taber, 2007-2016



A1.1.4 COMMUNITY PLANNING

All senior (independent and supported) and subsidized housing facilities in Taber are managed by the Taber & District Housing Foundation (TDHF). With the exception of one property (Clearview Lodge), all social housing is owned by Alberta Social Housing Corporation (ASHC)⁷.

Within Taber are multiple community organizations, which include (but are not limited to):

- Family & Community Support Services (FCSS).
- The Good Samaritan Society.
- The Taber Food Bank Society.



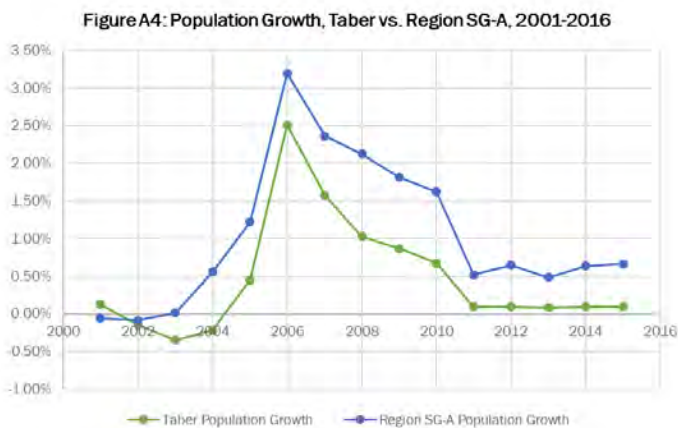
A1.2 COMMUNITY DEMOGRAPHICS

A1.2.1 POPULATION

The population in Taber has remained stagnant since 2012, with growth hovering between 0.08% and 0.1% between 2012-2016. From 2011 to 2016, Taber's population grew by .46%, increasing the total residents of Taber from 8389 to 8428.

The growth in Taber is compared to the growth of the Region SG-A, which encompasses all municipalities within the SouthGrow initiative minus any municipal districts and counties.

Between 2011 to 2016, Region SG-A increased by 1124 residents, from 37,567 to 38,691, or by 2.99% over 5 years. Relative to the Region SG-A, Taber has experienced low growth, as shown in the graph below.



A1.2.2 AGE DISTRIBUTION

The age distribution in Taber is very similar to Census Division No. 2. The major differences between Taber and the aggregate Census Division is predominantly in younger adult age groups (ages 20 to 29) and the 50 to 54 age group. Figures A5 and A6 show the age pyramids of Taber and the Census Division No.2 respectively, as of 2016. As well, those largest changes are displayed by the 'Table A1: Age Distributions'. Green indicates the age groups that are more prominent in Taber. Red indicates groups that are more prominent in Census Division No. 2.

- MALES
- FEMALES

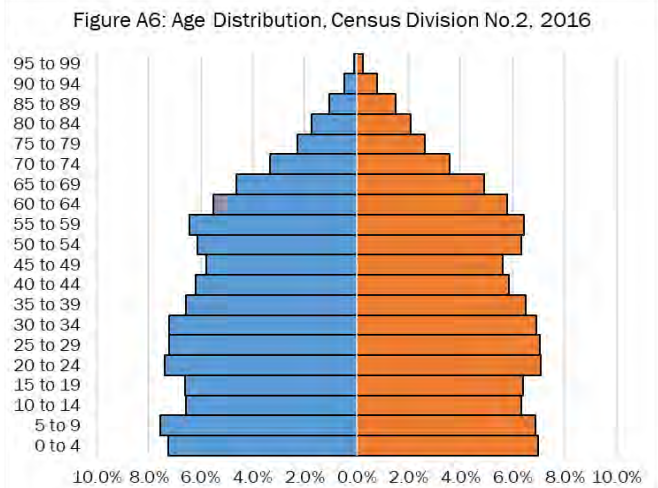
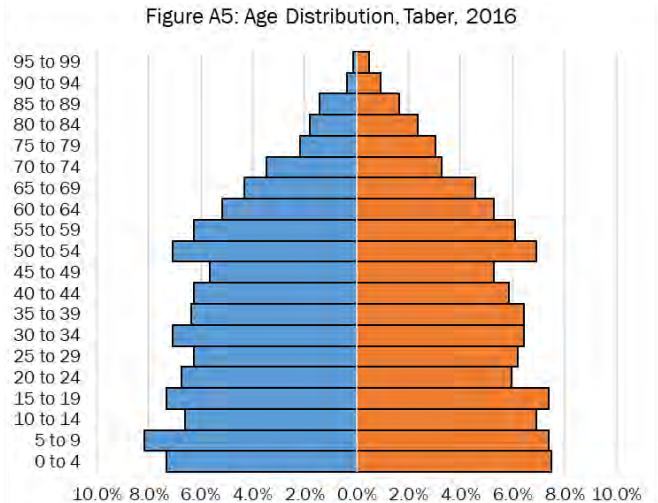


Table A1: Age Distributions, Taber vs. Division No.2, 2016			
Group	Diff. (Male) (%)	Diff. (Female) (%)	Total Diff. (%)
25 to 29	-0.95%	-0.86%	1.81%
20 to 24	-0.66%	-1.12%	1.78%
15 to 19	0.71%	0.96%	1.68%
50 to 54	0.96%	0.58%	1.53%
5 to 9	0.61%	0.49%	1.10%
60 to 64	-0.33%	-0.53%	0.86%

A1.2.3 MOBILITY

Table A2: Migrant Population, Taber, 2016

Moved between May 10th 2015 and May 10th 2016.

Migrant Type	Taber (#)	Taber (%)	No. 2 (#)	No. 2 (%)
Intraprovincial	235	64.38%	6,905	68.43%
Interprovincial	40	10.96%	1,605	15.91%
International	90	24.66%	1,580	15.66%

Moved between May 10th 2011 and May 9th 2015.

Migrant Type	Taber (#)	Taber (%)	No. 2 (#)	No. 2 (%)
Intraprovincial	815	57.80%	18,535	57.54%
Interprovincial	220	15.60%	6,895	21.40%
International	375	26.60%	6,785	21.06%

Between May 10th 2015 and May 10th 2016, 365 new residents (migrants) moved into Taber. Between May 10th 2011 and May 9th 2015, a total of 1,410 new residents moved into Taber and continued to live in Taber as of 2016.

There are two noticeable traits regarding the Taber mobility data:

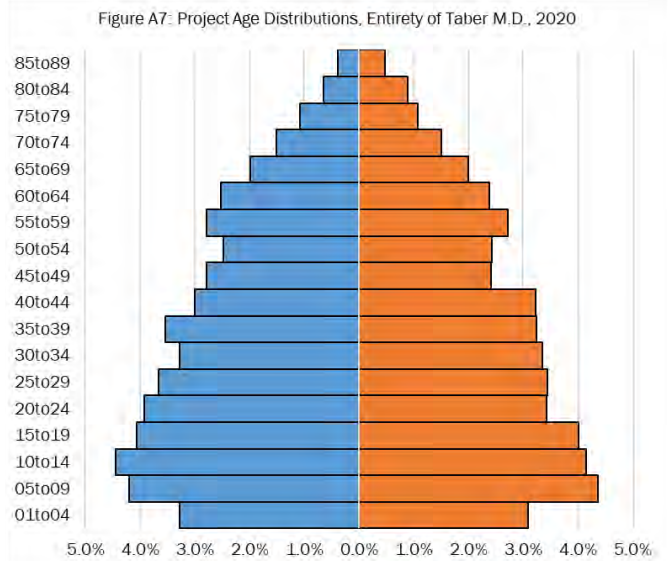
1. Relative to Census Division No.2, there is a much higher proportion of external (international) migrants in Taber than in the aggregate Census division (~25% in Taber vs. ~15-20% in Division No.2).
2. According to Census 2016, there were no interprovincial *male* migrants moving into Taber between May 10th 2015 to May 10th 2016.

A1.2.4 PROJECTIONS

Alberta Health projections for *just* Taber are unavailable. However, the projection for the area of the M.D. of Taber includes Taber, Vauxhall, and Barnwell as well as the M.D. The Alberta Health projections will be used when observing trends in age demographics. For total population projections, different growth scenarios will be generated using current trends in mobility, deaths, and births.

As shown in the age distribution charts (A7 and A8), Alberta Health projects that the younger half of the age distribution to shrink (i.e. those aged between 1 to 44), whereas all age groups 45+ are projected to grow. Thus, it is projected that the entire region will experience a slight aging of the population. The differences from the year 2000 to the year 2040 are contained in the table A3 on the following page. It should also be noted that age distributions for 2000 and 2010 were also modeled projections despite being in the past.

- MALES
- FEMALES



The attention is now shifted to the overall population. The net births per year (births minus deaths) in Taber are used to establish an average. Then, three separate scenarios are calculated: constant growth, low growth, and high growth. Constant growth assumes the most recent trends in population growth continue, whereas high growth and low growth assume the population growth will either increase or decrease. The results are summarized by the table on the next page. Population could stagnate further, and Taber could potentially see an increase of a little over 100 residents through 2020-2040. Otherwise, it is expected to see anywhere from 500 to over 1,000 residents added over the same time period.

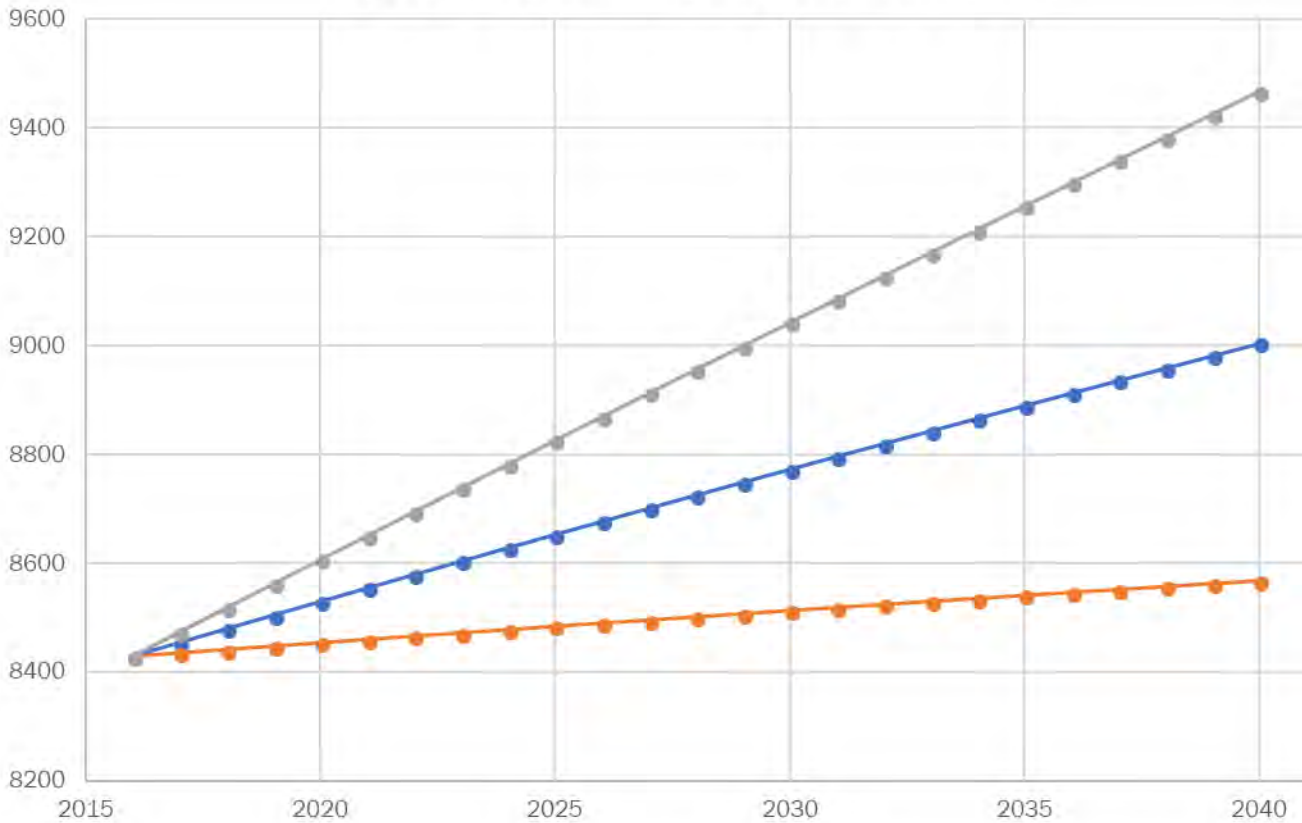
Table A3: Projected Change, Taber & Area, 2000-2040

	MALE	FEMALE
ALL	-0.68%	0.68%
01to04	-0.50%	-0.44%
05to09	-0.89%	-0.67%
10to14	-0.90%	-0.86%
15to19	-0.64%	-0.39%
20to24	-0.42%	-0.26%
25to29	-0.03%	0.36%
30to34	0.21%	-0.04%
35to39	-0.98%	-0.68%
40to44	-0.67%	-0.35%
45to49	0.18%	0.30%
50to54	0.56%	0.58%
55to59	0.75%	0.79%
60to64	0.56%	0.60%
65to69	0.29%	0.42%
70to74	0.21%	0.33%
75to79	0.49%	0.28%
80to84	0.53%	0.23%
85to89	0.36%	0.30%

Table A4: Population Projections, Taber, 2020-2040

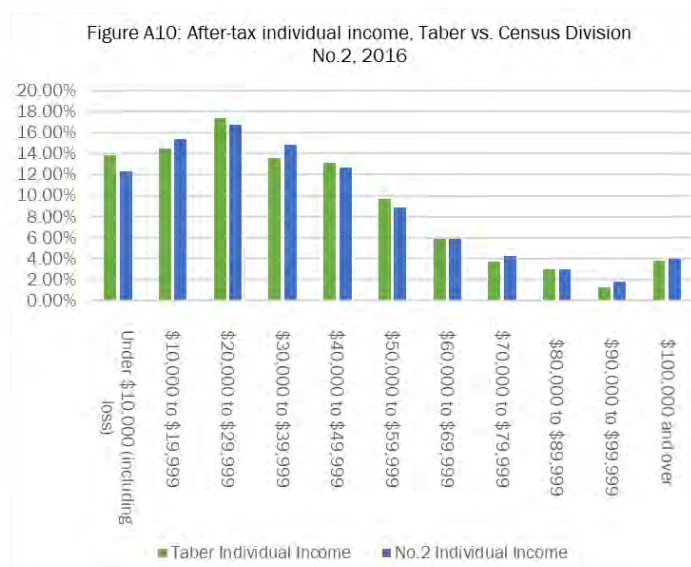
Year	Constant Growth	Low Growth	High Growth
2020	8,529	8,453	8,605
2025	8,652	8,483	8,825
2030	8,772	8,512	9,041
2035	8,889	8,540	9,255
2040	9,003	8,567	9,466

Figure A9: Population Projects, Taber, 2016-2040



A1.2.5 INCOME, EMPLOYMENT, AND WORKFORCE PROFILE

Taber's private after-tax income on average is slightly lower than their counterparts in the Census Division No. 2. In Taber, there are more individuals in lower income brackets than the Census Division.



The after-tax household income reveals a somewhat different picture. Taber and the Census Division No.2 are nearly identical for nearly every income bracket between \$5,000 and \$44,999. For groups earning between \$45,000 and \$99,999, Taber households out earn the Census Division. Conversely, there are far more households earning between \$100,000 and \$150,000+ on average within Census Division No.2 than in Taber.



The next table summarizes the median and average after-tax incomes for Taber residents versus the aggregate Census Division No. 2.

Table A5: Taber vs. Division No.2, Income, 2016

Group	Taber	Division No. 2
Median after-tax income in 2015 among recipients	\$33,013	\$33,810
Average after-tax income in 2015 among recipients	\$38,767	\$41,056
Median after-tax income of economic families in 2015	\$76,233	\$79,283
Average after-tax income of economic families in 2015	\$86,397	\$92,537

Low income cut-offs (LICOs) are income thresholds calculated by Statistics Canada that capture the point at which a family must devote the majority of their income to clothing, food, and housing. Typically, this threshold is set roughly 20% above the average of family spending, but varies depending on the community size and year⁸.

Table A6: Taber vs. Division No.2, LICO, 2016

	Taber (#)	Taber (%)	No.2 (#)	No.2 (%)
Under LICO	310	3.8%	9455	5.8%
0 to 17 years	100	4.5%	2675	6.6%
18 to 64 years	190	3.9%	6395	6.4%
65 years and over	20	1.8%	385	1.8%

The LICO indicators show that there are far fewer residents in Taber than in the aggregate Census Division No.2 who are on average below LICO. Overall, LICO prevalence is 2% lower in Taber than the Division No.2 average.

Following income indicators, employment statistics to complete the economic profile for Taber. The following table provides a snapshot of the most recent economic indicators in Taber:

Table A7: Taber vs. Division No.2, Employment, 2016

	Taber			
	Both	Male	Female	Diff (+/-)
Unemployment rate	7.60%	8.50%	6.40%	2.10%
Participation rate	68.50%	76.20%	60.80%	15.40%
Employment rate	63.40%	69.90%	56.90%	13.00%
Census Division No.2				
	Both	Male	Female	Diff (+/-)
Unemployment rate	6.50%	7.10%	5.80%	1.30%
Participation rate	68.90%	75.00%	62.90%	12.10%
Employment rate	64.40%	69.60%	59.20%	10.40%

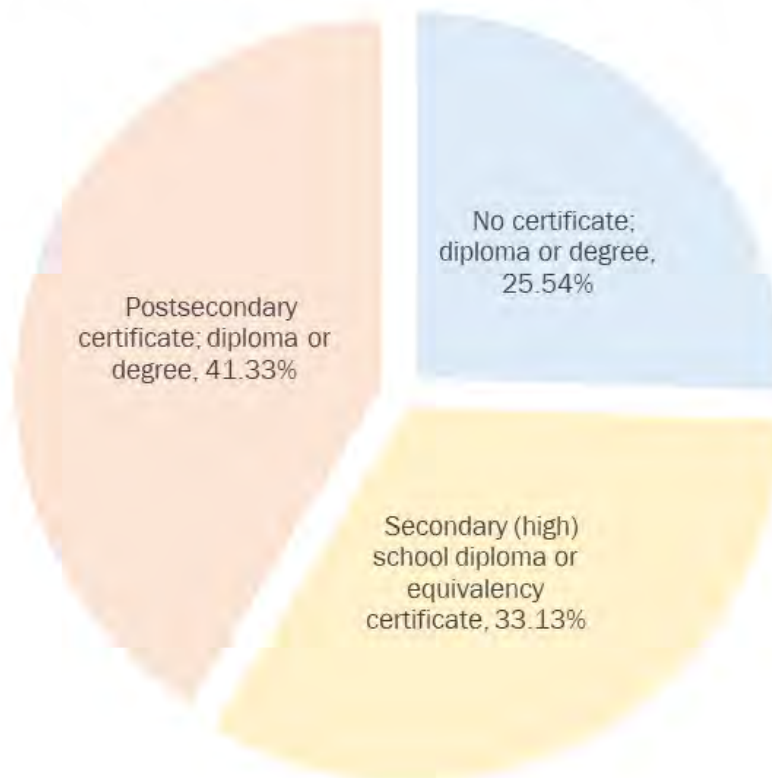
Based on the above data, the following is observed:

- > The unemployment rate in Taber is on average higher than Census Division No.2.
- > The unemployment rate for males in Taber is 8.5%, over 2% higher than females.
- > The participation rate in both Division No.2 and Taber are nearly identical but the employment rate in the division is higher, which is expected due to the lower unemployment rate in Division No.2.

Next, the attention is turned towards degree of education among those of the ages of 25-64. On average, roughly 74.5% of those aged 25-64 have some form of diploma, degree, or certificate. This is much lower than the Census Division No.2 average of nearly 85%. While a higher proportion of those in Taber aged 25-64 hold some form of secondary (or equivalent) education, there is 14% less residents on average in Taber (aged 24-65) who possess some form of post-secondary education. These results are summarized in the table and chart below.

Table A8: Taber vs. Division No.2, Education (Ages 25-64), 2016		
Education Level	Taber	No. 2
No diploma or degree	25.54%	15.71%
Secondary (high) school diploma or equivalent	33.13%	29.28%
Diploma or degree	41.33%	55.00%

Figure A12: highest Education Earned, Ages 24-65, Taber, 2016



Lastly, there is the breakdown of occupation in Taber. As the education data had previously shown, Taber possesses a much higher concentration of residents who have no certificate; either diploma or a degree relative to the aggregate Census Division.

As a result, occupations in health, education, law and social, government, and management are all less

common in Taber than in Division No.2. The largest difference is in “occupations in manufacturing and utilities”: approximately 11.48% of residents in Taber work in manufacturing and utility related occupations compared to the 6.05% of the population that do the same in Census Division No.2.

Table A9: Taber vs. Division No.2, Occupation Classification, 2016

Occupation Classification	Taber (#)	Taber (%)	No.2 (%)	Diff(+/-)
Management occupations	400	9.28%	11.63%	-2.35%
Business; finance and administration occupations	550	12.76%	12.88%	-0.12%
Natural and applied sciences and related occupations	105	2.44%	4.06%	-1.62%
Health occupations	195	4.52%	7.44%	-2.92%
Occupations in education; law and social; community and government services	330	7.66%	10.69%	-3.04%
Occupations in art; culture; recreation and sport	35	0.81%	1.87%	-1.05%
Sales and service occupations	990	22.97%	21.85%	1.12%
Trades; transport and equipment operators and related occupations	915	21.23%	17.89%	3.34%
Natural resources; agriculture and related production occupations	295	6.84%	5.64%	1.20%
Occupations in manufacturing and utilities	495	11.48%	6.05%	5.44%



A2: HOUSING SUPPLY



This section will summarize the most recent reporting of housing stock and characteristics within the Town of Taber.

A2.1 RENTS, VACANCY, AND HOUSING STOCK

A2.1.1 OWNER, RENTING AND STRUCTURE TYPE OVERVIEW

As of 2016, there were approximately 2385 (75.5%) owner households and 775 (24.5%) renter households in Taber. Below is a breakdown of all dwelling types in Taber as of 2016.

Type of Dwelling	Count	Percent
Single-detached house	2,285	75.16%
Semi-detached house	195	6.41%
Row house	70	2.30%
Apartment or flat in a duplex	110	3.62%
Apartment in a building that has fewer than five storeys	380	12.50%

From Table 11, over 75% of dwelling types in Taber are single-detached homes, 12.5% are apartments with fewer than 5 storeys. Looking at household types, it is clear that one-person households and lone-parent census families together make up more than 30% of the households in Taber. Adding couples without children accounts for approximately 60% of all households in Taber. However, as seen from the dwelling types, single-detached houses account for 75% of all dwelling structures in Taber. This suggests there could be a mis-match between dwelling types and household types.

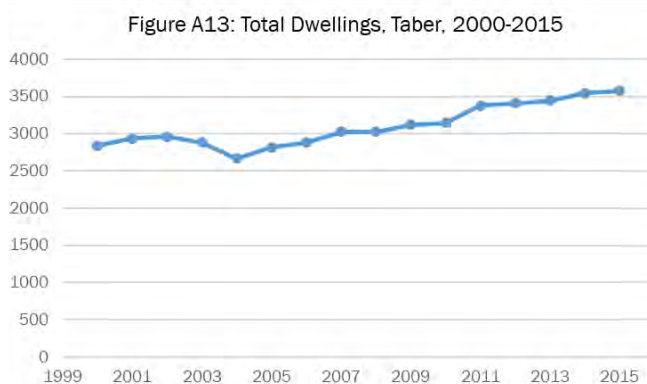
Household Type	Count	Percent
Couples without children	890	27.86%
Couples with children	1,055	33.02%
1 child	345	10.80%
2 children	380	11.89%
3 or more children	330	10.33%
Lone-parent census families	315	9.86%
1 child	180	5.63%
2 children	90	2.82%
3 or more children	45	1.41%
Non-census-family households	935	29.26%
One-person households	835	26.13%
Two-or-more person non-census-family households	100	3.13%

The following table summarizes the age of currently occupied dwellings in Taber:

Period of Construction	Count	Percent
1960 or before	685	21.68%
1961 to 1980	1,150	36.39%
1981 to 1990	415	13.13%
1991 to 2000	440	13.92%
2001 to 2005	115	3.64%
2006 to 2010	195	6.17%
2011 to 2016	160	5.06%

The residential housing stock in Taber has aged significantly. Between 1991 to the year 2000, there were approximately 440 residential dwellings constructed, or an average of 44 dwellings per year. Between 2001 to 2016, there were 470 dwellings constructed, or an average of roughly 30 dwellings per year.

The chart below summarizes the dwelling counts in Taber from 2000 to 2015.



The following table below summarizes the number of dwellings (either owned or rented) by number of bedrooms.

Type	Count(#)	Percent (%)
No bedrooms	10	0.32%
1 bedroom	220	6.95%
2 bedrooms	615	19.43%
3 bedrooms	965	30.49%
4 or more bedrooms	1,355	42.81%

As Table A13 shows, there are approximately only 230 bachelor or one-bedroom type dwellings, yet approximately 835 one-person households. While lone-parent households are not required to live in bachelor or one-bedroom suites, the numbers could suggest there is either a shortage or low vacancy for one-bedroom rentals.

A2.1.2 VACANCY RATES

As shown in the introduction, the residential vacancy rate in Taber increased dramatically between 2015-2016, and as of 2016 was recorded at 9.00%. Summarized below is the residential vacancy rate by age of building and by type of building, as reported by AVS 2016. As a reminder, this data does not include secondary suites (basement suites) or rentable detached or semi-detached dwellings.

Table A14: Vacancy by Age of Building, Taber, 2016

Age	Units	Vacant	%
<6 months	0	0	-
7-23 months	4	0	0.00%
2-5years	0	0	-
5-10years	16	1	6.25%
10+ years	190	18	9.47%

The above table shows two points:

- > As previously discussed, residential structures in Taber are old.
- > The vacancy is concentrated in older dwellings.

Table A15: Vacancy by Type of Building, Taber, 2016

Type	Units	Vacant	%
4-plex	45	4	8.89%
Walk-up	89	12	13.48%
Row-house	33	3	9.09%
High-rise	0	0	-
Store-top	24	0	0.00%
Other	19	0	0.00%

Based on table A15, most vacancies are from walk-up type dwellings. With 12 units vacant as of 2016, this represents just over 63% of total vacancies reported in AVS 2016.

Lastly, breakdown of vacancies by rent in table A16 is reviewed. As shown below, dwellings in the \$650–\$799 range have the most vacancies. Of 19 vacancies, 16 (84.2%) are 2-bedroom unit types. Also, almost all units within the \$950 to \$1,349 range are rented, with only one unit being vacant as of 2016. It is worth noting that this trend has continued from 2014-2016:

- > In 2014, the vacancy rate for 2-bedroom units in the \$650-\$799 range was 13.04%.
- > In 2015, the vacancy rate for 2-bedroom units in the \$650-\$799 range was 11.9%.
- > In 2016, the vacancy rate for 2-bedroom units in the \$650-\$799 range was 17.72%.

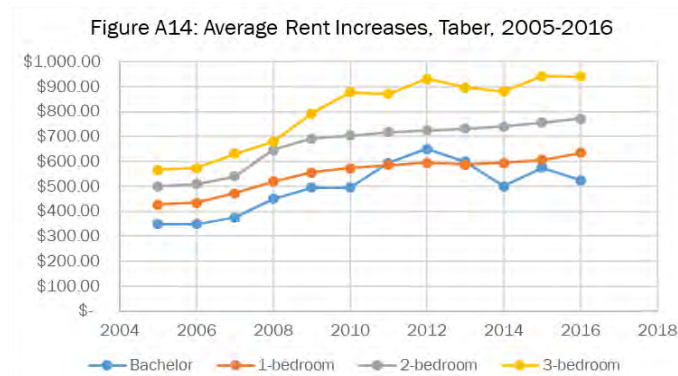
The largest difference in rental unit data between 2014 and 2016 is in the number of available 2-bedroom units in the \$500-\$649 range. In 2014, there were 17 2-bedroom units (0 vacant) in that range. As of 2016, there were only 5 units (0 vacant).

Table A16: Vacancy by Rent, Taber, 2016

Range	Bachelor			1Bdrm			2Bdrm			3Bdrm		
	Units	Vacant	%	Units	Vacant	%	Units	Vacant	%	Units	Vacant	%
\$0-\$499	-	-	-	4	0	0.00%	1	0	0.00%	-	-	-
\$500-\$649	1	0	0.00%	11	0	0.00%	5	0	0.00%	-	-	-
\$650-\$799	-	-	-	33	0	0.00%	79	14	17.72%	2	0	0.00%
\$800-\$949	-	-	-	-	-	-	37	2	5.41%	23	2	8.70%
\$950-\$1,099	-	-	-	-	-	-	2	0	0.00%	4	0	0.00%
\$1,100-\$1,349	-	-	-	-	-	-	-	-	-	8	1	12.50%

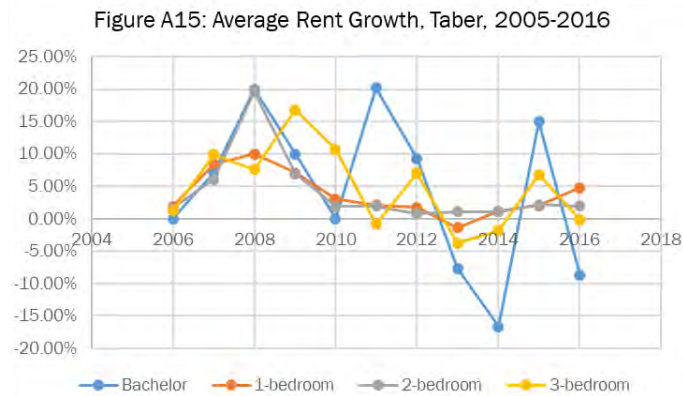
A2.1.3 RENTS

Looking at rental data from 2005-2016 shows that rents in Taber have increased moderately, but also inconsistently. As shown by Figure A14, between 2006 and 2012 rents increased steadily, with the largest increases being from bachelor and 3-bedroom type units.



As the below table shows, much of the increase in rent occurred from 2005-2010. From 2011-2016, all units experienced stagnant increases in rent, with the average rent in bachelor type units decreasing from a high in 2012 of \$650 to \$525 in 2016.

Table A17: Average Increase in Rent, Taber, 2005-2016				
Period	Bachelor	1-bedroom	2-bedroom	3-bedroom
2005-2016	50.00%	48.71%	53.89%	65.78%
2005-2010	41.43%	34.19%	40.52%	54.85%
2011-2016	-11.76%	8.55%	7.38%	7.92%



A2.1.4 THE PRICE OF OIL

The historical price of oil is compared to vacancy rates and rental rates to see if they change with one another. The full table of results and methods are included in the appendix. The following is the summarized observations of the analysis:

- > It is observed that for roughly every dollar that the WTI increases (decreases), a dollar increase (decrease) in rent is expected, across all type of units. There is a 95% probability that the change for every dollar increase/decrease in WTI will be somewhere between \$0.50 to \$2.50 in rent.
- > If all changes in vacancy between 2005 and 2016 are compared to the price of oil, no significant results are recovered. However, a relationship between the vacancy rate and the WTI is observed if the dataset is separated into two time periods:
 - > From 2005 to 2010, the relationship between the WTI and the vacancy rate is almost non-existent (less than a 0.0001% change in vacancy per dollar change in WTI).
 - > From 2011 to 2016, there is an observed change of negative 0.00041% for every dollar change in WTI. That is to say, **vacancy drops as oil increases.**

Given that both rents and vacancy rates have been shown to change as the price oil increases/decreases, there is evidence to suggest that the price of oil does have an impact on the housing market in Taber. However, identifying the causal impact of oil on the housing market in Taber is out of the scope of this report.

A2.1.5 CONDITION AND SUITABILITY

On average, dwellings in Taber face less over-crowding than the aggregate Census Division No.2 average. Approximately only 2.05% of households in Taber reported over-crowding (3.67% in the Census Division).

With regards to the state of households, Taber reported on average that 6.17% of households were in need of major repair. This is only slightly above the aggregate Census Division No.2 average of 6.01%.

As discussed in the introduction, the TDHF manages all social housing in Taber. The table below summarizes all social housing in the Town Taber, including ownership.

A2.1.6 SOCIAL HOUSING

Table A18: Suitability, Taber vs. Division No.2, 2016				
Suitability	Taber (#)	Taber (%)	No.2 (#)	No.2 (%)
Suitable	3,100	97.95%	60,515	96.33%
Not suitable	65	2.05%	2,305	3.67%

Table A19: State of Repair, Taber vs. Division No.2, 2016				
State of Housing	Taber (#)	Taber (%)	No.2 (#)	No.2 (%)
Only regular maintenance or minor repairs needed	2,965	93.83%	59,050	93.99%
Major repairs needed	195	6.17%	3,775	6.01%

Table A20: TDHF Managed Housing, Taber, 2016 ⁷			
Project Name	Number of Units	Ownership	Building Type
Clearview Lodge	77	TDHF	Lodge
Harmony Home	25	ASHC	Apartment
Homestead Manor	30	ASHC	Apartment
Pioneer Place	30	ASHC	Apartment
Taber Phase 1	20	ASHC	Townhouses (5 by 4 units each)
Taber Phase 2	6	ASHC	Duplex (3)
Taber Phase 3	4	ASHC	Duplex (2)
Special Needs	4	ASHC	House



A3: AFFORDABILITY + GAP ANALYSIS



This section will analyze affordability and available units relative to income and other housing indicators.

A3.1 GAP ANALYSIS

A3.1.1 CORE NEED INCOME THRESHOLDS (CNITs)

The Core Needs Income Thresholds (CNITs) are established on an annual basis by the Canadian Mortgage and Housing Corporation (CMHC) and Alberta Seniors and Housing. These thresholds set the maximum income levels that a household may earn and still be eligible for a rent subsidy, relative to local factors⁹. Below are the CNITs from 2016 to 2017 for Taber.

Type	2016	2017	Change(%)
Bachelor	\$ 29,000	\$ 28,500	-1.72%
1 Bdrm.	\$ 34,500	\$ 33,500	-2.90%
2 Bdrm.	\$ 39,000	\$ 37,500	-3.85%
3 Bdrm.	\$ 43,000	\$ 42,000	-2.33%
4 Bdrm.	\$ 49,000	\$ 46,000	-6.12%

As the table shows, the CNITs for Taber dropped between 2016 to 2017. The largest difference was with 4 bedroom type units, which decreased by 6.12% from \$49,000 to \$46,000. Lowering CNITs effectively reduces the number of residents who are eligible for rent subsidies. While CNITs are adjusted to reflect changes in the housing market, those residents whose earnings are close to CNITs could experience difficulties should they suddenly find themselves above CNITs.

A3.1.2 AVS 2016 & CNITs

Using CNITs and the rental data from the AVS 2016 report, the following analysis is carried out:

- > If someone is earning the CNITs amount, what percentage of units could they 'afford'?

Recall the "affordable" definition, which is 30% of the household monthly income for monthly shelter costs.

The method to determining this percentage is outlined in the appendix. The CNITs for municipalities with populations between 1,000 and 9,999 are calculated using the **previous year's AVS report**. Meaning, if AVS 2016 is used, the calculation would be based on the 2017 CNITs. Below are the monthly thresholds for an "affordable" rental.

Table A22: CNITs Affordable Rent, Taber, 2016-2017

Type	2016	2017
Bachelor	\$ 725.00	\$ 712.50
1 Bdrm.	\$ 862.50	\$ 837.50
2 Bdrm.	\$ 975.00	\$ 937.50
3 Bdrm.	\$ 1,075.00	\$ 1,050.00
4 Bdrm.	\$ 1,225.00	\$ 1,150.00

The results are summarized in the "Units Under CNITs" table below. As the table shows, if an individual is earning CNITs, they can afford on average 88.73% of all rental units in Taber. This is in comparison to 2016, where using the same calculation, a resident earning CNITs would be capable of affording approximately 95.2% of units. The difference from 2016-2017 is mainly due to change in 2-bedroom CNITs, dropping from \$975.00 to \$937.50, resulting in many 2-bedroom units being potentially considered unaffordable.

The \$37.50 reduction in CNITs from 2016-2017 is the equivalent of a difference of \$1,500 in annual salary, or going from \$39,000 to \$37,500.

Year	Bachelor	1-bedroom	2-bedroom	3-bedroom	Total	Total Surveyed	Non Affordable	Affordable	Non Affordable
2017	1	48	110	28	186	210	24	88.73%	11.3%
2016	1	56	133	28	218	229	11	95.20%	4.8%

A3.1.3 SHELTER COST TO INCOME RATIOS

The CNITs analysis only shows that approximately 11.3% of units would be considered “unaffordable” if an individual was earning the CNITs amount. Thus, the CNITs accurately captures the income required to rent in Taber, assuming the remaining 10% of units are luxury or high-end rentals.

However, this does not mean that residents are **earning CNITs**. In fact, observing the reported shelter cost to income ratios reveals that a large portion of Taber residents are living in an unaffordable rental situation (as of 2016). The comparisons of households to those paying greater than 30% of income on housing is summarized in the table below.

Overall, 215 (33.86%) tenants in non-subsidized housing are paying 30% or more of their income on shelter. Furthermore, there are approximately 135 (48.21%) of non-census family households who are paying greater than 30% of their income on rent in non-subsidized housing.

A3.1.4 INCOME SHORTAGE ESTIMATION

Using the income data and shelter cost to income ratios data, an effective income cut-off can be estimated to determine the shortage of units in Taber.

Based on the shelter cost ratios, the two groups in greatest need are non-census-families and lone-parent households. Approximately 89.3% (835) of non-census family households are lone households. It would make sense that a higher proportion of single income households (lone-person) would be in unaffordable housing situations than dual income households (two or more), but let us assume the opposite: the same proportion of lone person households are in unaffordable housing situations as dual person households. Census 2016 showed 135 non-census-family households paying 30% or more of their income

on shelter. Therefore, 89.3% of those non-census family households in need (that are in non-subsidized housing), or roughly 121, are lone-person dwellings, and only 14 are two or more-person households. It is these households that will primarily focused on, since they make up over half of the current households in unaffordable housing.

Based on the average income of lone individual private households of \$39,871, the median of \$33,984, and standard errors published by Statistics Canada, a threshold for the demand of more affordable units in Taber can established. The methods for producing these estimates are included in the Appendix.

The below table summarizes the calculations.

Income Threshold	Total Ind.(#)	Total Ind.(%)
\$5,000	12	3.27%
\$10,000	34	9.26%
\$15,000	64	17.44%
\$25,000	90	24.52%
\$30,000	181	34.33%

As Table 24 demonstrates, it is possible that given the median after-tax income of one-person households at \$33,984, there exists a large population who are living *well* below CNITs. These numbers are an estimate, but a conservative conclusion would be a demand for approximately 12 to 64 more units, based on the thresholds above.

Household Type	Renter	% Subsidized	% Non-Subsidized	Total	%	
Total - Household type including census family structure	275	36.13%	60	42.86%	215	33.86%
Census family households	90	21.79%	10	28.57%	80	22.54%
One-census-family households without additional persons	85	21.92%	10	28.57%	75	22.73%
One couple census family without other persons in the household	60	17.86%	10	66.67%	50	18.52%
Without children	15	23.53%	0	0.00%	15	21.43%
With children	45	17.50%	10	0.00%	35	17.95%
One lone-parent census family without other persons in the household	30	29.41%	10	50.00%	20	33.33%
Other census family households	10	40.00%	0	0.00%	10	40.00%
Non-census-family households	190	49.35%	55	52.38%	135	48.21%

A3.1.5 CORE NEED SHORTAGE ESTIMATION

Core Housing Needs is defined by StatsCan as the following: as a first step, it is determined if a dwelling is unsuitable, inadequate or unaffordable based on criteria mentioned in previous sections. If so, it is then determined if the household has access to proper housing in the community based on their incomes levels; if the answer is no, the household is in Core Housing Need¹⁵

Table A26 (below) summarizes the core housing need in Taber.

Table A26: Core Housing Needs, Taber, 2016	
Unaffordable households	Count (#)
In Core Need	125
Not in Core Need	445
Not applicable homes	45
Total	615

The table shows that out of the 615 households that reported paying more than 30% of their income on shelter, that there are approximately 125 households in core need, or roughly 20.3%. That is to say, 20.3% of those in unaffordable housing are *unable* to find an alternative housing solution.

The proportion of owner households in unaffordable housing is approximately 14.1%, whereas for renters the rate is approximately 36.2%, or roughly 2.57 times more than owner households. It is fair to assume that renters are also in core housing need at a rate of 1 to 2.57 times more than homeowners, or between 20.3% to 40.6%. Below is the proportion of renters paying more than 30% of their household income on shelter, minus those in subsidized housing.

By taking the rate of core need housing, and multiplying it across all household types, an estimate as to roughly how many rental households are in core need is produced.

Table A27 shows the potential range of rental households in core needs. ‘CNR’ in the table means “Core Need Rate”. In total, there is an estimated range of 43 to 86 rental households in core housing need. Non-census-family households represent the greatest proportion of unaffordable households, and have an estimated 23 to 54 households in core housing need.

The incomes threshold estimate from section A3.1.4 showed that there is potentially a large number of one-person households earning well below CNITs, producing a conservative range of 12 to 64, close to the core need estimate of 23 to 54 for non-census family households.

Table A27: Unaffordable Renters (Not Subsidized) in Core Need, Taber, 2016

Household Type	Count (#)	CNR=20%	CNR=30%	CNR=40%
Total - Household type including census family structure	215	43	65	86
Census family households	80	16	24	32
One-census-family households without additional persons	75	15	23	30
One couple census family without other persons in the household	50	10	15	20
Without children	15	3	5	6
With children	35	7	11	14
One lone-parent census family without other persons in the household	20	4	6	8
Other census family households	10	2	3	4
Non-census-family households	135	23	41	54

TOWN OF TABER CONCLUSION

The data suggests that despite a large number of units within affordable ranges of CNITs, the current supply of housing is unable to meet the demand of the current population. Most notably, the highlights are as follows:

- Taber's population growth is only 0.46% over five years from 2011-2016.
- Alberta Health projects that the age demographic for Taber and area will grow older.
- There is a higher than average proportion of international migrants in Taber than Census Division No.2—24.66% of migrants between May 10th 2015 and May 10th 2016 were international.
- The median income for individuals and households is lower than Census Division No. 2.
- Unemployment is higher in Taber than Census Division No.2.
- 10% more residents ages 24-65 are without any form of certificate or high school diploma versus Census Division No.2.
- There are approximately 835 (26.13%) one-person households in Taber, yet roughly only 230 bachelor and one-bedroom type dwellings.
- Approximately 36.39% of dwellings were built between 1961-1980.
- Since 2014, the majority of vacancy in Taber is from two-bedroom type units-as of 2016, the vacancy rate was 9%.
- The majority of the increases in rent between 2005-2016 was from 2005-2010. The rent either decreased or increased very slowly from 2011 to 2016.
- The price of oil changes with rent, and under certain circumstances, with the vacancy rate as well.
- The Core Need Income Thresholds (CNITs) have decreased from 2016-2017.
- Based on the apartment rental vacancy survey, between 4.8%-11.3% of units are unaffordable for those earning CNITs.
- Based on shelter to cost ratios, approximately 33.86% of renters are in an unaffordable rental situation.
- Furthermore, based on average and median lone-person household earnings, it is estimated that there are anywhere between 12 to 90 one-person households earning between \$5,000-\$25,000—which is well below the CNITs level for a bachelor style dwelling. As shown in section A3.13, there are over 100 lone-person households in unaffordable housing situations, none of which live in subsidized housing.
- Based on the households in core needs data, there is approximately 43 to 86 renter households in core need, with the majority of these households being non-census-family households.



SECTION B: TABER M.D., BARNWELL AND VAUXHALL



*This section will provide information and data for Taber M.D.,
Barnwell and Vauxhall.*

BARNWELL, VAUXHALL AND TABER M.D. EXECUTIVE SUMMARY


This portion of the report handles: Barnwell, Vauxhall and Taber M.D.

The methodology used to develop TDHF's *Housing Need and Demand Assessment* is a quantitative (statistical) secondary data analysis, a review of key provincial and municipal documents and interviews with relevant stakeholders. ARDN's findings are as follows:

- Taber M.D. had a population of 7,098 in 2016, Barnwell had 947 and Vauxhall had 1,222. Growth rate from 2011–2016 was 0.3% for the M.D., 19% for Barnwell and **-8%** for Vauxhall.
- A lower proportion of people have moved into Barnwell, Vauxhall and Taber M.D. than the province both 1 year and 5 years ago. More mobility in Barnwell than Vauxhall might explain Barnwell's growing population against Vauxhall's shrinking one.
- Barnwell, Vauxhall and Taber M.D. all have a younger median age than the province. In 2016, it was 27.6 in the M.D., 24.6 in Barnwell and 29.6 in Vauxhall. For the M.D., this has been a continuing trend for 15 years.
- The after-tax incomes of Barnwell, Vauxhall and Taber M.D. are lower than the provincial medians across most family types. Median incomes suggest some family types would not live within CNITs.
- About 10% of people in Barnwell, 18% in Vauxhall and 17% in Taber M.D. are considered "low-income", greater than the average of 8.8% in Alberta.
- The housing stock in Taber M.D. is not very diverse with 91% of the stock being single-detached homes as of 2016. In 2016, about 78% of dwellings in Vauxhall and 92% in Barnwell were single-family homes.
- Barnwell, Vauxhall and Taber M.D. all have a greater proportion of owners against renters than the province. Proportion of owners is about 88% in Barnwell, 82% in Vauxhall and 81% in Taber M.D.
- In 2017, Taber M.D. had a vacancy of 12%. Data from 2013 shows a vacancy of about 5%.
- Rental market data is mostly unavailable but for the M.D., the local economic authority reports rental rates ranging from \$1,000 to \$2,100.
- Barnwell, Vauxhall and Taber M.D. require less major repairs of homes than the province.
- In all communities, major housing development took place between 1961–1980. Most homes in Barnwell are less than 30 years old. In contrast, most homes in Vauxhall and the M.D. are 55+ years old.
- Barnwell has less housing unsuitability than the province, whereas Vauxhall and Taber M.D. suffer a greater rate.
- In Barnwell, about 19% of homeowners and 60% of tenants overpay for shelter. In Vauxhall, about 9% of homeowners and 0% of tenants overpay, and in Taber M.D. it is about 16% of homeowners and 16% of tenants.
- A Core Needs estimation analysis estimates that 34 households across Barnwell, Vauxhall and Taber M.D. are in core housing need.



B1: STUDY AREA & REGIONAL CONTEXT



This section will summarize the profile of Barnwell, Vauxhall and Taber M.D., while also giving an in-depth look at the population and employment demographics and statistics.

B1.1 AREA PROFILE

B1.1.1 LOCATION

The three locations being investigated in this section are Barnwell, a village in southern Alberta, 10 km west of Taber, Vauxhall, a town in southern Alberta, 36 km north of Taber, and Taber M.D., a municipal district located in Census Division 2.

B1.1.2 ECONOMY

There are different economic drivers in the three communities. In Barnwell, some major industries are Construction, Retail Trade, and Transportation and Warehousing. In Vauxhall they are Agriculture, Forestry, Fishing and Hunting, and Manufacturing. In Taber M.D. they are Agriculture, Forestry, Fishing and Hunting, and Construction.

Furthermore, the labor statistics of these areas will be investigated. The data in this section was obtained from the Alberta Regional Dashboard (ARD). The following are the definitions of unemployment, participation rate and employment:

Unemployment: Rate of those actively looking for work vs. total labor force.

Participation Rate: Rate of those currently employed or unemployed vs. total population.

Employment: Ratio of the employed to the working age population (i.e. people 15 years of age or older).

These definitions apply across the board for the following results. Note that the gap between the participation and employment rates is what creates unemployment.

Figure B1 illustrates those rates from 1981–2016 for the M.D., often reported in 5 year increments.

Please note for the following 3 figures that the axis on the right side is addressing the “Unemployment” measure, while the left axis addresses “Employment” and “Participation”.

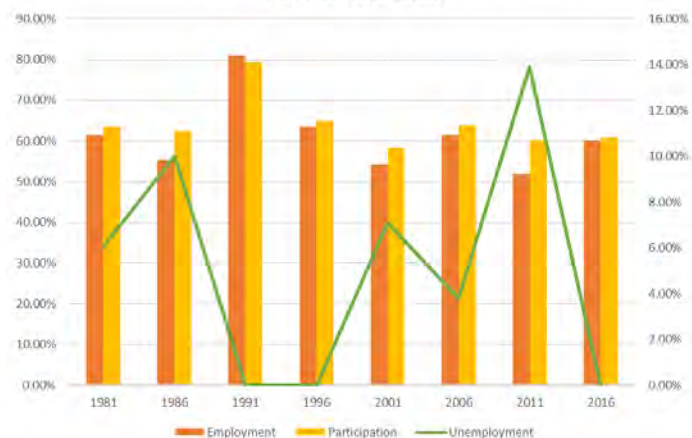
Figure B1: Employment, Participation, Unemployment, Taber M.D.: 1981-2016



Throughout the timespan of the data, the participation rate has changed dramatically between the 5 year increments. It increased steadily from 1981–1996 from 63.7% to 70.6%. It dropped to 66.9% in 2001 but then increased to 73.5% by 2011. By 2016 it had fallen to 67.5%. For unemployment, the recent rates are much lower than historical. For example, in 1986 unemployment was 11.3%. Since 2001 the rate has stayed around 3.5%, but increased from 2011–2016 from 3.3% to 4.5%.

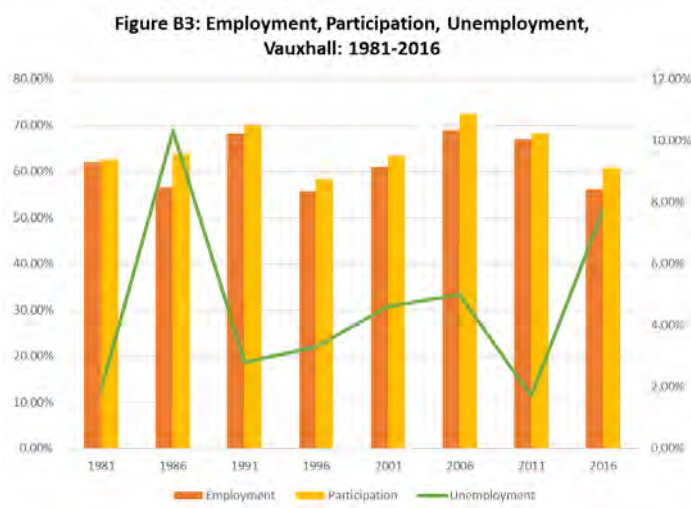
Figure B2 illustrates the labor data for Barnwell.

Figure B2: Employment, Participation, Unemployment, Barnwell: 1981-2016



Some of the data for Barnwell stated that it had a 0.0% unemployment rate in certain years but this is likely due to statistical error. As seen in the figure, Barnwell has had steady labor rates throughout 1981–2016, except for in 1991 where employment and participation both increased significantly; employment to 81.0% and participation to 79.4%. Subsequently, in the same year unemployment was recorded at 0.0%. As of 2016, the unemployment rate is captured at 0.0%, and employment at 60.0%.

Lastly, **Figure B3** illustrates the labor data for Vauxhall.



As seen in the figure, Vauxhall has seen more aggressive changes in the relevant rates throughout the years. Firstly looking at Participation rates, a steady incline was seen from 1981–1991, from 62.6% to 70.1%, before a significant drop to 58.4% in 1996. It rose until 2006, up to 72.5%, until another decline to 60.8% by 2016. As for unemployment, it had steadily increased from 1991–2006, from 2.80% to 5.0%, until 2011 where it dropped to 1.7% before increasing to 7.7% in 2016.

B1.1.3 Community Planning

The TDHF operates housing in the communities of Barnwell, Vauxhall and Taber M.D. As of the present they operate 3 facilities in Barnwell, all apartments, which house a total of 7 units. In Vauxhall, they operate 3 facilities which house 14 units. For the M.D., they operate a single facility in Grassy Lake which houses 4 units.

The TDHF hopes with a new development that they would be able to service beyond the major population hub of Taber, and provide housing for those in need in Barnwell, Vauxhall and Taber M.D. as well.



B1.2 COMMUNITY DEMOGRAPHICS

The following section analyzes Barnwell, Vauxhall, Taber M.D and Alberta's populations, considering growth trends, mobility patterns and potential future growth. The data in this section was collected from StatsCan.

B1.2.1 POPULATION

Population and population trend data gives insight into the size of a community, historical growth, effects of recent events and other key demographic information. Information about population was gathered from the ARD.

First, the population trends of Taber M.D., the Town of Vauxhall and the village of Barnwell will be compared. According to the ARD, Taber M.D. has leveled off in growth since 2011. As of 2016, there are an estimated 7,098 residents in Taber M.D.—an increase of only 21 or 0.30% over 5 years, starting with 7,077 in 2011. For Vauxhall, the ARD shows that the population has seen negative annual growth since 2011. As of 2016, the population is reported to be 1,222; down from the count of 1,330 in 2011. This signifies a loss of 108 or -8.12% over the 5 years. For Barnwell the opposite has occurred; as of 2016, they have a population of about 947; a growth of 153 or 19.27% since 2011.

Table B1 and B2 summarize the data. **Table B1** shows the counts for the M.D., Barnwell and Vauxhall. **Table B2** demonstrates the growth rates for each area. Note that in the second table, the growth rate shown in 2011 is how much the population has grown since 2010.

Year	Barnwell	Vauxhall	Taber M.D.
2011	794	1,330	7,077
2012	822	1,308	7,081
2013	852	1,286	7,085
2014	883	1,264	7,090
2015	914	1,243	7,094
2016	947	1,222	7,098
Total Growth	153	-108	21

Year	Barnwell	Vauxhall	Taber M.D.
2011	5.03%	3.42%	0.51%
2012	3.53%	-1.65%	0.06%
2013	3.65%	-1.68%	0.06%
2014	3.64%	-1.71%	0.07%
2015	3.51%	-1.66%	0.06%
2016	3.61%	-1.69%	0.06%
Total Growth	19.27%	-8.12%	0.30%

B1.2.2 MOBILITY

Population mobility data divides the population into those that have not moved and those that have moved from one residence to another. Those that moved are then broken down by place of residence one year ago and five years ago. Mobility status^a can provide an indication of available employment opportunities in a region, or economic prosperity¹⁰, and rates of unemployment and mobility tend to move together¹⁰. There are also personal reasons¹¹ such as the strength of housing markets and local social capital and social forces¹³, such as support from a community, which factor into a populations mobility.

Table B3 shows the percentage of those Barnwell, Vauxhall, Taber M.D. and Albertan residents that lived at the same address one year ago and five years ago. This data was obtained from the 2016 Census.

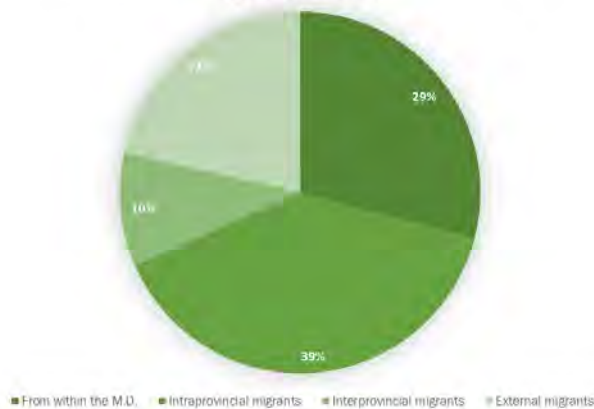
	Barnwell	Vauxhall	Taber M.D.	Alberta
People who lived at the same address 1 year ago	89.6%	90.3%	88.8%	84.5%
People who lived at the same address 5 years ago	64.7%	74.9%	69.6%	55.3%

^a Mobility status refers to the status of a person regarding the place of residence on the reference day in relation to the place of residence on the same date one year and five years earlier. Statistics Canada refers to persons who have not moved as non-movers and persons who have moved from one residence to another as movers. Movers include non-migrants and migrants. Non-migrants are persons who did move but remained in the same city, town, township, village or Indian reserve. Migrants include internal migrants who moved to a different city, town, township, village or Indian reserve within Canada. External migrants include persons who lived outside Canada at the earlier reference date.

As seen in the table on the last page, the areas in the M.D. and the M.D. itself have been less mobile than the province, meaning fewer people move in to the areas compared to the province. In the case of Vauxhall especially, about three quarters of the population residing as of 2016 have lived there for over 5 years. During a consultation, it was said that the reason for Barnwell’s growth and Vauxhall’s loss of population was due to population moving from Vauxhall to Barnwell. The data shows that if the movers moved over 1 year ago but not more than 5 years ago, this might be the case, as Barnwell shows more movers than Vauxhall.

5-year Mobility status data for those who moved to Taber M.D. is further analyzed in **Figure B4**.

Figure B4: M.D. of Taber Mobility status 5 years ago (StatsCan)



As per the above figure, while the majority of the population has not moved in from outside of the M.D. in the last 5 years, those who did move in were mostly from within the province (i.e. about 39% of the movers). 29% of the population moved within the M.D. while 10% moved from another province to the M.D. Lastly, 22% of the population moved in to the M.D. from outside of Canada.

B1.2.3 POPULATION GROWTH AND AGE DISTRIBUTIONS

Population growth gives insight into the future expected populations of a community. It can be used to determine the need for additional development. Age distributions can highlight the need for certain types of developments, and projections can show if they will be required in the future.

Figure B5 shows the M.D.’s population age distribution changes between 1996, 2006, 2011 and 2016. The population data in this section is sourced from StatsCan. The data for 2001 has different age groups than the other Censuses and so has been excluded from the figure.

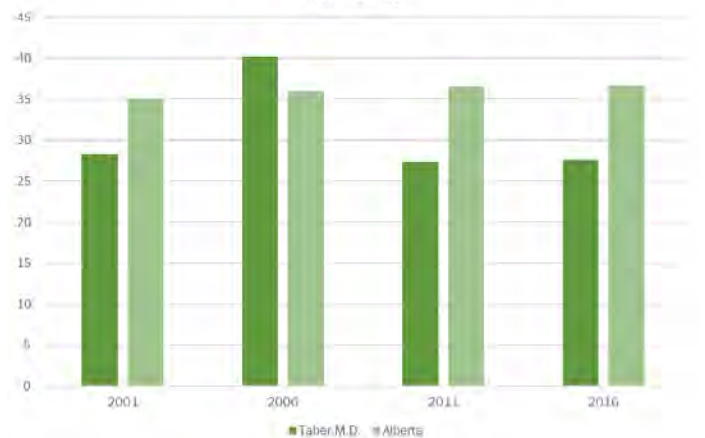
Figure B5: Taber M.D. Population Distributions (StatsCan)



Data shows that Taber M.D.’s overall population has grown 25.5% from 1996–2016. When comparing the data from the four timelines: 1996, 2006, 2011 and 2016, it can be seen that there are two ranges which are consistently aging; from 0–14 and 54–70. Also, there is an obvious negative slope in the age distribution that has kept throughout the years, with the age groups being most populous in the younger categories; along with a massive decline in population in the 20–24 age range. This means that in the M.D. there are a lack of young adults, which could be explained by people in that age range moving out. This is however speculative.

Figure B6 illustrates a comparison of the Alberta population median age against median age of Taber M.D. from 2001 to 2016.

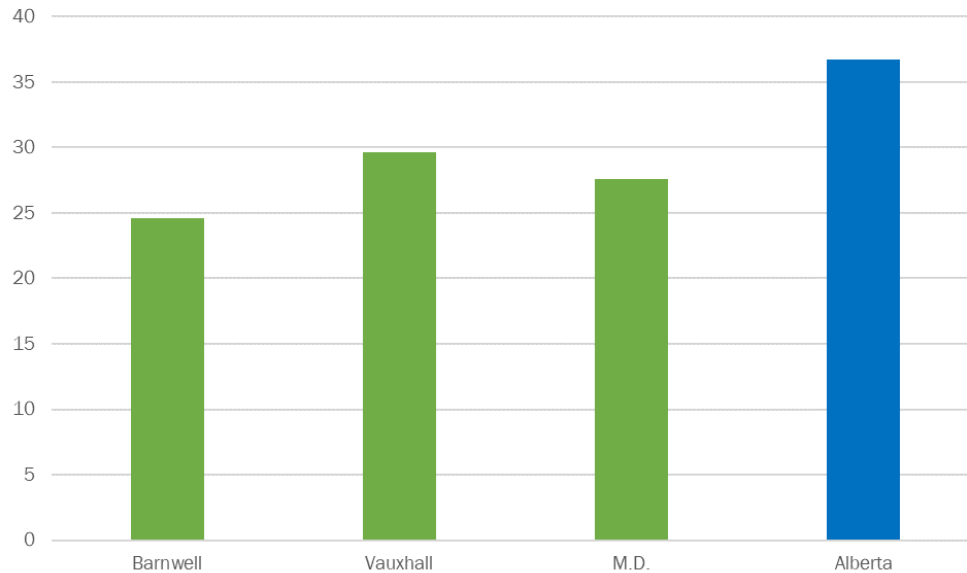
Figure B6: Median Age of Taber M.D. and Alberta Comparison (StatsCan)



In 2016, the median age in Alberta was 36.7 compared to the M.D.’s median age of 27.6. The M.D.’s median age is consistently younger than the Albertan population over this time frame, except for 2006 where it was older. As per the above figure, the M.D.’s median age has stayed relatively consistent.

Figure B7 below shows the median ages of Barnwell, Vauxhall and Taber M.D. against the provincial median for 2016.

Figure B7: Barnwell, Vauxhall, Taber M.D. and Alberta Median Age Comparison



As seen above, the median age of each community is younger than the province. Barnwell has the lowest median of the communities, 24.6, while the Vauxhall median of 29.6 is the closest to the province.

B1.2.4 DISTRIBUTION OF FAMILY TYPES

Table B4 compares Alberta family composition to that of the compositions in Barnwell, Vauxhall and Taber M.D. This data was gathered from the 2016 StatsCan Census. The data shows that the different communities do not have the same family characteristics. Note that some data for Barnwell show as zero amounts, and this might be due to statistical error.

Table B4: Barnwell, Vauxhall, Taber M.D. and Alberta Family Composition (StatsCan)

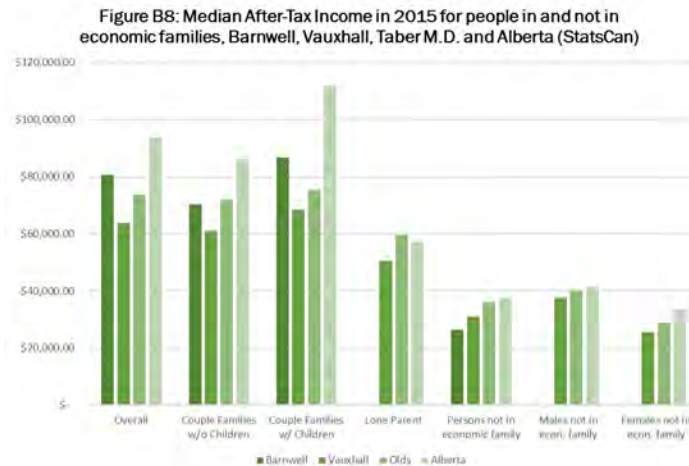
Type of Family	Barnwell		Vauxhall		Taber M.D.		Alberta	
	%	#	%	#	%	#	%	#
Total Number of Census Families		225		310		1,575		1,114,585
Male Lone Parent Families	0.00%	0	3.23%	10	1.90%	30	3.39%	37,770
Female Lone Parent Families	4.44%	10	9.68%	30	2.54%	40	11.08%	123,490
People not in	4.22%	40	10.23%	125	5.71%	405	16.68%	678,535
Average number of persons per census	4		3.5		3.8		3.0	

Looking at the above table Vauxhall has the closest distributions of family characteristics compared to the province, except in the case of people not in census family where Vauxhall has a smaller proportion. In contrast, Barnwell and the M.D. both have a lower proportion of lone-parents and people not in a census family. Within the communities, Vauxhall has the greatest proportion of both male lone-parents (3.23%) and female lone-parents (9.68%), as well as the greatest proportion of people not in census family (10.23%). Barnwell, Vauxhall and the M.D. all have a greater average number of people per census family than the province, with Barnwell having 4 people, Vauxhall having 3.5 and the M.D. having 3.8.

B1.2.5 HOUSEHOLD INCOME

Median Household Income by Household Size

Figure B8 below compares 2015 Alberta median after-tax income to the median after-tax income of Barnwell, Vauxhall and Taber M.D. by economic family^b structure. This data was collected from the 2016 StatsCan Census. Note that in some family structures there are zero counts for Barnwell, this is possibly due to statistical error.



In Barnwell, based on their after-tax income adjusted for family size, 39.7% of the population was in the top half of Canada's income distribution, it was 29.5% in Vauxhall and 36.1% in the M.D., all significantly less than the rate of 61.6% reported for Alberta. Lone-parent families and persons-not-in families earned drastically less than couple families. In most family structures, Barnwell, Vauxhall and M.D. residents earned less than the provincial medians.

Low Income

Table B5 compares low-income statistics in Barnwell, Vauxhall and Taber M.D. by different age groups. This data was collected from the 2016 StatsCan Census. The measure used is the low-income measure after tax, or LIM-AT. It defines thresholds that if a household fails to meet it is considered low income¹².

Table B5: Barnwell, Vauxhall and Taber M.D. Low-Income Statistics (StatsCan)						
Age Group	Barnwell		Vauxhall		Taber M.D.	
	%	#	%	#	%	#
0 to 5	14.8%	20	29.0%	45	27.7%	215
0 to 17	13.0%	50	25.3%	110	22.8%	550
18 to 64	7.3%	35	14.1%	90	14.0%	485
65+	12.5%	10	14.3%	20	11.9%	65
Total	10.1%	95	18.0%	220	17.2%	1,105

B1.2.6 FIELD OF STUDY

Figures B9, B10 and **B11** show data regarding the fields of study undertaken by residents of Barnwell, Vauxhall and Taber M.D. This data collected from the 2016 StatsCan Census shows that a significant amount of people in each community do not have any post-secondary education. In both Barnwell and the M.D., those who do have post-secondary education typically study Agricultural fields, followed by Health Professions. In Vauxhall, the popular fields of study are mostly Business. Economic theories such as the Mincer equation have shown education to be a significant factor in wages¹³ – and the lack of post-secondary education in a significant portion of a population *could* be the reason for lower wages. This is however speculative.

Figure B9: Fields of Study in Barnwell (StatsCan)

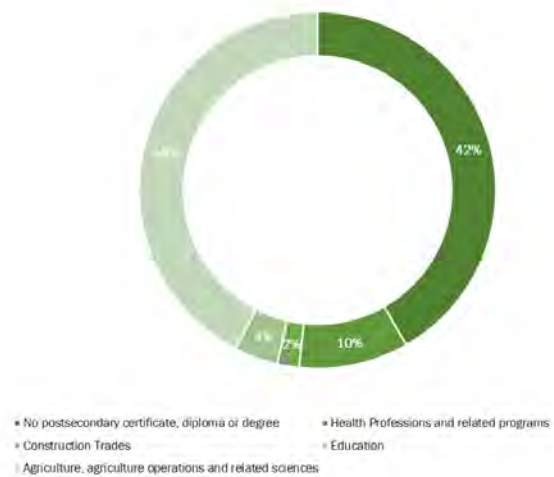
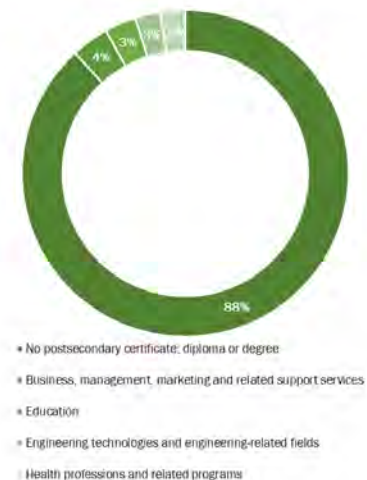
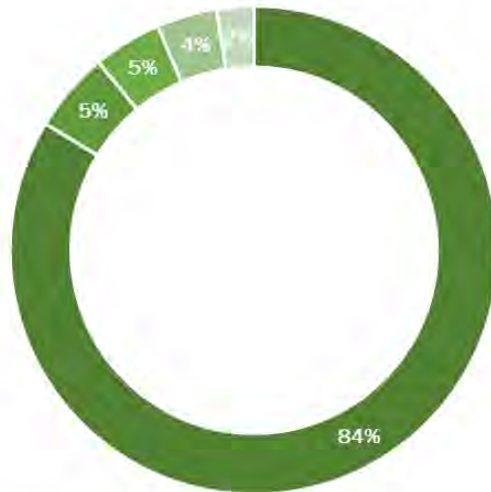


Figure B10: Fields of Study in Vauxhall (StatsCan)



^bFamilies came in different sizes and larger families may have benefited from pooling of resources and economies of scale. Economic families are defined as people living in a common household but not necessarily related whereas Census Families are a family unit that is related.

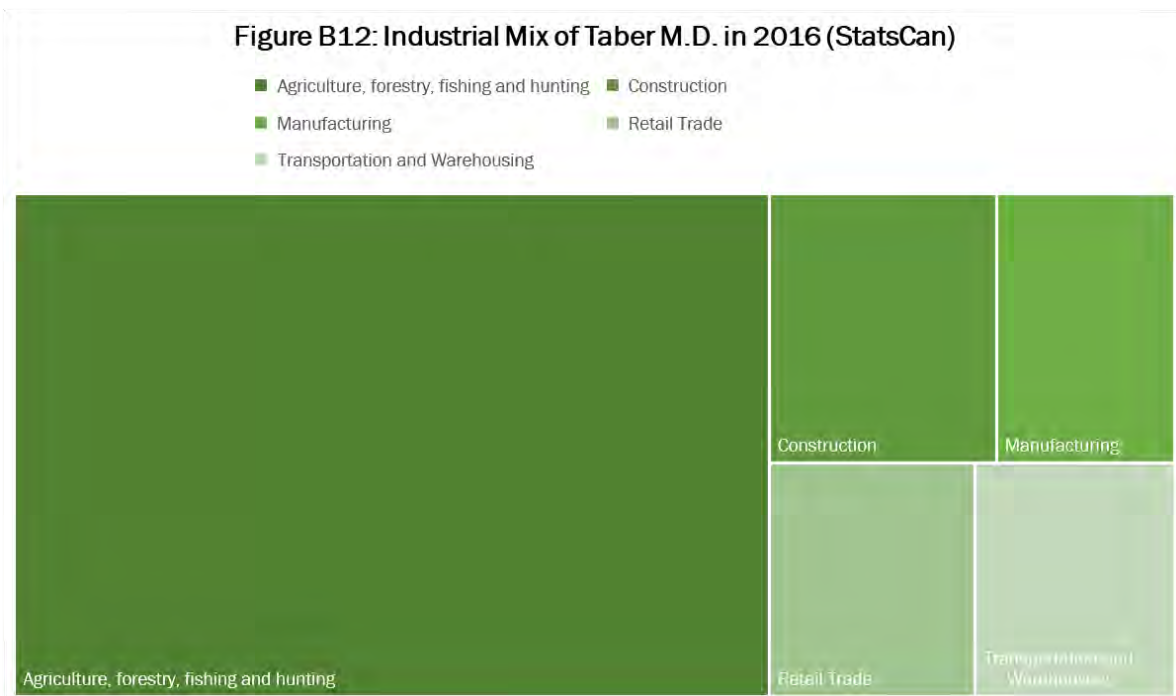
Figure B11: Fields of Study in Taber M.D. (StatsCan)



- No postsecondary certificate; diploma or degree
- Agriculture, agriculture operations and related sciences
- Health professions and related programs
- Business, management, marketing and related support services
- Mechanic and repair technologies/technicians

B1.2.7 Industrial Mix

Figure B12 shows data regarding the 5 largest industries in Taber M.D. as of 2016. This information was obtained from the 2016 StatsCan Census.



As can be seen in the above figure, the largest and most popular industry in the area is “Agriculture, Forestry, Fishing and Hunting”, followed by Construction. Other large industries are Manufacturing, Retail Trade and “Transportation and Warehousing”.

B2: HOUSING SUPPLY

This section will summarize the most recent reporting of housing stock and characteristics within Barnwell, Vauxhall and Taber M.D.

B2.1 RENTS, VACANCY AND HOUSING STOCK

B2.1.1 OWNER, RENTING + STRUCTURE TYPE OVERVIEW

Dwellings counts illustrate the size of the housing market in a community, while tenure statistics provide information on the rental market.

Table B6 breaks down the number of households by housing tenure for Barnwell, Vauxhall and Taber M.D. This data was collected from the 2016 StatsCan Census.

Table B6: Barnwell, Vauxhall, Taber M.D. and Alberta Tenure Types (Census 2016)				
	Barnwell	Vauxhall	Taber M.D.	Alberta
Owner	88.46%	81.71%	81.18%	72.38%
Renter	11.54%	18.29%	18.82%	26.98%

From the data it can be seen that in terms of renter vs owner proportions, all communities have a greater proportion of owners than the province. Vauxhall and the M.D. are the closest to the province in regards to proportion of renters, 18.29% and 18.82% respectively, whereas Barnwell has the greatest proportion of owners; with 88.46% of households being owner households.

Households can be defined by structural type, and the blend of different structural types in a community setting is known as housing diversity. The following data describes the housing diversity in Taber M.D. and was collected from 2016 StatsCan Census. Most of the M.D.'s population lives in single-detached homes and the median home value was estimated at \$321,317 in 2016. Most of the homes were constructed prior to 1960 and between 1961–1980.

Table B7 provides the dwelling types breakdown by number of units taken from 2006, 2011 and 2016 StatsCan data.

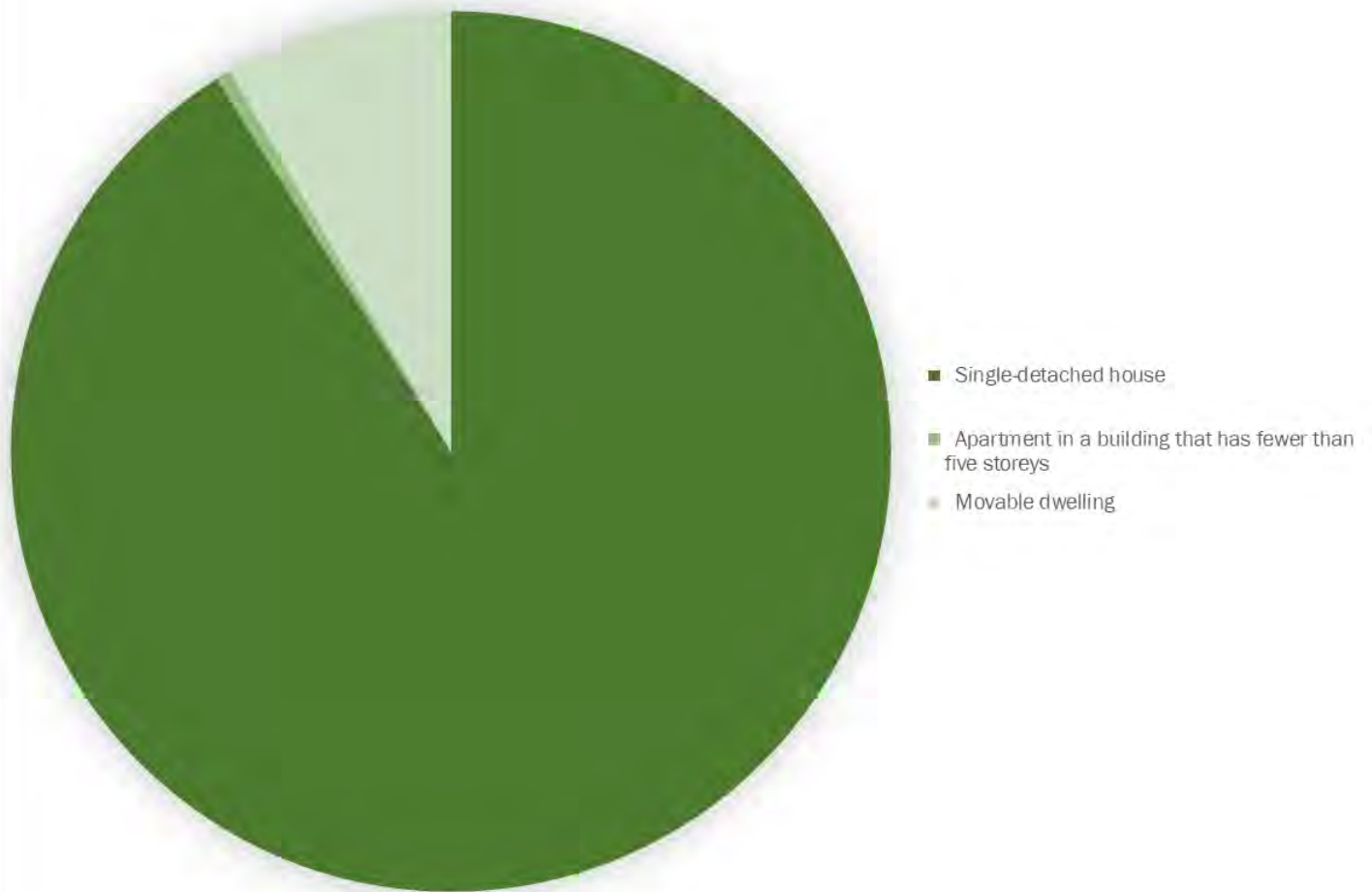
Table B7: Taber M.D., Total Number of Private Dwellings by Structural Type of Dwelling (StatsCan)			
House Type	2006	2011	2016
Single-detached house	1,586	1,695	1,680
Apartment in a building that has five or more storeys	-	-	-
Other attached dwelling	31	10	15
<i>Semi-detached house</i>	10	5	-
<i>Row house</i>	-	5 ^c	-
<i>Apartment or flat in a duplex</i>	10	-	-
<i>Apartment in a building that has fewer than five storeys</i>	10	5	10
<i>Other single-attached house</i>	126	-	-
Movable dwelling	-	130	155
Total	1,720	1,835	1,855

Overall, the total number of dwelling units increased about 8% between 2006 and 2016. Almost all of this increase is from single-detached homes.

Figure B13 on the next page illustrates the percentage of dwelling types in Taber M.D. as of 2016.

^c As this number is not seen in previous or later census, it may be the result of statistical error.

Figure B13: Taber M.D. Dwelling Units by Structural Type
(StatsCan)



As seen above, single-detached houses accounted for almost all of the housing in the M.D. (91% of stock), it is followed by Movable Dwellings which are 8% of the stock and small apartments which are 0.5% of the stock.

B2.1.2 RENTS AND VACANCY RATES

Rental rates indicate the cost of living for tenants in the area and when compared to income or other statistics, it can show if the rental rates in the area are affected by factors of either demand or supply. Vacancy rates indicate whether or not the provided rental units are being occupied and additional data can indicate the reasoning for the lack of occupation.

The rental market in the M.D. is scarce according to the local economic authority. Information provided states that the costing for rental properties that are available range from about \$1,000 to \$2,100, depending on size and other factors. StatsCan data states that the median rent in the M.D. is \$851 and that there are a total of 325 rental properties in the M.D.; 22.72% of all properties in the area.

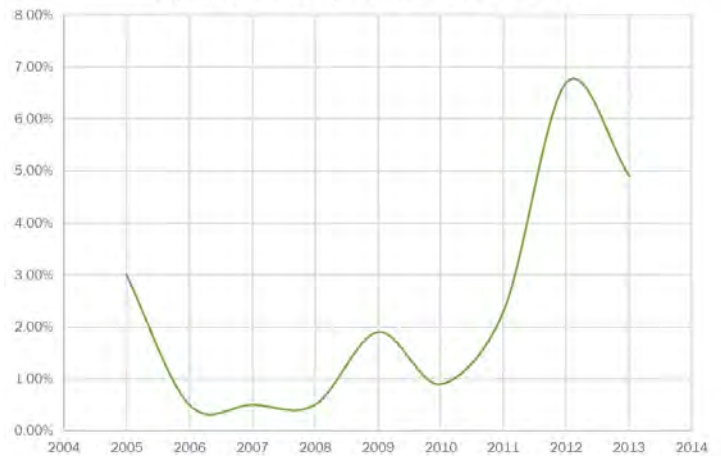
As for vacancies, data for 2017 was also provided by the economic authority of the M.D. The rates are fully summarized in **Table B8**.

Table B8: Vacancies in the M.D. of Taber	
Area	Vacancy
Grassy Lake	5.00%
Enchant	22.00%
Hays	13.00%
Division 1	13.00%
Division 2	10.00%
Division 3	6.00%
Division 4	11.00%
Division 5	14.00%
Division 6	19.00%
Division 7	10.00%
M.D. of Taber	12.00%

The data provided states that in the entirety of the M.D. the vacancy is 12%. There are also specific vacancies for different sectors of the M.D., the greatest of which is in Enchant which sees a vacancy rate of 22%.

ARD also provides vacancy data, but only for the M.D. and only until 2013. **Figure B14** summarizes the data.

Figure B14: Vacancy Rate in Taber M.D. (ARD)



As seen above, in recent years, the vacancy in the M.D. has shot up; it was 6.70% in 2012, but in earlier years has otherwise stayed relatively low—around 1-2%. As can be seen at the tail end of the figure, the vacancy rate dropped in 2013, to 4.90%, meaning that if the data provided by the economic authority is accurate there was another jump in vacancy sometime between 2013–2017.

ARD also provides information regarding the % of single-family homes in an area. Data was collected for the M.D., Barnwell and Vauxhall. **Table B9** summarizes the data.

Table B9: % single-family homes in Barnwell, Vauxhall and Taber M.D. (ARD)			
Year	Barnwell	Vauxhall	Taber
			M.D.
2001	84.80%	78.00%	75.50%
2006	86.10%	81.70%	75.90%
2011	90.70%	76.50%	73.60%
2016	92.30%	78.30%	90.80%

As shown in the data, the majority of homes in each area are single-family homes. More so in the M.D. and Barnwell, where over 90% of the homes are for single families.

B2.1.3 RENTS & INCOME REQUIRED

The Core Needs Income Threshold (CNITs) is established on an annual basis by Alberta Seniors and Housing which sets the maximum household income eligibility level to access subsidies for housing in communities across the province. Households that earn incomes below or at CNIT levels have difficulty finding housing that is adequate, safe and suitable for its needs without spending more than 30% of their household income for rent. **Table B10** shows the 2017 CNIT levels for different unit types and maximum rent levels payable in Barnwell. This data is identical to the data in Vauxhall, there is no data for the M.D.

Table B10: Barnwell Core Needs Income Thresholds (CNIT)					
	Bachelor	1 BDRM	2 BDRM	3 BDRM	4 BDRM
Income Threshold	\$28,500.00	\$33,500.00	\$37,500.00	\$42,000.00	\$46,000.00
Rent based on 30%	\$712.50	\$837.50	\$937.50	\$1,050.00	\$1,150.00

To explain the above data consider the following: if someone is earning \$41,500 in Barnwell and they require a two-bedroom unit, they can pay up to \$1,037.50. If that person is unable to find anything below \$1,037.50 they will be eligible for subsidies. The aim of an affordable housing project is to provide housing that meets the core needs income thresholds.



B2.2 CONDITION AND SUITABILITY

This section estimates the number of households within Barnwell, Vauxhall and Taber M.D. that may be facing housing challenges and hardships in:

- > Housing adequacy (physical safety and maintenance of the home).
- > Housing suitability (proper size of the home given the size of the household).
- > Housing affordability (the cost of the home related to the household's income).

B2.2.1 HOUSING STATE OF REPAIR

Age and Major Repairs

As of 2016, 7.69% of all households in Barnwell reported living in dwellings that required major repairs, the rate was 6.02% in Vauxhall and 5.11% for Taber M.D. **Table B11** shows the relevant data for the communities and compares them to the province.

Table B11: Need for Repairs in Barnwell, Vauxhall, Taber M.D. and Alberta (StatsCan)				
	Barnwell	Vauxhall	Taber M.D.	Alberta
Major Repairs Needed	3.11%	3.78%	5.26%	5.71%

From the table it is shown that Barnwell, Vauxhall and the M.D. all require major repairs at a lower proportion than the province. Barnwell in particular has the lowest rate amongst the communities, with only 3.11% of homes requiring repairs.

Table B12 below shows the years in which dwellings were constructed in Barnwell, Vauxhall and Taber M.D. This data was collected from 2016 StatsCan Census.

Table B12: Age of Housing in Barnwell, Vauxhall and Taber M.D. (StatsCan)			
Date of Construction	Barnwell	Vauxhall	Taber M.D.
1960 or before	40	115	490
1961 to 1980	45	185	530
1981 to 1990	25	45	225
1991 to 2000	40	40	215
2001 to 2005	15	10	85
2006 to 2010	40	20	150
2011 to 2016	55	-	160
Total	260	415	1,855

The data shows that across the communities, a common time where significant development took place was 1961–1980. Vauxhall also has many homes built prior to 1960, but no homes built from 2011–2016. Barnwell's housing stock is more evenly distributed, and most homes are less than 30 years old; the largest development cycle for the village was from 2011–2016, where 55 homes were built. The M.D. has also has housing being developed throughout the years, but most homes are 55+ years old; only 21% of homes were built after 2000.

B2.2.2 SUITABILITY

Suitability

Housing is considered unsuitable if the home's occupants are living in overcrowded conditions. National Occupancy Standards set minimum criteria for number of persons per bedroom and level of privacy for the size and composition of a household¹⁴. **Table B13** shows the relevant data regarding suitability in Barnwell, Vauxhall and Taber M.D., according to the 2016 StatsCan Census.

Table B13: Unsuitable Households Vauxhall, Barnwell, Taber M.D. and	
Location	%
Barnwell	3.85%
Vauxhall	7.23%
Taber M.D.	8.09%
Alberta	4.52%

As per the data, only Barnwell has a lower unsuitability rate than the province, the M.D. and Vauxhall both suffer a greater rate. The M.D. has the greatest proportion with 8.09% of homes being unsuitable.

Affordability

Table B14 breaks down the shelter to income ratios of owner and renter households and average 2016 shelter costs. This data was obtained from 2016 StatsCan Census.

The data shows that of the home owners of Barnwell, Vauxhall and Taber M.D., an average of 14.8% of them pay more than 30% of their incomes on shelter costs, the nominal cost being on average \$1,047.00. Need is greatest in the M.D., where the proportion of overpaying owners is 16.2% and the average monthly shelter cost is \$939.00.

More impactful is the situation of tenant households in the communities. As per the data, an average of 25.2% of tenants pay more than 30% of their incomes on shelter costs. The average monthly cost for tenants across the communities is \$820.50; note that this doesn't include cost of rent in Barnwell as the data is unavailable.

For owner households, Vauxhall has the lowest proportion of overpaying owners, 9.0%, as well as the lowest owner shelter cost at \$890.00. Barnwell in contrast has both the highest proportion of overpaying owners, 19.1%, and the highest owner shelter cost, \$1,311.00. For tenant housing, data shows that the greatest proportion of subsidized housing is in Vauxhall, with 26.7% of tenants subsidized, and the lowest at 0.0% in Barnwell; although this number might be due to statistical error. In terms of overpaying, Barnwell has the greatest proportion with 60.0% of tenants overpaying on shelter. Vauxhall has the lowest with 0.0% of tenants overpaying, but again this might be due to statistical error. For shelter cost, the M.D. is the highest with an average rent of \$851.00.

Table B14: Barnwell, Vauxhall and Taber M.D., Number of Tenant and Owner Households and Income to Shelter Costs Ratios			
	Barnwell	Vauxhall	Taber M.D.
Total Number of Owner Households in Non-Farm, Non-Reserve private dwellings	235	335	1,110
<i>% Owner households spending 30% or more of its income on shelter costs</i>	19.1%	9.0%	16.2%
<i>Average Monthly Cost</i>	\$1,311	\$890	\$939
Total Number of Tenant Households in Non-Farm, Non-Reserve private dwellings	30	75	325
<i>% Tenant households in subsidized housing</i>	0.0%	26.7%	6.2%
<i>% Tenant households spending 30% or more of its income on shelter costs</i>	60.0%	0.0%	15.6%
<i>Average Monthly Cost</i>	-	\$790	\$851

B2.2.3 CORE NEEDS ESTIMATION

The analysis will consider information regarding the prevalence of Core Housing Needs in Taber M.D. and how it relates to the community's unaffordability levels per family types in order to illustrate an approximate need for more suitable housing. Core Housing Needs is defined by StatsCan as the following: as a first step, it is determined if a dwelling is unsuitable, inadequate or unaffordable based on criteria mentioned in previous sections. If so, it is then determined if the household has access to proper housing in the community based on their incomes levels; if the answer is no, the household is in Core Housing Need¹⁵. **Table B15** below demonstrates the core housing need data for the M.D., specifically considering unaffordable homes; as unaffordability is the most prominent factor of housing suitability in the M.D. This data was collected from the 2016 Census; note that although from the Census this particular indicator has been collected from separate data tables provided by StatsCan.

Table B15: Core Needs Data for Unaffordable Households (StatsCan)	
Unaffordable households	#
In Core Need	50
Not in Core Need	170
Not applicable homes	15
Total	235

The above table shows that there are 50 households in Taber M.D. which are in Core Housing Need due to affordability issues. Note that for some households they might also be affected by suitability and adequacy issues. With 50 of the households being in core needs out of the total 235 that are unaffordable, a rate of **21.3%** can be derived. To clarify, this means that 21.3% of unaffordable homes are in Core Need.

Next, data regarding affordability for tenants in Taber M.D. by family structure will be investigated. This data was collected from a housing table in the 2016 StatsCan Census. **Table B16** breaks down tenants paying more than 30% of their income on shelter costs by family structure.

Table B16: Unaffordability of Renters in Taber M.D. by Family Type (StatsCan)	
Households spending 30% or more on shelter	#
Couples without children	10
Couples with children	30
Lone Parents	0
Other census family	0
Non-census family	10
Total	50

As seen in the table, the majority of renters living in an unaffordable situation are couples with children. The other household types in an unaffordable situation are couples without children and non-census families, who are mostly singles. Note that some of these households are categorized as "subsidized" by StatsCan data, but definitions for "subsidized" are broad and not specified as to what form of subsidy is received.

With the previous data, the following analysis can now be performed: given that 21.3% of households in an unaffordable situation are also in Core Need and with the data showing unaffordability in households by family type, the data can be cross referenced to determine how many unaffordable households are in Core Need by family type. The analysis is presented in **Table B17**.

Table B17: Core Needs in Unaffordable Households in Taber M.D. by Family Type	
Unaffordable households by family type	# in Core Need
Couples without children	2
Couples with children	6
Lone Parents	0
Other census family	0
Non-census family	2
Total	10

The analysis estimates that just in the M.D., there are **10 households** that are in an unaffordable situation and in Core Housing Need as defined by StatsCan. As expected, the majority of homes are couples with children.

The same analysis was done for Barnwell and Vauxhall. The results of unaffordable households in core need are shown on the next page in **Table B18** and **Table B19**. Note that data for Barnwell is scarce and might not be accurate.

Table B18: Core Needs in Unaffordable Households in Barnwell by Family Type (StatsCan)

Unaffordable households by family type	# in Core Need
Couples without children	0
Couples with children	4
Lone Parents	0
Other census family	0
Non-census family	10
Total	14

Table B19: Core Needs in Unaffordable Households in Vauxhall by Family Type (StatsCan)

Unaffordable households by family type	# in Core Need
Couples without children	0
Couples with children	0
Lone Parents	0
Other census family	0
Non-census family	10
Total	10

The tables above show up to **14 people** in Barnwell and **10 in Vauxhall** are in Core Housing Need. This totals to 34 people in Barnwell, Vauxhall and Taber M.D.



BARNWELL, VAUXHALL AND TABER M.D. SUMMARY & CONCLUSIONS

This section has focused on analyzing Barnwell, Vauxhall and Taber M.D.'s housing needs and demands applied to the vulnerable of the community. An analysis of Taber and area was conducted to identify possible need for affordable housing for the community, to the extent that was possible given data limitations. Population characteristics and housing profile were compared to determine this need. An overview of general economic conditions provided the required context.

Labor data was looked at first. Data from this section was sourced from the ARD. Data for Taber M.D. showed that unemployment as of 2016 was 4.5%, a number consistent with recent years but lower than historical data. For Barnwell, unemployment was recorded as 0.0% in 2016; this might be due to statistical error. The last non-zero unemployment rate recorded was in 2011, where it was 13.9%. For Vauxhall, the 2016 unemployment rate was 7.7%, this is greater than what the town has experienced in recent years.

Population data was looked at next. This data was sourced from StatsCan Census. Population in Taber M.D. is 7,098 and if growth trends continue, the population will be 7,158 by 2030. Historical population growth for the area has been about 0.0006% annually, and since 2001 the population has grown about 0.3%. Barnwell has had greater growth and if trends continue, it will have a population of 1,608 by 2030. The historical annual growth has been about 3.9% and the population has grown about 19.3% since 2011. Vauxhall in contrast has been contracting in population, and if trends continue, it will have a population of 972 by 2030. Historical population trends show a contraction of about 1.6% annually, and the population has shrunk about 8.1% since 2011. Compared to the province, Barnwell, Vauxhall and Taber M.D. are all younger on average. The M.D. for example has a median age of 27.6 against the province's 36.7. Current age demographics in Taber M.D. show a strong negative slope with the youngest age groups being the most proportionate and the older age groups being the least. A dip in the 20–24 age range is also evident, and might be due to young adults moving out of the M.D.

Income data regarding the communities were collected from the 2016 StatsCan Census. Data finds that across the communities, lone-parent families and non-family persons have a much lower income than Couple families and that overall, median income is less than the province's. Also, in Barnwell, only about 40% of the population was in the top half of income distribution

compared to the 62% of the province; it was about 30% in Vauxhall and 36% in Taber M.D. This data suggests that certain family types would have trouble finding suitable, affordable homes. Low-income information provided in the Census reveals that all 3 communities have a greater prevalence of low-income than the province, most of all in Vauxhall; where 18% of the population is considered low-income.

Dwelling counts and tenure were looked at next. Data on these topics were collected from StatsCan Census, local economic authority and the ARD. The data showed that the majority of Taber M.D. residents live in single-detached homes; the Town's housing diversity has been like this since at least 2006. Data also shows that there are more homeowners vs renters when compared to the province. This is also true of Vauxhall and Barnwell. Rental rates are not available through census or ARD data but local economic authority provided information that in the M.D., rental rates are about \$1,000 to \$2,100. In regards to vacancy, the M.D. is reported to have a 12% vacancy in 2017. Rental and vacancy information is not available for Barnwell or Vauxhall.

Data from StatsCan shows the need for major repairs of homes in Barnwell, Vauxhall and Taber M.D. All communities require repairs at a lower rate than the province, the M.D. however is close to the province in proportion of homes requiring repair. In terms of the age of housing stock, each community had significant development between 1961–1980. As for suitability, Vauxhall and Taber M.D. have a higher unsuitability rate than the province, and Barnwell has a lower one.

The 2016 StatsCan Census provides information regarding the affordability of homes; and finds that in Barnwell, 45 owner households or roughly 19% are playing more than 30% of their income on shelter costs; compared to 18 or 60% overpaying tenant households. In Vauxhall there are 30 or 9% overpaying owners and there are no overpaying tenants. For Taber M.D., there are about 180 or 16% overpaying owners and about 51 or 16% overpaying tenants. Average shelter cost is \$1,047.00 for owners and \$820.50 for tenants.

An analysis was conducted regarding the Core Housing Need and estimated that 34 people across the communities are in Core Housing Need; 10 in Taber M.D., 14 in Barnwell and 10 in Vauxhall.

The TDHF is dedicated to ensuring that the vulnerable population of Taber and area have access to safe, suitable and affordable housing. Current operations do not have the capacity to service all of the demand so the TDHF aims to solve this issue by increasing available supply.

OVERALL CONCLUSIONS

With both Section A and Section B the details of the demographics of Taber, Barnwell, Vauxhall and Taber M.D. are shown. The demographics were analyzed to identify possible need for an affordable housing development, and analysis revealed dire housing needs that exist in the communities.

In regards to population, with the exception of Barnwell, the two sections share similar trends. With very low amounts of growth over the past 5 years. When age demographics were investigated it was found that for Barnwell, Vauxhall and Taber M.D., the communities were younger than the province. For Taber M.D., the distribution of ages was heavily curved towards the younger population, with a significant lack of young adults in the area. When projections from Alberta Health for all areas within the M.D. were looked at, it showed that the population was growing older.

When incomes were investigated, it showed that for all communities there had lower median incomes than the province. In regards to education, Taber had a greater proportion of residents without a certificate or high school diploma when compared to the greater census division. In Barnwell, Vauxhall and Taber M.D., the majority of the population did not have a post secondary education.

When investigating dwelling statistics, it was found that in all communities, the dwellings are fairly aged. Also regarding dwellings, all communities except for Vauxhall have over 15% of the tenants in the community overpaying for shelter costs.

With the data available analysis was conducted to estimate the amount of people in each community who were in a dire housing situation. For Taber, it was found that up to 90 residents were in a dire housing situation and for Barnwell, Vauxhall and Taber M.D., a total of 34 residents were found in a dire housing situation. As it is likely that the majority of the need is in Taber, a potential development would be best suited within Taber; where people from the M.D. and other areas could come to. This is also advantageous given that, as the major population hub within the M.D., Taber would have the easiest access to services; an important point for those in a dire housing situation.

All in all, the data shows that there is a need that exists within the investigated communities and it should be addressed as soon as possible.



REFERNECS

References:

1. Canadian Mortgage and Housing Corporation . (2015). Long-term Household Growth Projections - 2015 Update. CMCH: Research Highlight, 5.
2. Canadian Mortgage and Housing Corporation. (2016). Issue 7 - Households in Core Housing Need and Spending at Least 50% of Their Income on Shelter. CMCH Research Highlight: 2011 Census/National Household Survey Housing Series, 1-3.
3. https://www.cmhc-schl.gc.ca/en/inpr/afhoce/afhoce_021.cfm
4. Government of Alberta. (n.d.). Alberta Government Economic Dashboard.
5. Taber Economic Development. (n.d.). Retrieved from <http://growingintaber.ca/>
6. Development, T. E. (2018). Town of Taber: A Year in Review. Taber.
7. Foundation, T. a. (n.d.). TDHF Business Plan 2016-2020. Taber.
8. StatsCan LICO. (n.d.). Retrieved from StatsCan:
9. Government of Alberta. (n.d.). Core Need Income Thresholds.
10. 12 Ederveen, S., Nahuis, R., & Parikh, A. (2006, September 16). Labour mobility and regional disparities: the role of female labour participation. Retrieved January 04, 2018, from <https://link.springer.com/article/10.1007%2Fs00148-006-0095-6>
11. 13 N. L., & K. M. (2010, January 28). Women as agents of change: Female income and mobility in India. Retrieved January 04, 2018, from <http://www.sciencedirect.com/science/article/pii/S0304387810000040?via%3Dihub>
12. 2 Statistics Canada. (2017, May 3). Dictionary, Census of Population, 2016 Low-income measure, after tax (LIM-AT). Retrieved January 04, 2018, from <http://www12.statcan.gc.ca/census-recensement/2016/ref/dict/fam021-eng.cfmv>
13. Lemieux, T. (2003). The "Mincer Equation" Thirty Years after Schooling, Experience, and Earnings. Center for Labor Economics (Working Paper). Retrieved from <https://eml.berkeley.edu/~cle/wp/wp62.pdf>
14. Canadian Mortgage and Housing Corporation. (n.d.). Housing in Canada Online. Retrieved January 3, 2018, from https://cmhc.beyond2020.com/HiCODefinitions_EN.html
15. Statistics Canada. (2017, November 02). Dictionary, Census of Population, 2016 Core housing need. Dictionary, Census of Population, 2016 Core housing need. Retrieved May 3, 2018, from <http://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage037-eng.cfm>

Data Sources:

- I. Alberta Health. (n.d.). Interactive Health Data Application. Retrieved from http://www.ahw.gov.ab.ca/IHDA_Retrieval/
- II. Government of Alberta. (2015). 2014 Apartment Vacancy and Rental Cost Survey. Retrieved from <https://open.alberta.ca/dataset/fb9452c6-395e-45a8-8149-645956fd83ac/resource/eb0ee44e-69ef-4be6-9fb9-87c4654b50c9/download/2369382-2014-apartment-vacancy-rental-cost-survey-2014-report.pdf>
- III. Government of Alberta. (2016). 2015 Apartment Vacancy and Rental Cost Survey. Retrieved from <https://open.alberta.ca/dataset/fb9452c6-395e-45a8-8149-645956fd83ac/resource/0c3c1a2f-070e-4a77-b152-eeaef8abef0b/download/2015-avs-report.pdf>
- IV. Government of Alberta. (2017). 2016 Apartment Vacancy and Rental Cost Survey. Retrieved from <https://open.alberta.ca/dataset/fb9452c6-395e-45a8-8149-645956fd83ac/resource/762dd5fe-8ee9-4c6b-9594-4a8629b1d4b5/download/2016-avs-report.pdf>
- V. Government of Alberta. (2017). 2016 Core Need Income Thresholds. Retrieved from <http://www.seniors-housing.alberta.ca/documents/2016%20Core%20Need%20Income%20Thresholds.pdf>
- VI. Government of Alberta. (2018). 2017 Core Need Income Thresholds. Retrieved from <https://open.alberta.ca/dataset/423df5de-6562-4b06-9ccb-596e9d130bb5/resource/0d06b9f6-ebfb-426f-995f-2ba74d98fbae/download/2017-income-thresholds.pdf>
- VII. Government of Alberta. (n.d.). Alberta Regional Dashboard. Retrieved from <https://regionaldashboard.alberta.ca/>
- VIII. Government of Alberta. (n.d.). Economic Dashboard. Retrieved from <http://economicdashboard.alberta.ca/>
- IX. Statistics Canada. (n.d.). Census 1996. Retrieved from <https://www12.statcan.gc.ca/english/census01/info/census96.cfm>
- X. Statistics Canada. (n.d.). Census 2006. Retrieved from <http://www12.statcan.gc.ca/census-recensement/2006/index-eng.cfm>
- XI. Statistics Canada. (n.d.). Census 2011. Retrieved from <http://www12.statcan.gc.ca/census-recensement/2011/dp-pd/index-eng.cfm>
- XII. Statistics Canada. (n.d.). Census 2016. Retrieved from <https://www12.statcan.gc.ca/census-recensement/2016/dp-pd/index-Eng.cfm>

APPENDIX

APPENDIX A: METHOD FOR CALCULATING HES, LES, AND AES:

First, the following is defined:

- > HES: High-end scenario.
- > LES: Low-end scenario.
- > AES: Average-end scenario.

Due to the difference in ranges between CNIT thresholds and rental ranges in the Apartment Vacancy Rental Survey, there exists a grey area in determining exactly how many units are within CNIT ranges. For example:

There are 37 1-bedroom units within the range of \$800-\$949 in Taber, but the CNIT threshold for 2-bedroom rentals is \$937.50. How are units between \$937.50-\$949? accounted for?

This situation repeats itself across multiple types of units and rental ranges. Thus, the methodology produces three separate scenarios (HES, LES, AES) to help estimate the number of units within CNITs.

- > HES: Each unit is at the high-end of the range, eg: for the \$800-\$949 range, all units are assumed to be \$949.
- > LES: Each unit is at the low-end of the range, eg: for the \$800-\$949 range, all units are assumed to be \$800.
- > AES: Each unit is the average of the range, eg: for the \$800-\$949 range, all units are assumed to be ~\$875.

The method is summarized as follows:

Let $x \in \mathbf{N}$ be the price of a given unit, and let x^0 be the minimum, or lowest rate of a given range, and let x^1 be the maximum, or highest rate of a given range.

$$\#HES = \sum f(x_n), f(x_n) = \begin{cases} 1, & x_n < x^1 \\ 0, & \text{else} \end{cases}$$

$$\#LES = \sum f(x_n), f(x_n) = \begin{cases} 1, & x_n < x^0 \\ 0, & \text{else} \end{cases}$$

$$\#AS = \sum f(x_n), f(x_n) = \begin{cases} 1, & x_n < \frac{x^0 + x^1}{2} \\ 0, & \text{else} \end{cases}$$

APPENDIX B: OIL PRICE CALCULATIONS:

The analysis of oil prices, rental rates, and vacancy rates were performed using linear regression (Ordinary Least Squares). The table below summarizes the p-values and coefficients for each regression. For each regression, the following is the formula:

$$\text{housingVariable} = \text{Intercept} + \beta \cdot \text{Oil}$$

Interaction of WTI with Respect Housing Variables				
housingVariable	Intercept	Oil Coefficient (β)	Standard Error	P-value
Bachelor rent	364.78	1.75	0.34	<0.01
1-bedroom rent	487.03	0.81	0.24	<0.01
2-bedroom rent	570.52	1.30	0.34	<0.01
3-bedroom rent	673.59	1.65	0.52	<0.01
Vacancy (05'-16')	0.026	0.00013	0.00012	0.28
Vacancy (05'-10')	0.018	0.000082	0.000038	0.031
Vacancy (11'-16')	0.10	-0.00041	0.000080	<0.01

These results were produced under the assumption that the housing changes were relatively *smooth*. In this case, *smooth* is defined as follows:

$$hV_{t+1,y} = hV_{t,y} + \frac{[hV_{12,y} - hV_{1,y}]}{12}$$

Where hV denotes the 'housing variable', t is a given month, and y is a given year.

APPENDIX C: INCOME THRESHOLD CUTOFFS

Given the standard error, median, and average of a given StatsCan variable the distribution can be hypothesized.

LONE INDIVIDUAL PRIVATE HOUSEHOLDS (X)

Average(X) = 39871

Median(X) = 33984

StandardError(X) = 1133.7

n~210

The standard deviation of X is as follows:

$$\text{standardDeviation}(X) = \text{standardError}(X) \cdot \sqrt{n}$$

Given n is 210, central limit theorem is applied and it is hypothesized that the distribution follows a *normal* distribution. As well, since the median is below the average, the distribution is positively skewed. Below is an example of how the distribution *could* look.

