



Housing Initiatives Fund Project Evaluation

(Shovel-Ready Projects: Rental)

APPLICANT NAME: _____

PROJECT NAME: _____

PROJECT LOCATION: _____

Core Requirements	Y	N
Projects that receive one or more “N” at this stage may not move on to Stage 2.		
Yukon Resident or Yukon Registered Company	<input type="checkbox"/>	<input type="checkbox"/>
Quantity (minimum: 4 units in Whitehorse and 1 unit in communities)	<input type="checkbox"/>	<input type="checkbox"/>
Affordable (below most recent median monthly rent/price as per Yukon Bureau of Statistics*)	<input type="checkbox"/>	<input type="checkbox"/>
Barrier free (minimum 1 unit or 20% of units, whichever is greater)	<input type="checkbox"/>	<input type="checkbox"/>
Energy efficient (25% more efficient than National Building Code standard)	<input type="checkbox"/>	<input type="checkbox"/>
Occupancy within 24 months (from date of signed funding agreement)	<input type="checkbox"/>	<input type="checkbox"/>
Proceed to Stage 2:	<input type="radio"/>	<input type="radio"/>

*For median rent prices, please refer to table titled “Median Rent, Total Units and Vacancy Rate (for all buildings with rental units), by size and Community, April 2025” (not specific to subdivisions).

<https://yukon.ca/sites/default/files/2025-08/fin-yukon-rent-survey-april-2025.pdf>



Scoring Matrix

Applications will be subject to the following scoring formula:

0 points

Missing information

40% of available points

Approaching: awarded to responses considered insufficient to meet the criteria or where the information provided cannot be understood.

60% of available points

Meets: awarded to responses that meet the basic criteria and demonstrate a basic ability to perform the services.

80% of available points

Good: awarded to responses that meet the established criteria and provide in clear detail the proponent's ability to perform the services.

100% of available points

Exceeds: awarded to responses that exceed the established criteria and indicate a superior approach to performing the services.

SAMPLE



Cost Estimate for Construction (40 points)			
Point rating based on cost per unit (based on occupancy permit).			
Funding requested:			
Number of units:			
Funding per unit:			
\$0 - \$80,000:	Exceeds	40	<input type="checkbox"/>
\$80,001 - \$100,000:	Meets	24	<input type="checkbox"/>
Total:			

Project Plan (40 points)					
The Plan for the project should include: a description of how the proposed project supports an established community housing need(s), a site plan and a description of the land tenure, a construction schedule and a management approach.					
	Missing (0 points)	Approaching (4 point)	Meets (6 points)	Good (8 points)	Exceeds (10 points)
Brief description of how project supports an established community housing need(s) (maximum points = 10)					
Site plan and land tenure (maximum points = 10)					
Construction schedule with key milestones and completion date (maximum points = 10)					
Management approach of the tenancies and the asset (maximum points = 10)					
Total:					

Qualifications and Experience (30 points)
Applicants will be scored on past projects that are similar in scope, scale and location to the proposed project, and for which the current applicant was the prime delivery agent.
1) The specific role played in the project;
2) A description of each past project, and why it is similar in scope and scale to the proposed project;
3) Elements that deemed the projects a success. i.e.: met the original intent, came in on budget or under budget, successfully housed clients, met build and occupancy time lines etc.



4) References: for the past project examples identified above, applicants must provide an independent client contact that can be used as a reference to verify the information provided, including quality of product and service achieved (name, title, organization, address, phone number and email address)	
	Score
Project 1 (maximum score = 15) 1) Role 2) Description of project and how it is similar to this proposal 3) Success criteria	
Project 2 (maximum score = 15) 1) Role 2) Description of project and how it is similar to this proposal 3) Success criteria	
Total:	

Construction Financial Viability (20 points)					
Applicants must provide a business plan that demonstrates that the project will remain operational and affordable for 20 years. Information should include:					
<ul style="list-style-type: none"> Total construction costs (design, permitting, site preparation, construction, commissioning); total operating costs; cost and source of financing; expected revenue; and 20-year cash flow. 					
	Missing 0	Approaching 8	Meets 12	Good 16	Exceeds 20
Demonstrated financial viability over 20 year period (Maximum = 20 points)					
Total:					

Long Term Affordability Feasibility (20 points)					
Applicants must provide an approach that outlines long-term affordability for 20 years. Information should include:					
<ul style="list-style-type: none"> Financial Feasibility outlining total operating costs; cost and source of financing; expected revenue; and 20-year cash flow. 					
	Missing 0	Approaching 8	Meets 12	Good 16	Exceeds 20
Demonstrated financial viability over 20 year period (Maximum = 20 points)					



Total:

Additional Points:

Target Populations (15 points)	No 0	Yes 15
Does the project provide a majority of the units to: Seniors; Tenants earning less than YHC household income limits; Homeless; Youth (aged 18-25), or staff?		

Project Readiness (10 points)	No 0	Yes (5 points each)
Demonstrated that the land has been secured (ownership, lease, letter of support)		
Is the project compliant with current land zoning and have development permits in place?		

First Nation Preference (10 points)	No 0	Yes 10
Preference to Yukon First Nation Governments, Development Corporations and Organizations		

Overall Score _____/185 _____%

Notes: