



BANFF HOUSING CORPORATION

**MINUTES OF THE
BANFF HOUSING CORPORATION
Ted Langridge
October 15, 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	Council Representative / Chair
Barb Pelham	Council Representative / Vice Chair
Melanie Petelle	Public Member Director (virtual)
Jeffrey Carpenter	Public Member Director
Mark Walker	Public Member Director
Lauren Aebig	Town of Banff Senior Administration

BOARD MEMBERS ABSENT

Pam Traut	Public Member Director
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ADMINISTRATION PRESENT

Sharon Oakley	Manager, Housing Sustainability, Town of Banff
Darren Veres	BHC Managing Director
Heather Bolt	BHC Operations Supervisor
Sarah Schaefer	BHC Housing Administrator (virtual)

1.0 Land Acknowledgment: K. Ram

2.0 CALL TO ORDER

BHC26-94 K. Ram called the October 15, 2026, meeting of the Banff Housing Corporation to order at 8:32 a.m.

3.0 APPROVAL OF AGENDA

BHC26-95 Moved by B. Pelham to approve agenda.

CARRIED

4.0 ADOPTION OF PREVIOUS MEETING MINUTES & PUBLIC ATTACHMENTS

BHC26-96 Moved by L. Aebig to approve the September 17, 2026, minutes as amended.

CARRIED

5.0 NEW BUSINESS

5.1 Rental income qualifiers / maximum limits

- BHC26-97** Moved by B. Pelham to approve the proposed 2027 maximum gross household income limits for the rental portfolio, using a single household-income threshold for each unit type, as recommended in the report. **CARRIED**

- BHC26-98** Motion by J. Carpenter to direct board to review financial income qualifiers on annual basis. **CARRIED**

5.2 RFD: Board Orientation Package review

- BHC26-99** Moved by M. Walker that the BHC Board Orientation Package be approved, as amended. **CARRIED**

5.3 Outgoing board member recognition

6.0 VERBAL BRIEFINGS

6.1 Verbal briefing: 50 Wolf St – Received as information

6.2 Q3 Operations Report – Received as information

7.0 CONFIDENTIAL ITEMS

8.0 FINANCIAL

8.1 DRAFT 2027 budget presented – tabled to November

9.0 NEXT MEETING DATE

- November 19, 2026
- December – Year End Recognition (TBA due to Service Review)
- January 21, 2027

10.0 MOTION TO ADJOURN

- BHC26-100** B. Pelham moved adjourn at 9:56 a.m. **CARRIED**

Sarah Schaefer

Recording Secretary