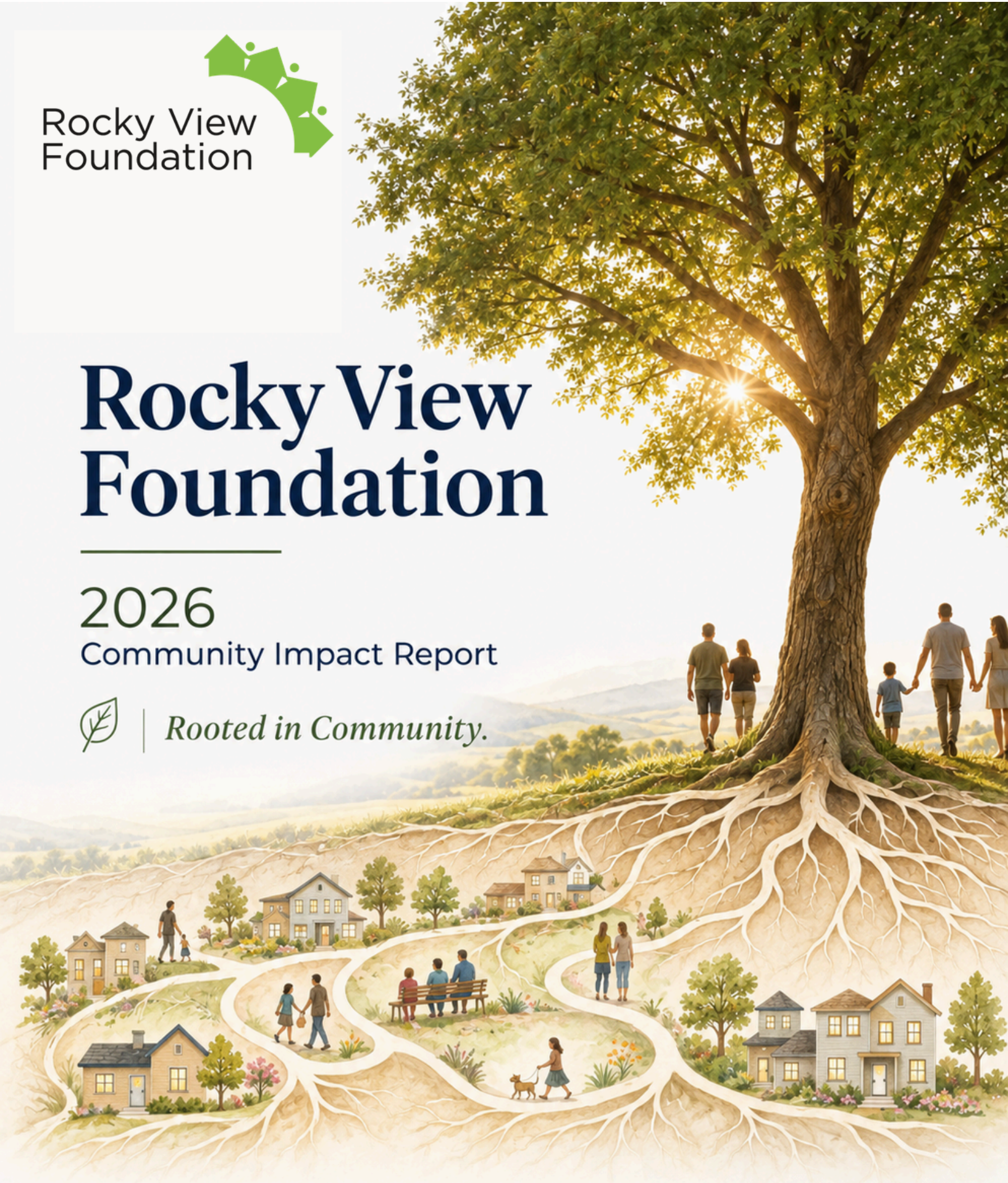
Rocky View Foundation

Rocky View Foundation

2026
Community Impact Report

Rooted in Community.



HOUSING • BELONGING • OPPORTUNITY

LETTER FROM THE CAO

Dear Friends and Supporters,

It is my privilege to share this message on behalf of Rocky View Foundation as we reflect on a year marked by growth, progress, and an expanding commitment to the communities we serve.

Affordable housing continues to be one of the most pressing needs across our region. Over the past year, Rocky View Foundation has continued to respond by strengthening our existing programs, expanding housing options, and building partnerships that will help us serve our communities well into the future.

Demand across all of our programs remains strong, reinforcing the importance of continuing to invest in both existing housing and new opportunities. We remain focused on ensuring our housing portfolio continues to meet the evolving needs of seniors and individuals across Rocky View County.

Through the Rental Assistance Benefit program, we continue to support individuals and families who need help making housing more affordable while remaining in their communities. Across our lodges, seniors' apartments, and rental assistance programs, our focus remains the same: providing housing that offers not only affordability, but dignity, stability, connection, and a place to call home.

We have also continued to look ahead. Planning for future housing in Bragg Creek, redevelopment opportunities in Cochrane, investments in our existing buildings, and ongoing advocacy for new and more flexible approaches to affordable housing are all part of ensuring Rocky View Foundation is prepared for the needs of a growing region.

None of this work happens in isolation. Our progress is made possible through the dedication of our employees, Board of Directors, volunteers, municipal and provincial partners, donors, community organizations, residents, and families. Their commitment, collaboration, and belief in our work continue to strengthen Rocky View Foundation and the communities we serve.

As we look ahead, we do so with optimism and a clear sense of purpose: to continue creating sustainable housing opportunities where people can feel safe, supported, connected, and at home.

With gratitude,

CHRIS ROWE

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Highlights

This year marked several significant achievements in infrastructure, program expansion, economic development, and community recognition.

Rental Assistance That Keeps People Housed

Through the Rental Assistance Benefit (RAB) program, Rocky View Foundation continues to help individuals and families remain securely housed in the communities they call home. For the fourth consecutive year, RVF received an increase in provincial funding for the program, reflecting both the growing demand for rental support across our region and our continued engagement with the Government of Alberta to demonstrate that need. This additional support allows us to reach more households and provide practical assistance that helps bridge the gap between income and rising rental costs.

Bragg Creek Seniors Housing Moves Forward

The proposed independent seniors housing project in Bragg Creek reached an important milestone with Rocky View County Council approving the Master Site Development Plan and land redesignation. This moves the project into its next stages of planning and brings RVF closer to creating new housing options that will allow older adults to remain in the community they call home.

Planning for the Future of Big Hill Lodge

Rocky View Foundation continued to advance plans for the future redevelopment of Big Hill Lodge in Cochrane. Through a new partnership with Bethany Care Society, early planning and concept development are underway to explore how the site can better meet the long-term housing and care needs of Cochrane's growing senior population.

Investing in the Homes We Already Have

Creating new housing is only part of the solution. RVF continued to invest in its existing lodges and seniors apartments through building repairs, equipment replacements, suite renovations, and major infrastructure upgrades. These investments help protect existing affordable housing and ensure residents continue to have safe, comfortable, and well-maintained places to call home.

ROOTED IN *Community*

Stories that Connect Us



Meet Ishani

Just a few short weeks ago, Ishani was facing an uncertain future.

For years, he had been living in a small basement apartment that no longer met his needs. The space was cramped, daily life was becoming more challenging, and when he learned the property owners were planning renovations that meant he would have to move, he wasn't sure where life would take him next.

Today, that uncertainty has been replaced with something much brighter. Since moving into Abrio Place, Ishani has embraced his new chapter with a smile. Leaving a familiar home can be difficult, but he quickly discovered that Abrio Place is much more than a place to live; it's a community.

From the moment he arrived, staff and residents welcomed him with open arms. Familiar faces quickly became new friends, and Ishani has eagerly joined in activities, outings, and opportunities to connect with others. Each experience has helped him feel more comfortable and at home. One of the unexpected highlights has been mealtime. After years of cooking and eating on his own, Ishani now looks forward to sharing meals, laughter, and conversation with friends each day. In only a few weeks, the change has been wonderful to see. The worry and uncertainty surrounding his move have been replaced with happiness, connection, and a true sense of belonging. His days are fuller, his smile is brighter, and he is embracing the opportunities around him.

For Ishani, moving to Abrio Place has been about much more than finding a new place to live. It has given him a fresh start, meaningful friendships, and a community where he feels welcomed, valued, and at home.

And his journey is only just beginning.

> *"It's a community where I feel welcomed, valued, and at home.*

CHALLENGES

While significant progress was made this year, four key challenges continue to impact our ability to meet the growing housing needs in our communities.



1. Rising Costs Outpace Resources

The cost of construction, materials, and ongoing operations continues to rise faster than available funding. This gap makes it increasingly difficult to develop new housing and maintain existing assets while keeping housing affordable for residents.



2. Growing Demand Exceeds Supply

The need for affordable and supportive housing in our area continues to grow, driven by a rising senior population, limited market options, and economic pressures on households. Our current and planned housing capacity cannot keep pace with this demand.



3. Limited Land and Development Opportunities

Finding suitable, available, and appropriately zoned land for new housing projects remains a significant challenge. Limited opportunities slow our ability to bring forward much-needed new housing in the communities we serve.



4. Complex Funding and Policy Environment

Accessing government funding is often competitive and complex, with evolving policies and program requirements. These challenges create uncertainty and can delay or limit our ability to move projects forward.

STRATEGIC *Objectives*

By fulfilling our mission and advancing our four strategic objectives, RVF remains dedicated to providing affordable housing solutions that meet the diverse needs of our community. Through compassionate, respectful, and efficient service, we strive to ensure that everyone has a place to call home.

01

Excellence in Housing Operations

We are committed to maintaining high standards in housing operations by ensuring safe, well-managed, and high-quality living environments for our residents.

02

Financial Stability and Growth

We focus on responsible financial management and sustainable growth to enhance our ability to serve the community now and in the future.

03

Strategic Growth and Expansion

We pursue opportunities to expand our housing solutions through innovative development, collaboration, and long-term planning.

04

Community Partnership and Advocacy

We actively engage with stakeholders, advocate for affordable housing initiatives, and foster partnerships that strengthen our community.

ROOTED IN *Community*

Stories that Connect Us



Meet Paul & Sharon

When Paul and Sharon left British Columbia in 2010, it wasn't by choice, but by necessity. Rising housing costs had made it impossible to stay. They moved to Airdrie to be closer to their daughter, settling into her basement suite and grateful to be together.

Over time, however, the stairs became more difficult, winter brought added worry, and Paul's changing mobility made their living situation challenging. They wanted to remain independent—not only for themselves, but so their daughter wouldn't feel held back by their needs.

A friend from church told them about Diamond Jubilee Suites, and after taking a tour, they realized they had found another possibility. The elevator meant no more stairs, the suite was comfortable and manageable, and they could remain close to family, healthcare, and the community they knew.

What they didn't expect was the sense of community waiting for them inside. Smiles in the hallway became conversations, coffee invitations, and eventually friendships. Neighbours looked out for one another, checked in, and offered help when needed. Paul and Sharon quickly became part of that rhythm—driving neighbours to appointments, picking up groceries, or simply knocking on a door to say hello. In return, they found that same kindness and care extended to them.

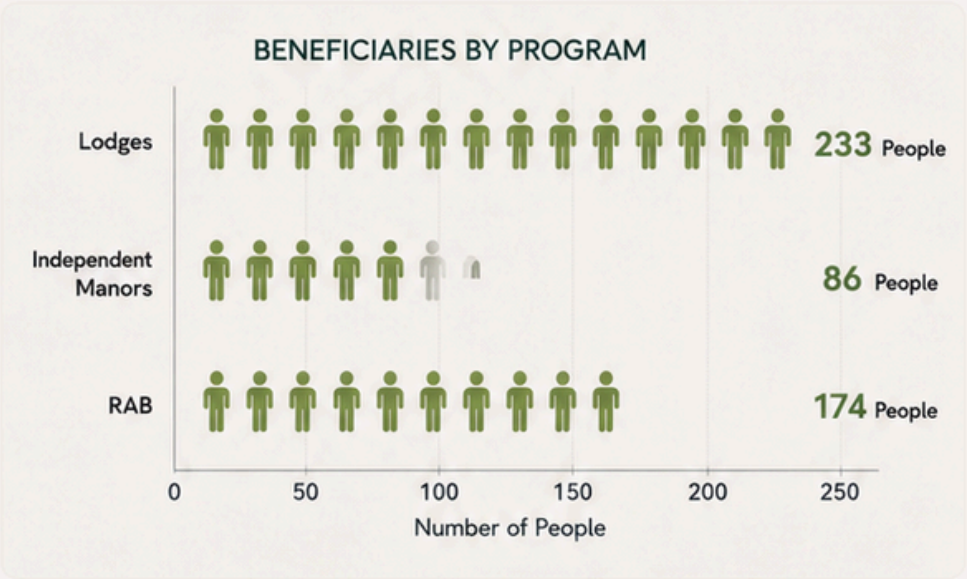
There is dignity in living independently, but never feeling alone. There is strength in community, shared experiences, mutual respect, and quiet acts of kindness.

Today, Paul and Sharon have more than an apartment. What began as a search for stability became something much greater, a place where they truly belong.

Because sometimes, home isn't defined by the walls around you, but by the people beside you.

> *"There is dignity in living independently, but never feeling alone. There is strength in community, shared experiences, mutual respect, and quiet acts of kindness."*

BY THE *NUMBERS*



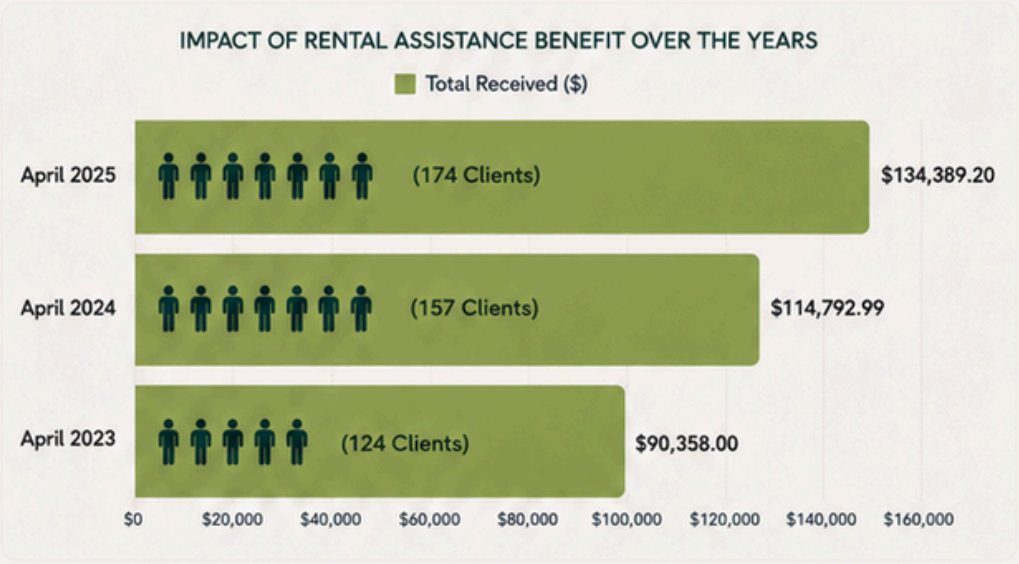
98%

Lodge Occupancy

PROGRAM DEMAND

OUT OF STOCK

Over **450** people are currently on a waitlist for an RVF program



Generous Community Support

Thank you to our partners, sponsors & donors for your support in 2025!
With your help, we received over $110,000.00 to support our initiatives.
Your generosity helps improve housing, expand programs, and accelerate the creation of new projects across the Rocky View region. Every donation—big or small—contributes to building a stronger, more supportive community.

90%

Resident Satisfaction Rate

91%

Employee Satisfaction Rate

ROOTED IN *Community*

Stories that Connect Us



Meet Tina & Jeff

> *"To be truly radical is to make hope possible rather than despair convincing."*
>
> — Raymond Williams

Tina and Jeff were both born with Down syndrome and placed in foster care as infants. George and Betty Shenton, who lived south of Irricana, welcomed them into their family and raised them as their own. From the beginning, they believed in possibilities rather than limitations, advocating for improved accessibility and services that eventually helped pave the way for the Rocky View Handi Bus Service.

By the 1990s, Tina and Jeff moved into supported housing in Airdrie through Rehoboth Christian Ministries, gaining independence while remaining connected to family and community. They built friendships, volunteered, joined programs, and created lives filled with purpose. After Betty passed away in 2014, their older sister Sandy became their guardian and remained committed to ensuring Airdrie could continue to be their home.

Following COVID-19, rising rent and living costs began putting that stability at risk. Finances became increasingly tight, forcing difficult choices between necessities and the activities that kept Tina and Jeff connected to their community.

Hope came when Sandy learned about Rocky View Foundation's Rental Assistance Benefit (RAB). With RAB support, the financial pressure eased, allowing Tina and Jeff to continue bowling, visiting the library, volunteering, and participating in community programs without the constant worry of having enough for rent and other necessities.

For Sandy, the relief was equally meaningful, knowing her siblings could remain safe, supported, and connected to the community they love. Today, Tina and Jeff remain active members of the community they have called home for decades. RAB has helped them maintain not only their housing, but their independence, connections, dignity, and joy.

For the Shenton family, the impact has been life-changing.

> *"A radical impact indeed."* — Sandy

Our Foundation.

OUR PURPOSE.

Everything we do is guided by our purpose—to build stronger communities by providing safe, affordable, and quality housing for all.



OUR VISION

Delivering sustainable housing programs for our communities, where everyone can have access to safe, affordable, and quality housing.

OUR MISSION

Our mission is to develop, maintain, and manage affordable housing solutions that meet the diverse needs of our community. We are committed to delivering compassionate, respectful, and efficient services to all who seek a place to call home through innovative partnerships, community engagement, sustainable development, and a steadfast dedication to excellence.

OUR CORE VALUES

COLLABORATION
We achieve more together

AUTHENTICITY
We are genuine and transparent

RESOURCEFUL
We find solutions that create impact

ENGAGED
We care, listen, and take action

Rooted in COMMUNITY

Together, we build more than housing—
we build belonging, stability, and brighter futures.

Rocky View Foundation



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