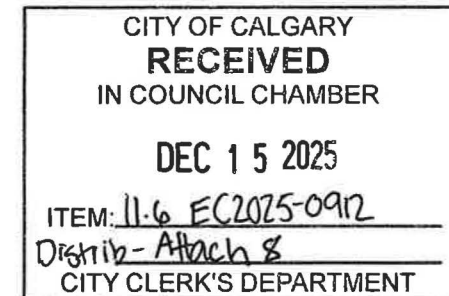




Affordable Housing Development Financing led by Calgary Housing

EC2025-0912
2025 December 9

ISC: Unrestricted



Recommendations:

That Executive Committee:

- 1) Forward this Report and Attachments to the 2025 December 15 Regular Meeting of Council; and

That Executive Committee recommends that Council:

- 2) Give first reading to Bylaw 9B2025 (Attachment 2), being the proposed bylaw authorizing The City to amend Bylaw 7B2020 to increase the amount of borrowing authority from \$10.0 million to \$21.5 million for additional financing of City-owned affordable housing capital projects delivered by Calgary Housing;
- 3) Give first reading to Bylaw 11B2025 (Attachment 3), being the proposed bylaw authorizing The City to borrow up to the maximum amount of \$87.525 million for financing the construction of a portfolio of affordable housing capital projects, which may include strategic project opportunities, of Calgary Housing;
- 4) Give first reading to Bylaw 53M2025 (Attachment 4), being the proposed bylaw authorizing a loan to Calgary Housing in the maximum amount of \$87.525 million;

Recommendations – continued:

- 5) Give first reading to Bylaw 12B2025 (Attachment 5), being the proposed bylaw to authorize The City to guarantee Calgary Housing's \$9.0 million third party revolving loan facility and authorize The City to borrow up to \$9.0 million should that guarantee be called upon;
- 6) Withhold second and third readings of the attached proposed Bylaws until the advertising requirements set out in the *Municipal Government Act*, RSA 2000, c. M-26, have been met;
- 7) Direct Administration to amend any existing agreements between The City and Calgary Housing, as applicable, to reflect the content of the above-referenced Bylaws in accordance with The City's Credit Documentation – Loans and Loan Guarantees Policy and Procedures; and
- 8) Direct that Attachment 7 remain confidential pursuant to Sections 19 and 30 of the Access to Information Act, SA 2024, c A-1.4, and review the confidential status of Attachment 9 by 2026 December 31.



Summary:

Bylaw(s)	Amount (\$ millions)	Project(s)	Borrower
9B2025	21.5	Bridgeland, Mount Pleasant	The City of Calgary
11B2025/53M2025	87.525	Strategic Plan, Southview, Real Estate Development Holding, Real Estate Acquisition	Calgary Housing
Sub-total	109.025		
12B2025	9.0	Guarantee to Line of Credit	Calgary Housing
Total	118.025		

Background:

Home is Here – The City of Calgary's Housing Strategy

Vision: Everyone in Calgary has an affordable place to call home.



Outcome 1

Increase the supply of housing to meet demand and increase affordability.



Outcome 2

Support affordable housing providers to deliver services that make a positive impact.



Outcome 3

Enable The City's housing subsidiaries to improve service delivery.



Outcome 4

Ensure diverse housing choice to meet the needs of equity-deserving populations.



Outcome 5

Address the affordable housing needs of Indigenous people living in Calgary.

Proposed Bylaw 9B2025

- Amend borrowing Bylaw 7B2020 from \$10.0 million to \$21.5 million.
- In combination with \$77.416 millions of other approved City, provincial, and federal funding, apply this financing to construct a portfolio of City-owned affordable housing projects.
- The portfolio includes the Bridgeland Place and Mount Pleasant affordable housing projects, providing approximately 211 new affordable homes.
- \$11.5M of City capital funding currently allocated to Bridgeland Place and Mount Pleasant can be reprioritized for other initiatives under *Home is Here*, ultimately delivering more non-market homes.





Proposed Bylaws 11B2025 and 53M2025

- Proposed Bylaws 11B2025 and 53M2025 authorize The City to borrow up to \$87.525 million to on-lend to Calgary Housing.
- In combination with \$95.5 million of other City, provincial, and federal funding, plus a capital contribution of \$5.2 million from Calgary Housing, to support: Southview Phase 1, a 2026 development project, and a real estate acquisition to produce approximately 480 new affordable homes.
- These bylaws support delivery of capital projects under Calgary Housing's approved strategic plan and growth strategy to deliver 1,500 to 3,000 non-market homes over 10 years.
- Additionally, these bylaws provide flexibility to include new projects that may be added to the plan as approved by Council in its capacity as Calgary Housing's sole shareholder.



Proposed Bylaw 12B2025

- Calgary Housing is seeking approval of proposed loan guarantee and borrowing Bylaw 12B2025 in the amount of \$9.0 million to enable the establishment of a new revolving credit facility provided by an external financial institution and authorizes The City to borrow up to \$9.0 million should The City's guarantee be called upon.
- The revolving credit facility will provide Calgary Housing the ability to respond swiftly to both planned and unforeseen operational needs and to bridge financing needs for development projects and strategic acquisitions.





Risks:

Risks:

- Increase indebtedness
- Increase costs due to economic downturn, increase borrowing costs, inflation
- Delivery of non-market housing

Mitigants:

- 10 year forecast with current assumptions
- Long track record
- Strong City governance

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