



# Canadian Impact Housing Investments

AFFORDABLE HOMES FROM COAST TO COAST TO COAST

## Community-based Business Model

Anhart Community Housing Society has developed a community-based model for the development of affordable homes in all regions of Canada. The model is focused on impact investments as the catalyst for private–public collaboratives in Canadian municipalities and rural districts. Anhart Affordable Homes 2019 Limited Partnership operates through the non-profit Anhart Affordable Housing Corporation and affiliates in all 10 provinces and three territories.

## 2004 to 2028

Explore the three stages of growth of a Canadian non-profit from local developer to national affordable housing provider

### ANHART AFFORDABLE HOMES 2019 LIMITED PARTNERSHIP

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# RISK FACTORS

## UNDERSTANDING THE RISKS FOR IMPACT INVESTORS

### Forward Looking Statements

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### For More Information

For personalized contact with Keith Gordon, president of Anhart Investments, email [keith.gordon@anhart.ca](mailto:keith.gordon@anhart.ca) and ask for an LPA term sheet, Business Plan, Disclaimer, and make an inquiry appointment.



# Origins of a National Impact Investment Plan

INITIAL CAPITAL PROVIDED BY PHILANTHROPIC IMPACT INVESTORS

Pictured is the Dodson Hotel on East Hastings in Vancouver. The Dodson is scheduled for a conversion to 52 mixed-income micro-suites to correspond with the development of 71 new micro-suites in development for the existing tenants.

## Stage One: 2004 to 2023

### Vancouver's investment community gets involved

In 2004, the Dodson Hotel on East Hastings was purchased privately for \$1.5 million by two Vancouver-based social impact investors. The Dodson has since appreciated significantly, and the operation now produces surpluses with a strong social impact.

From 2004 to 2013, the 71 single room occupancy Dodson supportive housing centre received millions of dollars in donations from the investment families to support the tenants and upgrade the 100-year-old former Vancouver hotel.

In 2013, the investors sold the Dodson at 50% of market value to the Anhart Community Housing Society. The Anhart Society and related non-profits then renovated and developed more than 20 affordable and supportive housing centres in BC, together with social employment initiatives.

With the success of the Dodson and to facilitate a national impact investment housing plan, Anhart Affordable Homes 2019 Limited Partnership was created to provide a structure for the expansion of non-profit housing development in all Canadian regions.



# Leveraging Equity to Scale Affordable Housing

SELF-FUNDED CANADA-WIDE EXPANSION

Pictured are 48 entry-level townhomes in Anhart's Merritt Village development on De Wolf Way in Merritt, BC. Hundreds of homes were lost in Merritt after severe flooding in 2021.

## STAGE TWO: 2024 to 2026

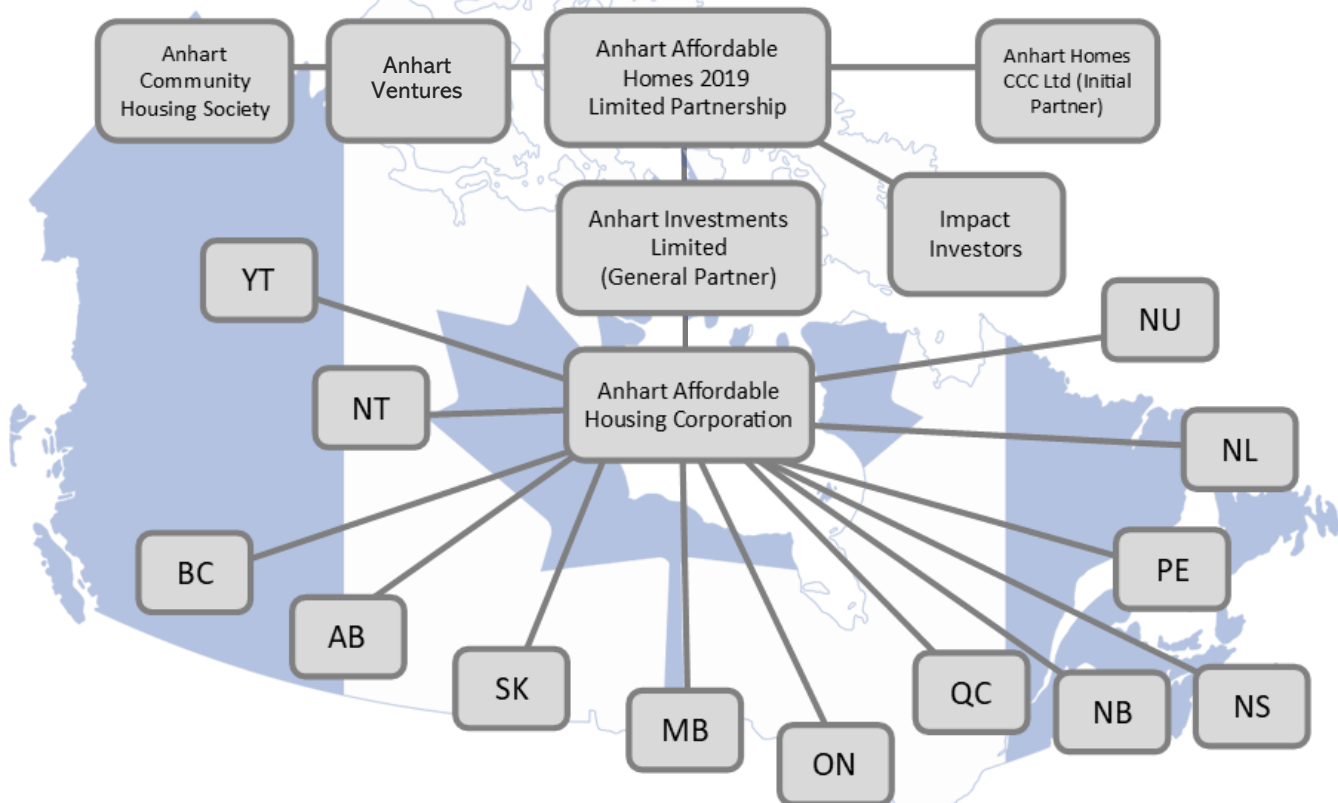
Network building for affordable housing development at scale

The Limited Partnership intends to use funds raised through impact investments, together with the Anhart Society's network of 30 Canadian non-profits and community contribution companies, to commence scaling the privately funded affordable housing model developed in British Columbia from 2004 to 2023.

Between 2024 and 2026, the Limited Partnership, through the General Partner and Anhart Affordable Housing Corporation (AAHC), plans to launch key affordable housing projects in selected provinces and territories, subject to the receipt of financing among with other conditions. AAHC is a Toronto-based non-profit with subsidiaries in a all 10 provinces and three territories. These efforts will endeavour to model effective regional development with a view to achieving Canada-side delivery of affordable housing in the last development phase of the impact investment initiative (2026-2028).

# ORGANIZATION

PRIVATE LIMITED PARTNERSHIP WITH REGIONAL SUBSIDIARIES



## Anhart Affordable Homes 2019 Limited Partnership Ownership and Function

- Anhart Community Housing Society owns Anhart Ventures, which owns Limited Partnership units.
- Limited Partnership may hold beneficial ownership of project lands, and the Society, as trustee of the Partnership, may hold registered title.
- The Society owns the General Partner.
- The General Partner owns Anhart Affordable Homes Corporation (National Operator).
- Distributable cash from local projects flows up to the Limited Partnership and is shared pro rata with limited partners. Reinvestment in new projects may be prioritized before distributions, depending on project needs and investment agreements.
- The National Operator owns Anhart Affiliates in all provinces and territories, and may:
  - a) Own, develop, and operate project lands
  - b) Own, develop, and lease project lands
  - c) Contract and develop affordable housing projects for local non-profit housing providers.



# Community Champions Go the Extra Mile

FUND MANAGEMENT EXCELLENCE BY DEDICATED PROFESSIONALS

The General Partner, Anhart Investments Limited, is guided by a cohesive network of Canadian advisors who excel in real estate development, large-scale construction, and legal and accounting services. Anhart's proficiency extends to property and tenant management, complemented by an advanced understanding of the intricacies of affordable housing and complex adaptive systems.

## STAGE THREE: 2026 to 2028

### Uniting to Solve a National Housing Crisis

In the dynamic third stage of its evolution, Anhart intends to solidify its revolutionary approach to the delivery of impact investment affordable housing on a national scale. Building upon its foundational emergence as a pioneering solution for Canadian affordable housing (2004-2023), and the strategic development of a nationwide network (2024-2026), Anhart plans to consolidate its expertise.

From 2026 to 2028, Anhart intends to harness the collective knowledge of its advisors in real estate development, modular construction, property management and systems innovation to expand outside of British Columbia. The development of Anhart's Canada-wide affordable housing network is structured on an attempt to expand the development of affordable homes in every Canadian region by networking with Canada's potential pool accredited investors.

The current proposed community-based affordable housing development in selected provinces and territories, measured with successful previous development in British Columbia that began 2004, can potentially fuel national expansion and fortify the existing network. Anhart plans to give priority to its expertise in community engagement and social impact skills, emphasizing partnerships with local communities, governments, and non-profits. Anhart's past achievements and planned expansion underscore a commitment to advancing affordable housing solutions and contributing meaningfully to Canada's national housing strategies.

# TERMS

## TERMS FOR ACCREDITED IMPACT INVESTORS

# Anhart Affordable Homes 2019 Limited Partnership

## Summary of Terms of Offer (conditions apply)

### UNITS OFFERED

Up to 10 million units of Anhart Affordable Homes 2019 Limited Partnership.

### OFFERING PRICE

CAD \$1.00 per unit.

### PREFERRED RATE OF RETURN

2% of preferred rate of return, paid semi-annually, subject to the availability of distributable cash after the payment of Limited Partnership expenses, debts, liabilities and the setting aside of cash reserves.

### NET SALE PROCEEDS

Distributable cash from net proceeds of sale of project lands or other assets.

### RIGHT OF REDEMPTION

Right of redemption of limited partner units after three years, subject to the limits and conditions.

### RESTRICTIONS ON TRANSFER

The Limited Partnership units are non-transferable, except in limited circumstances.

### DISSOLUTION

Partnership dissolves after 50 years.

### For More Information

Contact Keith Gordon, president of Anhart Investments, by email at [keith.gordon@anhart.ca](mailto:keith.gordon@anhart.ca) and make an inquiry appointment.



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