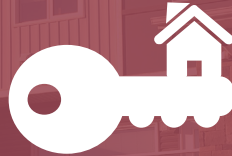


# PUTTING THE HOUSING ACCELERATOR FUND INTO ACTION FOR SASKATOON



\$41.325M in  
Government of  
Canada funding



Up to 900 new  
homes expected



Over three years

## TRANSIT DEVELOPMENT AREA HOUSING INCENTIVE Framework Spring 2025

### PURPOSE

The City of Saskatoon (City) is using up to \$1 million of the Housing Accelerator Fund (HAF) funding to promote new multi-unit housing development (five or more units) near rapid transit. This cash grant is to incentivize housing projects within the Transit Development Area (TDA) ([map](#)). Successful proponents of this one-time call for proposals are required to have building permit issuance (not including foundation permits) no later than December 21, 2026.

### DEFINITIONS

- **Cash Grant:** a non-repayable incentive as calculated by this Framework.
- **General Manager, Community Services:** includes any employee of the Community Services Division authorized in writing by the General Manager to act on their behalf to administer the incentive.
- **Link:** Saskatoon's bus rapid transit system ([map](#)).
- **Maximum Incentive Amount:** the maximum grant amount that can be allocated to a single eligible project.
- **Multiple-Unit Dwelling:** a building, or portion thereof, designed for or occupied as five or more dwelling units.
- **[Transit Development Area](#) (TDA):** An area that is approximately 800m from a Link Station as defined in the Official Community Plan.

### FRAMEWORK

General Eligibility Criteria:

- The project must involve development of new housing units in a Multiple-Unit Dwelling of five units or more in the TDA. Additions to existing developments of at least five or more new units are eligible.
- Building permits (not including foundation permits) must be issued no later than December 21,

2026. Projects for which permits are issued after December 21, 2026, will forego any approved grant.

- Appropriate zoning must be in place no later than December 2025.
- The following projects are ineligible to apply for this incentive:
  - Projects that are located outside of the TDA.
  - Renovations to existing dwelling units.
  - Multiple-Unit Dwellings that already have a building permit issued.
  - Properties that are in tax arrears. Exceptions to this provision may be granted at the discretion of the General Manager, Community Services Division.
  - Projects which have received capital grant funding through other programs (e.g., Affordable Housing Incentives (2024), City-Owned Land Incentives (2025)).

## GENERAL ADMINISTRATION

- Applications are accepted and awarded funding through a one-time call for proposals.
- Applications are reviewed and approved by the General Manager, Community Services.
- Applicants will be informed of the status of their applications by letter.
- The cash grant is payable upon issuance of the building permit (not including foundation permits). Applicants must notify the City when the permit is issued.
- Projects must comply with all City bylaws, policies and regulations.
- Affordable dwelling units eligible for incentive funding through other programs such as the Affordable Housing program are encouraged to apply for funding under those programs.

## FUNDING FRAMEWORK

- Funding is calculated at \$10,000 per dwelling unit. The per unit amount will be multiplied by the number of net new housing units being developed.
- Depending on funding availability, not all proposals may receive funding.
- The following evaluation chart will be used to determine selected projects. The projects with the highest scores will be selected.

SCORING CRITERIA	Max Points / 70
Location <ul style="list-style-type: none"> <li>• Priority given to projects located in priority growth areas (<a href="#">map</a>)</li> </ul>	20
Tenure <ul style="list-style-type: none"> <li>• Priority given to purpose built rental housing</li> </ul>	5
Number of units	10
Unit Size <ul style="list-style-type: none"> <li>• Priority given to projects with either single occupancy (bachelor units) and/or large units (three or more bedrooms)</li> </ul>	5
Accessibility <ul style="list-style-type: none"> <li>• Priority given to projects with accessible, barrier free units and design</li> </ul>	5
Project Details <ul style="list-style-type: none"> <li>• Priority given to projects that incorporate innovative design (e.g., solar, LEED development, energy efficiency) and site amenities (e.g., EV parking, outdoor gathering or seating space, art, community garden)</li> </ul>	10
Experience and Project Team <ul style="list-style-type: none"> <li>• The applicant must provide examples of similar projects that have been completed</li> </ul>	10
Project Readiness <ul style="list-style-type: none"> <li>• Project schedule demonstrates the ability to meet required funding timelines</li> </ul>	5

## APPROVAL

- All applications are subject to the approval of the General Manager, Community Services Division.
- Applicants will receive notification of the decision of the General Manager, Community Services. Notification will include the deadline for the issuance of building permit (excluding foundation permits).
- Any changes to the Project may impact incentive funding. Changes must be approved by the City. Any changes made to the Project without the consent of the City may result in the Project being ineligible to receive funding.