



Roles in Housing

Summary of Community Survey Results

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Survey Overview

Purpose: To understand the roles in housing the City of Saskatoon could play to inform the development of Saskatoon's new Housing Strategy.

- Survey was promoted on City of Saskatoon social media channels, shared with the Citizen Advisory Panel, and posted to the project Engage Page.
- Questions focused on 5 common roles in housing that other municipalities play in the delivery of their housing strategies.
- Respondents were asked if the City of Saskatoon should play any of the common roles in housing, and to provide additional comments or specific examples of how this role could be achieved.
- Respondents were asked to prioritize the roles.

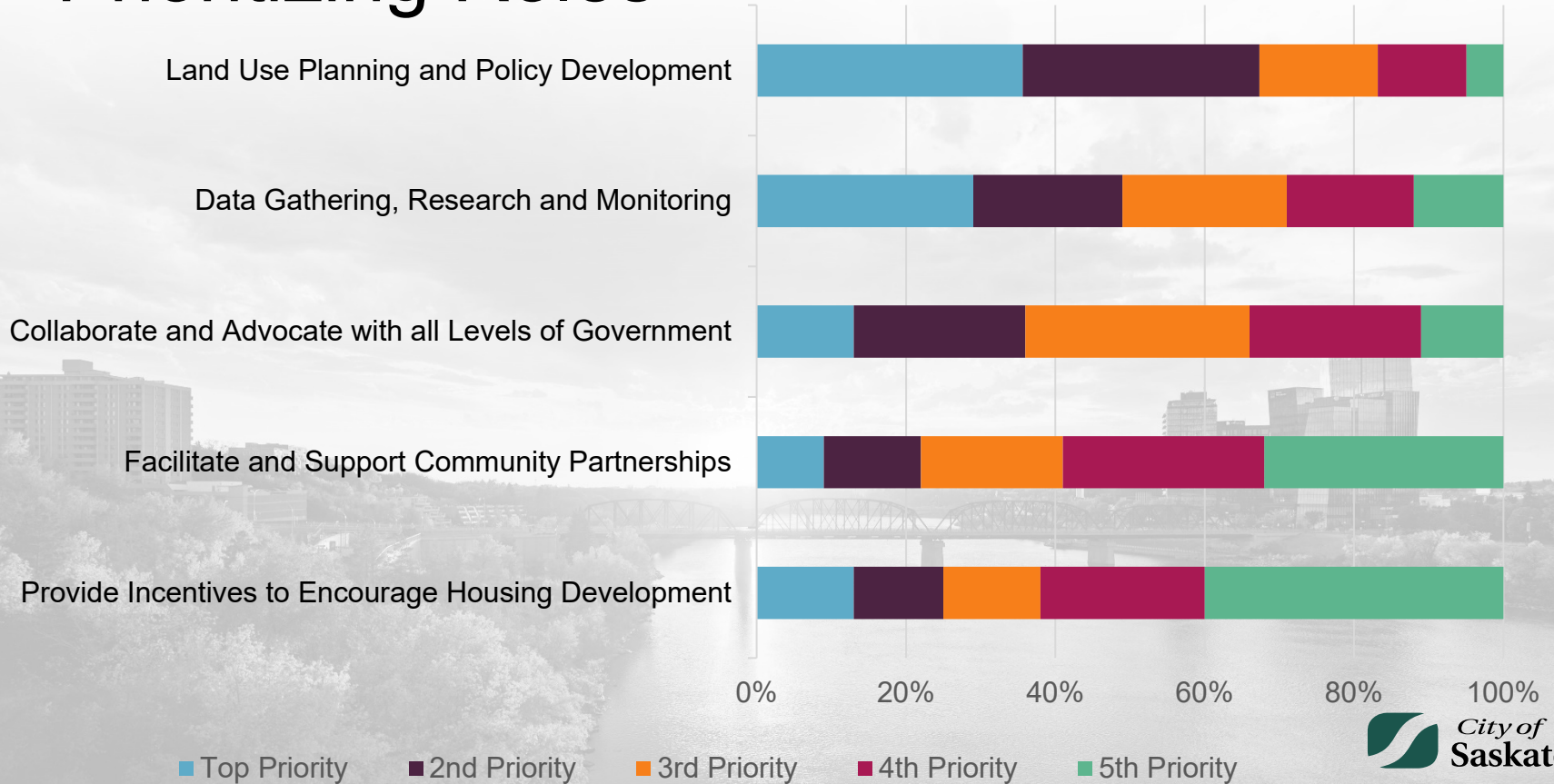
Overall Survey Results

478 responses received from January 12, 2024 to February 4, 2024

The responses indicate:

- 92% of respondents reported the City should be involved in Land Use Planning and Policy Development.
- 87% of respondents reported the City should be involved in Collaborating and Advocating with all Levels of Government.
- 86% of respondents reported the City should be involved in Data Gathering, Research and Monitoring.
- 77% of respondents reported the City should be involved in Facilitating and Supporting Community Partnerships.
- 66% of respondents reported the City should be involved in Providing Incentives to Encourage Housing.

Prioritizing Roles



Land Use Planning and Policy Development

Common Trends

Why should the City play this role?

Affordable Housing: The need for affordable housing is a recurring theme. Respondents suggest measures like capping property ownership, ensuring affordable housing allocations in new developments, and encouraging innovative housing types on existing lots.

Balancing Demand and Supply: City involvement is considered crucial to maintaining a balance between housing demand and supply, ensuring that housing needs are met efficiently.

Managing Urban Sprawl: City involvement is seen as necessary to manage urban sprawl, encourage infill development, and avoid poorly thought-out planning in new neighborhoods.

Preventing Negative Impacts: City involvement is necessary to prevent negative impacts on existing residents and businesses, and to ensure that land development aligns with the overall vision for the city.

Land Use Planning and Policy Development

Common Trends

Why shouldn't the City play this role?

Preference for Market Forces and Local Involvement: Some respondents advocate for letting the market dictate land use and suggest that the city should focus on core services. There's also a call for community and resident involvement in land use planning and policy development, with an emphasis on local needs, diversity, and cultural considerations.

Federal and Provincial Roles: A few respondents suggest that housing and land use planning are more appropriately handled at the federal or provincial level. There's also mention of homelessness being a provincial issue rather than a specific focus of the City of Saskatoon.

Budgetary Concerns and Taxation: Some express concerns about the City's budget, with mentions of shortages in funds and high taxes. There's a sentiment that taxes are rising, and respondents worry about the financial burden on residents.

Data Gathering, Research and Monitoring

Common Trends

Why should the City play this role?

Local Context for Decision-Making: Collecting local data alongside national statistics helps provide a more comprehensive context for decision-making, including policy considerations, affordable rental prices, and market dynamics.

Planning for Infrastructure and Services: The city needs data to plan for the allocation of resources, infrastructure development, and provision of services based on population distribution and housing needs.

Addressing Homelessness and Population Growth: Data collection is crucial for addressing homelessness, managing population growth, and planning for housing demand.

Data Gathering, Research and Monitoring

Common Trends

Why shouldn't the City play this role?

Focus on Core Services: Some respondents believe the city should prioritize core services such as garbage disposal, street maintenance, leisure centres, and libraries instead of expanding into housing-related research.

Financial Restraints: Many emphasize budget constraints, suggesting that the city doesn't have the money in the budget for additional research activities. Concerns have also been voiced about the City's overall fiscal responsibility.

Market-Driven Approach: Some argue for a market-driven approach, suggesting that the government should not be involved in housing decisions and that the market can handle issues more efficiently.

Collaborate and Advocate with all Levels of Government

Common Trends

Why should the City play this role?

Funding and Control: Many respondents highlight that other levels of government control aspects like immigration (federal) and social services (provincial) and that collaboration is necessary for effective solutions. The city is seen as needing financial support from these levels.

Awareness of Immediate Local Needs: While acknowledging housing as a national issue, respondents suggest that local governments, with their immediate awareness of local circumstances, should advocate for their unique needs at the provincial and federal levels.

Collaborating on Homelessness: Homelessness is seen as requiring collaboration among all levels of government, with the city needing to advocate for more funding in this space. There's a call for a united front in solving the homeless crisis.

Collaborate and Advocate with all Levels of Government

Common Trends

Why shouldn't the City play this role?

Limited City Responsibility: Some respondents argue that social services, including housing, are not part of the city's operations. They believe that higher levels of government should handle such matters, and the city should focus on its internal operations.

Concerns About Competence and Efficiency: Several responses highlight concerns about the competence and efficiency of government involvement in housing. There's skepticism about the ability of governments to manage housing effectively, and some believe that the city should focus on basics and avoid unnecessary expenditures.

Skepticism Surrounding Collaboration: Some respondents express skepticism about the benefits of collaboration with higher levels of government. They see it as potentially slowing down processes, causing inefficiencies, and diverting resources that could be better spent elsewhere.

Facilitate and Support Community Partnerships

Common Trends

Why should the City play this role?

Facilitation and Support: Many respondents agree that the city should play a role in facilitating and supporting partnerships. This involves connecting organizations, providing logistical support, and creating forums for key stakeholders to collaborate.

Community Engagement and Advocacy: Calls for increased support and involvement of community members, especially those with lived experiences. Encouragement to listen to residents and prioritize their needs.

Collaboration and Coordination: Collaboration among various stakeholders, including businesses, community organizations, and government bodies, is seen as essential. Coordinated planning and proactive measures are emphasized for sustainable, long-term growth.

Facilitate and Support Community Partnerships

Common Trends

Why shouldn't the City play this role?

Higher Levels of Government Responsibility: Respondents emphasize that the responsibility for housing lies with higher levels of government, and the city should not take on provincial and federal responsibilities.

Suggestions for Focus on Core Services: Some suggest that the city should focus on core services rather than getting involved in housing partnerships.

Distrust in City Council and Administration: Lack of trust is expressed in City Council's ability to make proper decisions, and concerns about partnerships favoring certain groups were shared.

Provide Incentives to Encourage Housing Development

Common Trends

Why should the City play this role?

City Involvement and Collaboration: A significant number of respondents believe that the city should be actively involved in providing incentives for housing development. Suggestions include tax breaks, land and zoning assistance, project development assistance, and organizational partnerships.

Supportive Housing Initiatives: There is a call for incentivizing housing that is not for profit, high density, and affordable. Respondents highlight the need to prioritize housing for vulnerable populations, such as community housing, cooperatives, and housing-first initiatives.

Incentives for Developers and Buyers: There is support for providing incentives to both developers and buyers, with considerations for affordability, lower interest rates, and tax breaks to make housing more accessible and affordable. Calls for streamlined regulations, reduced red tape, and lower costs for builders and owners.

Provide Incentives to Encourage Housing Development

Common Trends

Why shouldn't the City play this role?

- Concerns about the financial burden on taxpayers and the potential for increased taxes.
- Belief that housing development is not the city's responsibility and should be handled by provincial or federal governments.
- Skepticism about the effectiveness of tax incentives and grants for developers.
- Suggestions to focus on core city services.
- Opposition to using taxpayer money for social assistance or benefits to contractors, urging federal and provincial funding for such initiatives.