

Point System, Project Evaluation
Innovative Housing Incentive Program – Capital Grant Project Evaluation Matrix

A points system has been developed to achieve various targets within the Housing Business Plan 2013-2022 (Housing Business Plan). The Innovative Housing Incentive Program is the City of Saskatoon's (City) main incentive program for affordable and special-needs housing. The program offers a capital grant of up to 10% of the total capital cost of affordable housing projects. Housing created under this incentive must be provided to households with incomes below the Saskatchewan Household Income Maximums (SHIMs) described in Appendix 2 of the Housing Business Plan.

The program offers a base level of municipal support equal to 3% of the total capital costs. The capital grant can be increased to a maximum of up to 10% of the total capital cost of affordable housing projects. Grants are calculated on a points system matrix, with extra points assigned for each housing priority addressed within the City's Housing Business Plan.

Below is the point evaluation score for the project located at 131 and 133 Avenue O South and the corresponding capital grant percent.

Proponent	Project Location	Date Application Received	Date Application Evaluated
Stewart Property Holdings Ltd.	131 and 133 Avenue O South	December 31, 2016	July 11, 2017
Housing Business Plan Priority	Criteria	Possible Points %	Points Earned
Base Grant	Projects must serve households below provincial SHIMs.	3	3
Leveraging Funding from Senior Levels of Government	Secured funding from federal or provincial government under an eligible grant program.	2	2
Significant Private Partnership	There is a significant donation (at least 10% in-kind or donation) from a private donor, faith group, or service club.	1	1
Accessible Housing	At least 5% of units meet barrier-free standards.	1	1
Neighbourhood Revitalization	Project improves neighbourhood by:		
	a) renovating or removing rundown buildings; and/or b) developing a vacant or brownfield site.	1 1	1 1
Mixed-Tenure Development	Project has a mix of affordable/market units or a mix of rental/ownership.	1	0
Safe and Secure Housing	Landlord is committed to:		
	a) obtaining Crime-Free Multi-Housing certification for the project, and/or b) incorporating CPTED principles into design.	1 1	1 1

Housing Business Plan Priority	Criteria	Possible Points %	Points Earned
Supportive Housing	The proposal includes ongoing supports for residents for assistance in staying housed, such as drug and alcohol free, cultural supports, elements of Housing First.	1	1
Meets Specific Identified Housing Need	Project meets an identified housing need from a recent study, such as: a) homelessness; b) large family housing (three bedrooms or more); c) accommodation for students; and d) Aboriginal housing.	2	2
Innovative Housing	Project uses innovative design, construction technique, materials, or energy-saving features.	1	1
Innovative Tenure	Innovative Housing tenures, such as Rent to Own, Life Lease, Land Trust, Sweat Equity, Co-op Housing, or Co-Housing.	1	0
Notes:			Total Points and Capital Grant Percent Earned 10 Points = 10% Capital Grant