



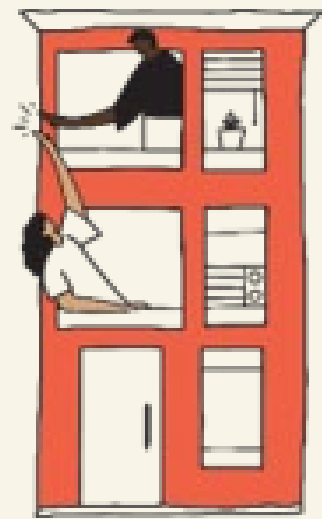
# Vancity Affordable Community Housing Program



Vancity Community Foundation



**We have a  
housing  
crisis.**



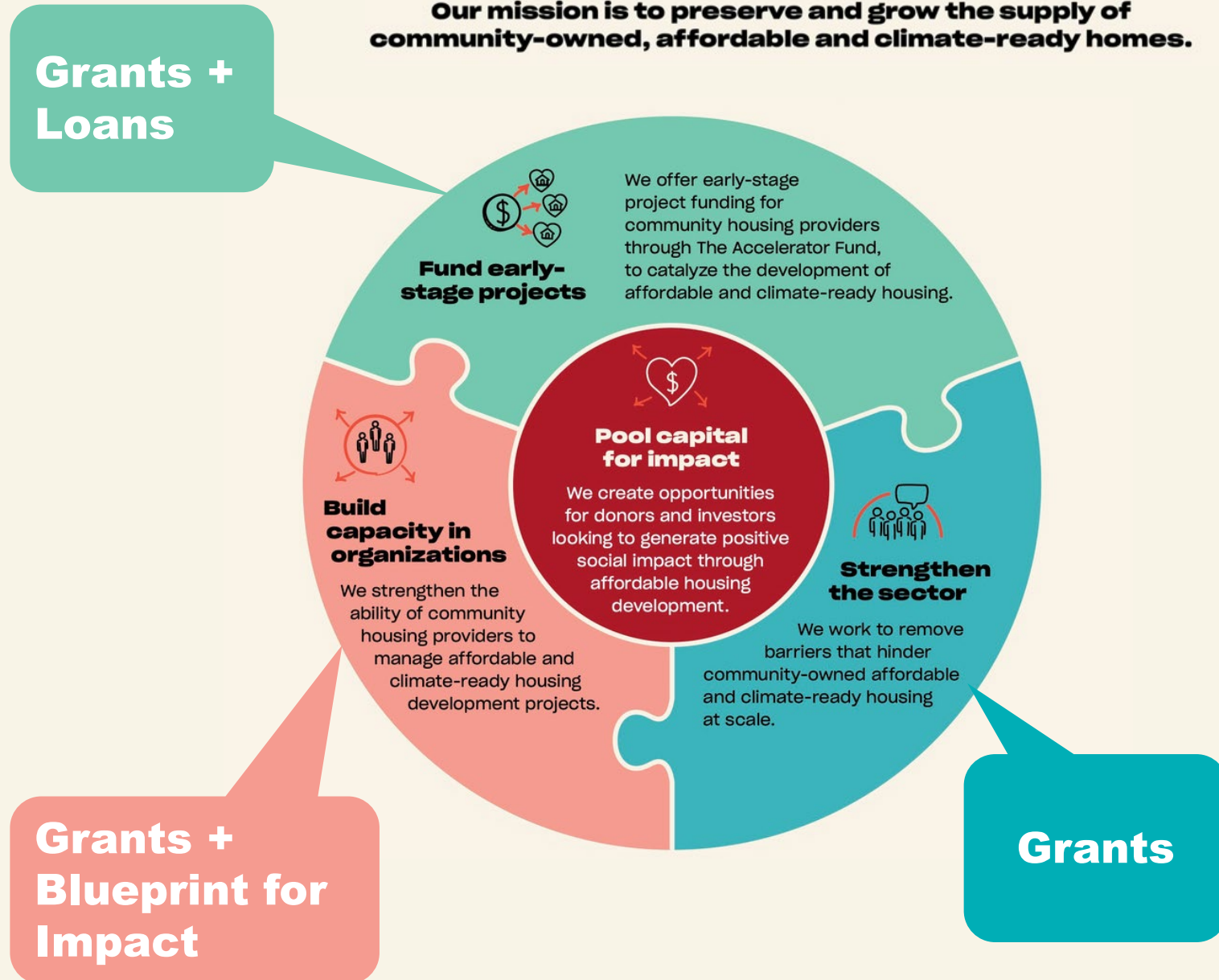
**More  
non-profit  
community  
housing is  
a solution.**

# Program Tools

- ✓ Grants
- ✓ Loans
- ✓ Blueprint for Impact

## Affordable Community Housing Program

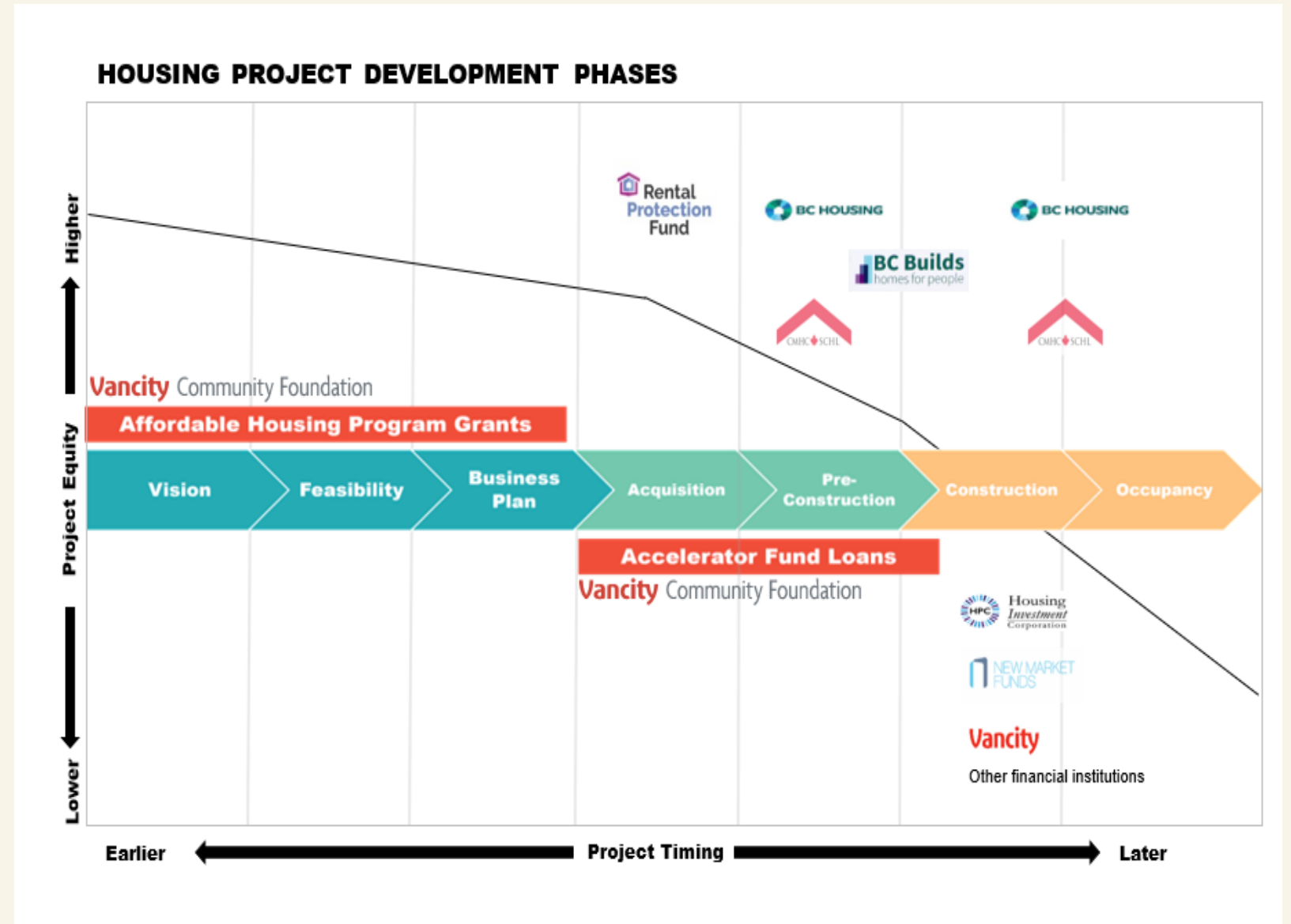
Our mission is to preserve and grow the supply of community-owned, affordable and climate-ready homes.





# Catalytic Capital

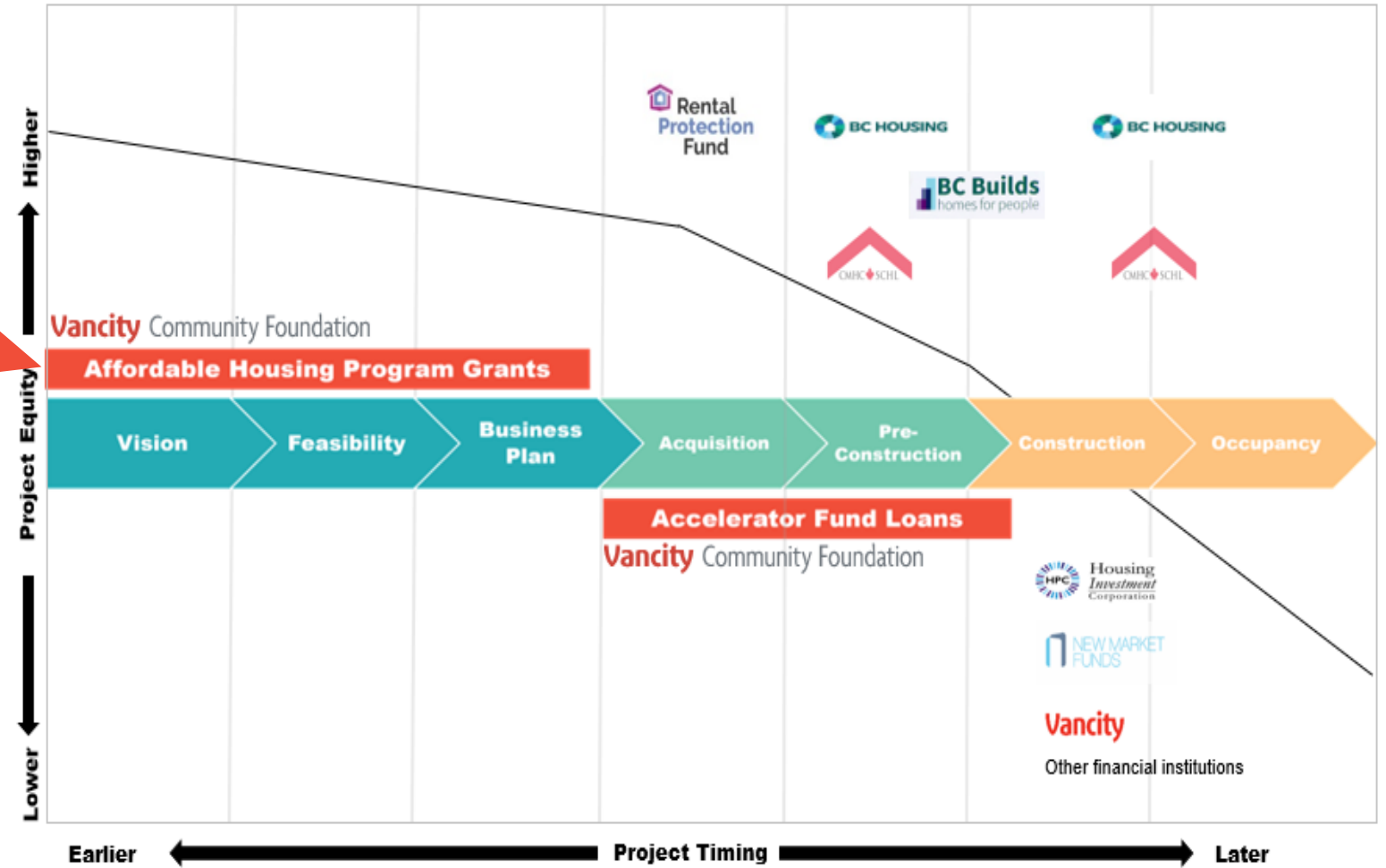
- ✓ Flexible
- ✓ Patient
- ✓ Concessionary
- ✓ Risk tolerant
- ✓ Unlocks land, approvals and financing



## Project Based Grants

- Vision and Concept
- Feasibility Study
- Business Planning

### HOUSING PROJECT DEVELOPMENT PHASES



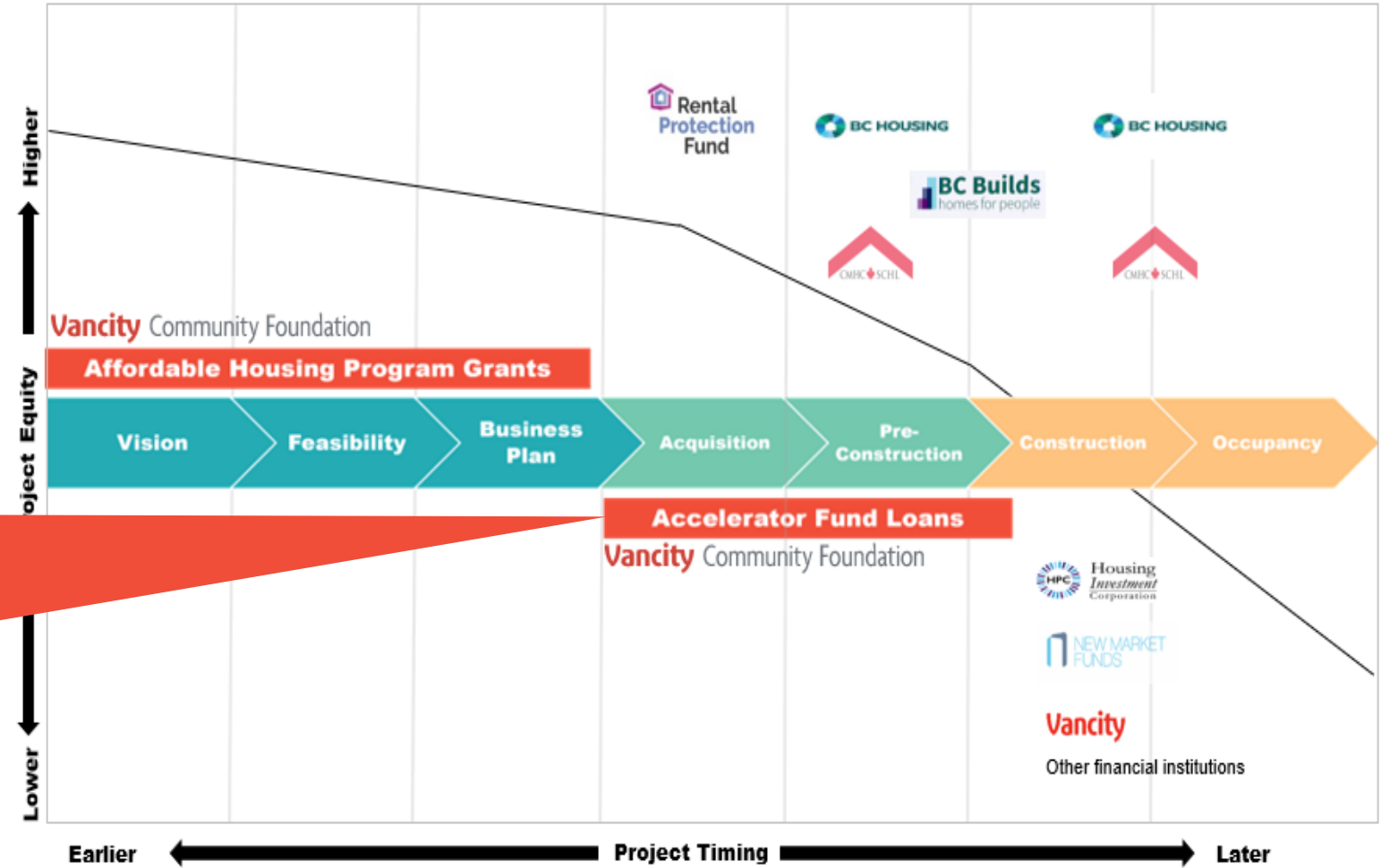


average loan  
**\$500,000**

## Loan Products

- Pre-Development
- Pre-Construction Equity
- Acquisition

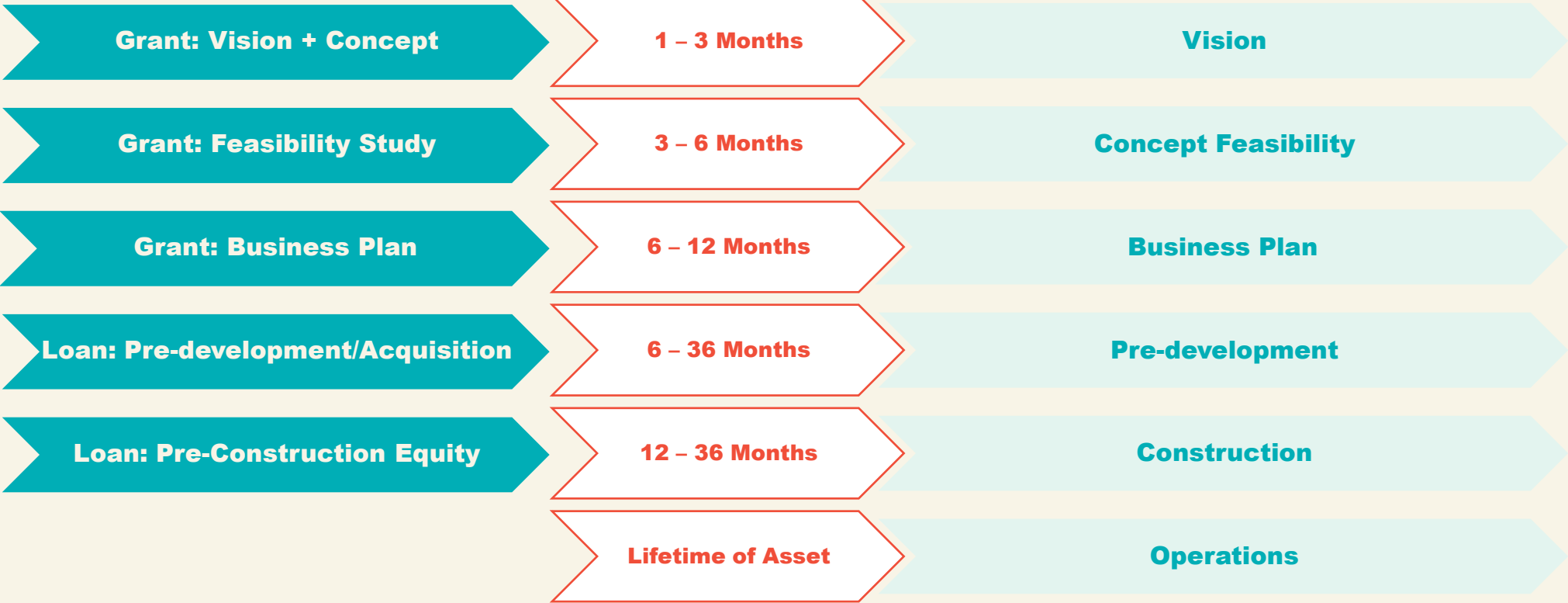
### HOUSING PROJECT DEVELOPMENT PHASES





# Project Development Process

**2 – 5+ Years**





# Grants Vision & Concept

**1 to 3 months**

**Grants up to \$15,000**

**A project vision is simultaneously a project's heart and its backbone. Through documenting your organization's values and motivations for development, you will be better able to navigate the complex and often stressful decision-making associated with a multi-year development process.**





# Grants Vision & Concept

Why do you want to do this?

Organizational Mission and Strategic Alignment

Is there a viable project that aligns with our mission?

Organizational Capacity and Governance

Site Development Potential

What resources are needed? Human and financial



# Grants Vision & Concept

## Outcomes

- **Project Vision/Concept document**
- **Summary of org mission, values and priorities**
- **Organization structure and capacity analysis**
- **Project roles and responsibilities**
- **Desktop site analysis including municipal requirements**
- **High level financial analysis**
- **Preliminary risk register**
- **Timeline and Next Steps**





# Grants Feasibility Study

**3 to 6 months**

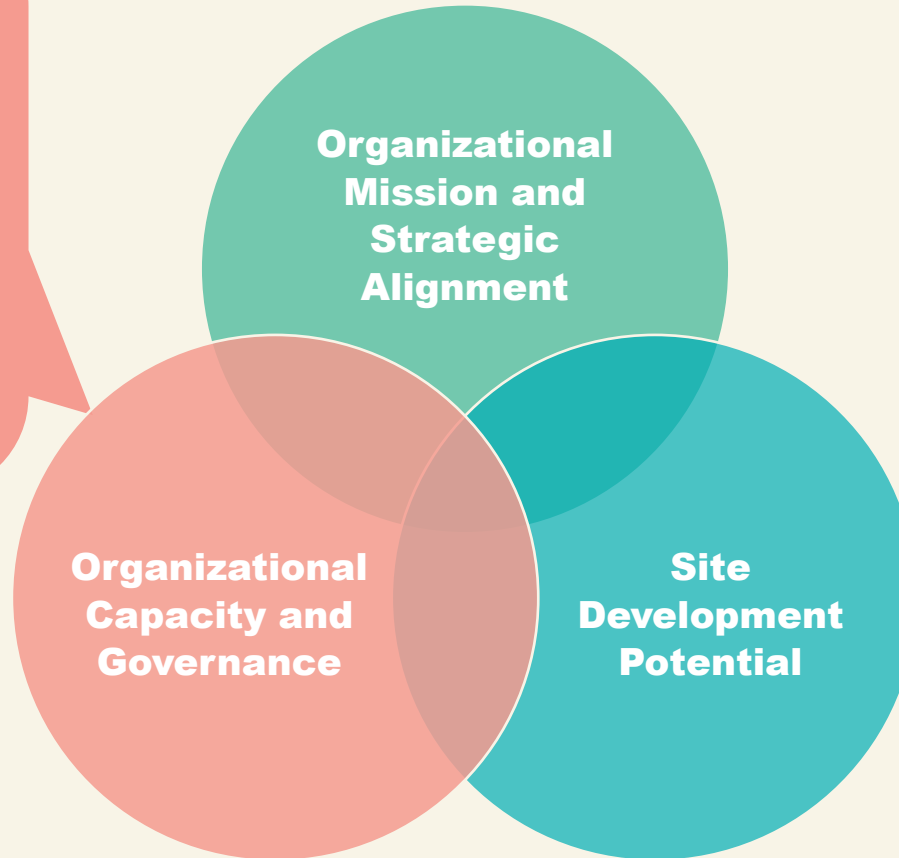
**Grants up to \$30,000**

**It is important to take time to understand what is achievable on your site before you dedicate time or resources advancing your development. Whether your concept is achievable depends on a combination of municipal zoning and policy, and perhaps most crucially – financial viability.**



# Grants Feasibility Study

- **Analyze the project delivery options and determine your organization's role in the project.**
- **Identify additional capacity or project partners that are needed to deliver the project.**



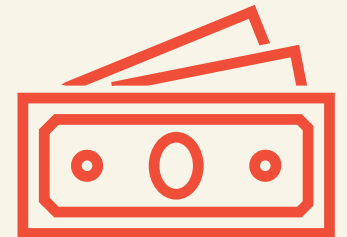
- **Initial municipal and community consultation.**
- **Engage a design team to create a preliminary design to identify the site's redevelopment potential.**
- **Refine the preliminary financial analysis including obtaining a Class D cost estimate**
- **Development of preliminary capital and operating budget incorporating optional rent and funding scenarios.**
- **Develop an initial funding and financing strategy including the identification of potential funding sources. (CMHC, BC Housing, Vancity, etc)**
- **Coordinate with an appraiser to assess fair market value of the property, if needed.**



# Grants Feasibility Study

## Outcomes

- **Preliminary design**
- **Class D Cost Estimate**
- **Financial analysis/proformas**
- **Funding and financing strategy**
- **Options analysis for the delivery of the project**
- **Timeline and Next Steps**





# Grants Business Planning

**6 to 12 months**

**Grants up to \$50,000**

**The creation of a business plan builds on the work of concept feasibility. The plan is a living document that can be updated over time as more information becomes available. It demonstrates that you have considered the key facets of a development project and that you have assembled the team required to deliver a project of this scale.**





# Grants Business Planning

## Outcomes

- **Advanced Preliminary design**
- **Additional Cost Estimates if required**
- **Complete financial analysis/proformas**
- **Complete funding and financing strategy**
- **Confirmed project delivery model**
- **Confirmed construction procurement method**
- **Complete site due diligence studies**
- **Secure control over the site**
- **Selected development and design team**
- **Partnership agreements as required**
- **Updated risk register**
- **Project schedule**





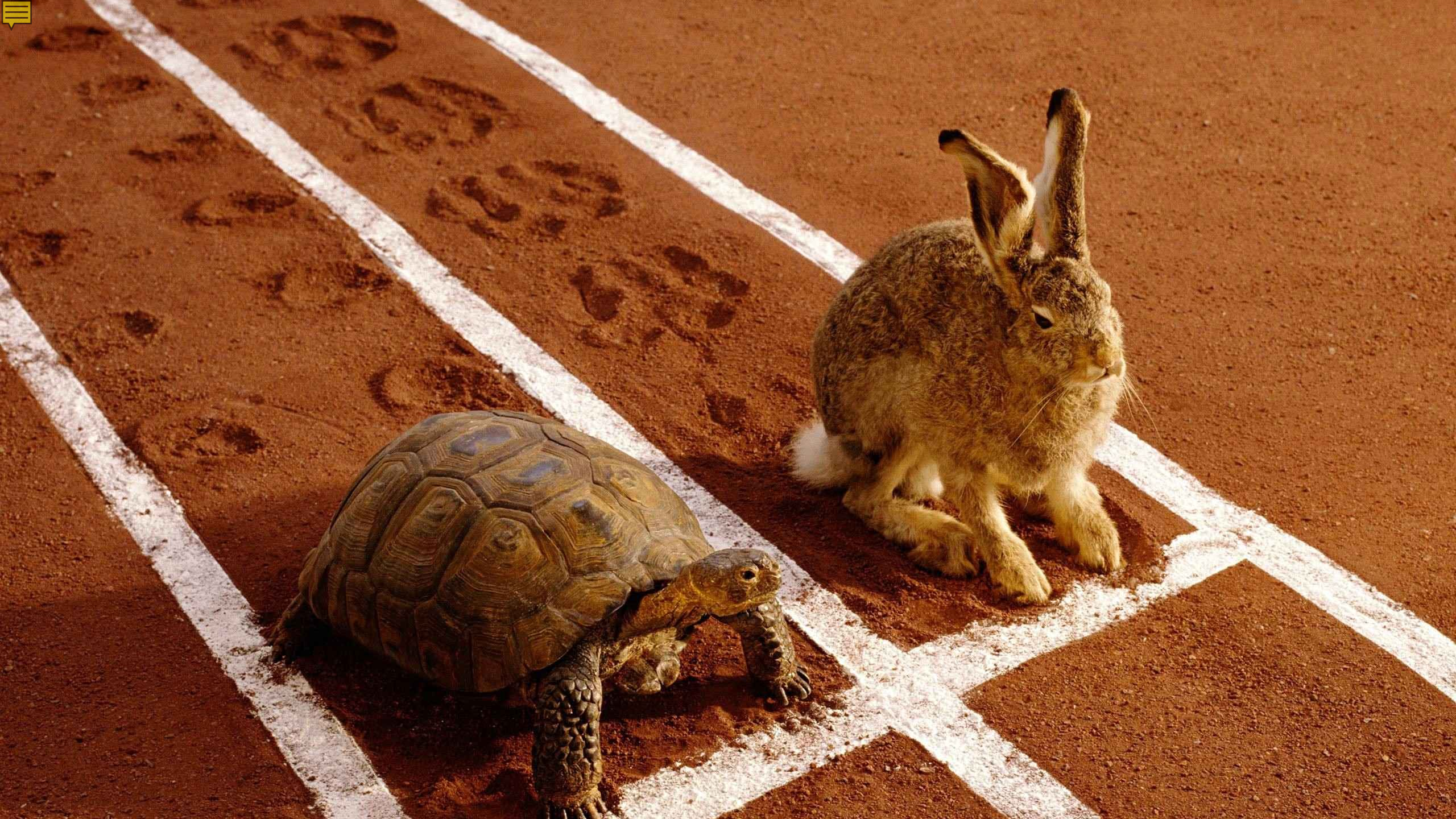
# Project Development Process

**2 – 5+ Years**



**It takes 10 to 21 months to get here!**







**Thank you!**