



BANFF HOUSING CORPORATION

MINUTES OF THE BANFF HOUSING CORPORATION

Jim Bennett

September 17, 2026

8:30-10:30

BHC Vision	BHC Mission	BHC Purpose
To provide eligible residents of Banff National Park a place to call home while fostering engaged and connected communities.	To provide a wide range of below-market housing options to eligible residents of Banff National Park that support the needs of our community within our built environment.	To manage the current and future homeownership and rental portfolios.

BOARD MEMBERS PRESENT

Kaylee Ram

Barb Pelham

Pam Traut

Jeffrey Carpenter

Mark Walker

Lauren Aebig

Council Representative / Chair

Council Representative / Vice Chair

Public Member Director

Public Member Director

Public Member Director

Town of Banff Senior Administration

ADMINISTRATION PRESENT

Sharon Oakley

Darren Veres

Manager, Housing Sustainability, Town of Banff

Managing Director BHC

Board Member Absent

Melanie Petelle

Public Member Director

1.0 Land Acknowledgment: K. Ram

2.0 CALL TO ORDER

BHC26-82 K. Ram called the September 17, 2026, meeting of the Banff Housing Corporation to order at 8:32 a.m.

3.0 APPROVAL OF AGENDA

BHC26-83 Moved by B. Pelham to approve agenda.

CARRIED

4.0 ADOPTION OF PREVIOUS MEETING MINUTES & PUBLIC ATTACHMENTS

BHC26-84 Moved by M. Walker to approve the August 20, 2026, minutes.

CARRIED

5.0 NEW BUSINESS

5.1 Introduction of Darren Veres - new managing director.

5.2 Briefing: Second Mortgage reserve fund overview

BHC26-85 Moved by K. Ram to bring back a report for all BHC reserve funds, including any applied policy or allocation restrictions by end of Q1, 2027. **CARRIED**

5.3 Briefing: Rental Income Qualifiers will be brought back at October meeting.

BHC26-86 Moved by L. Aebig that the household maximum income criteria be simplified to a single threshold inclusive of all income sources contributing to the household.

BHC26-87 Moved by P. Traut that the lower-level income qualifiers be removed and that recommended minimum income thresholds be established, consistent with CMHC guidance that households should spend no more than 30% of gross income on housing costs.

BHC26-88 Moved by M. Walker to amend the eligibility requirements by inserting “residential” in “not own a property in the Bow Valley, from lake Louise to Kananaskis.

BHC26-89 Moved by B. Pelham to amend the eligibility requirements in the statement “Work a minimum of 30 hours per week [...] or be self-employed.

BHC26-90 Moved by J. Carpenter to amend the eligibility requirements to read: “Work a minimum of 30 hours per week [...] or be self-employed,” and to add a second priority category for individuals working in Banff National Park- ID9 jurisdiction.

6.0 ADMINISTRATIVE STAFF UPDATES

6.1 Verbal briefing: 50 Wolf St.

6.2 Verbal briefing: NBLC engagement has been delayed until Q4

7.0 CONFIDENTIAL ITEMS

BHC26-91 Moved by K. Ram that the BHC board members, pursuant to Section 17 (Disclosure to Personal Privacy), Section 24 (advice from officials), and Section 27 (privileged information) of the Freedom of Information and Protection and Protection of Privacy Act, recess at 10:06 am to the all of the chair, to reconvene in a closed meeting, conducted in council chambers, to consider confidential matters.

CARRIED

BHC26-92 Moved by K. Ram that the BHC board members come out of camera at 10:12 am. The board reconvened in their regularly scheduled meeting with K. Ram in the chair. **CARRIED**

8.0 FINANCIAL

8.1 The draft 2027 Budget review was received as information

9.0 NEXT MEETING DATES

- October 15, 2026
- November 19, 2026

10.0 MOTION TO ADJOURN

BHC26-93 Moved by P. Traut to adjourn at 10:23am.

CARRIED

Sharon Oakley

Recording Secretary