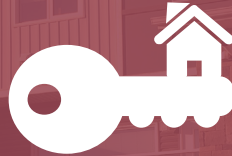


PUTTING THE HOUSING ACCELERATOR FUND INTO ACTION FOR SASKATOON



**\$41.325M in
Government of
Canada funding**



**Up to 900 additional
new homes
expected**



Over three years

PROGRESS ON HOUSING SUPPLY TARGETS

Updated to February 28, 2025

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.

Type of Unit	HAF Target ¹	2024 Net Units ²	2025 Net Units ³ (to Feb 3)	Anticipated Net Units based on Approved Incentives ⁴	Total 2024/2025 + Anticipated	Required Number of Units to Meet Target
Single Family Detached	N/A	758	117	-52 ⁹	823	N/A
Multi-Unit Housing Near Rapid Transit (including Missing Middle ⁵)	2737	737	38	631 (Incentives approved in Sept 2024) 232 (City owned land)	1638	1099
Missing Middle ⁵	515	1701	90	356 (Incentives approved in Sept 2024) 24 (City owned land)	2171	0
Other Multi-Unit Housing ⁶	184	0	0	0	0	184
Housing Supply Growth Target ⁷	5915	3196	245	1191	4632	1283
Affordable Housing Units ⁸	660	70	0	431 (Incentives approved in Sept 2024) 256 (City owned land)	757	0

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

³ **2025 Net Units** counted for 2025. The number of net units is to be confirmed.

⁴ Incentives for affordable housing development were approved by [City Council on September 25, 2024](#). Incentives for affordable housing development on City-owned land were approved by [City Council on February 26, 2025](#). Further details about these incentives are provided on page 3.

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.

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.

⁸ **Affordable Housing Units** 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. Affordable Units are also captured through other categories for the total Housing Supply Growth Target.

⁹ Negative number because demolitions of one unit dwellings are required to facilitate new affordable housing projects.

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
- 2026 – 2,327 new net units

ANNUAL HOUSING UNIT COUNT FOR PROJECTS RECEIVING HAF INCENTIVE FUNDING

The table below outlines the projects which have been approved to receive capital grant funding through HAF. These units have been noted in the table above under the column: Anticipated Net Units based on Approved Incentives

- Incentives for affordable housing development were approved by [City Council on September 25, 2024](#).
- Incentives for affordable housing development on City-owned land were approved by [City Council on February 26, 2025](#).

Address	Affordable Units	Total Units Close to Rapid Transit	Total Units NOT Close to Rapid Transit	Demolished Units Close to Rapid Transit	Demolished Units NOT Close to Rapid Transit
PROJECTS APPROVED FOR INCENTIVES BY CITY COUNCIL ON SEPTEMBER 25, 2025					
PROJECTS WHICH WERE INCLUDED in the 2024 HAF REPORTING					
385 Orban Way	24		234		
1110 Baltzan / 105 Myles Heidt	21		202		
620 Webster Street	5	162			
1075 Kensington Boulevard	20		20		
UNITS APPROVED FOR AN INCENTIVE WITH NO ISSUED BUILDING PERMIT					
1202 and 1204 College	20	65		1 OUD; 4 Units	
102 Myles Heidt Lane	17		170		
321 Avenue C N	30	30			
201 & 203 Avenue E N	6	15			
411, 413 & 415 18th Street W	6	15		1 OUD	
Kensington Union	10		36		
Individual sites	94	172	16	43 (OUD)	4 (OUD)
2012 Arlington Avenue	42	136			
805 Werschner Crescent	36		118		
920 Avenue R North	20	36			
1580 Kensington Lane N	16		16		
61 – 302 Berini Drive	20	20			
803 Hart Road	90	90			
106, 108 & 110 - 110th Street W	24	54		3 (all OUD)	
TOTAL	431	633	356	4; 48 (OUD)	4 (OUD)
PROJECTS ON CITY OWNED LAND – NO ISSUED BUILDING PERMIT TO DATE					
2401 Broadway Ave	24		24		
231 23rd Street E / 115 3rd Ave N	112	112			
A portion of 1635 McKercher	120	120			
TOTAL	256	232	24	0	0

OUD – One Unit Dwelling (Counted as Single Family Detached)