

Bryant, Shellie

From: Web NoReply
Sent: November 18, 2021 12:29 PM
To: City Council
Subject: Email - Communication - Alan Wallace - 2022-23 Budget Deliberations - Affordable Housing - CK 1700-1 x 750-4
Attachments: budget_submission_to_saskatoon.pdf
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Submitted on Thursday, November 18, 2021 - 12:28

Submitted by user: Anonymous

Submitted values are:

Date Thursday, November 18, 2021

To His Worship the Mayor and Members of City Council

First Name Alan

Last Name Wallace

Phone Number [REDACTED]

Email [REDACTED]

Address [REDACTED] Le May Crescent

City Saskatoon

Province Saskatchewan

Postal Code [REDACTED]

Name of the organization or agency you are representing (if applicable) National Affordable Housing Corporation

Subject 2022/23 Budget Deliberations

Meeting (if known)

Comments

No request to speak.

just want Council to have this letter when they consider the 2022 Budget.

thank-you.

Attachments

[budget_submission_to_saskatoon.pdf](#)

Will you be submitting a video to be vetted prior to council meeting? No

The results of this submission may be viewed at:

[REDACTED]

November 18, 2021

His Worship the Mayor and City Council
c/o City Clerk
City of Saskatoon

RE: 2022-23 Budget Deliberations – Affordable Housing

The National Affordable Housing Corporation is a Saskatoon-based non-profit housing provider founded in 2011. We have experience in developing over 400 mixed-market and affordable rental units and 1200+ multi-family affordable ownership projects. Over past 3 years we have started to expand our successful model and build affordable rental housing in other cities. NAHC Plans, Builds, Owns and Operates excellent quality affordable housing, without large public financial support. We develop our affordable rental projects using a mix of affordable and market units. A project would typically range between 15-50% of the project being affordable units. Each project is unique, but the affordable units usually consist of **a mix of moderate affordable** (ie. around 80% of market rent) **plus some heavily discounted affordable units** (ie 50% subsidized by the NAHC). The mixed market means rent from the market tenants helps to support the affordable units.

NAHC would like to thank the City of Saskatoon for the support you have provided to increase the supply of affordable housing in Saskatoon. In particular, the City has been a generous provider of funding since the first Housing Business Plan was introduced in 2008. The funding provided by the City through the Innovative Housing Policy does two critical things. First, it bridges the always present gap between the cost of housing and the income levels of people with challenges that prevent them from achieving their potential. We focus on people who are living in substandard housing or in poor conditions and have underlying mental challenges. In other words, the City's funding makes the development of more affordable housing possible, and in good locations throughout the City. Second, the City's funding unlocks other funding from other levels of government who often require 'meaningful support' from the local municipality as a condition of funding approval.

NAHC recognizes that City Council is faced with an unusually difficult fiscal reality and will be making difficult decisions to bring the 2022 mil rate increase to an acceptable level. We realize this means making choices and focusing on truly essential services.



NAHC is seeing overwhelming demand for our supportive housing units. We have recently completed the Willowview housing complex and immediately filled all supportive housing units. There is now a growing waiting list for more units. We are focusing on providing housing specifically for clients from Inclusion Saskatchewan and the Canadian Mental Health Association. Currently, we are planning and building two more mixed-market housing developments – in Saskatoon and Regina.

Organizations such as NAHC face many challenges to bring new affordable housing units onto the market. Even under ideal conditions, affordable housing is still a very challenging endeavour. Issues of timing, funding application requirements, financing requirements, securing land, construction, material and labour issues and ensuring the project is self-sustaining all contribute to a challenging environment. The City's funding is crucial to the quality of life for all of our residents and is excellent value when considering the costs to families and individuals who cannot find adequate and suitable housing that they can afford.

In closing, NAHC is committed to building more affordable, supportive housing units in Saskatoon. The City's funding is critical to making these projects work. We work closely with City staff who have been very receptive to making improvements to the Innovative Housing Policy. Each improvement makes more affordable housing units possible.

If there are any questions concerning NAHC and how we could serve Saskatoon in the future, or if there are suggestions on ways to add value to the City's affordable housing funding, we would be glad to meet and discuss.

In the meantime, thank-you for your continued support for affordable housing in Saskatoon. We sincerely hope that financial support for affordable housing will continue.

Sincerely,



Tyler Mathies, CEO
National Affordable Housing Corporation



Stacie Beever, COO
National Affordable Housing Corporation



Alan Wallace, Municipal Housing Specialist
National Affordable Housing Corporation

c.

Lynne Lacroix, General Manager, Community Services
Lesley Anderson, Director of Planning and Development
Paul Whitenect, Manager, Neighbourhood Planning
Sarah King, Housing Analyst
Nik Kinzel-Cadrin, Planner