



CITY POLICY

POLICY NUMBER: C437

REFERENCE:

National Housing Act (Canada)
City Council 1987 09 08
M.G.A. (Alta)
Alta. Mortgage & Housing Act
Senior-Citizens Housing Act (Alta)

ADOPTED BY:

City Council

SUPERSEDES:

C112

PREPARED BY: Social Services

DATE: 1987 08

TITLE: The Lease or Sale of City-Owned Land for Social Housing Development

Policy Statement:

The City of Edmonton will make available City-Owned and for social housing development in the following manner through lease or sale to facilitate occupancy by an appropriate mix of income groups, life cycle stages and lifestyles in the specific development:

- i. Leases to Alberta Mortgage and Housing Corporation
Land will be leased on the basis of the land value at the price by which the City acquired or may acquire it with the approval of Alberta Mortgage and Housing Corporation, at a rate of return not to exceed the Alberta Municipal Finance Corporation lending rate at the time the lease is entered into.
- ii. Leases to the City of Edmonton Non-Profit Housing Corporation
Land will be leased for an up-front payment of cost, including carrying charges, plus local improvements, or 50% of market value, plus local improvements, whichever is greater
- iii. Leases to Social Housing Agencies Excluding Alberta Mortgage and Housing Corporation and the City of Edmonton Non-Profit Housing Corporation.
Land will be leased at 50% of market value plus servicing costs on an up-front basis except where the book value of the site exceed 50% of its market value; in which case, the site will be leased at book value plus servicing costs on an up-front basis and an annual amount equal to taxes.
- iv. Sales to the City of Edmonton Non-Profit Housing Corporation
Land will be sold at 50% of market value plus servicing costs on an up-front basis except where the book value of the site exceeds 50% of its market value, in which case, the site will be sold at book value plus servicing costs on an up-front basis.

These sales will be made with a guarantee, to the satisfaction of Executive Committee, That should the Corporation dissolve, the City be granted first right of refusal to purchase the sites back, at cost, if the sites are not developed by the Corporation..



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Policy Statement: (cont'd)

v. Sales to Social Housing Agencies Excluding the City of Edmonton Non-Profit Housing Corporation

Land will be sold at market value.

Exceptions to this Policy may be considered, based on a justification acceptable to the Executive Committee.

The purpose of this policy is to:

Facilitate the provision of social housing as a desired end use of City-owned land.

Define: "social housing" as rental and continuing co-operative housing made available at less than or equal to market rates through the provision of governmental or municipal capital and/or operating subsidies.
"social housing agencies" as Alberta Mortgage and Housing Corporation, Canada Mortgage and Housing Corporation and Third Sector Social Housing Agencies.
"market value" as a rate which is equal to the highest price in terms of money, which property will bring in a competitive and open market, under all the conditions requisite for a fair lease or sale.
"book value" as the cost of land contained in the accounting records; this may vary from cost due to municipal accounting methods which amortize land costs or reduce recorded values by the amount of related grants or revenue financing.

This policy must be read in conjunction with the City's Land Management Policy and the City Policy on the Identification and Acquisition of Land for social Housing.

This policy is subject to any specific provisions of the Municipal Government Act or other relevant legislation or Union Agreement.



CITY PROCEDURE

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TITLE: THE LEASE OF SALE OF CITY-OWNED LAND FOR SOCIAL HOUSING DEVELOPMENT

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1. DEFINITIONS

- 1.01 Edmonton Social Services: the City department assigned responsibility to coordinate the development and implementation of City Council policy on social housing.
- 1.02 Real Estate and Supply Services: the City department assigned responsibility to coordinate the implementation of City Council policy on land management.
- 1.03 Alberta Mortgage and Housing Corporation: the agency of the Government of Alberta responsible for social housing.
- 1.04 Canada Mortgage and Housing Corporation: the agency of the Government of Canada responsible for social housing.
- 1.05 Third Sector Social Housing Agencies: non-profit charitable, religious, co-operative or community-based organizations including the City of Edmonton Non-Profit Housing Corporation which develop and/or manage social housing.

2. RESPONSIBILITIES

2.01 City Council

- (a) To approve amendments to this Policy.

2.02 Executive Committee

- (a) To approve the lease or sale of land for social housing development, including funding sources.
- (b) To review and recommend to City Council amendments to this Policy.
- (c) To consider exceptions to this policy based on a justification prepared by Edmonton Social Services.

2.03 Budget Committee

- (a) To review and recommend to City Council annual budgets related to the lease or sale of land for social housing development.

2.04 City Manager

- (a) To review and recommend for approval all submissions made to the Executive Committee and City Council.



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2.05 City Solicitor

- (a) To review and approve all proposed lease and sale agreements involving land for social housing development prior to execution.

2.06 General Manager, Edmonton Social Services

- (a) To maintain an inventory of undeveloped social housing sites in accordance with the City's Land Management Policy and the City Policy on the Identification and Acquisition of Land for Social Housing.
- (b) To establish in consultation with appropriate staff of Real Estate and Supply Services the terms and conditions for the lease or sale of land for social housing development to all social housing agencies.
- (c) To prepare reports to Executive Committee seeking approval to lease or sell land for social housing development to all social housing agencies.
- (d) To administer land lease agreements for social housing.
- (e) To report to Real Estate and Supply Services on the department's inventory of social housing sites in accordance with the City's Land Management Policy.
- (f) To prepare justifications for exceptions to this Policy to Executive Committee

2.07 General Manager, Real Estate and Supply Services

- (a) To Transfer land for social housing development to Edmonton Social Services in accordance with the City's Land Management Policy when negotiations between Edmonton Social Services and the social housing agency are complete.
- (b) To provide advice to Edmonton Social Services on the terms and conditions for the lease or sale of land for social housing development to all social housing agencies.

2.08 General Manager, Finance

- (a) To determine the method of accounting for gains/losses, as input to Edmonton Social Services reports.



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3. PROCEDURES

3.01 The Lease of Land to Alberta Mortgage and Housing Corporation

- (a) Edmonton Social Services will notify Alberta Mortgage and Housing Corporation on an annual basis of the availability of all properties held by and for the Department for social housing development.
- (b) Edmonton Social Services will receive from Alberta Mortgage and Housing Corporation a list of the particular City-owned properties for which the Corporation is willing to execute land lease agreements with the City.
- (c) Edmonton Social Services will prepare reports to the Executive Committee seeking approval to lease land for social housing development to Alberta Mortgage and Housing Corporation.

3.02 The Lease of Land to Social Housing Agencies Excluding Alberta Mortgage and Housing Corporation

- (a) Edmonton Social Services will notify Real Estate and Supply Services as necessary of any interest regarding the lease of land for social housing development.
- (b) Edmonton Social Services will prepare reports to the Executive Committee seeking approval to lease land for social housing development to these agencies.

3.03 The Sale of Land to Social Housing Agencies

- (a) Edmonton Social Services will notify Real Estate and Supply Services as necessary of any interest regarding the purchase of land for future social housing development.
- (b) Real Estate and Supply Services will transfer land at book value to Edmonton Social Services for sale for social housing development.
- (c) Edmonton Social Services will prepare reports to Executive Committee seeking approval to sell land for social housing development to these agencies.