

# **Surplus School Sites - Sale or Lease of Land Below Market Value and Grant Funding Program**

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# | Surplus School Site History

2009  
20 surplus  
school sites

Nov 2023  
Housing  
Accelerator  
Fund (HAF)

Jan 16, 2024  
Housing  
emergency  
declared

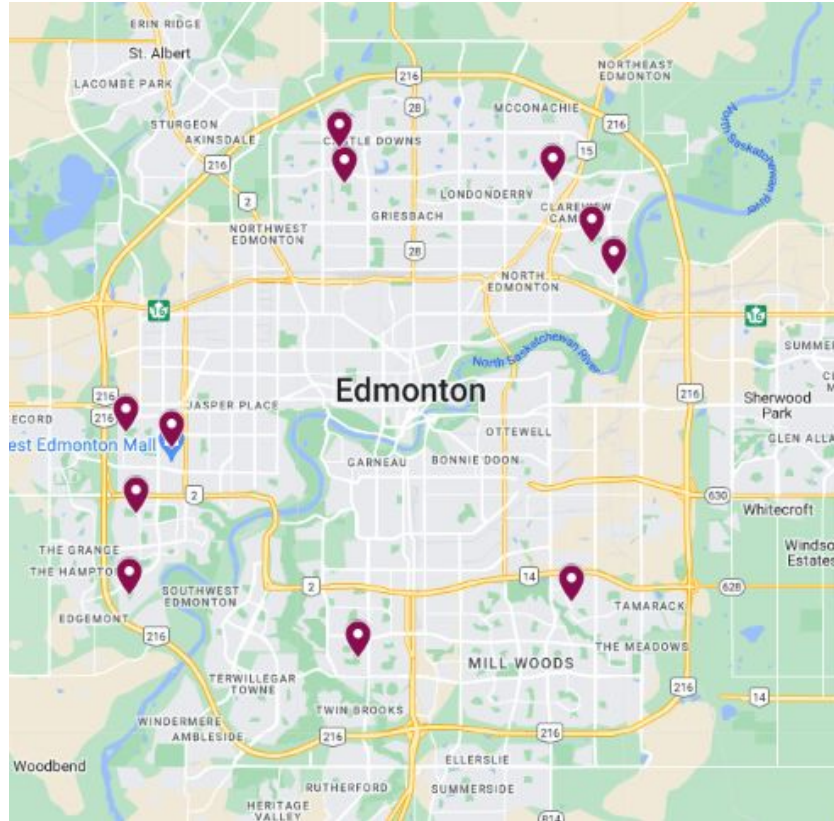
2025 Q1  
Purchaser  
determined,  
project  
designs by  
developers

2015  
Policy C583:  
14 sites  
approved for  
affordable  
housing

Dec 2023  
C583A  
Updated

2024  
Site review,  
rezoning,  
sales listing

## Surplus School Sites Goals



Surplus School Site Neighbourhoods - all are below the 16% target for non-market housing

- *Belmont*
- *Blue Quill*
- *Caernarvon*
- *Dunluce*
- *Kiniski Gardens*
- *Miller*
- *Overlanders*
- *La Perle*
- *Lymburn*
- *Summerlea*
- *Wedgewood Heights*

## Grant Funding & City Support

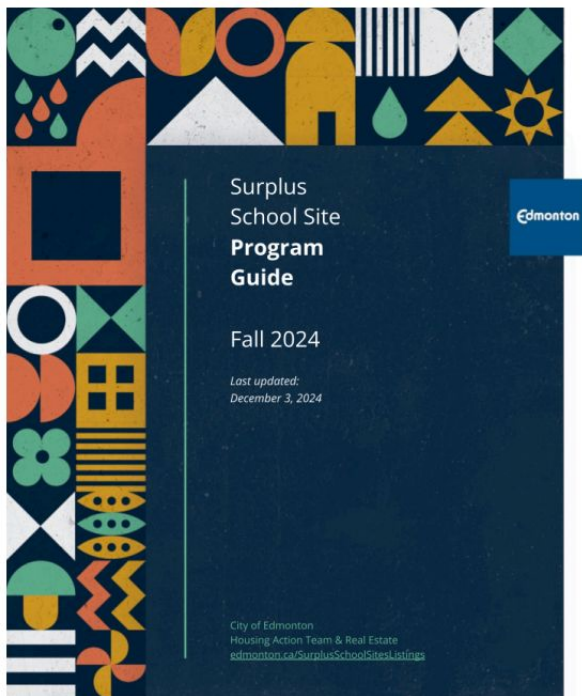
- The City will provide land at nominal cost (lease or sale)
- Land Servicing Subsidy
  - Up to 100% of any required off-site infrastructure
- Affordable Housing Construction Grant
  - Up to 25% of total capital costs for affordable units (inclusive of land value)
  - If offering longer term or deeper levels of affordability and/or higher energy efficiency, may be eligible for up to 40%
- Developer Liaisons to ensure timely response from Administration on contracts, coordination with city services (ie: BGN) and permitting review

## Sales Listing

- Bids open from Nov 15, 2024 to Feb 14, 2025
- For sale or lease
- Proposals can be individual sites or portfolio
- Open to non-profit and private operators and partnerships
- Sales listing on CoE website with notifications on City newsletters, community leagues / HOA's and nearby residents
- Advertisement in print publications to fulfill MGA requirements



## Evaluation of Submissions



Applications must meet minimum mandatory requirements

- Project readiness (BP by Sept 2026)
- Affordability: Edmonton MARR
- Quantity: Min. 30% of units affordable
- Duration of Affordability: Min: 25 years - Max: 40 years sale or 99 years lease
- Financial viability (5% equity contribution)
- Energy efficiency
- Accessibility

## Rationale for Seeking Council Approval Now

- Need to act quickly in response to rapidly intensifying housing needs across the City
- Alignment with Housing Accelerator Fund Action Plan for Surplus School Sites Initiative (batch rezoning and batch disposition)
- Expedient and efficient use of funds within the Housing Accelerator Fund's short program timeline
  - Alternative is 11 individual reports
  - Without certainty of being awarded site(s), developer ability to meet 2026 BP deadline is severely limited

## Next Steps

**Feb 14 2025**

Listing Closes

**Q1 2025**

Proposal Review

**Q1-Q2 2025**

Selection and Negotiation with successful proponent(s)

**Q2-Q4 2025**

**Agreement(s) Executed**

**Nov 2026**

**HAF Deadline for building permits**

**Anticipated**

**Q2-Q4 2026**

**Construction**

**Anticipated 2028**

Occupancy



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# Thank you

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