

Rental Development Program

Fact Sheet

The Rental Development Program (RDP) provides one-time capital funding to assist in the development of affordable rental housing units for households with low incomes. The RDP is funded by Canada Mortgage and Housing Corporation (CMHC) and Saskatchewan Housing Corporation (SHC).

The Rental Development Program offers:

A forgivable loan of up to 70 per cent of the total eligible capital cost.

You are eligible for the Rental Development Program if:

- you are an incorporated organization or company, registered in Saskatchewan and in good standing with SHC;
- you can demonstrate that you practice good governance and have the capacity and resources to deliver the proposed service, or have the support of or partnership with a recognized agency to ensure the delivery of services;
- you can contribute a minimum of 30 per cent of the total capital cost of the project; and;
- your project's housing units are both targeted and affordable to households with an annual gross household income at or below the Saskatchewan Household Income Maximums (SHIM)-Low established by SHC.

What you need to know before applying:

- Projects can be new construction, conversion of non-residential buildings or acquisition of existing buildings. Acquisition of existing buildings and conversion of non-residential accommodation is encouraged in communities with vacancy rates over three per cent. All eligible projects will expand the capacity of the housing market to serve the identified client.
- Proposals must demonstrate there is a community-wide shortage of housing appropriate for the targeted households.
- Projects must have a minimum of four units or rooms (in the case of rooming houses).
- Projects must meet SHC modesty guidelines, and the size of the housing units must be appropriate for the household according to National Occupancy Standards.
- Rents are considered affordable when the sum of rent, heat and water is less than either 30 per cent of gross household income or the sum of relevant assistance benefits (such as Saskatchewan Income Support shelter benefit, plus a modest allocation from the adult basic benefit for heat and water).
- SHC will fund the minimum amount that a selected project needs to achieve affordability and financial viability.
- SHC secures the loan with a registered interest on the title in an inferior position to private lender financing of the project. SHC's loan is forgiven over a period of 10 to 20 years, depending on the level of funding provided.

- Sponsors must agree to maintain ownership of the project for a minimum of 10 years.
- Sponsors must enter into an operating agreement with SHC for the term of the forgiveness period.
- The units must be rented to households with income below established levels (i.e. SHIM-Low or SHIM-Low-Disability) for the duration of the forgiveness period.

SHIM-LOW*

	One Bedroom	Two Bedroom	Three Bedroom	Four Bedroom
Disability	\$50,000	\$62,700	\$73,000	\$96,000
No Disability	\$43,500	\$54,500	\$63,500	\$83,500

*As of July 1, 2024 (subject to change)

- This program applies to off-reserve housing only.
- Housing projects must foster independent living and comply with *The Residential Tenancies Act, 2006*. Institutional licensed facilities where 24-hour care is being provided, such as personal care homes, are not eligible.
- The RDP provides funding to maintain affordable rents and is not a source of funding for support services.

How to apply:

Project proposals are accepted year-round. However, funding for the RDP will only be allocated during the EOI proposal uptake window.

Find more information on current EOIs here: www.saskatchewan.ca/business/housing-development-construction-andproperty-management/developing-affordable-housing/affordable-housing-development.

You can also contact SHC at **1-866-245-5758** for more information or assistance completing your EOI proposal.

If you want to apply but have questions, we recommend you contact SHC at least two weeks before the closing date.