

Non-Market Affordable Housing Lands (Affordable or Supportive Housing) - Evaluation Criteria				
MANDATORY REQUIREMENTS		WEIGHTED EVALUATION		
Mandatory Criteria	Evaluation (Met/Not Met)	Criteria	Evaluated Score	Maximum Achievable Score
A - Applicant Qualifications		A - Applicant Qualifications		
Applicant (or a contracted builder/developer) are asked to provide a Certificate of Recognition for meeting the Alberta audit standard for health and safety	Met / Not Met	Applicant should provide a description of their (or an entity to be retained by the proponent) operation and property management experience as it relates to affordable housing. It is expected that the Applicant (or an entity to be retained by the proponent) will have strong experience in operating and managing affordable or supportive housing property as well as community relationship building that are similar in size and scope that is being proposed.		5
B - Proposed Development		B - Proposed Development		
Applicant should provide a description of the built form proposed for this development. Built form must be medium density apartment housing as defined in RA8. It must not include Single Detached Housing	Met / Not Met	Applicant should provide a description of their (or a contracted builder/developer) to be retained by the proponent) construction and development experience. It is expected that the Applicant (or a contracted developer/builder) will have strong experience in construction and development that are similar in size and scope that is being proposed. Applicant should also provide a safety plan from current and previous project which demonstrates good construction safety practices.		5
Applicant should provide description of environmental /energy efficiencies achieved by the development. The proposed development should, at minimum, achieve a 15% decrease relative to the 2017 National Energy Code for Buildings, and abide by City Policy C672 - Climate Resilience if applicable. The policy applies when buildings are more than 33% funded by the City, greater than 600 square meters in gross floor area and anticipated to be greater than \$3 million in capital project cost.	Met / Not Met	Applicant should provide a detailed schedule of the proposed development timelines. The detailed schedule should demonstrate an understanding of the processes involved and include realistic timelines. The Applicant is expected to meet or exceed the City's required commencement and completion dates.		10
Applicant should provide description of the accessibility standards achieved by the proposed development. Developments must meet minimum accessibility requirements of the National Building Code 2019 Alberta edition.	Met / Not Met	Applicant should provide a description of amenities of the proposed development, particularly the contribution to supportive services, etc. if applicable in the case of a supportive housing development		10
C - Proposed Operations Model		C - Proposed Operations Model		
The proposal must include affordable units and must comprise of 100% of the residential units.	Met / Not Met	Applicant should provide a description of community value adds or amenities, such as improvement to community facilities, community garden, etc. if applicable		5 Bonus Points

Affordability: for affordable rental units, rent payments must not exceed 80% of market average rental rates as determined by the City, which utilizes CMHC average rental rates where available, OR have rent-geared-to-income with rent payments that do not exceed 30% of the occupant's gross household income, and the annual household income of occupants must be below income threshold limits as set out by the City of Edmonton	Met / Not Met		Applicant should state the intended target residents and a description of the tenant application and occupancy process, if applicable		10
Affordability: Other considerations (If the model of operations differ from those described in Cells A15) - additional eligibility or payment criteria for affordable housing occupants may be proposed for consideration by, or imposed by, the City of Edmonton	Met / Not Met		Applicant should provide a description of the proposed operation including how the proposal will achieve long term affordability of the housing component		10
D - Financial Information			Average rental amount for units to ensure affordable, including a breakdown of different rental rates based on income, if applicable		5
Has the Applicant met the minimum requirements set out in the Financial Assessment Spreadsheet	Met / Not Met		Number of years the project will stay affordable		10
All Mandatory Criteria Met?	Met / Not Met		Applicant should provide a description of the proposed support services that will provided for residents, if applicable		5
			D - Financial Information		
			Final Score generated from Financial Assessment Spreadsheet		15
			E - Public Engagement and Good Neighbour Plan		
			Applicants should describe how the communications and public engagement plan will be carried out and how it will engage the community throughout the development process. The communications and engagement plan should appear to be complete and meet the goals and objectives of communications and public engagement.		10
			Applicants should describe what would be included in a good neighbour plan and how it will involve the community throughout the communications and public engagement process. The tactics used to involve the community throughout the communications and public engagement process should appear to be complete and feasible.		5
			TOTAL		100