

Background and Previous Council Direction

Background

Attainable Homes Calgary Corporation is a non-profit corporation, created and wholly owned by The City of Calgary (“The City”), with a mandate to create non-market affordable housing on development-ready land on behalf of the City of Calgary and its citizens.

Since 2009, through its down-payment assistance loan program, Attainable Homes Calgary Corporation has helped over 1,100 families attain home ownership.

Attainable Homes Calgary Corporation has traditionally required a revolving loan 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. The absence of this type of financing would necessitate significant injection of equity by Attainable Homes Calgary Corporation’s shareholder, The City, which is not a feasible option for a non-profit organization.

Since inception in 2009, Attainable Homes Calgary Corporation delivered affordable housing to Calgarians by purchasing or partnering in building, housing supply with builder partners through its down-payment assistance loan program. As at 2023 December 31 Attainable Homes Calgary Corporation had sold all of its standing inventory. This inventory was independent from inventory at the REACH Martindale project which was sold out in 2022.

Since 2010 January 25, as per report number M2009-11, Attainable Homes Calgary Corporation has been operating with access to \$10 million in financing via The City guaranteed revolving loan facility through AHCC’s third-party lender. An increase is sought to increase the amount of the revolving loan facility 15 years after it was established, and fund development and construction of an ongoing pipeline of approximately 500 units of factory-built modular affordable housing, annually.

Previous Council Direction

DATE	REPORT NUMBER	DIRECTION/DESCRIPTION
2023 February 28	EC2023-0038	<p>Attainable Homes Calgary Corporation Loan Guarantee and Loan Extensions</p> <p>Council passed Bylaw 5M2023, authorizing The City to extend the term of The City's guarantee of a third-party loan of up to \$10 million to Attainable Homes Calgary Corporation from 2024 June 30 to 2026 June 30 for financing Attainable Homes Calgary Corporation's operating expenditures. Council passed Bylaw 6M2023, authorizing The City to extend maturity of The City's \$5.2 million loan to Attainable Homes Calgary Corporation, created by way of a transfer of lands secured by a vendor take-back mortgage, from 2023 August 3 to 2026 August 3.</p>
2023 September 16	CD2023-0749	<p>Approval of Home is Here: The City of Calgary's Housing Strategy 2024-2030</p> <p>Council passed the Home is Here The City of Calgary's Housing Strategy 2024-2030 with objective 3B: Support The City's housing subsidiaries to deliver on their strategic plans.</p>
2021 March 16	PFC2021-0177	<p>Attainable Homes Calgary Corporation Loan Guarantee and Loan Extensions</p> <p>Council passed Bylaw 17M2021 amended Bylaw 41M2021, authorizing The City to extend the loan guarantee up to 10 years from 7 years to Attainable Homes Calgary Corporation that expires 2024 June 30. Council passed Bylaw 18M2021, authorizing The City to extend the \$5.2 million loan by 2 years to Attainable Homes Calgary Corporation created by way of a transfer of lands secured by a vendor take-back mortgage that matures on 2023 August 3.</p>
2019 May 27	C2019-0708	<p>Attainable Homes Calgary – Enabling \$2 Million Incremental Short-Term Financing</p> <p>Council directed Administration to postpone and subordinate security that The City held with respect to Attainable Homes Calgary Corporation's Reach Martindale housing development and provide a consent to assign proceeds from the sale of housing units within the Martindale Project. Administration was also directed to work with Attainable Homes Calgary Corporation to review its long-term business plan when available and bring a progress update report back to Council through the Priorities and Finance Committee no later than 2019 November 5.</p>

DATE	REPORT NUMBER	DIRECTION/DESCRIPTION
2016 April 13	Urgent Notice of Motion	<p>Debt Capacity of Attainable Homes Calgary Corporation Council directed Administration to postpone and subordinate The City's security position in favour of any lender who provides financing to Attainable Homes Calgary Corporation, outside of the Revolving Debt Facility, from time to time, provided that such postponement and subordination shall only secure the value of the assets being financed by the lender.</p>
2014 July 22	PFC2014-0392	<p>Attainable Homes Calgary Corporation Loan Guarantee Council passed Bylaw 41M2014, authorizing The City to provide a loan guarantee up to \$10 million to Attainable Homes Calgary Corporation that expired on 2021 June 30 for financing Attainable Homes Calgary Corporation's operating expenditures by a third party.</p>
2013 December 10	PFC2013-0754	<p>Attainable Homes Calgary Corporation Line of Credit – Deferral Request Administration requested a deferral to report back to the Priorities and Finance Committee by 2014 May to allow sufficient time for Attainable Homes Calgary Corporation to prepare and present its business plan to its Board of Directors and enable Administration to complete its due diligence and provide recommendations.</p>
2013 July 29	NM2013-20	<p>Notice of Motion Council resolved that Attainable Homes Calgary Corporation work with Administration to determine appropriate credit facility options and make recommendations to support achieving its mandate and report back to Council through the Priorities and Finance Committee no later than 2013 December 10.</p>
2011 April 18	M2009-06	<p>Tabulation of Loan Bylaw 31M2011 To provide a loan to Attainable Homes Calgary Corporation in respect of the transfers of land as per Schedule A of the Bylaw and reports M2009-11 & M2009-06, as rectified by the General Manager, Corporate Services.</p>
2010 January 25	M2009-11	<p>Attainable Home Ownership Program Update Council passed Bylaw 64M2009, authorizing The City to lend to Attainable Homes Calgary Corporation up to \$10 million for financing Attainable Homes Calgary Corporation's operating expenditures.</p>
2009 July 27	M2009-06	<p>Attainable Home Ownership Program Update To provide an update on the creation of Calgary's Attainable Home Ownership Program and seek approvals related to the governance of the Special Purpose Entity and authorize a land disposition strategy to the Special Purpose Entity.</p>