

# Procedure

## City Land Assets for Non-Profit Affordable Housing

This procedure falls under Policy C437A City Land Assets for Non-Profit Affordable Housing.

<b>Program Impacted</b>	Social Support <i>Edmontonians have what they need to succeed.</i>
<b>Approved By</b>	City Manager
<b>Date of Approval</b>	TBD
<b>Approval History</b>	August 1987
<b>Next Scheduled Review</b>	May 10, 2024

### Application

- These procedures apply when the City proposes to sell or lease City land assets to non-profit organizations for less than market value, for the purpose of affordable housing development.

### Requirements

- Land Assets:** In alignment with the Land Management Guidelines, Administration will conduct an annual review of the City's land inventory and identify land for Executive Committee's consideration to be made available for sale or lease to non-profit organizations for the purpose of providing affordable housing.
  - The City will use criteria to identify appropriate land for affordable housing development.
  - Administration will complete due diligence work on lands in a timely fashion.
  - If the City does not receive a satisfactory offer to purchase or lease within two years of Executive Committee approval, the City will consider alternative uses for the land pursuant to the land management guidelines.
- Provider Eligibility:** The City will apply evaluation criteria through a competitive process to determine the eligibility of non-profit organizations to purchase or lease land for affordable housing development, and to evaluate and prioritize affordable housing proposals.

**3. Sales and Leases:**

- a. For land sales, the intent of Administration will be to establish a sale agreement and an affordable housing agreement under Section 651.3 of the *Municipal Government Act*, RSA 2000, c. M-26, as modified by the *City of Edmonton Charter, 2018 Regulation*, with a caveat or caveats to be registered on title to the land asset for the relevant agreement term.
- b. For ground land leases, the intent of Administration will be to establish a lease term for the anticipated life expectancy of the affordable housing improvements. At the end of a ground lease term Administration will seek to either extend the lease term if the affordable housing improvements can still be used and operated by the tenant or have the lease term expire and have the land returned to the City free and clear of the affordable housing improvements or with the affordable housing improvements (at the City's option).