

PART 3: Evaluation Criteria Worksheet for Non-Market Housing Land Sales

Applications will not be considered unless they meet the minimum criteria for both the applicant organization and the proposed project:

A. Minimum Criteria – Eligible Applicants

1. Applicant must have a minimum of 5 years of recent experience in the development and management of Non-Market Housing
 - a. If the applicant does not meet these criteria, they may partner with one or more organizations which meet these criteria. All partnerships should be clearly documented in the attachments through a letter of intent or a memorandum of understanding signed by the applicant and the partner.
2. Non-Profit Status – Applicant 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.

B. Minimum Criteria – Eligible Projects

Non-Market Housing is purpose built rental or for-sale housing provided for low and moderate-income groups not traditionally served by the private market. The proposed project must be owned by an eligible applicant and meet the following criteria:

1. Non-Market Housing Affordability – All units must be affordable as defined by the following
 - a. Eligible Households served:
 - i. Purpose Built Rental – Households at or below 65% of Calgary Median Income as published by Statistics Canada
 - ii. Homeownership – Households at or below 80% of Calgary Median Income as published by Statistics Canada.
 - b. Rent Levels:
 - i. Purpose Built Rental – Rents must be at or below:
 1. 80% of CMHC Median Market Rent for a minimum of 30% of the units
 2. 90% of CMHC Median Market Rent for the remainder of the units
 - c. Mortgage Payments – total housing costs should not exceed 30% of household income

2. Commitment to Affordability – Non-Market Housing must retain long term affordability and will be secured by a Housing Agreement for a period of:
 - a. 40 years (Purpose Built Rental)
 - b. 20 year (Homeownership – proceeds from the sale of any unit would be reinvested in a new affordable unit in the City of Calgary for the term of the Housing Agreement)
3. City will retain the option to repurchase the land at book value if the project is not fully constructed (Development Completion Permit) within 3 years from the closing date.
4. Accessibility – Proposed Projects must have barrier free common areas and 20% of the units must meet accessibility standards OR Full universal design and 0% of the units meeting accessible standards.*
5. Environmental Efficiency – Proposed Projects must have up to 25% reduction in energy consumption and greenhouse gas emissions over the same project designed to the requirements of the 2015 National Energy Code for Buildings (NECB) or the 2015 National Building Code.*
6. For 3790 Seton Dr ONLY: Proposed Projects must include a minimum of 40 non-market housing units.

* The sites located at 1711 20 ST NW and 352 34 AVE NE are exempt from these minimum criteria, however, these criteria will still be considered in the Prioritization Scoring below. See a link to the Co-Investment Environmental and Accessibility Requirements PDF at <http://www.calgary.ca/nonmarketland> for more information.

Applications which meet the Minimum Criteria listed above will be ranked and scored based on the Prioritization Criteria:

Prioritization Criteria – All Projects

Qualified Applicants with proposed projects which meet the Minimum Criteria above will be scored and ranked according to the following prioritization criteria. Please complete this self-score worksheet and submit it with your application.

Applicant Organization: _____ **Site Location Address:** _____

Criteria	Points	Self-Score
Timeline to Development Permit – Number of days from the formal Land Award announcement (anticipated late August) to the submission of the complete Development Permit application.		Failure to meet the specific time frame proposed in the application may result in termination of the sale and selection of an alternative applicant/project.
-- Up to 45 days	100	Number of Days: Score:
-- 46-90 days	75	
-- 91-135 days	50	
-- 136-180 days	25	
-- more than 180 days	0	
Secured Capital Funding/Financial Partnerships – What percentage of capital costs are secured and will be covered by financial support from sources other than the City or CMHC?		Evidence of secured funding must be submitted as part of the required attachments. Funding which is being applied for as part of this application (HIP, SEED and/or Co-Investment) should not be counted in this percentage.
-- more than 75% are covered from other sources	75	Percentage of project costs funding from other sources that is secured (see Purchaser Application, Capital Plan and Funding): Score:
-- 56% to 75% are covered from other sources	60	
-- 41% to 55% are covered from other sources	45	
-- 26% to 40% are covered from other sources	30	
-- 11% to 25% are covered from other sources	15	
-- 10% or less are covered from other sources	0	

Applicant Organization: _____ Site Location Address: _____

<p>Affordability – Part 1: Rental: What percentage of units are at rental cost less than 80% of CMHC Median Market Rent (MMR)?</p> <p>Homeownership: Percentage of homeownership units targeting households below 80% of Calgary Median income?</p>			<p>CMHC Median Market Rent (MMR) for the bedroom size and Zone in which the property is located. (See the CMHC Housing Market Information Portal at https://www03.cmhc-schl.gc.ca/hmip-pimh/en#TableMapChart/0140/3/Calgary)</p> <p>Per Statistics Canada, 80% of Calgary Median income is \$77,867.</p>
-- Above 50% of the units		75	<p>Percentage of units (also reflected in the proforma and CMHC Co-Investment spreadsheet):</p> <p>Score:</p>
-- 46% to 50% of the units		45	
-- 41% to 45% of the units		30	
-- 31% to 40% of the units		15	
-- 30% of the units		0	
<p>Affordability – Part 2: Rental: What is the average rental amount for those units at or below 80% of MMR?</p> <p>Homeownership: Average mortgage payment (including principal, interest, taxes, condo fees and homeowner’s insurance) as a percentage of household income.</p>			
Rental	Homeownership		
-- Below 50% of CMHC MMR	Below 20% of Household Income	75	<p>Rental: Average rental amount for units at or below 80% of CMHC MMR:</p> <p>Homeownership: Average Mortgage Payment as a percentage of Household Income:</p> <p>Score:</p>
-- Between 50-59% of CMHC MMR	Between 20-25% of Household Income	45	
-- Between 60-69% of CMHC MMR	Between 26-29% of Household Income	30	
-- Between 70-79% of CMHC MMR	30% of Household Income	15	
-- at 80% of CMHC MMR	Above 30% of Household Income	0	
<p>Accessibility – What percentage of units meet accessibility standards?</p>			<p>See the CMHC Documents Section at http://www.calgary.ca/nonmarketland for a link to the Co-Investment Environmental and Accessibility Requirements</p>

Applicant Organization: _____ Site Location Address: _____

-- Barrier Free common areas and 31%+ of units meet accessibility standards OR Full universal design and 21+ of the units meet accessibility standards.	75	<p>Check one:</p> <p><input type="checkbox"/> Barrier Free Common Areas OR <input type="checkbox"/> Full Universal Design</p> <p>Percentage of Units meeting Accessibility Standards:</p> <p>Score:</p>
-- Barrier Free common areas and 26-30% of units meet accessibility standards OR Full universal design and 11-20% of the units meet accessibility standards.	45	
-- Barrier Free common areas and 21-25% of units meet accessibility standards OR Full universal design and 1-10% of the units meet accessibility standards.	15	
-- Barrier Free common areas and 20% of units meet accessibility standards OR Full universal design and 0% of the units meet accessibility standards.	0	
Environmental Efficiency – What percentage reduction in operating energy consumption and greenhouse gas emissions will your project achieve?		See the CMHC Documents Section at http://www.calgary.ca/nonmarketland for a link to the Co-Investment Environmental and Accessibility Requirements
-- Construction Net Zero	75	<p>Percentage reduction in operating energy consumption and greenhouse gas emissions:</p> <p>Score:</p>
-- Over 55% reduction in operating energy consumption and greenhouse gas emissions	45	
-- 41-55% reduction in operating energy consumption and greenhouse gas emissions	30	
-- 26-40% reduction in operating energy consumption and greenhouse gas emissions	15	
-- Up to 25% reduction in operating energy consumption and greenhouse gas emissions	0	
Supporting Priority Populations – What percentage of units in your project are specifically dedicated to meeting the needs of priority groups or vulnerable populations?		See NHS Priority Areas for Action – Housing for Those in Greatest Need (link at http://www.calgary.ca/nonmarketland)
-- More than 50% of the units	75	<p>Priority Groups/Vulnerable Populations to be served by the project:</p> <p>Score:</p>
-- 36-50% of the units	40	
-- 21-35% of the units	30	
-- 1-20% of the units	20	
No units dedicated to meeting the needs of priority populations	0	

Applicant Organization: _____ Site Location Address: _____

Social Inclusion – Are integrated supports or services provided for the residents onsite?		
-- Full-time integrated supports/services for tenants onsite	50	Types of services to be provided for the tenants: Score:
-- Part-time integrated supports/services for the tenants onsite	25	
-- No integrated supports/services for the tenants onsite	0	
3790 Seton ONLY: Partnerships which integrate employment/job training or educational opportunities on site.	Up to 10 points may be awarded for proposals which align with the goals of the Area Redevelopment Plan.	Submitted materials will be evaluated based on the strength of partnership, proposed plan and outcomes, timeline and financing.

Total Score: _____

The total score, as verified by the City, will be used to identify the top project proposals for each site. However, in situations where one or more projects receive the same or similar scores, the City reserves the right to review the final selections to assure that the goals of the Corporate Affordable Housing Strategy and the National Housing Strategy are best represented across the portfolio.