

**Stream 1: Affordable Additional Residential Unit Stream**

<b>Evaluation Category</b>	<b>Evaluation Criteria</b>	<b>Points Available</b>	<b>Maximum Score</b>
<b>Development Readiness</b> <b>Note: points in this category do not stack - points are awarded based on most recent status/planning approval received</b>	Planning Act Applications Required (Official Plan Amendment, Zoning By-law Amendment, Minor Variance)	5	20
	Zoning Certificate Required only	10	
	Building Permit Required (Zoning Certificate already obtained)	20	
<b>Housing Provider</b>	Non-profit, not-for-profit, or charitable organization as primary applicant or partner	5	5
<b>Prior Experience</b> <b>Note: Experience will be determined as number of years in operation and/or number of projects executed.</b>	Relevant prior experience in building affordable housing or residential units, or has retained/partnered with relevant experts	5	5
<b>Location, Building and Site Design</b>	Project is located within a built up area and/or an existing residential neighbourhood	2	10
	Project is located within proximity to existing or planning transit routes (i.e., 400 - 800 metres)	2	
	Project is located in proximity to community resources and services, including grocery store/retail shops, library, parks/recreation, medical facilities, schools, childcare, etc. (i.e., less than 1.2km).	2	
	Project incorporates low impact / sustainable development, as it relates to water efficiency and reduced wastewater flow from development projects, as well as projects that will achieve LEED, energy start, or similar certification or equivalent, as determined by the Town.	1	
	Project incorporates accessible / barrier free design above minimum requirements in the Ontario Building Code	2	
	Project includes seniors and/or special needs housing.	1	
<b>Affordability</b>	Rental rates are lower than the minimum required (projects may include assisted or additional needs housing)	10	30
	Affordable units are guaranteed for greater period than the minimum 25 year commitment	15	
	Project results in a net gain of 4 housing units	5	
	Project results in a net gain of 3 housing units	3	
	Project results in a net gain of 2 housing units	2	
<b>Financial proposal</b>	The following will be considered: (a) Completeness and accuracy of Project Information Spreadsheet (b) Incentive amount requested (number of units to municipal investment) (c) Consideration of funding from other sources (d) Overall project feasibility based on projected costs and revenues	10	10
	<b>Total Score</b>		<b>80</b>