



CITY OF SASKATOON HOUSING BUSINESS PLAN 2013 - 2022

Close-out Report

July 2023



The City of Saskatoon's Role in Housing

The Housing Business Plan (Plan) played an important role in encouraging and facilitating the creation of attainable housing in Saskatoon. The Plan supported four broad categories of attainable housing:

- Affordable Rental – subsidized units for low-income households;
- Purpose-Built Rental – market priced units protected from condominium conversions;
- Affordable Ownership – modest units with down payment grants; and
- Entry-Level Ownership – modest units for first time buyers.

Annual targets were set for each housing category and were adjusted based on priority areas and changes to community needs.

Partnerships

Partnerships were essential to the creation of affordable housing over the course of the Plan; most projects required participation of multiple partners to be successful. Administration consulted regularly with other levels of government, such as the Saskatchewan Housing Corporation as well as the Canada Mortgage and Housing Corporation to stay current regarding housing issues and funding opportunities for Saskatoon.

Crucial partnerships also occurred with other sectors, such as non-profit housing providers, financial institutions, land developers, private owners/landowners and non-traditional providers, such as faith-based, service clubs and community groups.

Housing Targets

Housing targets for specific types of attainable housing were reviewed and revised annually based on the projected need for the various housing types along the housing continuum. The targets were based on priorities identified in the Plan as well as anticipated community needs. A complete list of all the housing targets and results by year can be found in Table 1.

Highlights of Business Functions/Initiatives

The Plan contained 25 Business Functions, which were utilized over the years to assist in the creation of affordable housing. Below are some of the highlights from certain programs and their outcomes.

Innovative Housing Incentive Program

The Innovative Housing Incentive Program supported creation of units in suburban and infill locations throughout Saskatoon through capital grant funding and/or five-year incremental tax abatements. The combination of capital grant funding and five-year incremental tax abatements have proven to be an effective incentive towards reaching the goals of creating affordable housing units. Refer to Figure 1 - Capital Grant Funding by Neighbourhood for a Saskatoon-wide illustration depicting the number of units, type of housing and funds per neighbourhood.

- Capital Grant Funding

Capital grant funding supported 20 Affordable Rental projects and 18 Transitional housing projects. The total amount of Capital Grant funding awarded between 2013-2022 was \$7,086,443, which supported the creation of 489 units. In addition to the capital grant funding, eligible projects also received a five-year incremental tax abatement towards the affordable units.

During the last year (2022) of capital grant incentives, limited funding was available and not all applicants were awarded funding or received the maximum 10% allocation of funding they were eligible for. Decreased funding availability within the Housing Reserve affected how many projects could be supported and how much funding they received.

- Five-Year Property Tax Abatement

The City of Saskatoon provided five-year incremental tax abatements for new and renovated affordable housing projects. The abated portion of the taxes is the increased assessed value as a result of the construction/renovation improvements required to create new or to update existing affordable units. This incentive was well utilized and continues to be desirable to affordable housing providers.

Equity Building Program

This program allowed households to borrow down payment funds in order to make the transition from renting to homeownership. Between 2013-2018, 82 homes were purchased via equity loans. The targeted group for this program were households earning just above the Maximum Income Limits (maximum \$80,000) who needed minimal assistance to move into the ownership market.

New Rental Construction Land Cost Rebate Program

In partnership with Saskatchewan Housing Corporation, the New Rental Construction Land Cost Rebate Program provided a cash rebate of \$5,000 per unit towards purpose-built rental housing as well as a five-year incremental tax abatement. When the program concluded in 2018, it had supported the creation of 977 purpose built rental units, via approximately \$5,275,000 in funding.

Secondary Suites Program

The Secondary Suites Program supported legalizing existing suites and the creation of new suites. This program was allocated a total of \$196,005, which funded permit rebates for 456 units. The primary intent of the program was to ensure suites provided safe accommodations for renters and un-documented suites were inspected and legalized for safety.

Mortgage Flexibilities Support Program

The Mortgage Flexibilities Support Program supported a total of 296 affordable ownership units by providing a 2% non-repayable grant towards down payment assistance. The City of Saskatoon contributed \$1,767,770 towards down payments for first-time homebuyers, which was recouped over the term of the program through tax re-direction.

Education and Awareness

The Housing Handbook is a resource with information for renters, landlords and first-time homebuyers. Copies of the Housing Handbook were distributed annually by agencies and organizations across the Saskatoon.

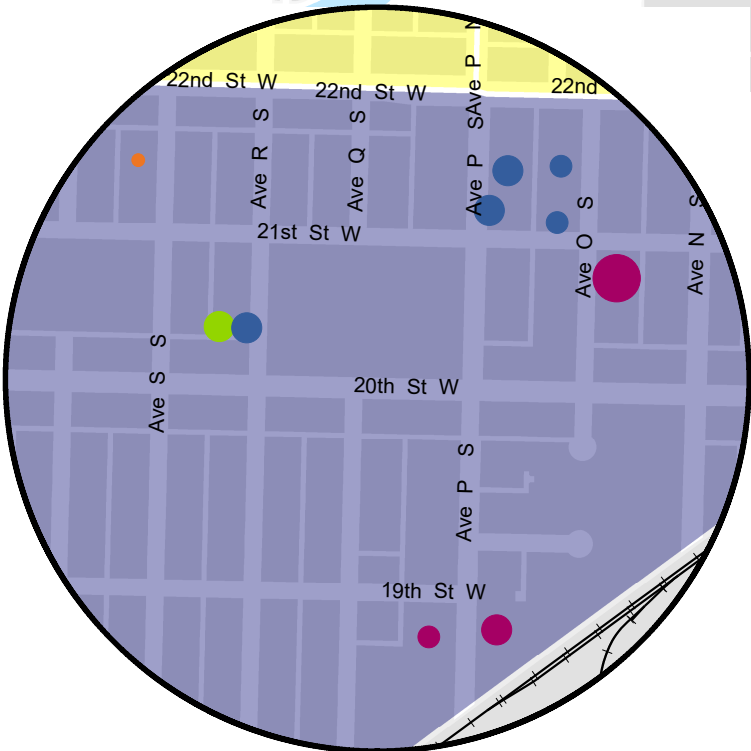
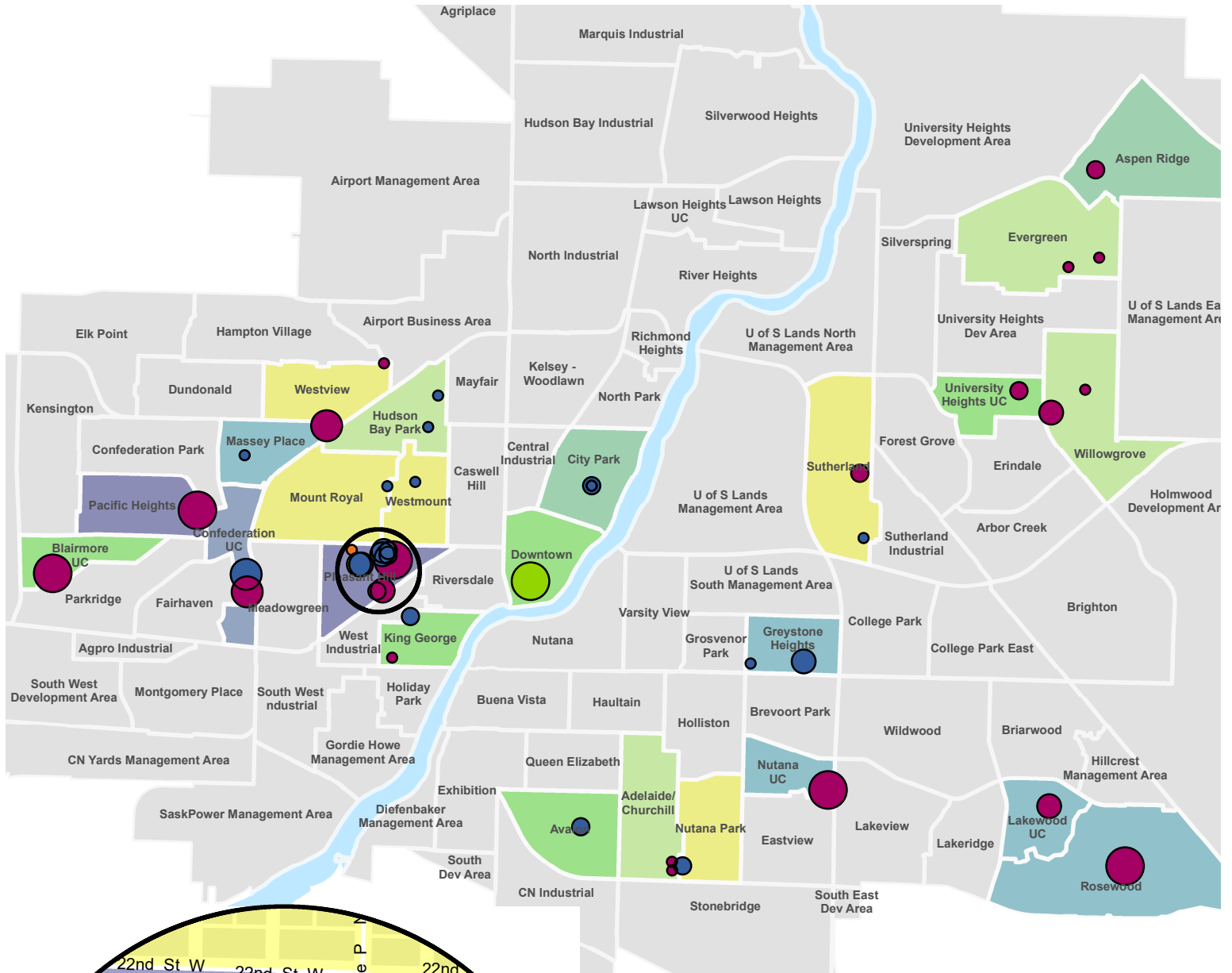
Table 1

Attainable Housing Results by Year																					
Housing Type	2013		2014		2015		2016		2017		2018		2019		2020		2021		2022		Total Units
	Target	Results	Target	Results	Target	Results	Target	Results	Target	Results	Target	Results	Target	Results	Target	Results	Target	Results	Target	Results	
Purpose Built Rental	200	212	200	291	200	168	178	300	140	172	0	0	0	0	0	0	0	0	0	0	1143
Affordable Ownership	100	106	100	40	100	67	50	52	70	42	75	16	50	23	50	5	50	8	50	1	360
Affordable Rental	70	74	50	53	70	67	32	32	30	60	35	29	30	12	30	81	30	49	30	59	516
Secondary Suites	30	36	30	48	30	62	40	56	60	51	60	54	60	29	60	25	60	20	60	55	436
Entry-Level Ownership	100	201	100	110	100	196	100	85	100	52	80	44	50	42	50	21	50	14	50	0	765
In Kind Support Affordable Rental	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	10	38	10	20	10	32	10	0	90
Total Units	500	629	480	542	500	560	400	525	400	377	250	143	200	144	200	152	200	123	200	115	3310

Note: Unit numbers are approximates. Units were supported through the Housing Reserve, tax re-direction, tax abatement, Federal/Provincial funding and other sources.

Figure 1

Innovative Housing Incentives Capital Grant Funding 2013-2022



Total Funds per Neighbourhood

- \$17,000 - \$50,000
- \$50,001 - \$100,000
- \$100,001 - \$150,000
- \$150,001 - \$200,000
- \$200,001 - \$350,000
- \$350,001 - \$750,000
- \$750,001 - \$1,300,000

Type of Housing

- Affordable Ownership
- Affordable Rental
- Transitional Housing
- Shelter

of Units

- 2 - 5
- 6 - 10
- 11 - 15
- 16 - 25
- 26 - 40