



Anhart Affordable Housing Solutions

PRIVATELY SPONSORED AFFORDABLE HOUSING ANYWHERE IN CANADA

Look What Non-Profits Can Do

Anhart Affordable Housing Corporation is one non-profit ready to demonstrate how other non-profits can partner with Impact investors and governmental bodies in Canada to initiate privately-sponsored housing development. Anhart is operates through subsidiaries in all 10 provinces and three territories and collaborates with development-minded non-profits, impact investors, community-minded consultants, innovative builders, and all levels of government create affordable housing.

**FIVE STEP
BUSINESS
PLAN**



**Community Engagement
Private Land Acquisition
Impact Investments
Collaborative Development
Innovative Construction**

ANHART AFFORDABLE HOUSING CORPORATION

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RISK FACTORS

UNDERSTANDING THE RISKS OF ANHART'S BUSINESS PLAN

Forward Looking Statements

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For More Information

For personalized contact with Keith Gordon, co-founder of the Anhart Global Network, email keith.gordon@anhart.ca and make an inquiry appointment.



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Step One

Community Engagement

CITIES ARE COMPLEX ADAPTIVE SYSTEMS THAT LEARN IN REAL TIME

Finding and strengthening the hubs and nodes of community networks

Cities are extensions of complex human biological systems and impacted by constantly changing environmental inputs. As complex adaptive systems, cities are comprised of a whole that is more and different than the simple addition of its many parts. Therefore Anhart takes a non-linear approach to affordable housing development to the community engagement processes, realizing that cities are constantly self-organizing and attempting to overcome both internal and external perturbations.

To engage unique communities Anhart studies the history of its urban development and researches the existing and developing hubs and neural networks that hold and transfer relevant information in the urban landscape. Community engagement tasks include establishing an affordable housing contact list of stakeholders from community-based organizations, indigenous groups, the business and investment communities, academic and research bodies, the arts community and banking sectors.

Anhart then joins the ongoing dialogue flow focused on the creation of affordable housing through one-on-one and group communication, as well as the electronic distribution of helpful resources which lead to privately initiated affordable housing creation.

What Does Community Engagement Cost a Local Non-Profit Housing Provider?

Community engagement costs are generously provided by the Anhart Foundation.



Step Two

Land Purchase Contracts

PRIVATE LAND CONTRACTS ARE AFFORDABLE HOUSING LEVER POINTS

Connecting community-minded real estate agents with patient land sellers

After the community engagement step in a local community is well under way, Anhart will begin the process of searching for privately owned land suitable for affordable housing. Although Anhart will control the initial ownership of the land purchase, ownership will be transferred to a local non profit at occupancy.

The art of securing private land contracts for the development of affordable housing is both the starting point and facilitation factor of entire goal completion process. To achieve the important second step of the development process, Anhart finds local community-minded real estate agents anywhere in Canada who understand the need to find vacant land owned by patent seller. After a short list of available properties are vetted, senior Anhart developer will select suitable properties recommend the terms of the purchase.

Typically six months is needed once Anhart signs land purchase agreements with suitable deposits in order to select a local non-profit for ownership at occupancy, perform pre-development tasks, and most importantly find impact investors to provide the private capital needs to purchase the land and provide bridge financing that enable conventional construction financing.

The administrative, operational, and deposit costs of securing land purchase contracts is provided by the anhart Foundation.

What Do Land Purchase Contracts Cost a Local Non-Profit Hosing Provider?

Land Contract costs are generously provided by the Anhart Foundation.



Step Three

Impact Investments

IMPACT INVESTORS MAKE AFFORDABLE HOUSING HAPPEN IN LOCAL COMMUNITIES

Modest returns on investment enable the creation of social capital

Although community engagement sets the stage for the development of privately sponsored affordable housing, securing private land contracts is the lever point that launches Anhart's affordable housing development methodology and the core of the entire model.

The Anhart Affordable Homes 2019 Limited Partnership was created to provide an opportunity for wealthy Canadians to help create affordable housing in their local communities. Impact Investors receive a modest preferred rate of return and have a condition right of redemption. Investments can be assigned to a local project in one of the extra-provincially registered regions, or generally benefit Anhart's national affordable housing growth and development

Impact investments serve as both bridge financing support that enables land purchase and construction financing, and the owner's equity needed for take-out financing at occupancy. Typically, short and long term private equity in an affordable housing project should be at least 25% of total project costs to qualify for land purchase and construction financing, and also long-term, low-interest financing under CMHC's Affordable Housing Fund, or the Apartment Construction Loan Program.

Since 2002, Anhart has established long-term relationships with impact investors over numerous projects and understands the need for the advanced legal and accounting process necessary to ensure impact investments receive professional care and consideration.

What Do the Search for Impact Investments Cost a Local Non-Profit Housing Provider?

The Search for Impact Investments are generously provided by the Anhart Foundation.



Step Four

Collaborative Design

COMMUNITY HOUSING CHAMPIONS SERVE AFFORDABLE HOUSING NEEDS

Linking architecture, engineering, planning with non-profit housing

Anhart recognizes that the development of affordable housing isn't just about erecting structures; it's about creating homes and nurturing communities. Collaborative Development is where the vision of affordable housing takes tangible form, guided by a commitment to inclusivity, sustainability, and innovation.

At the crucial stage of Collaborative Design, Anhart partners with national and local consultants who embody the spirit of community-driven progress. These Community Housing Champions include architects, engineers, urban planners, and advisors from nonprofit housing organizations. Together, they form a collaborative network dedicated to realizing the shared goal of accessible and dignified housing solutions.

Central to Anhart's approach is the integration of community values into every aspect of the development process. By actively involving residents, local leaders, and advocacy groups, Anhart ensure that housing projects reflect the unique identity and needs of each neighborhood. This participatory approach fosters a sense of ownership and pride, laying the foundation for vibrant and sustainable communities.

Collaborative Development places a strong emphasis on designing spaces that are inclusive and accessible to all. Whether it's incorporating universal design principles, prioritizing green spaces, or ensuring proximity to essential amenities, every decision is made with the well-being and comfort of residents in mind. Through thoughtful design, Anhart aims to create environments that promote social cohesion and enhance quality of life.

What Does Collaborative Design Cost a Local Non-Profit Housing Provider?

Pre-development concept drawings are generously provided by the Anhart Foundation. Land purchase costs, as well as development and construction soft costs are paid for by Impact Investments.



Step Five

Innovative Construction

THE BENEFITS OF MODULAR CONSTRUCTION FOR AFFORDABLE HOUSING

Offsite housing construction is better, faster, and lowers costs

Offsite housing construction offers a transformative approach to building affordable housing that is better, faster, and more cost-effective. Anhart embraces innovative construction methods to streamline the development process and maximize efficiency.

Modular construction, also known as offsite or prefabricated construction, involves assembling building components in a factory-controlled environment before transporting them to the construction site for final assembly. This approach offers numerous advantages over traditional onsite construction, including reduced construction time, minimized material waste, and improved quality control.

By leveraging modular construction techniques, Anhart accelerates project timelines while maintaining high standards of craftsmanship. Offsite manufacturing allows for simultaneous work on multiple building components, resulting in shorter construction schedules and quicker occupancy for residents.

Modular construction inherently reduces costs associated with labor, material waste, and project delays. Factory production ensures precise manufacturing and assembly, minimizing errors and rework during the construction process. This efficiency translates to significant cost savings for developers and ultimately makes affordable housing more attainable for communities in need.

Anhart remains committed to innovation and sustainability in every aspect of affordable housing development. By embracing the benefits of modular construction, we pave the way for a future where safe, comfortable, and affordable homes are within reach for all Canadians.

What Does Innovative Construction Cost a Local Non-Profit Housing Provider?

Construction costs are paid for by Impact Investments.

COSTS

COST GUIDELINES FOR LOCAL NON PROFITS

NON-PROFITS HELPING NON-PROFITS

Typical costs for local non-profits to own housing anywhere in Canada

STEP 1

0%

Community Engagement

Community engagements costs and housing design costs sponsored by Anhart Foundation

STEP 2

0%

Land Purchase Contracts

Local community-based real estate agents work with philanthropic land owners to contract land

STEP 3

0%

Impact Investments

Local impact investors recruited by Anhart receive design and costs for local projects

STEP 4

25%

Collaborative Development

Impact investments enable vacant land purchases and the development process

STEP 5

75%

Innovative Construction

Quality offsite construction lowers end user rents by reducing building time and project costs



Arrange an enquiry appointment
with Anhart's co-founder
Keith Gordon to learn more

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