BANFF HOUSING CORPORATION

EDUCATION BRIEF

INDEPENDENT PORTFOLIO ASSESSMENT

In 2025, BHC contracted the services of an independent, third-party land economist, **N. Barry Lyon Consultants Ltd**. to review the BHC portfolio to assess if it was continuing to meet its mandate of current and future residents. The report includes findings and options that the BHC could explore to strengthen its below-market housing opportunities to eligible Banff residents.

This report was presented to council at the Annual General Meeting of the Shareholder held on June 23, 2026. Council directed BHC to seek public feedback on the following recommendations:

1. proposed changes to the fair market value appraisal methodology.
2. a proposed two-year pilot for a 2:1 First Time Home Buyer priority lottery.
3. the potential buy-back of equity share properties with BHC equity of 25% or greater, OR a price to the buyer of $700,000 or lower.

BHC has been given direction from council to seek public feedback this fall on these recommendations. With the assitan of the Town of Banff Communications team, there is currently an active Request for Proposal open unitl early Decmeber for third part consultants to bid on providing this engagemnet work with the public.

Information on engagement sessions and how residents can participate will be shared as the details are finalized however, we expect the process to run from later December 2026 through February 2027.

We encourage all BHC homeowners, waitlisted (RRL) applicants, and any interested community members to participate in this engagement process and share their perspectives and valuable feedback.

Engagement details will be shared through this webpage, in newsletters to current BHC homeowners, e-letter to the RRL, and on the Town of Banff's social media pages.

We look forward to connecting with community on this important topic.

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