

Current Initiatives to Prioritize Affordable Housing on City-owned Lands

City Surplus (and Potentially Surplus) Land

- Since 2006, City Council has directed Administration to use sites not required for civic purposes to create new affordable housing to meet the current and future needs of Edmonton residents.
- On a monthly basis, Administration reviews and circulates all land potentially available as surplus or for repurposing in order to identify new affordable housing opportunities.
- When a site is deemed suitable for a specific civic need, a land claim is initiated by a business area, supported by a justification report indicating how Council priorities would be met upon approval.
- Surplus school sites have been targeted through two programs: the Building Housing Choices and Seniors program which are guided by Policy C583 (Guidelines for the Development of the 2009 Surplus School Sites). There are a total of 14 sites remaining in the Building Housing Choices program. Of those, six are designated for Senior Housing development. The remaining eight are slated for general affordable housing with undetermined built form. Two developers were selected in 2017 and 2022 for the development of two affordable housing sites.
- A total of 20 City-owned sites are currently held for supportive and affordable housing purposes, with a total of 51.45 acres and approximately \$53.3 million in value.
- Approximately 350 City-owned properties have been circulated for internal review and prioritization since 2019.
 - Seventeen have been claimed for affordable housing purposes, one of which was developed into a tiny home community to provide supportive housing for 20 veterans facing a range of health issues.
 - Five sites developed into permanent supportive housing during the initial round of the Canada Mortgage and Housing Corporation Rapid Housing Initiative. A total of 210 units were produced.
 - The remaining sites are in different stages of planning and development, including potential sites for the latest round of the Rapid Housing Initiative.
 - City land assets available through this process are brought to Executive Committee and/or Council for pre-approval of a below-market sale or lease (as per Policy C473A). Following approval, an online listing is created for non-profit organizations looking to develop affordable housing.
 - The City has 91 land leases with fourteen housing operators.

City-led Land Developments

- Affordable housing is a priority for projects where the City is developing land holdings. In all City-led development projects, Exhibition Lands, River Crossing and Blatchford, Administration is actively reviewing and identifying optimal locations, type of affordable housing and density requirements and holding land for affordable housing development alongside market housing projects.
 - In Blatchford, a development site has been identified as potential affordable housing for newcomers and the City is working with the Multicultural Health Brokers on a business case.
- The Government of Canada Investing in Canada Infrastructure Program has identified preferred linkages in their funding of transit infrastructure to social infrastructure like affordable housing. The City is currently identifying remnant parcels adjacent to Southeast or West LRT that are no-longer needed post-construction for potential future usage for affordable housing, subject to any disposition restrictions as per section 70 of the Expropriation Act. Additionally, Administration is prioritizing opportunity purchases or partnerships along the Valley Line West LRT route for the purpose of affordable housing, subject to available funds.

Co-location of Community Service Uses

- Following similar projects in jurisdictions throughout North America, Administration identified an opportunity to co-locate affordable housing at a new fire station in the Walker neighbourhood. The project involved preliminary explorations including a multi-unit supportive housing site on top of a fire station that also included an ambulance bay.
- While funds were not made available to move forward on the affordable housing portion of the Walker fire station, the exercise served as an important step in exploring co-location of affordable housing at other facilities.

Opportunity Purchases

- Administration continually monitors multi-unit building and land sales listings, as well as land that may become available from other orders of government. Administration reviews these listings on an opportunity basis.