



The Saskatchewan Housing Action Plan 2019-2022

The CMHC-Saskatchewan Bilateral Agreement under the 2017 National Housing Strategy

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Executive Summary

The Province of Saskatchewan, through the Saskatchewan Housing Corporation (SHC), has entered into a 10-year, cost-matched funding agreement with the Canada Mortgage and Housing Corporation (CMHC) under the National Housing Strategy (NHS). The 10-year agreement will invest nearly \$450 million of provincial and federal funding to protect, renew and expand community housing¹, and support Saskatchewan's priorities related to housing repair, construction and affordability.

This Action Plan covers the first three years of the agreement, from April 1, 2019, to March 31, 2022. SHC's goals focus on helping those in greatest need by making housing more affordable, providing housing options and strengthening partnerships with the housing sector. These goals align with the goals of the NHS. SHC will achieve these goals by exploring mixed-income and mixed-use approaches to housing (involving the non-profit/co-operative housing sector and private sector), the renovation and repair of existing units in the housing portfolio, re-investment in community housing, home repair programs and affordability support.

Targets under the NHS will be achieved through a balance of new projects and programs and existing programming to serve people with low incomes in need of housing. In the first three years of the agreement, the focus will be capital improvements for community housing. Activities undertaken during the three years of this Action Plan include the following:

- 560 households in community housing will receive investments to provide capital improvements, with 150 of these being accessible housing.
- Approximately 100 Indigenous housing units coming off subsidy² will continue to be offered in good condition.
- 245 households will receive support through the Shelter Enhancement Program and the Repairs Program to help homeowners with low incomes maintain safe and adequate housing.
- Approximately 346 new units will be developed across the province through the Rental Development Program, investments in homeownership (e.g. Habitat for Humanity) and the development of housing for people with disabilities.
- It is expected that approximately 3,800 households with low incomes in housing need will be supported through the Saskatchewan Housing Benefit over the period of this Action Plan.

¹ Community housing includes housing owned and operated by non-profit housing corporations and housing co-operatives owned directly or indirectly by the provincial government. Community housing includes social housing.

² Under the Social Housing Agreement (SHA), non-profit, co-operative housing and SHC-owned housing is maintained through 25 to 50 year operating agreements. Units are considered "off-subsidy" once their operating agreements expire.

Introduction

On April 18, 2019, SHC, on behalf of the Government of Saskatchewan, and CMHC signed the CMHC – Saskatchewan Bilateral Agreement under the 2017 National Housing Strategy (NHS).

The NHS strives to maintain the existing supply of community housing and to ensure access for those in greatest housing need. Saskatchewan will use funds provided under the NHS to maintain, improve, renew and expand community housing, as well as support priorities related to affordability assistance.

The Agreement provides the province with funding over the 10-year span of the NHS (April 1, 2019 to March 31, 2028) and commits the federal government and the province to working together to address housing need in Saskatchewan. It also sets out the terms and conditions of the federal funding and outlines program requirements, targets and outcomes.

Three housing initiatives are cost-matched through the NHS: Saskatchewan Priorities, the Canada Community Housing Initiative and the Canada Housing Benefit. In addition to these three cost-matched initiatives, the NHS also includes initiatives that are being developed by the federal government. These initiatives are guided by a human rights-based approach to housing. CMHC is leading, and will deliver, the NHS federal initiatives.

Saskatchewan will develop three action plans over the life of the Agreement. This first Action Plan provides a strategic framework that outlines Saskatchewan's housing objectives and will guide housing initiatives for the first three years of the Agreement (April 1, 2019 to March 31, 2022). Proposed programs and program funding allocations under each initiative (Saskatchewan Priorities, Canada Community Housing Initiative and Canada Housing Benefit) may be modified or amended, with agreement of CMHC, over the course of the Action Plan, depending on Saskatchewan's social and economic environment.

The actions and outcomes described in this Action Plan are only those associated with housing initiatives and funding requirements under the NHS and do not include the entire suite of programs and funding that the province delivers.

The Action Plan includes three sections:

1. Saskatchewan Context;
2. Housing Initiatives; and
3. Targets and Outcomes.

Section 1: Saskatchewan Context

While recognizing the marketplace as the primary vehicle for the provision of housing, SHC promotes independence and self-sufficiency by providing housing and housing services to people who could not otherwise afford or access adequate, safe and secure shelter. SHC works with federal and municipal governments, builders, lenders, non-profit organizations and housing authorities to provide, incentivize and promote affordable housing.

SHC provides a broad array of programs to address the housing needs of people with low incomes, including families, seniors, Indigenous peoples, people experiencing or at risk of homelessness, people with disabilities and people who have difficulty accessing and maintaining tenancy due to mental illness, addictions or other similar barriers.

SHC reviews the community housing portfolio to find opportunities to better address current needs and align the portfolio with emerging pressures, such as urbanization, seniors living independently for longer periods of time and increased affordable housing needs among singles, women, Indigenous peoples, people with disabilities and multi-generational households. Adjustments to the portfolio provide opportunities to ensure that any replaced or repurposed housing better suits those most in need.

SHC faces the challenge of addressing the varying housing needs of all people in need within the province, including residents living outside the largest urban centres. Almost half of the population lives outside the four largest cities.³ This population is widely dispersed throughout the province and includes remote, rural and northern communities.

People living in rural and northern Saskatchewan have diverse housing challenges. These areas experience declining or small populations, increased cost for goods and services and limited housing options. In the smaller rural and northern areas of the province, there is little to no private rental market. As a result, government-owned rental units are the only housing option in some communities. In areas where rental markets are weak or non-existent, homeownership may be a more viable option, even for families with low incomes. While SHC's primary focus is improving access to affordable housing for the most vulnerable, there is also a need to fund major repairs for homeowners with low incomes across the province.

Despite declining and/or small populations, the northern areas of Saskatchewan face additional challenges that include housing shortages and a lack of housing support services. A shortage of market properties limits homeownership opportunities and results in few private rental units. High demand for limited housing has led to long waitlists.

³ Statistics Canada 2016 Census Data.

SHC participates in the Northern Working Group to promote housing planning, increase community capacity and create homeownership opportunities in the North. SHC will continue to work with people and organizations in northern and rural Saskatchewan to respond to housing need.

The Government of Saskatchewan assists people at risk of homelessness across the province by connecting them with various supports, including rental assistance and housing support services through government and community organizations. SHC invests in the construction and renovation of shelters, which help people by providing safe, temporary housing and by connecting individuals to other services.

Over the past several years, SHC has taken a more targeted approach to funding housing initiatives by aligning its objectives with provincial priorities, strategies and action plans where increasing the availability of affordable rental housing is identified as a key action. SHC's investments support [Saskatchewan's Disability Strategy](#), [Poverty Reduction Strategy](#) and [Mental Health and Addictions Action Plan](#). These investments increase community capacity to help Saskatchewan people in greatest need access affordable, safe, secure and stable housing and the supports they may require.

SHC seeks ways to best use available housing programs, funding and services while ensuring that its housing portfolio remains sustainable for the future. The targeting of programs is informed by current and future housing need, as well as regular consultations with SHC's partners. This information also informs SHC's efforts to be financially sustainable through proper management of assets and other available resources.

Saskatchewan is facing expiring operating agreements and aging housing infrastructure. Under the Social Housing Agreement (SHA), non-profit, co-operative and SHC-owned housing is maintained through 25 to 50-year operating agreements. The number of agreements that are expiring is expected to peak during the next 10 years. Many of these units require ongoing capital repair and replacement, which will continue to grow as the buildings age.

This provides an opportunity for SHC to review the current portfolio to re-examine who is being served and the benefits they receive. Through initiatives under the NHS, SHC will develop strategies to sustain the existing portfolio to contribute to the long-term viability and sustainability of the sector while serving those in greatest need.

SHC's goals focus on helping those in greatest need by making housing more affordable, providing people-centred housing options and strengthening partnerships with the housing sector. These goals align with the goals of the NHS. These objectives will be reached by exploring mixed-income and mixed-use approaches to housing (involving the non-profit/co-operative housing sector and private sector), renovating, repairing and repurposing existing units in the housing portfolio and re-investing in community housing, home repair programs and affordability support.

Socio-Economic Trends and Housing Need

SHC serves Saskatchewan people in greatest housing need. Households in housing need are typically low-income or facing other housing-related barriers and have challenges obtaining or maintaining adequate, affordable and/or suitable housing.

Robust economic growth in Saskatchewan between 2006 and 2014 triggered increased employment, which resulted in a growth in population and an increased demand for housing. Due to the increased demand for housing, the cost of a home more than doubled during this period. The average cost of a rental increased by nearly 80 per cent due to high demand and low vacancy.

Slower economic growth after 2015 eased the increase in housing costs and lowered demand for rental housing. Increasing vacancy rates have created more housing options available to renters. Core housing need⁴ in 2016 increased from 2011 mainly due to affordability challenges, but suitability and adequacy have also contributed to the increase. It is estimated that more than 51,800 Saskatchewan households continue to be in core housing need.

Current demographic trends in Saskatchewan show an aging population, a growing young Indigenous population and more new Canadians. Between 2006 and 2016, Saskatchewan's core housing need was 13.4 per cent. About 70 per cent (36,000) of Saskatchewan's core housing need is found in urban areas, with a majority of those in either Regina or Saskatoon. Almost half of those in core housing need are family households⁵.

SHC categorizes households into three major groups: seniors, family and single/other households without children. Currently, more than half of SHC's clients are seniors, closely followed by families with children. The majority of the households categorized as families with children are lone parent families, which are predominantly female-led. A significant number of female-led families are Indigenous. Less than 10 per cent of SHC clients are other households without children, which includes non-senior households with only adult members, families with a member with disabilities or singles that have difficulty obtaining and retaining housing.

The percentage of senior-led households (aged 65 or older) in core housing need remained steady at 17.5 per cent from 2011 to 2016. However, as the population of Saskatchewan has grown, so has the number of seniors in core housing need (up 1,200 households over the five-year period). The growth has been mostly in urban areas; the overall senior populations in smaller communities is declining. Although the population data suggests an increased need for affordable senior housing, SHC currently has a number of vacancies in seniors' units.

⁴ A household in core housing need is one whose housing is considered unsuitable, inadequate or unaffordable and that would have to spend 30 per cent or more of total before-tax income to pay the median rent of alternative housing in their community that meets the suitability, adequacy and affordability standards.

⁵ Family households include couples with children, lone parent families and mixed families.

SHC is currently focused on supporting seniors facing affordability and accessibility challenges through programs like the repair programs under the Saskatchewan Priorities initiative. Research indicates that seniors overwhelmingly prefer to continue living in their homes as they age. Repair programs assist in helping seniors stay in their homes longer, by providing affordability relief, providing support for adaptations to improve accessibility and assisting in maintaining the adequacy of their homes.

A quarter of Indigenous households in Saskatchewan are in core housing need. This figure has remained steady since 2011. The rate of core housing need for immigrant households in 2016 was 13.6 per cent, though the rate is higher for recent immigrant households (within five years of the Census date) at 17.8 per cent. Both rates are an improvement from the 2011 Census, when they were 15.2 per cent and 21.3 per cent, respectively.

In addition to serving people with low incomes, SHC focuses on persons who are unable to access or maintain stable housing due to one or more characteristics that create unusual barriers to housing. These persons often need supports and/or services in order to obtain or maintain stable housing. This includes, but is not limited to, households with persons who have physical disabilities, mental health issues, addictions issues, behavioral issues or a number of these issues concurrently.

Vulnerable populations, and particularly women within these populations, face challenges with regard to their personal, social and economic security. Children in lone parent families are also more likely to experience poverty. This trend is seen in the disproportionate number of lone parent households that access housing through SHC. Individuals and families experiencing homelessness or who are at risk of homelessness are also among the most vulnerable groups in the province.

Although it is important to monitor the trends and needs of specific groups that make up Saskatchewan's population, they may comprise only a portion of the total population in need. Saskatchewan takes an inclusive approach when providing housing to those in need. SHC focuses on people with low incomes, with a special interest in those who have difficulty attaining and maintaining housing. SHC works with community partners who identify service gaps in their communities and supports projects that rate the highest using project selection criteria. With this strategy, need is identified and addressed at the community level. This strategy is applied when determining projects under both the Saskatchewan Priorities and the Canada Community Housing Initiative.

Livable and Inclusive Communities

SHC supports the stability of the community housing sector, helping community housing providers achieve greater operational efficiencies and better responsiveness to tenant and community needs. Although SHC will continue to explore options to meet affordable housing needs across the province, one avenue to achieve this may be by supporting mixed-income housing. The benefits of mixed-income housing include social inclusion and neighborhood revitalization, with cost-neutral and/or revenue-generating buildings that are sustainable and less reliant on government funding.

The creation and promotion of mixed-income communities may require partnerships with municipalities and the private and/or non-profit sectors to ensure successful development of affordable housing. Working with community housing groups helps to identify innovative and sustainable solutions. A focus on innovation and creativity is required to ensure sustainability in an environment of increasing development costs and ongoing maintenance.

Investments through Saskatchewan Priorities and support to community housing through the Canada Community Housing Initiative will contribute to livable and inclusive communities. Through SHC's proposal calls, proponents are encouraged to develop housing options that are affordable and allow easy access to health services, education, early learning and child care facilities and public transit, where applicable. Inclusivity and access to services are part of the selection criteria on project submissions.

The mixed-income approach will not only decrease the number of households in core housing need and create more vibrant communities around the province, but will also contribute to the financial sustainability of the non-profit and co-operative sectors.

Accessibility, Environmental Sustainability and Employment Benefits

SHC is committed to improving the accessibility of community housing for persons with physical disabilities. Adapting existing units and building accessible units allows tenants with disabilities to live safely and independently in their homes. New construction projects must meet ***The Uniform Building and Accessibility Standards Act***, as well as local municipal targets, while renovations and adaptations must improve the accessibility of existing housing, where appropriate and/or feasible.

SHC supports accessibility adaptations through repair, renovation and adaptation programs. These programs promote accessibility by providing financial assistance to repair or renovate a home, unit or building to increase accessibility or safety.

SHC requires that new construction and renovations meet provincial regulatory standards of energy efficiency. The Province of Saskatchewan recently introduced a provincial energy code. The new energy requirements apply to building and development permit applications received on or after January 1, 2019 for new buildings and additions.

Community housing projects, whether new construction or renovations, provide employment opportunities for housing contractors and construction trades workers. These projects also bolster the supply chain and can provide management and service jobs after construction is complete. SHC encourages apprenticeship training to equip Saskatchewan people with job skills and support personal and economic development.

There are positive economic impacts as a result of supporting housing need in Saskatchewan, including jobs associated with the repair and construction of units. As part of housing project proposals, SHC strongly encourages proponents to work with apprentices to provide on-the-job training during the construction of the housing project. SHC supports strategies that provide employment opportunities for people looking to develop skills and be more financially independent.

Over the next three years, Saskatchewan Priorities and the Canada Community Housing Initiative will continue to support the development of housing projects that improve accessibility for people with disabilities, are energy efficient, and promote skill development and employment benefits.

Stakeholder Feedback

SHC engages with stakeholders to gather feedback, both formal and informal, regarding the households in greatest need and the experiences of Saskatchewan citizens seeking affordable housing. Stakeholder feedback provides SHC with valuable information that helps identify and address risks and improve programs and policies.

To provide information on specific initiatives, SHC engaged with a wide range of stakeholders from across the province to develop provincial strategies such as the Poverty Reduction Strategy, the Mental Health and Addictions Action Plan and the Disability Strategy. Housing was identified as an integral part of these strategies.

SHC regularly engages with community partners, municipal governments and third-party groups. SHC released an Expression of Interest (EOI) in the latter part of 2018 to solicit proposals that will help identify gaps and challenges in affordable housing and encourage innovative and effective local solutions across Saskatchewan. More than 80 submissions will inform the priorities of multiple programs, such as the Rental Development Program. This program provides funding to non-profit corporations, co-operative groups and the private sector to respond to community needs by building affordable rental housing projects for people who are vulnerable and/or have low incomes.

As part of the co-development process of the Canada Housing Benefit, the Ministry of Social Services and SHC worked with the federal government to deliver Solutions Labs, which brought experts in community housing and stakeholders together to discuss current housing pressures and opportunities for the Canada Housing Benefit.

The Solutions Labs included a review of current provincial housing programs, analysis of provincial and federal housing data, and workshops with stakeholders across Saskatchewan to understand current housing challenges and generate ideas for supporting people in need of affordable housing. The Solutions Labs were held in Regina, Saskatoon and Prince Albert.

Stakeholder feedback from the EOI and the Solutions Labs provided a picture of housing need in the province, including trends and target demographics. A focus on targeting and serving individuals and families at risk of homelessness and those who experience difficulty obtaining and retaining housing, including people with addictions and people requiring mental health support, was consistent throughout many of the EOI submissions. The majority of proposals highlighted the benefit of support offered to targeted individuals and households that may require assistance.

Stakeholders also identified the need for affordable and accessible housing for people with disabilities, and the importance of sustaining the existing portfolio to continue to support people and families in need of affordable housing. Other needs that were identified by stakeholders include housing for victims of interpersonal violence and households with low incomes facing affordability challenges, such as the working poor, large families, Indigenous people and vulnerable youth.

The EOI and stakeholder feedback from northern housing providers indicated an ongoing need to support individuals and families who are unable to find affordable housing in a region where homelessness and the risk of homelessness is predominant.

Through the EOI process, the Canada Housing Benefit Solutions Labs and other stakeholder engagement, SHC is identifying opportunities for future programs and services and assessing what policy and program design improvements are required. Understanding the needs of vulnerable people is helping SHC prioritize where to invest.

SHC also gathers feedback from tenants, service providers and home builders, and tracks and reports on tenant satisfaction rates and rental market trends. As well, SHC monitors internal programs, such as the number of government-funded housing units under agreement with CMHC. This data provides insight into the changing marketplace and measures the quality of housing and services.

These stakeholder engagements have informed the 2019-2022 Action Plan. Programs and funding offered through the initiatives will help address the concerns heard from stakeholders. SHC will continue to engage stakeholders when planning future investments in housing.

Section 2: Housing Initiatives

Funding under the Agreement will support the following eligible uses⁶:

- (a) **Increase Housing Supply**: this may include new construction of or conversion to community housing;
- (b) **Preservation**: this may include repair, renovation or adaptation of social housing, as well as regeneration of social housing; and
- (c) **Affordability Support**: this may include rental assistance, shelter allowances, operating support and homeownership support.

Through the three initiatives of the NHS, SHC will help individuals and families in housing need access adequate and affordable housing. SHC's projects are inclusive, serving all vulnerable populations in the province, including women and girls, Indigenous peoples, people having difficulty obtaining and retaining housing, and people who are homeless or at risk of becoming homeless. Efforts will also be made to support people with disabilities by assisting in the repair or renovation of a home, unit or building.

During the course of this Action Plan, SHC aims to preserve community housing through repair, renovation and adaptation, where appropriate, to ensure the longevity of existing units. SHC will encourage innovation in business practices and/or asset management to increase the sustainability of community housing and build the capacity of housing providers. SHC is focused on the long-term needs of the community housing portfolio and will focus support to maximize the viability of the units based on condition, need and functionality.

The following provides an overview of the three housing initiatives:

- **Saskatchewan Priorities** – Programs have the flexibility to support regional needs and priorities related to housing affordability, which may include housing repair and renewal, construction, affordability support and rental assistance.
- **Canada Community Housing Initiative (CCHI)** – Funding may be used to protect, regenerate and expand community housing and reduce housing need. This may be achieved through the repair or renewal of existing community housing, affordability support or the expansion of community-based housing.
- **Canada Housing Benefit** – Program will provide affordability support to people in housing need. It will be co-developed with the federal government and delivered by the province. This initiative will come into effect in April 2020.

⁶ SHC will incur up to 10 per cent of the total funding to support administration costs of managing the initiatives and the corresponding programs under the NHS.

Housing Initiative 1: Saskatchewan Priorities

Support Housing Repair, Construction and Affordability

The funding under Saskatchewan Priorities supports regional needs and priorities. These can include housing repair, construction or affordability support. SHC is committed to improving access to safe, affordable homes. Through its partnerships, SHC will explore housing options that are affordable and allow easy access to health services, education, early learning and child care facilities, employment opportunities, and public transit where available in the community.

The flexibility under Saskatchewan Priorities allows SHC to focus programs to address current housing needs and adapt programs to align with government priorities.

Provincial priorities include:

- Programming that supports provincial strategies and action plans (e.g. the Disability Strategy, Mental Health and Addictions Action Plan, and the Poverty Reduction Strategy);
- Affordable housing for those who have the greatest difficulty obtaining or maintaining suitable, adequate or affordable housing; and,
- Flexibility to meet current and future housing needs.

In fall 2018, SHC reviewed its existing housing programs to determine relevance and suitability compared to the goals of the NHS. The programs were measured against provincial priorities to ensure they continue to align with Saskatchewan's economic and social environment and the needs of the province's most vulnerable people. The programs and funding allocation for Saskatchewan Priorities will be reviewed every three years.

Saskatchewan Priorities provides a range of programs and initiatives to successfully increase the supply of affordable housing, improve housing affordability for vulnerable households, improve and preserve the quality of affordable housing and foster safe, independent living. This flexible approach allows SHC to respond appropriately to changes in the housing sector.

The following programs will be delivered under the Saskatchewan Priorities initiative:

1) Repairs

The Repair Program assists homeowners with low incomes, as well as owners of rental properties with tenants with low incomes, to repair or adapt their homes. This program helps homes meet minimum health and safety standards, building codes and accessibility requirements. Adaptations are vital for people to live independently and safely in their own homes. The program also provides forgivable loans to help existing emergency shelter providers bring their buildings up to an acceptable level of health, safety and security standards.

2) Shelter Enhancement

The Shelter Enhancement Program assists victims fleeing inter-personal violence by providing new shelter spaces and maintaining existing shelters in good repair. The program provides financial assistance to service providers to increase the number of emergency shelters and second stage housing units available for victims of inter-personal violence and households in need. The program supports objectives for all levels of government, particularly Saskatchewan's Ministry of Justice, which provides operational funding to shelters.

3) Rental Development

The Rental Development Program provides funding to non-profit corporations, co-operative groups, and the private sector to respond to community needs by building affordable rental housing projects for vulnerable people with low incomes. Each project proposal identifies gaps in service. Proposals are prioritized on how well the gap will be addressed. This may be done by promoting social inclusion through mixed-income or mixed use housing and/or by assisting individuals and families in greatest housing need. The program recognizes that support for people not traditionally served by the private housing market is needed. These people may also have a physical disability, mental health issues, addictions issues and/or behavioural issues.

4) Investments in Homeownership

These investments will support homeownership opportunities for families with low incomes in core housing need in the province.

5) Saskatchewan Rental Supplements

These investments provide a supplement directly to eligible individuals to address core housing need by assisting with housing affordability, which is the greatest challenge in urban centres across the province. The supplement helps families with low-to-moderate income and individuals with disabilities access quality and affordable rental housing.

Housing Initiative 2: Canada Community Housing Initiative

Protection, Regeneration and Expansion of Community Housing and the Reduction of Housing Need

The Canada Community Housing Initiative (CCHI) may be used for the protection, regeneration and expansion of existing community housing. This may be achieved through repair or renewal of existing housing, affordability support or the expansion of community-based housing.

In the first three years, CCHI funding will be focused on capital improvements for community housing. SHC has developed a framework to evaluate community housing projects to determine where CCHI investments will have the maximum long-term impact. The focus of the investment will be to support client choice, promote independent living and maximize the rejuvenation impact on community housing so the province can continue to offer affordable housing to those in greatest housing need.

The priorities for investments will be initiatives that:

- Regenerate or replace housing owned by SHC or third party organizations so the projects can continue to address future housing needs;
- Repurpose units/projects to support different client groups or household needs (e.g. housing for larger families and people experiencing difficulty obtaining or maintaining a home); and/or
- Create skill development and training opportunities where appropriate.

Housing Initiative 3: Canada Housing Benefit

Provide Affordability Support to People in Housing Need

The Saskatchewan Housing Benefit (SHB) offers a direct-to-household benefit that provides affordability support to low-income renters who are paying a high proportion of their incomes toward shelter costs. The province and the federal government partnered to co-develop the new program. The SHB is designed to align with Saskatchewan's housing priorities by assisting those in greatest need. It also aligns with federal NHS principles to support both vulnerable populations in housing need and the community housing sector. To complement support programs currently delivered by the Government of Saskatchewan, the SHB will serve clients who are not receiving another direct benefit that assists with housing.

The Benefit serves households with low incomes in housing need across three major groups: seniors, families and singles/other households without children. These households can face challenges obtaining or maintaining adequate, affordable and/or suitable housing. The program will help address the severity of housing need in Saskatchewan, which is currently higher than the national average. The benefit covers part of the gap between actual rent and affordable rent to reduce housing need.

Eligibility for the program is simple and transparent. Eligible clients receive a flat benefit amount based on one-, two- and three-plus bedroom unit sizes. Similar household sizes receive the same benefit amount across the province, regardless of income, community or housing costs.

Benefits are portable across the province because they are not tied to a specific housing unit. Potential inflation in the rental market is mitigated as benefits are confidentially delivered direct-to-households.

Applications are accepted continuously through multiple access points and benefits are allocated on a first come-first served basis. Benefits are committed to households for one year, as long as minimum eligibility requirements continue to be met throughout that time. The SHB offers clear and simple ongoing reporting and eligibility requirements. Households are encouraged to improve their circumstances where possible and to plan for future housing decisions while receiving the benefit, with no immediate impact to their benefit.

It is anticipated that funding will increase over the life of the program and, as such, the program will adjust to future needs as resources allow.

SECTION 3: TARGETS AND OUTCOMES

Targets and measures provide a mechanism to understand how well SHC is doing and where changes could be made. When setting targets, SHC considers the current and future housing supply and takes into account the affordability of existing community housing, core need, equitable access and the needs of all households.

The federally developed targets below inform Saskatchewan's targets under the NHS. The tables in this section outline Saskatchewan's contribution to the national targets, as well as cost-matching contributions. Not all funding indicated in Table 1: Targets and Outcomes for Expected Results Overall is cost-matched funding through the NHS. For example, row one of Table 1, "funding used to maintain units continued to be offered in social housing" is not receiving funding under the NHS, rather the units are supported by non-cost-matched funding through other SHC initiatives.

For the first three years, Saskatchewan's total cost-matched funding obligations will be targeted towards addressing housing need through the Saskatchewan Priorities Initiative. Cost-matched funding for years two and three is determined through an annual budget process and will be finalized each fiscal year. Therefore, funding and targets are estimates, with actual funding and targets identified through the reporting process. Any unallocated eligible cost-matching incurred over the first three years of the NHS will be used in subsequent years to satisfy future cost-matching requirements.

SHC has agreed to the following targets, to be achieved over the life of the NHS agreement:

- 16,448 units continue to be offered in social housing, of which 12,813 will be available to address the needs of households with low incomes;
- No net loss of units designated as Indigenous. Of the total number of social housing units, 512 are designated as Indigenous housing; 249 of these units will remain available for households with low income;
- Develop new and innovative ways to regenerate housing to contribute to a 15 per cent expansion of units (2,467) above the baseline number (16,448 units); and
- At least 20 per cent of the baseline number of social and community housing units repaired (3,290 units).

SHC is committed to meeting the 15 per cent expansion and is currently exploring strategies that will be implemented over the life of the agreement. These strategies may include the development of new units, the replacement of older housing with newer housing and the re-commitment of existing community housing after the SHA obligations expire. Existing community housing units that would be eligible to be included in the 15 per cent expansion include units that are off subsidy under the SHA and where no additional operating funding has been provided by the province for the three years prior to the signing of the NHS bilateral agreement.

SHC will provide a report on progress towards the goals and actions identified in this Action Plan on a biannual basis to CMHC. The progress reports will provide results for the expected targets and outcomes listed in the following tables, including but not limited to: the number of households for which housing needs have been addressed by initiative; the number of new and repaired/renewed housing units by housing type; and the number and percentage of new and repaired/renewed housing units considered accessible in a building as per the local or national building code.

Although attempts were made to ensure thorough planning, targets and funding may shift slightly, with CMHC's agreement, in response to Saskatchewan's economic environment and tenant needs.

Notes on the following tables:

- Cost matching for 2019/20 also includes figures from 2018/19 as allowed under the Agreement.
- Funding and households to be assisted for 2020/21 and 2021/22 are to be determined as part of future provincial budget considerations; therefore, these figures are subject to change.
- 2019/20 to 2027/28 targets are estimates only, and may not accurately reflect actual 2027/28 targets.

Table 1: Targets and Outcomes for Expected Results Overall

		Targets (Units)								
		Year 1 Target and Funding		Year 2 Target and Funding		Year 3 Target and Funding		Year 3 Cumulative Total Target and Funding		2019/20 to 2027/28 Target
Outcome	Expected Results	Units	(\$M)	Units	(\$M)	Units	(\$M)	Units	(\$M)	Units
Maintain and increase social housing supply	Units continue to be offered in social housing ¹	1,183	\$1.80	1,906	\$2.90	2,663	\$4.05	2,663	\$8.75	9,424
	Expand social and community housing units overall by 15 per cent	274	\$8.89	274	\$11.64	274	\$10.70	822	\$31.23	2,467
	No net loss of Indigenous housing units available to low-income households ²	64	\$0.10	98	\$0.15	98	\$0.15	98	\$0.40	249
Repair existing stock	At least 20 per cent of existing social housing units repaired	107	\$5.89	215	\$11.85	238	\$13.12	560	\$30.86	3,290
	Retained Indigenous housing units are repaired to good condition ³	5	\$0.29	11	\$0.59	12	\$0.66	28	\$1.54	165
Saskatchewan outcomes	Saskatchewan Rental Supplement ⁴	5,716	\$18.38	2,858	\$9.19	2,858	\$9.19	11,432	\$36.76	28,580
	Saskatchewan Housing Benefit ⁵			3,002	\$3.41	878	\$4.37	3,880	\$7.78	12,425
	Repairs and Homeownership Support	95	\$1.98	89	\$1.59	88	\$1.52	272	\$5.09	706

¹ These figures represent units that will be maintained as community housing where additional direct funding is not provided under the Social Housing Agreement. The figure does not represent the total level of community housing supported through SHC. A baseline of 16,448 units, including 512 Indigenous units, will be maintained over the life of the agreement. These units will be maintained through existing resources for the first three years and will not receive funding under the NHS.

² No net loss of Indigenous housing units is a subset of the units that are continuing to be offered in social housing.

³ Indigenous housing units repaired to good condition are a subset of the 20 per cent of existing social housing units repaired.

⁴ The funding and corresponding units are based on the allowed cost-matched funding and do not reflect total expenditures of the program, which is estimated to be \$117 million from 2018/19 to 2021/22.

⁵ Estimated number of households receiving the benefit is based on proportionate share of units available for the program. These numbers are estimates only, and are subject to change based on actual program applicants and assistance levels. The units depict the number of unique households that are estimated to receive the benefit.

Table 2: Expected Number of Households for which Housing Need will be Addressed¹ by Initiative

Initiative	Target (Households)				
	Year 1	Year 2	Year 3	3 Year Cumulative Total	2019/20 to 2027/2028 Target
Saskatchewan Priorities Initiative ²	5,917	3,027	3,018	11,962	29,675
Canada Community Housing Initiative	1,458	2,315	3,103	3,787	14,792
Canada Housing Benefit	--	3,002	878	3,880	12,425
Total	7,375	8,344	6,999	19,629	56,892

¹ Housing need is addressed either by eliminating or reducing housing need.

² Includes Saskatchewan Outcomes from Table 1.

Table 3: Planned Cost-Matching per Initiative

Initiative	Planned Cost-Matching			
	Year 1 (\$M)	Year 2 (\$M)	Year 3 (\$M)	Total (\$M)
Saskatchewan Priorities Initiative ¹	\$19.57	\$10.38	\$10.38	\$40.33
Canada Community Housing Initiative	0	\$ 5.83	\$ 5.83	\$11.66
Canada Housing Benefit	--	\$ 3.41	\$ 4.37	\$ 7.78

¹ Includes Saskatchewan Outcomes from Table 1.

Table 4: Planning Funding and Indicators to Achieve Overall Targets over the Three-Year Planning Period

Indicator: Number of households for which housing need is addressed	Target (Households)								
	Year 1 Target and Funding (\$M)		Year 2 Target and Funding (\$M)		Year 3 Target and Funding (\$M)		3 Year Cumulative Total Target and Funding (\$M) ¹		2019/20 to 2027/28 Target
	#	(\$M)	#	(\$M)	#	(\$M)	#	(\$M)	
New Construction	121	\$ 9.87	117	\$12.23	108	\$11.22	346	\$ 33.32	511
Repaired/ Renewed	187	\$ 6.89	295	\$12.85	318	\$14.12	800	\$ 33.86	3,930
Affordability Assistance									
<i>Project based subsidy</i>	1,351	\$ 1.80	2,072	\$ 2.90	2,837	\$ 4.05	3,171	\$ 8.75	11,446
<i>Affordability Assistance to the household²</i>	5,716	\$18.38	5,860	\$12.60	3,736	\$13.56	15,312	\$ 44.54	41,005
Total	7,375	\$36.94	8,344	\$40.58	6,999	\$42.95	19,629	\$120.47	56,892

Indicator: Housing units considered accessible ³	Target (Units)									
	Year 1 Target and Funding (\$M)		Year 2 Target and Funding (\$M)		Year 3 Target and Funding (\$M)		3 Year Cumulative Total Target and Funding (\$M)		2019/20 to 2027/28 Target	
	Units	(\$M)	Units	(\$M)	Units	(\$M)	Units	(\$M)	Units	(\$M)
New	12	\$0.99	37	\$6.47	36	\$6.37	85	\$13.83	102	\$ 15.54
Repaired / Renewed	50	\$0.70	50	\$0.70	50	\$0.70	150	\$ 2.10	400	\$ 5.60
Total	62	\$1.69	87	\$7.17	86	\$7.07	235	\$15.93	502	\$21.14

¹ To prevent double counting, any cumulative figures are eliminated from three-year total units.

² Affordability assistance includes the Saskatchewan Rental Supplement and the Saskatchewan Housing Benefit.

³ Considered accessible in a building as per the local or national building code.

