

Banff Housing Corporation Rental Apartment - Eligibility Criteria

1. Must be a Canadian Citizen, Permanent Resident, or have a valid Canadian work permit.
2. Must meet Banff National Park eligible resident criteria.
3. Must be tenant's primary residence – no sub-leasing allowed.
4. Cannot own real estate in the Bow Valley.
5. Must meet one of the following circumstances:
 - a) Working or contracted to work a minimum average of 30 hours per week in Banff for a Banff licensed business.
 - b) Self-employed Person: working in Banff with a valid Town of Banff business license a minimum of 20 hours per week.
 - c) Banff history: Individuals currently living in Banff who are retired or in receipt of disability benefits who have had three cumulative years of Banff employment history working an average of 30 hours per week or five cumulative years of Banff residence.
6. Must meet financial qualifying criteria:
 - a) Must show proof of total income –Most recent Canada Revenue Agency (CRA) Notice of Assessment, pay stubs, or employment letter/contract.
 - b) Gross household income falls between the minimum and maximum income thresholds for the unit type you are applying for. Gross Household Income your total **household** income reported on Line 15000 of your most recent CRA Notice of Assessment.
7. Any residents who identify themselves as needing a barrier-free unit, will be prioritized on the following criteria:
 - a) Disability or mobility issues
 - b) Person(s) over the age of 60 years looking to age in place
 - c) Person(s) caring for a family member(s) over the age of 60 years

Barrier Free – An accessible and inclusive design usable by people with physical or other disabilities. This includes a roll in shower, wider door frames, and a strobe smoke detector for the hearing impaired.

Unit Size	Minimum Household income	Maximum Household income	Rental Rates	Max numbers/unit
Studio	\$32,287.50	\$54,378.95	\$861	2
One-bedroom	\$42,075.00	\$70,863.16 (one income) \$87,161.68 (two incomes)	\$1122	2
Two-bedroom	\$61,725.00	\$103,957.89 (one/two incomes) \$127,868.21 (three incomes)	\$1646	3–4 **

***Rental rates are reflective of 2024 and are updated each January 1**

**Up to 3 non-related adults permitted. If applying with 4 residents, all must be immediate family members.

If you meet the above criteria, please proceed to the application!