

Monthly Bulletin

October 2026



NEWS, INITIATIVES, AND EVENTS

Rent Supplement Program

The Rent Supplement Program is funded exclusively by the Government of Alberta. As one of the key initiatives of their Stronger Foundations affordable housing strategy, they have more than doubled the budget since 2023, allowing us to increase the monthly supplement maximum and help even more families afford to rent in the region.

Non-Market Housing Environmental Scan

We are advancing our Non-Market Housing Environmental Scan for the Bow Valley. This work will help identify opportunities for collaboration and ways to better address regional housing needs. Engagement is underway this fall, and the report is expected by year-end. The work will map providers, gaps, and possible collaboration models, including property-management options. The scan is expected to be completed by the end of the year.

2027 Lodge Accommodation Rates

Rent remains at 30% of eligible income. Hospitality fees, which cover meals, housekeeping, linen services, staffing, life-safety systems, and recreation, are expected to rise by about 4%, in line with Alberta CPI. Combined lodge accommodation fees are subject to minimum and maximum rates and to the legislated minimum disposable income. Optional resident services are separate.

2027 Social Housing Fees

Rent remains 30% of eligible income, subject to a maximum basic rent. Optional resident services are separate.

2027 Budget Development

Work on the 2027 operating and capital/reserve budgets continues. The annual wage review is complete, and the Labour Market Conditions Overview has been finalized, both of which help to inform the compensation sections of the operating budgets. Detailed budgets will come later in the cycle. Social Housing and Rent Supplement budgets continue to be set by the Gov't of Alberta.

Tenant and Resident Meetings

The formalized meeting calendar is in place. SSC tenant meetings will return to a four-month cycle in 2027. Summaries of key topics will be shared as appropriate.

PROGRAM OCCUPANCY RATES

Bow River Lodge - SL	100%
Bow River Lodge – CCHTB	92%
Cascade House	87%
Bow River Homes	100%
Mount Edith House	100%
Community Housing	100%
Rent Supplement	100%

SPECIAL PROJECTS

This is Home (Phase 3+)

In August the Board approved a design-team approach for the next phase of the Bow River Lodge redevelopment and authorized the use of funds from the CADAR reserve for that work. The request for proposals is being drafted and has not yet been issued.

Our application to Alberta Assisted Living and Social Services' Affordable Housing Partnership Program (AHPP) was not successful in this round. Given the highly competitive nature of the program and the more advanced stage of other projects, this outcome was expected.

If successful, This is Home (Phase 3+) will meaningfully expand our portfolio by introducing new housing types and levels of affordability in Canmore. We remain optimistic that the Government of Alberta will support this important opportunity and look forward to collaborating with the Province, the Town of Canmore, and other housing partners to help address the ongoing housing challenges in the Bow Valley.

BOW VALLEY REGIONAL HOUSING

Alberta's HMBs were created by the Government of Alberta (GOA) to operate and administer provincially owned social housing facilities and programming. The province holds an extensive portfolio of these facilities through the Alberta Social Housing Corporation (ASHC), serving many needy and vulnerable Albertans. Each HMB is a not-for-profit self-governing corporation under the Alberta Housing Act that manages ASHC assets in their respective region. HMBs may operate various housing programs and own facilities. HMBs function as property managers for the province, often working to address relevant housing needs in their region.

Every municipality in Alberta is a contributing member of their regional HMB and, as such, must have at least one appointee serving on the governing board. HMB board members are responsible for acting in the best interests of the body and the entire region. Our current board members are:

- David Fullerton, Director, appointed by the Town of Banff.
- Don Beaulieu, Director, appointed by Improvement District #9.
- Jeff Mah, Vice Chair, appointed by the Town of Canmore.
- Jenny Heath, Director, appointed by the Kananaskis Improvement District.
- Kaylee Ram, Director, appointed by the Town of Banff.
- Lisa Rosvold, Chair, appointed by the M.D. of Bighorn.
- Rob Murray, Director, appointed by the Town of Canmore.

HMB operational funding sources can vary. Tenants pay accommodation fees, which are usually subject to affordability limits. These limits typically lead to operating deficits by constraining the ability to collect fees sufficient to cover operations costs fully. Provincial grants and municipal requisitions subsidize seniors' lodge deficits, whereas the province alone funds deficits in independent seniors and community housing programs.

As the HMB for the Bow Valley region, BVRH is responsible for social housing and affordable supportive living accommodation for seniors throughout Kananaskis Country, the Bow Corridor, the MD of Bighorn, and all of Banff National Park.

We are an independent body that collaborates with two provincial ministries, five municipal governments, numerous agencies in our region, and provincial organizations to provide and promote safe and appropriate housing. Please see www.bvrh.ca for contact information.

OUR MISSION STATEMENT

Bow Valley Regional Housing provides accommodation services, including seniors' supportive living for Bow Valley region residents who struggle to secure and maintain income-appropriate housing.

We provide housing-related programs to approximately 700 residents in the Bow Valley region, delivered through our four programs. These programs are housed across seven properties in Banff and Canmore that contain thirty-four separate buildings, twenty of which are stand-alone houses.

Our projects include the following:

- Seniors' lodges in Canmore and Banff provide room and board to the 140 residents.
 - The Continuing Care Home Type B with Secure Space wing at Bow River Lodge in Canmore delivers 24-hour care accommodations to the region through sixty suites that provide appropriate care and accommodation to our most vulnerable seniors.
 - Cascade House in Banff has four apartments for independent seniors.
- Seniors' self-contained independent housing buildings in Canmore and Banff that include a total of 62 one-bedroom apartments.
- Family housing residences in Canmore include 38 townhouses and 20 houses.
- Employee housing units in Canmore include eight double-occupancy units.
- Rent Supplement Programs currently provide financial assistance to approximately 80 households in the Bow Valley.
- Planning is underway for re-profiling a part of the Bow River Lodge site to increase the number of seniors' self-contained suites while adding other affordable housing options.

OUR VISION STATEMENT

Bow Valley Regional Housing collaborates with relevant agencies, ensuring that suitable programming mitigates the housing needs of our client base.

- We make decisions and recommendations using relevant and valid community trends and housing needs data.
- We obtain funding to develop infrastructure that meets identified needs in social and supportive income-appropriate housing programs.
- We embrace principles that incorporate innovation, service excellence, best practices, and energy efficiency.
- We attract, retain, and support highly qualified and caring staff.

The BVRH team includes approximately sixty employees based at Bow River Seniors Lodge in Canmore and Cascade House in Banff. Our Central Administration and Maintenance Teams are based in Canmore and serve all our projects. We have dedicated Housekeeping and Food Services Teams at both lodges.

OUR VALUES

