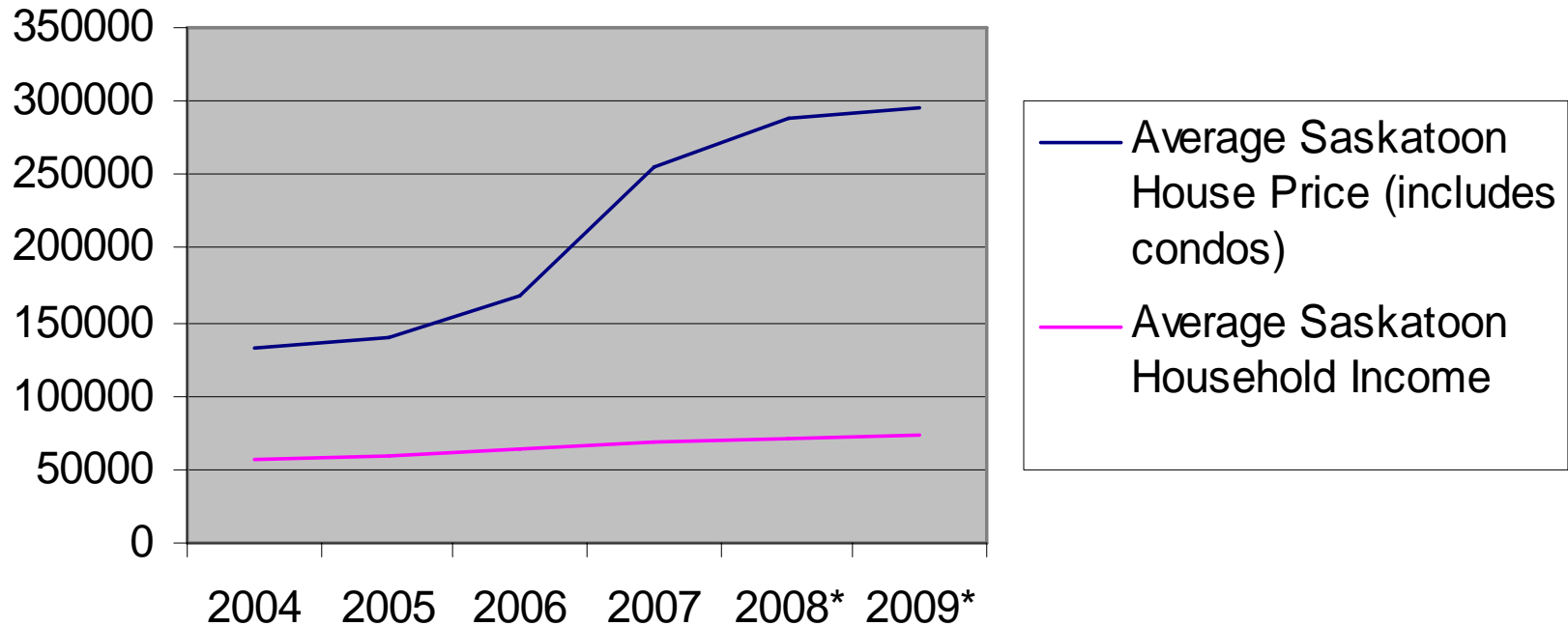


City of Saskatoon Housing Business Plan 2008 - 09



Saskatoon's Rising Market

Saskatoon House Price Increases vs. Income increases





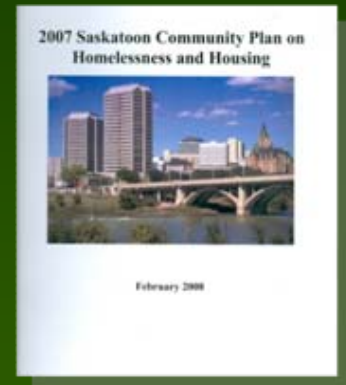
Deficit of Affordable Homes

Housing Costs More Than 40% of
of Income for many Families

Historically Low Vacancy Rate

Scarcity of Land/Builders

Deficit of 3,500 – 5,700
Affordable Dwellings





Role of the City in the Housing Continuum

Province/Federal Government serves transitional, social and emergency housing

The Market serves those with incomes allowing choices

(Affordable - \$52,000 or less

Entry Level - >\$52,000 - \$75,000)





Role of the City in the Housing Continuum

The City, other orders of government, private sector, community organizations should focus on:

Supported home ownership;
Rental, and,
Entry Level housing ('Feeder' market).





New Target

Government Supported Providers	250
Financial Institutions	35
For Profit Builders	120
Faith Based Groups	60
Homeowners	36

Total **501** units



2008 Results

Government Supported Providers	246
Financial Institutions	17
For Profit Builders	80
Faith Based Groups	0
Homeowners	36
First Year Results	379 units

New Policy to Encourage Affordable Housing

- a) New Zoning District
- b) Garden and Garage Suites
- c) Waive off-site levies
- d) Zoning Bonuses
- e) Priority Permit Review



AFFORDABLE HOUSING PROJECT

Upon application for a permit, this certificate must be attached to the outside of any drawings and should be clearly visible.

REVIEWING DEPARTMENT/ BRANCH
This permit application should be moved to the front of the queue.

Applicant: _____

Project Address: _____

Planning File Number (PL #): _____

Authorized by: _____

City Planning Branch: _____

Name: _____

Date: _____ Phone: _____


City of Saskatoon
City Planning Branch

PRIORITY REVIEW PRIORITY REVIEW PRIORITY REVIEW PRIORITY REVIEW

Capital Grants & Incentives

AFFORDABLE HOUSING RESERVE

\$2.5 Million per year

10% Capital Grant

- No Mill Rate Impact
- Stretches Provincial \$\$ further





Capital Grants & Incentives

Five Year Tax Abatement:

- Available to any new Affordable Housing Project
- Includes Municipal, Education and Library Taxes



Capital Grants & Incentives

New Rental Land Cost Rebate Program

- **\$5,000 per unit**
- **\$5 Million dedicated**
- **Potentially 1,000 new Rental Units**
- **5 Year Tax Abatement**
- **Must remain rental for 15 years**





Capital Grants & Incentives

Incentives for:

- **Creating New Secondary Suites**
- **Legalizing Existing Suites**

Permit Fee Rebates

Complements Provincial program



Capital Grants and Incentives

Financial Support for Affordable Housing Business Plans

- \$300,000 over 3 years.
 - Administered through S.H.I.P.
 - Engages new sectors to get involved
-



Home Start Program – Affinity Credit Union

5% down payment assistance

44 households assisted to date

Land and Buildings

Pre-designation of Land (City-owned Neighbourhoods)

- Identifies Land for Entry Level Home Ownership & Rental housing.
- Helps disperse low cost housing across city.



Land and Buildings

Provide Disposable Land to Affordable Housing Providers

Tax Title and Surplus Land

Land Offered to Affordable Housing Providers first



Land and Buildings

new Housing Corporation

(Permanent Affordable Housing)

- **Entry Level Units removed from Market Influence**
- **Lease/Equity Model**
- **Self-financing**



Land and Buildings

McNab Park Affordable Housing Demonstration.

- Re-Use of Military Housing
- 60 units Renovated and Moved to date



Land & Buildings

Other Major Municipal Contributions:



**Lighthouse Supported Living
Affordable transitional and
supportive housing**



**Station 20
Affordable Housing
Project**

Other Housing Programs

- Financial Contribution to the Provincial Rent Supplement
- Financial Contribution towards the operations of the Saskatoon Housing Authority
- Publish and Distribute over 10,000 Housing Handbooks annually
- Conduct Housing Related Research
- Represented on Boards related to Affordable Housing

