

Attachment #2

Proposal Evaluation Criteria

PROPOSAL EVALUATION CRITERIA

The following are the list of evaluation criteria included in the Request for Proposals, and used to review each proposal:

- The quality of the proposal in meeting the objectives for the project to:
 - demonstrate elements that enhance long term affordability;
 - be sympathetic in design with existing neighbourhoods;
 - incorporate units that are suitable for families with children;
 - be replicated elsewhere in the city; and
 - be completed by fall 2022.
- The ability to meet the timeline and scheduling requirements outlined in the RFP, the readiness of the project to proceed and the anticipated timeframe to complete the project.
- The Proponent's capacity to undertake the project.
- The level of affordability proposed to be achieved and maintained over time.
- The quality of the plan of work, the community consultation approach, and the suggested responsibility assignments
- The neighbourhood context and project design. The Proponent's knowledge of and experience in identifying the affordable housing needs of the city, the quality of the design of the project as it relates to the context of the neighbourhood and the community impact.
- The project's innovation in terms of addressing affordability, energy efficiency and accessibility considerations.
- The Proponent's record of accomplishment, including whether the Proponent and/or development team has successfully completed and/or operated a similar type project or a project of similar scope and size
- The financial feasibility, including preliminary anticipated costs and revenue sources, the proposed capital and operating pro-formas and construction cost analysis
- The Proponent's ability to secure construction financing
- The construction procurement approach.
- The Proponent's property management experience, including the number of units and affordable units managed, the years of experience and the performance record. The Proponent's familiarity of the various funding sources for housing development and rental subsidies.
- The quality of the Proponent's references, with particular attention to past projects and client contracts.