

Housing Accelerator Fund

Development of City-owned Land

The City of Saskatoon (“the City”) reserves the right to negotiate with only those parties it determines and to reject any application for any reason prior to acceptance. The City reserves the right to amend or abandon any property listing without accepting an application.

Eligible applicants who are interested in acquiring land from the City for development must complete the [online Application Form](#). Applications will be reviewed and considered based on a set of predetermined Evaluation Criteria. If applicants wish to submit an application for more than one development site, applicants must factor their ability to deliver multiple projects into their applications (i.e. timeline, funding, resources, etc.).

Freedom of Information and Protection of Privacy Act

Applicants are advised that:

The City may be required to disclose part, or parts of any application or any other records relating to the application pursuant to its disclosure obligations as contained in, and in accordance with, the Freedom of Information and Protection of Privacy Act (Saskatchewan) (the “FOIP Act”), including requests to access information made pursuant to FOIP;

The City may disclose applications and other confidential information to its advisors and other orders of government; and

The FOIP Act may provide protection for confidential and proprietary business information. Applicants are advised to consult their own legal advisors as to the appropriate way in which confidential or proprietary business information should be identified in their applications.

Subject to the provisions of the FOIP Act, the City will use reasonable efforts to maintain in confidence the confidentiality of any information identified by an applicant as confidential in a manner consistent with the FOIP Act, but the City will not be liable in any way whatsoever to any applicant or applicant team member if such information is disclosed based on requirements of the FOIP Act, an order or decision of Saskatchewan’s Office of the Information and Privacy Commissioner or otherwise as required under applicable laws.

Frequently Asked Questions

Q. What Project Incentives are available?

Funding may be allocated to eligible projects for the construction of new affordable rental units through capital grants of up to \$50,000 per unit and a five-year incremental tax abatement, subject to City Council approval.

The City is also offering a Building & Development Permit fee rebate up to \$1,500 per unit for eligible units. Applicants are eligible upon closure of the final building permit for their project and the City will reach out to eligible applicants about this rebate. This applies to projects which receive a certificate of Building Permit closure prior to December 21, 2026.

More information on available incentives can be found [here](#).

Q. How is Affordable Housing and Low-Income Household defined?

Affordable Housing

Housing units that are affordable to low-income households with incomes at or below the [Saskatchewan Household Income Maximums](#) while spending no more than 30 percent of their income on housing or set at the maximum funding available under the shelter benefit.

Low-Income Household

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.

Q. What monitoring and reporting will be required for the affordable units?

All successful applicants will be required to enter into a legal agreement with the City, provide income screening and report rental rates on an ongoing basis for the length of the agreement.

Q. How do I apply?

Project proposals can be submitted online [here](#). The online system allows applicants to save their progress and continue their application until it is ready to be submitted.

For information on housing and incentives:

Sarah King - 306.975.2774 - housinginfo@saskatoon.ca

For property and all other inquiries:

Colleen Hassen - 306.975.2638 - colleen.hassen@saskatoon.ca

Q. What supporting documents are requested within the application?

Supporting documents include:

- Detailed Project Budget
- Project Pro Forma
- ISC Registration / Proof of Incorporation
- Preliminary Concept Drawings, Site Plan, Floor Elevations, etc.
- Business Plan including Project Timeline
- Letters of Support / Partnership for Support Services / Project Partnership Model (optional)
- Examples of recent projects including three (3) reference letters from individuals / groups familiar with the applicant's (or partners') work and recent experience in designing, developing, and constructing multi-residential projects.

Applicants are given the opportunity to upload any other relevant information that may support their application.

Note: The maximum file size accepted for each upload is 1 GB. Please contact housinginfo@saskatoon.ca if you need to submit larger files. Please ensure files are named or labelled accurately.

Q. What is the application deadline?

Proposals will be accepted until NOON on Friday December 13, 2024.

All proposals will be reviewed by the City following the application submission deadline. The successful proponent will be contacted by City representatives upon which negotiations regarding the terms and conditions of a sale will occur. Unsuccessful applicants will be notified once an agreement is executed with the successful proponent.

Q. When will projects receive funding?

Grant payments may be made on predetermined project milestones or via progress payments as negotiated and confirmed within the Affordable Housing Incentives Agreement.

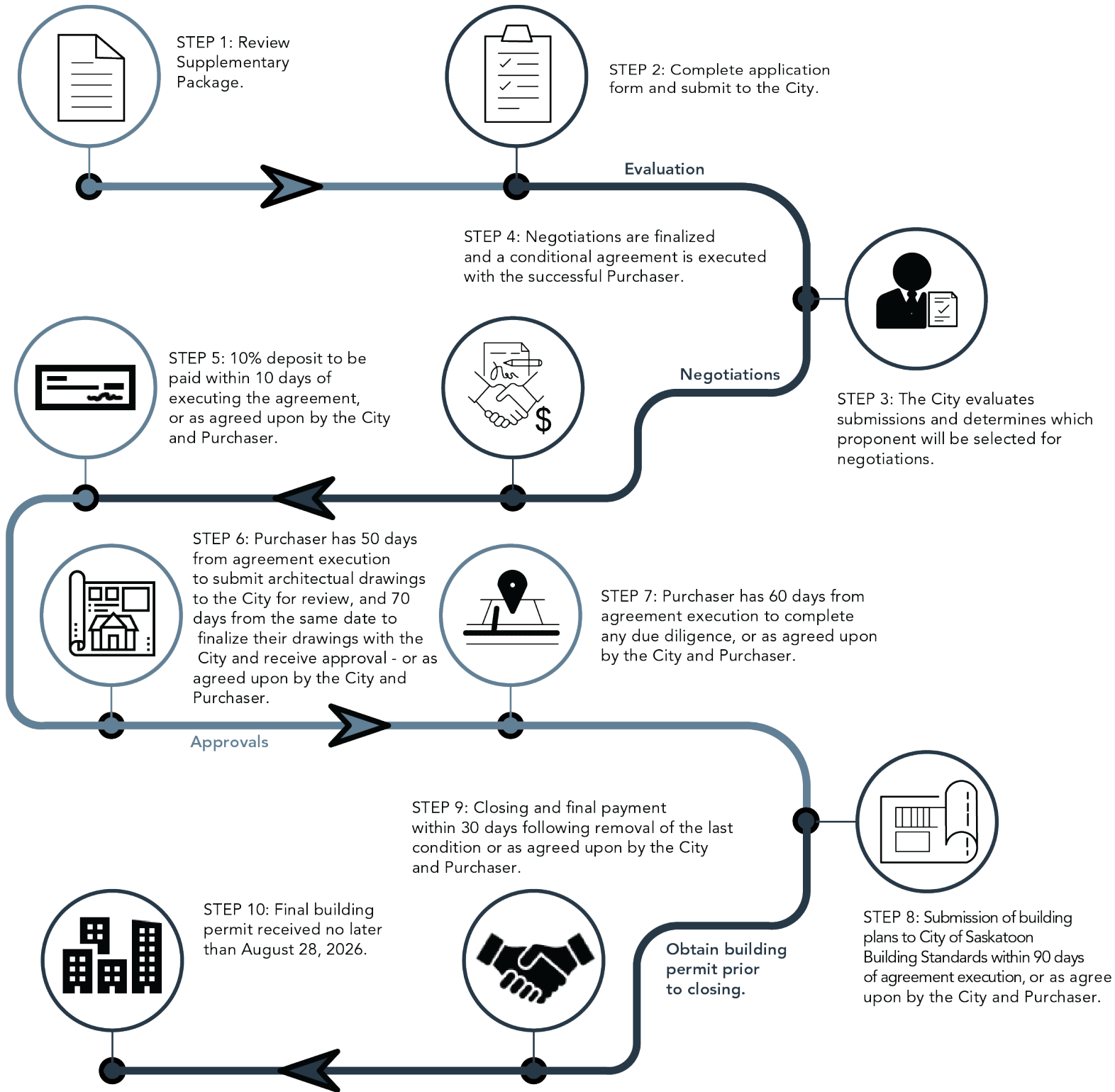
Q. Will certain organizations be prioritized through the selection process?

All eligible organizations are welcome to apply. Priority will be given to registered non-profits, housing co-operatives, Indigenous organizations and/or governments, and First Nations.

Q. Can someone apply for multiple City-owned land initiative sites?

Yes. Separate applications are required for each site. If the applicant wishes to express interest in more than one development site, please submit a separate application for each site. The applicant must factor their ability to deliver multiple projects into their applications (i.e. timeline, funding, resources, etc.).

Q. What is the selection process and timeline?



Q. How will project submissions be evaluated?

Project Details <ul style="list-style-type: none"> a. Completed application submission b. Site plan(s) feasibility and configuration c. Adequate unit yield, mix, and configuration d. Landscaping plan e. Expected ancillary uses and on-site amenities f. Innovative design/building consideration g. Adequate site servicing plan (if required) h. Ability to meet HAF development timelines i. Feasibility of capital budget, pro forma and business plan j. Demonstrated integration with surrounding community 	/25
Housing Need and Affordability <ul style="list-style-type: none"> a. Meets identifiable local housing need b. Term of affordability (minimum 20 years) c. Priority population and relevant supports d. Income screening process e. Proportion of units that are considered affordable f. Proportion of units that are accessible 	/20
Ability to Leverage Financial Support <ul style="list-style-type: none"> a. Applicant ability to secure additional funding partnerships (capital and/or operational) from Provincial and Federal levels of government and any other sources 	/15
Status of Organization <ul style="list-style-type: none"> a. Organizational Status (priority will be given to registered non-profits, housing cooperatives, Indigenous organizations and/or governments, and First Nations) b. Provided ownership structure, partnership model and corporation search 	/10
Developer / Construction Experience <ul style="list-style-type: none"> a. Experience in designing, developing, and constructing multi-unit residential projects b. Reference letters from individuals/groups familiar with the applicant's (or partners') work and recent experience in designing, developing, and constructing multi-unit residential projects 	/10
Affordable Housing Management Experience <ul style="list-style-type: none"> a. Relevant and proven experience in operating and managing affordable rental housing 	/10
Proposed Purchase Price of the Property <ul style="list-style-type: none"> a. Price being offered is fair and justifiable (offer price / highest offer price received) x 10 points = points allocated 	/10
TOTAL	/100

Terms and Conditions of Sale

The successful applicant (“Purchaser”) must agree to comply with the following Terms and Conditions of Sale and agree to pay the applicable purchase price for the property on the Closing Date. The Purchaser shall construct their development in strict compliance with the approved permits and architectural drawings.

The Purchaser will also be required to enter into a 20-year Affordable Housing Incentive Agreement and an Option to Repurchase (Building Commitment) Agreement. Please note that the Sales Terms and Conditions are subject to modification throughout the City’s negotiations with the Purchaser. There shall be no binding obligations on any party until all of the agreements are fully executed.

1. Deposit/Closing Date/Possession:

- a. 10% deposit due within ten (10) days of executing a sale agreement, or as agreed to between the City and Purchaser.
- b. Negotiations are finalized and a sale agreement is executed between the City and the Purchaser.
- c. Closing and final payment within thirty (30) days following removal of the last condition or as agreed to between the City and Purchaser.

2. Conditions Precedent:

- a. Approval of the sale by the CFO/General Manager, Corporate Financial Services Department.
- b. The Purchaser shall submit the architectural drawings of their proposed project to the City for review within fifty (50) days of execution of the Agreement by both parties, or as agreed to between the City and Purchaser.
- c. The Purchaser shall have sixty (60) days following the execution of the Agreement by both parties to commission any reports and conduct due diligence on the property, or as agreed to between the City and Purchaser.
- d. Approval of the Purchaser’s architectural drawings for the project by the City within seventy (70) days of the execution of the Agreement by both parties, or as agreed to between the City and Purchaser.
- e. The Purchaser shall submit an application for a building/development permit to the City within ninety (90) days of the execution of the Agreement by both parties, or as agreed to between the City and Purchaser.
- f. The Purchaser shall have ninety (90) days following the execution of the agreement to execute the 20-year Affordable Housing Incentive Agreement and the Option to Repurchase (Building Commitment) Agreement, or as agreed to between the City and Purchaser.
- g. The Purchaser, at its sole cost and expense, to obtain building/development permit approval within one-hundred and twenty (120) days of the execution of the Agreement by both parties, or as agreed to between the City and the Purchaser.

Terms and Conditions of Sale

3. Special Terms and Conditions:

- a. The sale is subject to a building commitment to be satisfied by August 28, 2026. "The Building Commitment" is defined as the Purchaser having final building permit issuance for the project.
- b. The Purchaser will be required to enter into an agreement to permit repurchase of the property by the City for the fulfillment of the Building Commitment.
- c. The Purchaser is to comply with all Term & Conditions set forth in the sale agreement.
- d. The property is sold "as is" and the Purchaser shall assume all responsibility and liability including any environmental matters existing as of the Closing Date.
- e. The City shall grant the Purchaser access to the property to conduct it's due diligence.
- f. The Purchaser shall construct its development in compliance with the approved permits.
- g. The Purchaser acknowledges that the City, in its sole discretion, reserves the right to:
 - (a) not approve future funding assistance to the Purchaser or its subsidiaries or affiliates; and
 - (b) not approve future transactions with the Purchaser or its subsidiaries or affiliates;
- h. Development on these sites will be required to meet the City's Architectural Controls for Multi-unit Dwelling Districts and Development Controls where applicable.
- i. The Purchaser shall, at its sole cost and expense, be responsible for all conditions, obligations, fees, levies and costs related to the permit applications. The Purchaser shall also be responsible for environmental matters, constructing and improving utility service connections, and private driveway crossings.
- j. All encumbrances currently appearing on title to the property shall remain on title as permitted encumbrances, unless otherwise specified in the Agreement between the City and the Purchaser.
- k. The Purchaser will be required at its sole cost and expense to provide declaration of compliance and a statement of sales to the City detailing that the units developed on the property were sold to eligible purchasers.
- l. The Purchaser shall not transfer or assign any interest in the property, without the prior written consent of the City.
- m. Any such other terms as may be agreed to between the parties.