

Janzen, Heather

Subject: FW: Email – Communication - Alan Wallace - 2022-23 MULTI-YEAR Budget Review – Affordable Housing - CK 750-4 x1700-1
Attachments: Budget Submission to Saskatoon-2023.pdf

From: Alan Wallace <awallace@nahcorp.ca>
Sent: Tuesday, October 25, 2022 2:08 PM
To: Web E-mail - City Clerks <City.Clerks@Saskatoon.ca>
Cc: Lacroix, Lynne <Lynne.Lacroix@Saskatoon.ca>; Anderson, Lesley <Lesley.Anderson@Saskatoon.ca>; Austin, Melissa <Melissa.Austin@Saskatoon.ca>; King, Sarah <Sarah.King@Saskatoon.ca>
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Good afternoon.

The National Affordable Housing Corporation would like to submit the attached letter to City Council for their consideration during the 2023 Budget review in late November.

Please let me know if this is possible through this email or if there is something else we need to do.

Thanks.

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October 25, 2022

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

RE: 2022-23 MULTI-YEAR Budget Review – Affordable Housing

NAHC recognizes that City Council approves a multi-year budget and is faced with an unusually difficult fiscal reality and will be making difficult decisions to keep the 2023 mil rate increase to an acceptable level. We further realize that a review of the 2023 Budget will be conducted and a request for funding for a new Housing Business Plan and additional capital funding is being requested by the Administration. Approving a budget means making choices and focusing on truly essential services. As City Council begins their review of the 2023 Budget, we would like to offer our perspective concerning the opportunities and challenges in planning, financing, building, and operating affordable housing units in Saskatoon.

A bit about us to start. 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 5 years we have started to expand our successful model and build affordable rental housing in other cities. NAHC plans, builds, owns, and operates high quality affordable housing, without large public financial support.

NAHC would like to thank the City of Saskatoon for the support you have provided in the past to increase the supply of affordable housing in Saskatoon. The levels of support have fluctuated year to year, but overall, 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 building 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.



Currently, the funding allocated to affordable housing is \$420,000 per year with a mil rate impact of \$250,000. **This level of funding is simply insufficient to meet demand.** For comparison, the City of Regina (who are not engaged in land development) has allocated \$2.5M towards housing with \$1.8M for new affordable housing units and \$700,000 allocated towards homelessness initiatives.

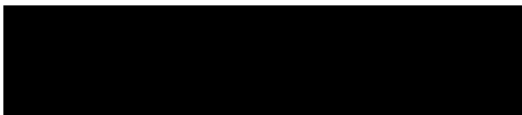
NAHC is seeing overwhelming demand for our supportive housing units. The Willowview Heights development is now complete and fully occupied. We are now filling units in the new Aspen Heights development and five out of eight supportive housing units are already completed and occupied. There is a growing 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 costs, and labour issues all contribute to a challenging environment. The City's funding is crucial to the quality of life for all 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.

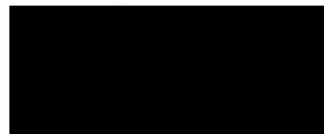
In closing, NAHC is committed to building more affordable, supportive housing units in Saskatoon. The City's funding is critical to making these projects work. We work closely with City staff who have been very receptive to making improvements to the Innovative Housing Policy. Each improvement makes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

Thank-you for your continued support for affordable housing in Saskatoon. We sincerely hope that financial support for affordable housing will increase in 2023 and we look forward to working with the administration on a new Housing Business Plan.

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
Melissa Austin, Manager, Neighbourhood Planning
Sarah King, Housing Analyst