

Ogilvie Ridge Building Housing Choices - Mixed Market Housing Evaluation Criteria					
MANDATORY REQUIREMENTS		WEIGHTED EVALUATION			
Mandatory Criteria	Evaluation (Met/Not Met)	Criteria	Evaluated Score	Maximum Achievable Score	Weight
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	A - Applicant Qualifications 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 property as well as community relationship building.			15%
B - Proposed Development Applicant must confirm the proposed development will align with the current architectural guidelines of the community and consider how the design integrates with the neighbourhood.	Met / Not Met	B - Proposed Development Applicant should provide a description of the built form proposed for this development. Built form must be multi-unit housing as defined in RF5, RF6, RA7. It must not include Single Detached Housing			25
B - Proposed Development Applicant should provide a safety plan from current and previous project which demonstrates good construction safety practices.					25
B - Proposed Development 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.					5
C - Proposed Operations Model Applicant should provide a description of community value adds or amenities, such as improvement to coomunity facilities, community garden, etc. if applicable					5%
C - Proposed Operations Model 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				40%

C - Proposed Operations Model			Applicant should provide a description of the proposed operation including how the proposal will achieve long term affordability of the housing component in accordance with City Policy C583		5	
The proposal must include affordable units and must comprise of 50-75% of the residential units. The remaining units must be market housing	Met / Not Met		Percentage of units that will be available as affordable housing units		25	
The proposal must be medium density residential with a minimum of 40 units per hectare, abiding to Policy C583, or the minimum density as stipulated by the zone, whichever is higher. The maximum density must not exceed 100 units.	Met / Not Met		Average rental amount for units that are designated as affordable		25	
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-gearied-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		Number of years the project will stay affordable		25	
Affordability: for affordable homeownership units, proposed principal, interest, tax payments, condominium fees, homeowner association fees and property insurance premiums (each as applicable) must not exceed 30% of target residents' gross household income, and the annual household income of occupants must be below income threshold limits as set out by the City of Edmonton at the time of home ownership application. Applicant should provide a description of occupancy agreement model and how it ensures continuous affordable housing use for the term of the agreement proposed with the City.	Met / Not Met		D - Public Engagement and Good Neighbour Plan		10%	
Affordability: Other considerations (If the model of operations differ from those described in Cells A17, A18) - 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		Applicants should describe how the public engagement plan will be carried out and how it will engage the community throughout the development process. The applicant should demonstrate how their proposal aligns with community feedback gathered over the course of previous engagements. The applicant should include the different opportunities for community input in the concept design. The engagement plan should appear to be complete and meet the goals and objectives of public engagement. The applicant should demonstrate how the proposal aligns with community feedback gathered over the course of previous engagements.		25	

E - Financial Information		Applicants should describe what would be included in a good neighbour plan and how it will involve the community throughout the public engagement process. The tactics used to involve the community throughout the public engagement process should appear to be complete and feasible.		5
Has the Applicant met the minimum requirements set out in the Financial Assessment Spreadsheet	Met / Not Met	E - Financial Information		25%
All Mandatory Criteria Met?	Met / Not Met	Final Score generated from Financial Assessment Spreadsheet	25	
		F - Real Estate Information		5%
		Transaction Terms	5	
		Purchase Price	5	