

SUMMIT ACTION FUND

Intake 2

SELECTED PROJECT SUMMARIES

Transitional Housing Initiative – Pinehouse Business North Development Inc. and Northern Village of Pinehouse – \$500,000

Pinehouse Business North Development Inc. and the Northern Village of Pinehouse will work together to create a revolving trust fund in Pinehouse Lake to develop 10 homes for low- to moderate-income residents on an annual basis. The Summit Action Fund will provide the necessary start-up funding to develop and maintain this initiative, which will result in the responsibility for affordable housing development being transferred to the local level. This partnership between the Province, Municipality, and the private sector will also incorporate local labour and ‘sweat equity’, where those benefitting from the program will also contribute to the construction of their home and all homes built that year. This is a model that will provide lessons to municipalities across the Province, specifically those with limited housing markets, to empower communities in need.

Norplace Fourplex – The Northern Teacher Education Program Council Inc. – \$500,000

The Northern Teacher Education Program Council Inc. (NORTEP) will construct a fourplex with large, family units in La Ronge. This hands-on project will provide an opportunity for youth to experience work in the trades, as well as providing additional work experience for those pursuing a trade in the north through the Northern Apprenticeship Committee. A subsequent phase will see an additional 24 units created to house additional families, single students, and physicians in residence. This project will become a model for future housing in the north, while increasing education and training opportunities.

Private Sector Workforce Housing Initiative – Innovative Residential and National Affordable Housing Corporation – \$500,000

The Private Sector Workforce Housing Initiative offers a unique new approach for engaging the private sector to provide downpayment assistance for low- and moderate-income households. This initiative engages employers by providing a mechanism to offer housing benefits for their employees to become first-time homeowners. Private sector employers will fund up to 2% of the grant; the National Affordable Housing Corporation will contribute up to 3% of the grant; and the Summit Action Fund will then top up the 5% downpayment grant. Innovative Residential will develop the projects, which will result in the construction of approximately 160 new homes in Saskatoon and 30 in Regina between 2012 and 2013. This model can be easily replicated in nearly all municipalities across the Province, as it does not rely on funding from the municipality, which may be limited or nonexistent.

Weyburn Apartment Complex – Span West Farms Ltd. – \$310,000

Span West Construction has developed a partnership with the City of Weyburn that will result in the construction of a 24-unit apartment complex. The City will provide a substantial land rebate, waive the development levy fee, as well as provide a five-year tax exemption. This project is highly reproducible and includes the production of 24 units within nine months at above average construction standards, including a central elevator and prefabricated, hollow core floors. It is this production timeframe that will allow communities in need of rental housing to address those needs within the year, through incenting developers with land rebates, fee waivers, tax exemptions, and other financial incentives.

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Hearthside Place – Hearthside Residential Holdings Inc. – \$300,000

Hearthside Place will include a supportive living rental residence for up to 19 moderate-income residents in Eston. The residence will include 13 one-bedroom suites, five of which will be suitable for couples, as well as one manager suite. This will provide an option for those looking to move out of their single-family residences and remain in the community, while freeing up existing housing stock for new families. In Eston, the demographics are favourable, land is available at a reasonable price, and tax incentives are offered through the Municipality. This situation is similar across Saskatchewan in smaller communities with an aging population, limited housing options, and limited housing supply. Once established, this project will provide a model for attracting private investment and interest in smaller communities across Saskatchewan.

Furrows and Faith Retirement Villa – Furrows and Faith Retirement Villa Co-operative Ltd. – \$250,000

The Furrows and Faith Retirement Villa Co-operative Ltd. has undertaken a significant fundraising effort to secure funding for the Furrows and Faith Retirement Villa in Mossbank. The local municipality, surrounding rural municipalities, various businesses, organizations, and individuals have contributed either donations or have provided in-kind contributions to move this project forward. This project will provide an opportunity for those who are downsizing to move along the housing continuum and free up existing housing stock within the area. The 12-unit project will provide accommodations for up to 19 people. This creative funding model shows remarkable community support and may provide opportunities for duplication across Saskatchewan, specifically in smaller communities with limited private sector development.

Walters Lane Community Residence – Larry Grozell – \$200,000

The Walters Lane Community Residence is a unique housing project in Corman Park, targeted to highly functional, cognitively impaired adults. Many of these individuals do not qualify for Government programs but are unable to live fully independently. The project will provide 24-hour supervision and incorporate 10 separate units with a common living and kitchen area. This common living and kitchen area will be created from an existing single-family dwelling currently on the property, while the separate units will be new construction. The units are intended to be life leases to ensure cost stability for the tenants. Future plans may include shorter term tenancies, should demand exist for month-to-month rentals. This project will provide lessons to others targeting this underserved population, as well as showcasing the affordability of adapting and expanding on an existing structure.

Low Income Basement Apartments – Plus Industries Inc. – \$137,900

Plus Industries Inc. will be expanding an under construction residential complex to include four self-contained basement apartments in Melfort. Each of the modest 600 square foot apartments will include one bedroom, with the potential for an additional bedroom in two of the units, and be targeted to low-income residents. This project incorporates previously unused space for additional, compact units. This affordable method of creating additional units in an existing structure may be easily replicated across Saskatchewan.