

Vancity Affordable Housing Accelerator Fund.

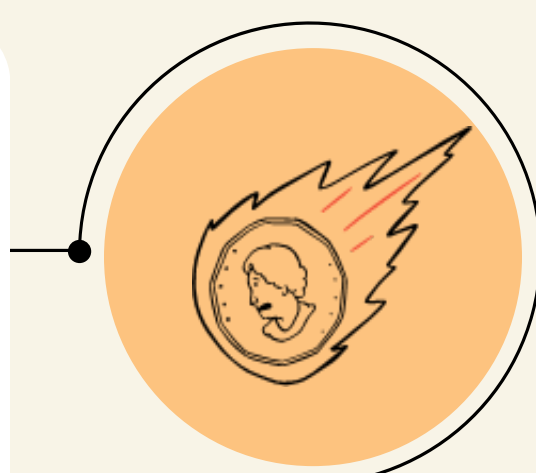


Rising Housing Costs.

Rising housing costs have created serious challenges for individuals and families in BC. A lack of affordable housing options has put pressure on our communities, particularly for the rental housing system. This has resulted in an increase in homelessness, an inability for young families to obtain adequate housing, and an exodus of workers and families from large urban centers. But where there's challenge there is opportunity - to change peoples lives for the better by coming together to accelerate the development of sustainable affordable housing in our communities.

About the Fund.

The Vancity Affordable Housing Accelerator Fund provides nimble and flexible capital in the form of low-cost loans for the pre-construction and acquisition phases of affordable rental housing development projects. We also provide grants to help organizations build their capacity to undertake affordable housing development and to support the feasibility and business planning phases of a development project.



Fund Purpose.

Not-for-profit, Cooperative, and Indigenous organizations have a vital role in providing secure and sustainable affordable housing for low to moderate income individuals and families.

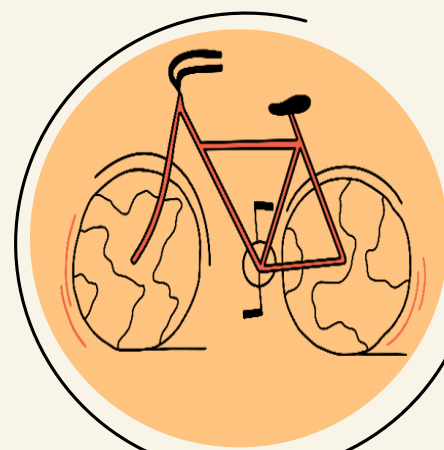
Despite having significant potential to increase housing through the acquisition, development or redevelopment of their aging buildings or underutilized land, these organizations can face barriers, such as a lack of early funding, that may prevent or delay their projects from moving forwards.

The Vancity Affordable Housing Accelerator Fund helps organizations overcome these barriers by providing grants and financing for the early-phases of a development project to help them become construction ready and accelerate to completion.

Community Impact.

The Fund creates powerful social change by accelerating the supply of sustainable affordable housing for low to moderate income individuals, families, fixed-income seniors, single- parent families, people with disabilities, and Indigenous households.

We only offer loans to the not-for-profit, Co-Operative and Indigenous Housing sector that are developing affordable rental housing. This commitment ensures affordable housing is preserved for future generations, and helps to strengthen their capacity to become financially resilient and be the provider of choice for affordable housing in Canada.



Sustainable Homes.

Projects that receive loans will ideally pursue step 3 of the BC Energy step Code or greater, provide at least 10% accessible units, and have adequate access to public transit.

As of December 31, 2021 91% of homes in the projects that have received a loan will use at least 50% less energy relative to the BC Building Code and 100% of homes are near transit with an average distance of 145 meters.

Results and Impact.

The Accelerator Fund is a proven model with a solid track record, both in its financial sustainability and its community impact. We're proud to have issued over **75 loans** totaling more than **\$28.1 million**, supporting the development and preservation of **4,200 new affordable rental homes** as of December 31, 2021.

Investment - How it Works.

We are proud to offer socially impact minded investors an opportunity to support sustainable affordable rental housing developments in community.



You are an institutional or individual investor who wants to make a difference in their local community.

You seek to invest for generating a high social and environmental impact, and understand the need for low-cost flexible and patient capital financing.

The money you invest into the fund is loaned to community housing organizations as a fixed-rate term loan.

Investment by way of promissory note or provide a donation.



- Minimum investment of \$250,000.
- Minimum 3-year term.

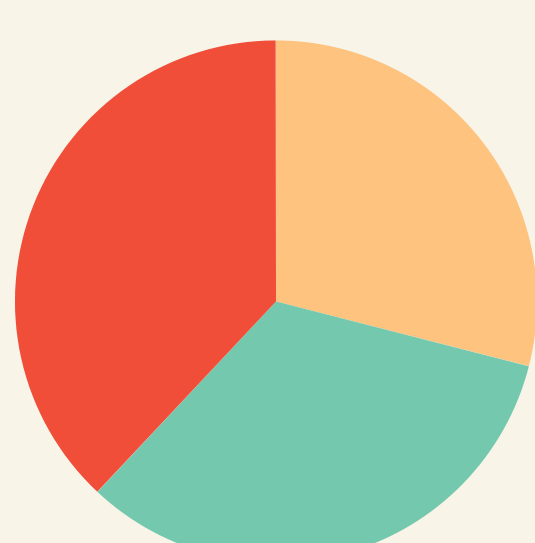
Investors can select a minimum 3 or 5 year investment term option.

Select your level of community impact and earn up to a maximum of 3% interest per annum.

We maintain affordability by non-repayable contributions and Investors selecting rates between 0.5% and up to a maximum of 3%.



*Terms and Conditions Apply.



CMHC (29%)
Vancity Credit Union Non Repayable Grant (33%)
Impact Investors (38%)

*Capital Mix as of December 31, 2021.

Capital Mix.

We combine a mix of capital, including grants & non-interest-bearing contributions, allowing us to offer impact investors a positive financial return on their investment while maintaining a positive impact in community. The fund is also seeded with capital contributed by Vancity that is non-repayable and is used as first loss capital.

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The Vancity Affordable Housing Accelerator Fund is held at the Greater Vancouver Community Assistance Foundation and the Fund is managed and operated by the staff and board of the [Vancity Community Foundation](#).