

Land for Housing Initiative FAQs

How can I apply for land available in the Land for Housing Initiative?

Land sites will be made available through a Property Opportunity Notice (PON) once they are assessed for housing suitability. Each PON will have its own submission deadline. On average, you will have about 10 weeks from release of the PON to the submission deadline to prepare your proposal but time to submission may vary by PON. Proposal requirements are identified in the PON document. Please check the Housing website regularly to ensure you do not miss the release of a new PON.

When will all land sites be made available?

Over the next 12-18 months, all provincially owned land will be assessed for housing suitability. As land sites are deemed suitable, they will be made available to developers through a Property Opportunity Notice. If you are a housing developer and are interested in specific areas of the province, please [contact us](#) to discuss land sites in those areas that may not have been made available yet, if any.

Can I submit a development proposal for more than one land site?

Yes. If you can demonstrate project and operational viability for each proposed development and meet the criteria identified in the Property Opportunity Notice, there is no limit to the number of land sites for which you can submit a proposal.

How will land be allocated under this initiative?

Proposals submitted for land sites will be assessed against the Mandatory Minimum Criteria and additional criteria identified in the Property Opportunity Notice. Proposals received during the submission period will be ranked based on the project's overall suitability. All proponents will be notified of the outcome of their submission.

What is an affordable rent?

Affordable rent is below the average market rent (AMR) for the project area. For this initiative, affordable is at least 80% of AMR. Projects that offer a deeper level of affordability will be prioritized if the proposal meets other criteria.

Where can I find rental market data?

CMHC's [Housing Market Information Portal](#) provides useful information on the housing market by province, including average market rents.

Is there a limit on the number of affordable housing units in a proposed housing development?

There is no minimum or maximum number of affordable housing units required for each proposed development. However, proposals with deeper levels of affordability (i.e., a greater number of affordable units and/or units available at a deeper discount of average market rent) will be prioritized, if the proposal meets other criteria.

How much equity do developers have to contribute to the project?

Private sector developers must bring 20% of costs in the form of cash. Community housing developers must bring 5% of costs in the form of cash, grants, or municipal reductions.

Can funding sources other than conventional lenders be used to fund the project?

Yes. Capital contributions from other sources may include federal funding, private donations, third party grants, municipal grants or loans, or other sources of cash contributions to the project. Documentation confirming the amount and terms of the funding must be enclosed with the proposal. "In kind" contributions of land, labour, and/or supplies will be considered if the project is self-sustainable.

Can I include commercial space in the development proposal?

Yes. Commercial space may be included in the building to improve the project viability and achieve other economic or social outcomes. Revenues and expenses pertaining to commercial components should be identified as separate line items in the pro forma budget projections.