



Scenario 5: Non-residential shift scenarios

Use of PAYG and Reserves

	Residential			Non-Residential			Transfer to Res from NR	Efficiency or budget reduction	Reserve withdrawals
	Rate	Tax bill	Tax impact	Rate	Tax bill	Tax impact			
Approved One 2019 Calgary Budget	3.45%	\$ 1,940	\$65	1.01%	\$ 87,587	\$10,970	\$8M		
2020 One Calgary	3.03%	\$ 1,999	\$59	3.03%	\$ 90,241	\$2,654			
Transfer impact	2.59%	\$ 2,049	\$50	-2.72%	\$ 87,861	-\$2,380	\$22M		
Efficiency	<u>-2.27%</u>	\$ 2,005	<u>-\$44</u>					\$20M	
PAYG				<u>-5.51%</u>	\$ 83,035	<u>-\$4,826</u>	BASE		\$55M withdrawal
	3.35%		\$65	<u>-5.20%</u>		<u>-\$4,552</u>			
2021 One Calgary	3.03%	\$ 2,065	\$60	3.03%	\$ 85,551	\$2,516			
Transfer impact	2.29%	\$ 2,114	\$49	<u>-2.48%</u>	\$ 83,492	<u>-\$2,059</u>	\$21M		
Efficiency	<u>-2.08%</u>	\$ 2,070	<u>-\$44</u>					\$20M	\$55M withdrawal
	3.24%		\$65	0.55%		\$457			
20XX One Calgary	3.03%	\$ 2,132	\$62	3.03%	\$ 86,022	\$2,530			*assume DT recovers 20% of pre-decline value and reserves repaid
Transfer impact	2.02%	\$ 2,179	\$47	-2.23%	\$ 84,160	-\$1,862	\$20M		
Efficiency	<u>-1.91%</u>	\$ 2,135	<u>-\$44</u>					\$20M	
PAYG				<u>1.12%</u>	\$ 85,095	<u>\$935</u>	BASE		\$44M withdrawal
	3.14%		\$65	1.92%		\$1,603			
20XY One Calgary	3.03%	\$ 2,199	\$64	3.03%	\$ 87,673	\$2,578			*assume DT recovers another 20% of pre-decline value and reserves repaid
Transfer impact	1.77%	\$ 2,244	\$45	-1.97%	\$ 85,997	-\$1,676	\$19M		
Efficiency	<u>-1.76%</u>	\$ 2,200	<u>-\$44</u>					\$20M	
PAYG				<u>2.24%</u>	\$ 87,903	<u>\$1,906</u>			\$33M withdrawal
	3.04%		\$65	3.30%		\$2,808			

Assumption is that there is no change in residential or non-residential values other than the explicit assumptions of recovery; Actual results may vary.





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Risks	Pros	Cons
Reconsideration for 2019 required	Addresses the tax ratio issue	Requires administration costs for monitoring assessment values & estimating the amount of return to reserves
Reconsideration of financial strategy for four material unfunded projects	Includes a sunset clause	Does not directly address the tax ratio or shift issue over the longer term
Uncertainty of when the downtown non-residential properties returns creates a potential bow wave		