



PART 3 - Evaluation Criteria

Minimum Criteria – Eligible Applicant

To be considered as an Eligible Applicant, all required minimum standards on Status, Non-Market Housing Management Experience, and Development/Construction Experience must be met. Failure to adequately and clearly demonstrate competency will result in disqualification of the application.

1. **Status**
Eligible applicants must be a charity, society, or other not-for-profit entity whose mandate includes, but is not necessarily limited to, the supply and management of Non-Market Housing. Other models may include non-profit subsidiary organizations of for-profit housing developers who may partner with other social service organizations with the goal of supporting/developing Non-Market Housing.
2. **Non-Market Housing Management Experience**
Eligible applicants must have a minimum of five (5) years of recent experience in the management of Non-Market Housing.
3. **Development/Construction Experience**
Eligible applicants must have a minimum of five (5) years of recent experience in designing, developing and constructing multi-residential projects.

Minimum Criteria - Baseline Project Standards

Non-market housing is purpose built rental or for-sale housing for low to moderate income groups not traditionally served by the private market. The proposed project must be owned by an Eligible Applicant and meet the following baseline criteria:

1. **Eligibility:**
 - a. **For Purpose Built Rental accommodation:**
All units shall be eligible for tenant occupancy to those households earning a reported maximum combined income of 65% or less of Calgary's annualized median income for Total Households. (CMHC (2019) Real Median Total Household Income (Before Taxes), Total Households = \$99,300).
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 - b. **For Ownership accommodation:**
All units shall be eligible for resident occupancy to those households earning a reported maximum combined income of 80% or less of Calgary's annualized median Income for Total Households. (CMHC (2019) Real Median Total Household Income (Before Taxes), Total Households = \$99,300).
2. **Term:**

Non-Market Housing must retain long term affordability and will be secured by a Housing Agreement for a period of:
 - a. Purpose Built Rental: 40 years
 - b. Ownership: 20 years



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Prioritization Criteria – Evaluation Methodology

The City will use a point scoring template based on predetermined prioritization criteria to assist in the review of proposals. Applicants are required to review all prioritization criteria below and select which level of commitment their project can support. Substantial levels of commitments will yield higher points and greatly aid in the likelihood of a successful application.

Certain prioritization criteria have been deemed as critical and are noted as such on the scoring grid with a score of FAIL if a minimum level of commitment is not proposed. Should an eligible applicant propose a commitment level that scores a FAIL grade, the application will not receive any further consideration and the proposal will not be selected. Please read the following carefully and complete all requested information below.

Weighted Project Criteria and Commitment Declarations

1. Target Market

Which priority group will be served with non-market housing? (select all that apply)	<input type="checkbox"/> Survivors (mostly women and children fleeing domestic violence), <input type="checkbox"/> Seniors, <input type="checkbox"/> Young adults, <input type="checkbox"/> Indigenous peoples, <input type="checkbox"/> People with disabilities, <input type="checkbox"/> People dealing with mental health and addiction issues, <input type="checkbox"/> Veterans, <input type="checkbox"/> LGBTQ2+, <input type="checkbox"/> Racialized groups, <input type="checkbox"/> Recent immigrants, especially refugees, <input type="checkbox"/> People experiencing homelessness, <input type="checkbox"/> Other (please explain)
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What percentage of units in your project are specifically dedicated to meet the needs of priority groups?	Eligible Points
<input type="checkbox"/> 91% - 100%	90
<input type="checkbox"/> 81% - 90%	60
<input type="checkbox"/> 71% - 80%	30
<input type="checkbox"/> 61% - 70%	0
<input type="checkbox"/> less than 60%	FAIL

2. Affordability (choose one)

☐ Rental

What is the average monthly rent as a percentage against CMHC Median Market Rent (MMR) for the City of Calgary? MMR for City of Calgary (Oct/22 CMHC): <ul style="list-style-type: none"> • bachelor = \$950/month • 1 bedroom = \$1175/month • 2 bedroom = \$1400/month • 3 bedroom = \$1500/month 	Eligible Points
<input type="checkbox"/> less than 63% of MMR	180
<input type="checkbox"/> 63%-65%	160
<input type="checkbox"/> 66%-68%	140
<input type="checkbox"/> 69%-71%	120
<input type="checkbox"/> 72%-74%	100
<input type="checkbox"/> 75%-77%	80
<input type="checkbox"/> 78%-80%	60
<input type="checkbox"/> 81%-83%	40
<input type="checkbox"/> 84%-86%	20
<input type="checkbox"/> 87%	0
<input type="checkbox"/> greater than 87% of MMR	FAIL

*EXAMPLES:

- 100% of units at 90% MMR = 90%
- 10% of units at 80% MMR (.08) and 90% of units at 90% MMR (.81) = 89%
- 50% of units at 80% MMR (.40) and 50% of units at 90% MMR (.45) = 85%
- 30% of units at 80% MMR (.24) and 70% of units at 90% MMR (.63) = 87%
- 70% of units at 60% MMR (.42) and 30% of units at 80% MMR (.24) = 66%
- 100% of units at 70% MMR = 70%

☐ Ownership

What is the average annual housing cost (including mortgage, interest, taxes, utilities, condo fees and homeowner's insurance) as a percentage of household income?	Eligible Points
<input type="checkbox"/> less than 20% of annual household income	180
<input type="checkbox"/> 20%-21%	150
<input type="checkbox"/> 22%-23%	120
<input type="checkbox"/> 24%-25%	90
<input type="checkbox"/> 26%-27%	60

What is the average annual housing cost (including mortgage, interest, taxes, utilities, condo fees and homeowner's insurance) as a percentage of household income?	Eligible Points
<input type="checkbox"/> 28%-29%	30
<input type="checkbox"/> 30%	0
<input type="checkbox"/> greater than 30%	FAIL

3. Secured Capital Fundings/Financial partnerships

What percentage of overall costs are secured in place and readily available to allocate to the project?	Eligible Points
<input type="checkbox"/> greater than 50%	90
<input type="checkbox"/> 46% - 50%	80
<input type="checkbox"/> 41% - 45%	70
<input type="checkbox"/> 36% - 40%	60
<input type="checkbox"/> 31% - 35%	50
<input type="checkbox"/> 26% - 30%	40
<input type="checkbox"/> 21% - 25%	30
<input type="checkbox"/> 16% - 20%	20
<input type="checkbox"/> 11% - 15%	10
<input type="checkbox"/> less than 10%	0

4. Accessibility

What percentage of units meet accessibility standards?	Eligible Points
<input type="checkbox"/> Barrier Free common areas and greater than 30% of units meet accessibility standards OR full universal design and greater than 20% of the units meet accessibility standards.	45
<input type="checkbox"/> Barrier Free common areas and 25-30% of units meet accessibility standards OR full universal design and greater than 11-19% of the units meet accessibility standards.	30
<input type="checkbox"/> Barrier Free common areas and 20-24% of units meet accessibility standards OR full universal design and greater than 1-10% of the units meet accessibility standards.	15
<input type="checkbox"/> Barrier Free common areas and less than 20 of units meet accessibility standards OR full universal design and less than 1% of the units meet accessibility standards.	0

5. Energy Efficiency and GHG Emissions Reductions

What energy consumption and Greenhouse Gas (GHG) emissions decrease relative to the National Energy Code for Buildings (NECB 2017) will the project achieve?	Eligible points
<input type="checkbox"/> greater than 50%	45
<input type="checkbox"/> 35% - 50%	30
<input type="checkbox"/> 15% - 34%	15
<input type="checkbox"/> less than 15%	0

6. Social Inclusion

Are integrated supports or services provided for the residents onsite?	Eligible points
<input type="checkbox"/> Full-time	20
<input type="checkbox"/> Part- Time	10
<input type="checkbox"/> none	0

Scoring Summary:

Maximum eligible points: 470

APPLICANT NAME: _____

Applicant declared points: _____