

2401 Broadway Rezoning

Affordable Housing FAQ

The City of Saskatoon’s Innovative Housing Incentives Policy (C09-002) encourages increasing the availability of suitable and affordable housing units across the City. Funding from the Housing Accelerator Fund (HAF) has been allocated towards this program with the purpose of increasing the number of affordable housing units constructed.

Affordable Housing – The City of Saskatoon defines affordable housing as “housing units that are affordable to low-income households with incomes below the Saskatchewan Household Income Maximums while spending no more than 30 percent of their income on housing.”

The City also defines a *Low-Income Household* as “any household that has a gross annual household income at or below the Saskatchewan Household Income Maximums as calculated by the Saskatchewan Housing Corporation and adjusted from time to time.”

The City is supporting several affordable housing developments through this policy. All affordable housing developments that receive funding must enter into a legal agreement with the City that outlines the terms of affordability, rental rates, and monitoring expectations of each development. For example, this development must maintain affordable rental rates for 20 years after construction is completed and must provide a yearly attestation to confirm that units are being rented to those who are eligible.

For reference, the 2025 SHIMs amounts are included below:

2025 Saskatchewan Household Income Maximum (SHIM)-Low				
	1-bedroom	2-bedroom	3-bedroom	4-bedroom
No Disability	\$47,000	\$58,500	\$70,000	\$86,000
Disability (115% of No Disability)	\$54,000	\$67,300	\$80,500	\$98,900

2025 Maximum Monthly Rent (MMR) – No Disability SHIM-Low					
Unit Type	0 (bachelor)	1-bedroom	2-bedroom	3-bedroom	4-bedroom
MMR	\$710	\$1,180	\$1,460	\$1,750	\$2,150
2025 Maximum Monthly Rent (MMR) – Disability SHIM-Low					
Unit Type	0 (bachelor)	1-bedroom	2-bedroom	3-bedroom	4-bedroom
MMR	\$820	\$1,360	\$1,680	\$2,010	\$2,470

Examples:

E works full time at a retail job but makes less than \$47,000 per year. Her current roommate is moving away, and she cannot manage the rent of their unit alone. Based on her income, she is eligible to apply for an affordable unit.

S is a senior and lives on a fixed income. As inflation and rental rates increase, he finds that it is harder to make ends meet. Based on his income, he is eligible for an affordable unit.

Overview of the City of Saskatoon's Incentives for 2401 Broadway Avenue

Applicant and Proposal Information – 2401 Broadway Avenue		
Applicant	Vox Development LTD. (Parkinson Properties)	
Organizational Status	Incorporated for profit / private sector	
Housing Type	Affordable	
Total Number of Units	25 units	
Number of Affordable Units	25 units	
Percentage of Affordable Units	100%	
Number of Accessible Affordable Units	0	
Amenities / Other Uses Included	Maintenance services, amenity space, laundry facilities, proximity to bus stop	
Capital Grant Amount	\$1,250,000	
Five-Year Incremental Tax Abatement		
	Municipal Tax	\$ 12,902
	Library Tax	\$ 1,297
	Education Tax	\$ 7,561
	One-Year Tax Total	\$ 21,760
	Five-Year Tax Total	\$108,800