



YÄNONHCHIA'

INDIGENOUS HOUSING FINANCE (YIHF) NETWORK

FINANCIAL MODEL,
CONSTRAINTS AND VIABILITY



"IFI archetype" loan assumptions

and financial results

AVERAGE LOAN SIZE, AMMORTIZATION (in months) and LOAN LOSS PROVISION

Individual Homes	\$ 250,000	300	1.3%
Densified Social Housing	\$ 215,000	300	0.3%
Major Renovation	\$ 165,000	180	1.0%
Niche/Private Rentals	\$ 215,000	300	0.8%
Privatisation, small renovations	\$ 30,000	60	1.0%

LOAN ACTIVITY	2023	2024	2025	2026	2027	2028	2029	TOTAL
NUMBER OF LOANS BY CATEGORY								
Individual Homes	3	8	12	16	20	25	30	114
Densified Social Housing	4	8	12	14	18	18	20	94
Major Renovation	0	2	4	8	12	18	24	68
Niche/Private Rentals	0	4	6	10	12	14	16	62
Privatisation, small renovations	<u>4</u>	<u>10</u>	<u>12</u>	<u>12</u>	<u>14</u>	<u>14</u>	<u>16</u>	<u>82</u>
Total	11	32	46	60	76	89	106	420
VALUE OF LOANS DISBURSED (in 000s)								
	\$ 1,730	\$ 5,358	\$ 8,345	\$ 11,790	\$ 15,492	\$ 19,003	\$ 23,281	\$ 84,998
END OF YEAR LOAN PORTFOLIO (in 000s)								
	\$ 1,701	\$ 6,912	\$ 14,882	\$ 25,967	\$ 40,302	\$ 57,576	\$ 78,440	\$ -

LOANS OPERATIONS										
	2023	2024	2025	2026	2027	2028	2029	TOTAL		
NET INTEREST INCOME	\$ 17	\$ 86	\$ 216	\$ 403	\$ 654	\$ 965	\$ 1,340	\$ 3,681		
OPERATING EXPENSES										
Board, management, systems	\$ 280	\$ 288	\$ 296	\$ 305	\$ 313	\$ 322	\$ 331	\$ 2,135		
Loan Administration	\$ 50	\$ 51	\$ 53	\$ 54	\$ 56	\$ 58	\$ 59	\$ 381		
Loan Management	\$ 35	\$ 110	\$ 177	\$ 256	\$ 347	\$ 437	\$ 551	\$ 1,912		
Loan loss provisions	\$ 14	\$ 46	\$ 71	\$ 103	\$ 136	\$ 174	\$ 216	\$ 758		
Total Operating Expenses	\$ 378	\$ 495	\$ 597	\$ 719	\$ 851	\$ 990	\$ 1,157	\$ 5,187		
IN-KIND IFI INVESTMENT	\$ 280	\$ 288	\$ 296	\$ 305	\$ 313	\$ 322	\$ 331	\$ 2,135		
SURPLUS (DEFICIT)	\$ (81)	\$ (122)	\$ (85)	\$ (11)	\$ 116	\$ 297	\$ 515	\$ 629		
Accompagnement investment					\$ 116	\$ 196	\$ 201	\$ 513		
Credit Enhancement Reserve						\$ 101	\$ 314	\$ 415		
NET SURPLUS (DEFICIT)	\$ (81)	\$ (122)	\$ (85)	\$ (11)	\$ (0)	\$ (0)	\$ 0	\$ (299)		

2

3

4

5

6

7

8

9

IMPLEMENTATION	2023	2024	2025	2026	2027	2028	2029	TOTAL	notes
	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
NET SURPLUS (DEFICIT)	\$ (250)	\$ (200)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (450)	1

HOUSING ECOSYSTEMS	2023	2024	2025	2026	2027	2028	2029	TOTAL	
	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Reinvested surplus	\$ -	\$ -	\$ -	\$ -	\$ 116	\$ 196	\$ 201	\$ 513	
Total Expenses	\$ 170	\$ 175	\$ 180	\$ 185	\$ 190	\$ 196	\$ 201	\$ 1,296	10
NET SURPLUS (DEFICIT)	\$ (170)	\$ (175)	\$ (180)	\$ (185)	\$ (74)	\$ 0	\$ (0)	\$ (783)	11

SUPPORT REQUIREMENT	2023	2024	2025	2026	2027	2028	2029	TOTAL	
	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
NET SURPLUS (DEFICIT)	\$ (501)	\$ (496)	\$ (265)	\$ (196)	\$ (74)	\$ (0)	\$ 0	\$ (1,532)	12

5-year network implementation phase

financial results

IMPLEMENTATION AND START-UP									notes
	2023	2024	2025	2026	2027	2028	2029	TOTAL	
Central Network/Capital Facility	\$ 150,000	\$ 150,000	\$ 100,000	\$ 75,000	\$ -	\$ -	\$ -	\$ 475,000	1
Participating IFIs	\$ 250,000	\$ 450,000	\$ 450,000	\$ 200,000	\$ 750,000	\$ 600,000	\$ -	\$ 2,700,000	2
IFIs in activity	1	2	3	3	6	6	6		
CONSOLIDATED SURPLUS (DEFICIT)	\$ (400,000)	\$ (600,000)	\$ (550,000)	\$ (275,000)	\$ (750,000)	\$ (600,000)	\$ -		

CAPITAL FACILITY LOAN/ SECURITIZATION WAREHOUSING LINE OF CREDIT							0	notes
0	2023	2024	2025	2026	2027	mid 2028	TOTAL	0
number of loans	46	71	119	167	245	177	825	1
value of loans disbursed	\$7,890,000	\$12,926,988	\$21,987,640	\$32,215,973	\$48,767,979	\$35,981,319	\$159,769,900	0
portfolio at end of year	\$7,766,031	\$20,237,683	\$41,201,832	\$71,492,871	\$116,973,289	\$150,000,000	\$0	2
Capital Facility Build-Up	\$7,890,000	\$20,693,019	\$42,225,323	\$73,417,805	\$120,260,850	\$150,000,000	\$0	3
Securitization	\$0	\$0	\$0	\$0	\$0	\$0	\$0	4
CAPITAL FACILITY LOAN/CONTRIBUTION	\$7,890,000	\$12,803,019	\$21,532,304	\$31,192,482	\$46,843,045	\$29,739,150	\$150,000,000	5

CAPITAL FACILITY LOAN/ SECURITIZATION WAREHOUSING LINE OF CREDIT								
	2023	2024	2025	2026	2027	2028	2029	TOTAL
number of loans	46	71	119	167	245	353	435	1,001
value of loans disbursed	\$7,890,000	\$12,926,988	\$21,987,640	\$32,215,973	\$48,767,979	\$71,962,639	\$93,123,115	\$195,751,220
portfolio at end of year	\$7,766,031	\$20,237,683	\$41,201,832	\$71,492,871	\$116,973,289	\$183,634,772	\$268,723,614	
Capital Facility Build-Up	\$7,890,000	\$20,693,019	\$42,225,323	\$73,417,805	\$120,260,850	\$150,000,000	\$150,000,000	
Securitization						\$33,634,772	\$118,723,614	\$152,358,386
CAPITAL FACILITY LOAN/CONTRIBUTION	\$7,890,000	\$12,803,019	\$21,532,304	\$31,192,482	\$46,843,045	\$29,739,150		\$150,000,000

EARLY ADOPTER HOUSING LOAN PROGRAM									notes
	2023	2024	2025	2026	2027	2028	2029	TOTAL	
Network Central									
Net Interest income	\$ 7,766	\$ 28,004	\$ 61,440	\$ 112,695	\$ 188,466	\$ 300,608	\$ 452,358	\$ 1,151,337	1
Capital Facility operations									
Board, management, systems, et	\$ 400,000	\$ 411,360	\$ 423,043	\$ 435,057	\$ 447,413	\$ 460,119	\$ 473,187	\$ 3,050,178	2
Capital Facility management	\$ 75,000	\$ 75,000	\$ 150,000	\$ 150,000	\$ 200,000	\$ 250,000	\$ 250,000	\$ 1,150,000	3
NACCA contribution (in-kind)	\$ 400,000	\$ 411,360	\$ 423,043	\$ 435,057	\$ 447,413	\$ 460,119	\$ 473,187	\$ 3,050,178	4
Central Surplus (Deficit)	\$ (67,234)	\$ (46,996)	\$ (88,560)	\$ (37,305)	\$ (11,534)	\$ 50,608	\$ 202,358	\$ 1,337	5
Accompagnement Investment						\$ 50,608	\$ 202,358	\$ 252,966	6
Participating IFIs (consolidated)									
Net interest income	\$ 77,665	\$ 277,343	\$ 607,515	\$ 1,113,018	\$ 1,860,615	\$ 2,966,447	\$ 4,461,270	\$ 11,363,873	
Loans operations									
Board, management, systems, et	\$ 280,000	\$ 575,904	\$ 888,390	\$ 913,620	\$ 1,879,133	\$ 1,932,501	\$ 1,987,384	\$ 8,456,931	
Loan Administration	\$ 50,000	\$ 102,840	\$ 158,641	\$ 163,146	\$ 335,559	\$ 345,089	\$ 354,890	\$ 1,510,166	
Loan Management	\$ 157,800	\$ 265,882	\$ 465,085	\$ 700,789	\$ 1,090,971	\$ 1,655,569	\$ 2,203,230	\$ 6,539,327	
Loan Loss Provisions	\$ 67,260	\$ 111,643	\$ 189,438	\$ 285,441	\$ 430,858	\$ 640,831	\$ 835,115	\$ 2,560,587	
Loans operations expenses	\$ 555,060	\$ 1,056,269	\$ 1,701,554	\$ 2,062,996	\$ 3,736,522	\$ 4,573,990	\$ 5,380,619	\$ 19,067,011	
IFI contribution (in-kind)	\$ 280,000	\$ 575,904	\$ 888,390	\$ 913,620	\$ 1,879,133	\$ 1,932,501	\$ 1,987,384	\$ 8,456,931	7
IFI Loan Operations Surplus (Deficit)	\$ (197,395)	\$ (203,023)	\$ (205,650)	\$ (36,359)	\$ 3,227	\$ 324,958	\$ 1,068,035		8
IFI Loan Operation Deficits	\$ (197,395)	\$ (203,023)	\$ (216,154)	\$ (227,783)	\$ (405,003)	\$ (478,922)	\$ (355,065)	\$ (2,083,344)	9
IFI Loan Operation Surpluses	\$ -	\$ -	\$ 10,504	\$ 191,424	\$ 408,230	\$ 803,879	\$ 1,423,099	\$ 2,837,136	10
Accompagnement Investment			\$ 10,504	\$ 184,899	\$ 190,150	\$ 304,506	\$ 503,553	\$ 1,193,613	
Credit Enhancement Investment	\$ -	\$ -	\$ -	\$ 6,525	\$ 218,079	\$ 499,373	\$ 919,546	\$ 1,643,523	
TOTAL LOANS OPERATION DEFICIT	\$ (264,629)	\$ (250,019)	\$ (304,715)	\$ (265,088)	\$ (416,536)	\$ (478,922)	\$ (355,065)	\$ (2,082,007)	11

IMPLEMENTATION AND START-UP									notes
	2023	2024	2025	2026	2027	2028	2029	TOTAL	
Central Network/Capital Facility	\$ 150,000	\$ 150,000	\$ 100,000	\$ 75,000	\$ -	\$ -	\$ -	\$ 475,000	1
Participating IFIs	\$ 250,000	\$ 450,000	\$ 450,000	\$ 200,000	\$ 750,000	\$ 600,000	\$ -	\$ 2,700,000	2
IFIs in activity	1	2	3	3	6	6	6		
CONSOLIDATED SURPLUS (DEFICIT)	\$ (400,000)	\$ (600,000)	\$ (550,000)	\$ (275,000)	\$ (750,000)	\$ (600,000)	\$ -		

HOUSING ECOSYSTEM MODERNIZATION/ CENTER OF EXCELLENCE									notes
	2023	2024	2025	2026	2027	2028	2029	TOTAL	
Network Central investment						\$ 50,608	\$ 202,358	\$ 252,966	1
Network Central - R&D	\$ 350,000	\$ 525,000	\$ 625,000	\$ 225,000	\$ 200,000	\$ 200,000	\$ 100,000	\$ 2,225,000	2
Network Central Center of Excellence	\$ 125,000	\$ 128,550	\$ 132,201	\$ 135,955	\$ 139,816	\$ 143,787	\$ 147,871	\$ 953,181	3
IFI Investment	\$ -	\$ -	\$ 10,504	\$ 184,899	\$ 190,150	\$ 304,506	\$ 503,553	\$ 1,193,613	1
IFI Accompagnement activity	\$ 170,000	\$ 349,656	\$ 539,379	\$ 554,698	\$ 1,140,902	\$ 1,173,304	\$ 1,206,626	\$ 5,134,565	
CONSOLIDATED SURPLUS (DEFICIT)	\$ (645,000)	\$ (1,003,206)	\$ (1,286,076)	\$ (730,754)	\$ (1,290,568)	\$ (1,161,977)	\$ (748,585)	\$ (6,866,167)	

RESEARCH AND DEVELOPMENT (SECURITIZATION AND HOUSING GROWTH SUPPORT INSTRUMENTS)									notes
	2023	2024	2025	2026	2027	2028	2029	TOTAL	
Securitization mechanism									
Research, partnership development	\$ 100,000	\$ 200,000	\$ 550,000	\$ 550,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 2,000,000	1
Implementation	\$ -	\$ 175,000	\$ 175,000	\$ 350,000	\$ 350,000	\$ -	\$ -	\$ 1,050,000	2
Housing Growth Support Instruments	\$ 100,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 150,000	\$ -	\$ -	\$ 1,000,000	3
CONSOLIDATED SURPLUS (DEFICIT)	\$ (200,000)	\$ (625,000)	\$ (975,000)	\$ (1,150,000)	\$ (700,000)	\$ (200,000)	\$ (200,000)	\$ (4,050,000)	



YÄNONHCHIA'

INDIGENOUS HOUSING FINANCE (YIHF) NETWORK

LONG-TERM GROWTH PROSPECTS

IMPACTS AND BENEFITS





network implementation phase outputs

Activate a non-political Indigenous institutional response to housing challenges

Establish a cohort of early adopters/ models to transform housing from within

Jump-start housing ecosystems change and support communities

Release untapped personal/ market/ non-profit to achieve quality housing continuum

Provide a conduit for market, ESG, social finance and Indigenous investments

Build a track record to document real as opposed to perceived risk

Achieve the critical mass to access market capital at optimal rates





network implementation phase outcomes:

tool to enable Indigenous communities achieve optimal public and private continuum of options

capital availability based on merit rather than community guarantee capacity

improved community finances, better focus on infrastructure and social housing

financing for non-profits with solutions for at-risk demographics

increased home longevity and family wealth creation

decreased health/ safety risks from overcrowding and poor housing

improved economic prospects and use of home equity for business loans

stop exodus and brain drain, strengthen community and culture



Projected Loans by Asset Type at \$150M Milestone (mid 2028)

	2023	2024	2025	2026	2027	2028	Total
Individual Homes	12	19	31	45	67	48	222
Densified Social Housing	12	18	30	38	58	39	195
Major Renovation	4	8	14	24	36	26	112
Niche/Private Rentals	6	10	16	24	32	26	114
Privatisation, Small Renovations	12	16	28	36	52	38	182
Total	46	71	119	167	245	177	825

Total Projected Loan Disbursements at \$150M Milestone (mid 2028) in 000's

	2023	2024	2025	2026	2027	2028	Total
Individual Homes	\$ 3,000	\$ 4,885	\$ 8,196	\$ 12,236	\$ 18,735	\$ 13,660	\$ 60,713
Densified Social Housing	\$ 2,580	\$ 3,980	\$ 6,822	\$ 8,886	\$ 13,948	\$ 9,645	\$ 45,861
Major Renovation	\$ 660	\$ 1,357	\$ 2,443	\$ 4,307	\$ 6,644	\$ 4,935	\$ 20,346
Niche/Private Rentals	\$ 1,290	\$ 2,211	\$ 3,638	\$ 5,612	\$ 7,695	\$ 6,430	\$ 26,877
Privatisation, Small Renovations	\$ 360	\$ 494	\$ 888	\$ 1,175	\$ 1,745	\$ 1,311	\$ 5,973
Total	\$ 7,890	\$ 12,927	\$ 21,988	\$ 32,216	\$ 48,768	\$ 35,981	\$ 159,770
Cumulative Disbursement	\$ 7,890	\$ 20,817	\$ 42,805	\$ 75,021	\$ 123,789	\$ 159,770	
Portfolio	\$ 7,766	\$ 20,238	\$ 41,202	\$ 71,493	\$ 116,973	\$ 150,000	



support requirements

1. operating costs up to break-even
2. assistance to raise \$150M Capital Facility
3. assistance to develop securitization mechanism

ESTIMATED COSTS	2023	2024	2025	2026	2027	2028	TOTAL	%
OPERATIONS:								
IMPLEMENTATION & START-UP	\$ (400,000)	\$ (600,000)	\$ (550,000)	\$ (275,000)	\$ (750,000)	\$ (300,000)	\$ (2,875,000)	12.9%
EARLY ADOPTER LOAN ACTIVITY	\$ (944,629)	\$ (1,237,283)	\$ (1,616,147)	\$ (1,613,765)	\$ (2,743,082)	\$ (1,435,771)	\$ (9,590,676)	43.0%
ECOSYSTEMS MODERNIZATION	\$ (645,000)	\$ (1,003,206)	\$ (1,296,580)	\$ (915,653)	\$ (1,480,719)	\$ (758,546)	\$ (6,099,703)	27.3%
RESEARCH AND DEVELOPMENT	\$ (200,000)	\$ (625,000)	\$ (975,000)	\$ (1,150,000)	\$ (700,000)	\$ (100,000)	\$ (3,750,000)	16.8%
OPERATIONS SURPLUS (DEFICIT)	\$ (2,189,629)	\$ (3,465,489)	\$ (4,437,727)	\$ (3,954,418)	\$ (5,673,801)	\$ (2,594,316)	\$ (22,315,380)	100%

PROPOSED FUNDING	2023	2024	2025	2026	2027	2028	TOTAL	%
NACCA/IFI CONTRIBUTION								
to LOAN ACTIVITY (IN KIND)	\$ 680,000	\$ 987,264	\$ 1,311,432	\$ 1,348,677	\$ 2,326,546	\$ 1,196,310	\$ 7,850,229	35.2%
to ECOSYSTEMS MODERNIZATION	\$ -	\$ -	\$ 10,504	\$ 184,899	\$ 190,150	\$ 177,557	\$ 563,111	2.5%
TOTAL	\$ 680,000	\$ 987,264	\$ 1,321,936	\$ 1,533,576	\$ 2,516,696	\$ 1,373,867	\$ 8,413,339	37.7%
SUPPORT BY CANADA								
IMPLEMENTATION & START-UP	\$ 400,000	\$ 600,000	\$ 550,000	\$ 275,000	\$ 750,000	\$ 300,000	\$ 2,875,000	12.9%
EARLY ADOPTER LOAN ACTIVITY	\$ 264,629	\$ 250,019	\$ 304,715	\$ 265,088	\$ 416,536	\$ 239,461	\$ 1,740,448	7.8%
ECOSYSTEMS MODERNIZATION	\$ 645,000	\$ 1,003,206	\$ 1,286,076	\$ 730,754	\$ 1,290,568	\$ 580,989	\$ 5,536,593	24.8%
RESEARCH AND DEVELOPMENT	\$ 200,000	\$ 625,000	\$ 975,000	\$ 1,150,000	\$ 700,000	\$ 100,000	\$ 3,750,000	16.8%
TOTAL	\$ 1,509,629	\$ 2,478,225	\$ 3,115,791	\$ 2,420,842	\$ 3,157,105	\$ 1,220,449	\$ 13,902,041	62.3%
TOTAL SUPPORT	\$ 2,189,629	\$ 3,465,489	\$ 4,437,727	\$ 3,954,418	\$ 5,673,801	\$ 2,594,316	\$ 22,315,380	100%