

PROGRESS ON HOUSING SUPPLY TARGETS

Updated to October 31, 2026

The table below provides information about the City's progress toward meeting the Housing Accelerator Fund (HAF) Housing Supply Targets.

- The table includes the number of anticipated new net units based on the projects which have been approved for affordable housing incentives.
- Units are counted based on the first above ground Building Permit issuance date. Only residential permits are counted. Permits for other types of residential uses, such as residential care homes, are not eligible to be included.

On October 28, 2026, City Council approved reallocating $1 million to support development of Link platforms in the Brighton neighbourhood. As a result, land within 1.5 kilometres of the new Link platforms in Brighton is now eligible to be included in Housing Accelerator Fund unit counts. This change also allows the City to reallocate 2024 and 2025 units among housing type categories, helping meet other HAF targets, including the Other Multi-Unit Housing target. The table below has been updated to reflect these changes.

Type of Unit	HAF Target[1]	2024 + 2025 Net Units[2]	2026 Net Units[3] (to October)	Adjustments because of Brighton Units	Total Units	Required Number of Units to Meet Target[9]
Single Family Detached	N/A	1,678	738	0	2,416	N/A
Multi-Unit Housing Near Rapid Transit (including Missing Middle[5])	2,737	1,560	731	729	3,010	0
Missing Middle[5]	515	3,662	2,234	-598	5,298	0
Other Multi-Unit Housing[6]	184	0	0	189	189	0
Housing Supply Growth Target[7]	5,915	6,900	3,703	N/A	10,603	0
***Affordable Housing Units[8]**	733	290	230	N/A	520	213

** Affordable Housing Units are not counted as part of the Overall Housing Supply.*

[1] **HAF Target** refers to the total number of units in the Housing Accelerator Fund Contribution Agreement. These targets must be achieved no later than December 21, 2026.

[2] **Net Units** refers to the total number of new units for which building permits were issued in 2024 and 2025. The reference to "net" is to consider any demolitions or conversions that may have also taken place.

[3] **Net Units** counted for 2026. The number of net units is to be confirmed.

[4] Required number of new units based on permits that have been counted through HAF in 2024/2025.

[5] **Missing Middle** is defined by CMHC as ground-oriented housing types, including garden suites, secondary suites, duplexes, triplexes, fourplexes, row houses, courtyard housing, low-rise apartments (4 storeys or less).

The Housing Target for the "Missing Middle" category was exceeded in 2024 alone. This is development which occurs outside of the area which is near a LINK Station.

[6] **Other multi-unit housing** refers to all multi-unit housing excluding missing middle and multi-unit housing in close proximity to rapid transit. Permits under the multi-unit near rapid transit may also be counted toward this target. The Multi-Unit Housing Near Rapid Transit and Other Multi-Unit Housing target were achieved in October 2026 following the inclusion of the Brighton neighbourhood within the rapid transit proximity area. This change enabled the reallocation of previously reported 2024 and 2025 units to other HAF unit categories.

[7] **Housing Supply Growth Target** refers to the total number of net new units that must be achieved no later than December 21, 2026. While there is no minimum target for Single Family Detached identified, new Single Family Detached are included in the overall Housing Supply Growth Target. This target was exceeded in October 2025.

[8] **Affordable Units** are also captured through other categories for the total Housing Supply Growth Target. Affordable Housing Units include all units which meet the City's Affordable Housing definition and may include units that have not received HAF incentive funding.

[9] Required number of new units based on permits that have been counted through HAF in 2024/2025 and anticipated permits.

ANNUAL HOUSING SUPPLY GROWTH TARGET

In addition to the overall Housing Supply Target, the City must reach an annual Housing Supply Target of:

- 2024 – 1,651 new net units (this target was exceeded in 2024)
- 2025 – 1,937 new net units (this target was exceeded in 2025)
- 2026 – 2,327 new net units (this target was exceeded in 2026)

PROGRESS ON BUILDING NEW AFFORDABLE HOUSING UNITS

Committee and Council have considered the following reports since 2024 related to incentives for the construction of new affordable housing units:

- Incentives for affordable housing development were approved by City Council on September 24, 2024 and October 29, 2025. Further incentives for affordable housing development were approved by City Council on September 23, 2026.
- Incentives for affordable housing development on City-owned land were approved by City Council on February 26, 2025 and July 30, 2025.

PROGRESS ON HOUSING ACTION PLAN INITIATIVES

Information about the initiatives in the City's Housing Action Plan can be found at saskatoon.ca/housingactionplan.

Permitting up to four-dwelling units on a site

On June 28, 2024, City Council approved permitting up to four-unit dwellings on all residential sites city-wide. This amendment came into effect on August 21, 2024 following ministerial approval from the Province of Saskatchewan.

Since the HAF amendments took effect, Building Permits have been issued for eight four-unit dwellings that would not have been eligible under the previous regulations.

Permitting multiple-unit residential development in the Transit Development Area

On June 28, 2024, City Council approved permitting multiple-unit residential development in the Transit Development Area. This amendment came into effect on August 21, 2024 following ministerial approval from the Province of Saskatchewan.

Since these amendments came into effect, one project has been approved under this provision.

