



**Attainable Homes Calgary Corporation  
Loan and Loan Guarantee extensions Bylaws  
EC2023-0038**

**2023 February 28**

## Background/ Request

- Attainable Homes Calgary Corporation (Attainable Homes) is a non-profit corporation, created by and is a wholly-owned subsidiary of The City. The loan guarantee from The City has been established since 2009.
- Mission “to provide affordable homeownership options for Calgarians”.
- Since 2009, through its down-payment assistance program, Attainable Homes has helped over 1,100 households attain home ownership.
- In 2023, Attainable Homes will provide housing through its new Perpetual Affordable Program.
- Request: 3 year loan guarantee extension and 3 year mortgage extension to provide adequate financial capacity to develop affordable housing on Attainable Homes’ two remaining land parcels.

## Purpose of extensions

### Guarantee:

- Attainable Homes Calgary Corporation requires an operating credit facility to manage timing differences between cash outflows and inflows observed during its operating cycle, which involves new home construction, marketing, and new home purchase diligence.

### Mortgage

- \$3.2 million extension on two land parcels for construction of two 6-storey (120 total units) apartment buildings in downtown Calgary. The first 70 units, at the 1010 - 6 Avenue SW project, are expected to be completed with all units occupied by the end 2024.

“Attainable Homes is offering a brand-new homeownership program at **1010 – 6 Av SW**. “Affordable For Good” provides access to homeownership at prices much lower than homes in the surrounding area.”





# Financial Highlights

## Attainable Homes Calgary Corporation

|  | 2023<br>(Budget) * | 2022<br>(Preliminary) | 2021<br>(Audited) | 2020<br>(Audited) | 2019<br>(Audited) |
|--|--------------------|-----------------------|-------------------|-------------------|-------------------|
| Number of Homes Sold   | 90                 | 77                    | 51                | 61                | 90                |
| Year End Balance of Operating Facility (\$)<br>(Maximum authorized \$10 million. Guaranteed by The City) | -                  | 30,000                | 2,516,984         | 4,001,996         | 6,251,750         |
| <b>Balance Sheet (\$)</b>  |                    |                       |                   |                   |                   |
| Total Assets   | -                  | 14,415,562            | 18,955,812        | 18,030,888        | 21,632,674        |
| Total Liabilities  | -                  | 5,128,063             | 9,640,871         | 7,603,249         | 10,044,603        |
| Net Assets   | -                  | 9,287,499             | 9,314,941         | 10,427,639        | 11,588,071        |
| Total Liabilities/Net Assets<br>(Maximum allowed: 3.0 : 1)   | -                  | 0.55                  | 1.03              | 0.73              | 0.87              |
| <b>Income Statement (\$)</b>   |                    |                       |                   |                   |                   |
| Sales  | 25,995,009         | 19,729,501            | 12,268,798        | 14,466,357        | 20,928,556        |
| Operating Deficiency   | 2,571              | (27,442)              | (1,112,698)       | (1,160,432)       | (2,150,150)       |

\* Total Assets and Liabilities not specifically budgeted. Income Statement amounts are "Base Case".

- Total Assets and Liabilities have declined as inventory has been sold
- Sales increased in 2022 with sell out of Reach Martindale
- Operating Deficiency has effectively been reduced with intentional strategy of business operation surplus covering costs

## Recommendations

The Executive Committee recommends that Council:

1. Give first reading to Bylaw 5M2023 (Attachment 2), being the proposed bylaw to amend Bylaw 41M2014, as amended by Bylaw 17M2021, of The City of Calgary (“The City”) authorizing a guarantee of an operating loan facility for Attainable Homes Calgary Corporation (“the Corporation”);
2. Give first reading to Bylaw 6M2023 (Attachment 3), being the proposed bylaw to amend Bylaw 31M2011, as amended by Bylaw 18M2021, of The City authorizing a municipal loan to the Corporation;
3. Withhold second and third readings until the advertising requirements set out in the Municipal Government Act, RSA 2000, c. M-26, have been met; and
4. Direct Administration to amend any existing agreements between The City and the Corporation as applicable and to reflect the Corporation’s credit facility renewal with its financial institution in form and content per the Credit Documentation – Loans and Loan Guarantees Policy and Procedures.