



2025

**Call for
Applications**

Peel Affordable Rental Incentives Program (PARIP)

*2025 Guidelines and
Application Requirements*



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1 Introduction

As in other municipalities within the Greater Toronto Area, residents of Peel Region face significant housing affordability challenges. There is no single solution to the housing affordability crisis, and these challenges need all partners to be part of the solution.

The Peel Affordable Rental Incentives Program ("PARIP" or "Program") supports the implementation of the Peel Region Council-approved [Peel Housing and Homelessness Plan \(PHHP\), 2018-2028](#).

PARIP is intended to assist private and non-profit organizations with delivering affordable rental housing through the provision of Peel Region incentives.

The Program focuses on affordability for low- and middle-income renter households in alignment with the affordable housing targets identified in the PHHP.

The Program is structured as a Call for Applications, where interested organizations apply within a defined window, and are awarded funding on a competitive basis.

The Program is reviewed annually, and refined as needed, to ensure the affordable housing outcomes defined in the PHHP continue to be achieved.

1.1 Peel Region Housing Development

Within Peel Region Housing Services, the Housing Development team works with private and non-profit developers, community organizations, municipalities, senior levels of government, and other community partners to build new affordable rental housing and contribute to a Community for Life.

The Housing Development team drives all phases of affordable rental housing development from initial feasibility assessment through to building completion on lands owned by Peel Region and Peel Housing Corporation (PHC), a not-for-profit social housing provider owned by Peel Region.

The Housing Development team works through feasibility, land management, planning, and detailed design, through to managing construction, commissioning, and turnover in close coordination with other Peel Region divisions including Planning and Development Services, Legal Services, Finance, and Procurement.

The Housing Development team is leading the implementation of the PARIP to further support affordable rental housing development and improve housing outcomes for Peel residents.

1.2 Available Peel Affordable Rental Incentives

Up to **\$14.6 million** in capital funding is available through the 2025 Call for Applications to be provided in the form of forgivable grants. Peel Region may allocate funding in whole or in part to one or more applicants.

Funding allocations will be based on the depth of affordability proposed by the project and will range from \$200,000 to 350,000 per unit. Please see **Section 4** for additional details.

1.3 Other funding sources and incentives

Other sources of funding and incentives may be offered from other organizations and levels of government including the [City of Brampton](#) and the [City of Mississauga](#).

Please visit the cities' web pages for up-to-date information.

PARIP is intended to be combined with all other sources of available funding and incentives; however, these funding sources and incentives are not administered by Peel Region, and applicants must determine eligibility for and apply separately to each of those organizations.

1.3.1 Enbridge Gas Savings by Design Program

Through its Savings by Design programs, Enbridge Gas offers free building science consultation and real-time energy modelling to maximize energy performance in new construction housing.

These programs offer free design expertise and financial incentives to build energy-efficient, sustainable, and high-performance buildings.

For information on eligibility and how to apply, please visit Enbridge's [Programs and Incentives](#).



2 2025 Call for Applications materials

Applicants must review all 2025 PARIP Call for Applications materials listed in Table 1.

Table 1: 2025 PARIP Call for Applications materials

Document	Description
A. Guidelines and Application Requirements	This document, which is an overview of the PARIP and an outline of supplementary documentation required as part of a complete application.
B. Addenda (as applicable)	Addenda may be posted on Program website in accordance with the Guidelines and Terms and Conditions. Applicants are encouraged to check the website regularly as Addenda may be added throughout the Call for Applications.
C. Template Contribution Agreement	The Template Contribution Agreement provides the terms and conditions under which Peel Region will provide funding to successful applicants. Applicants must review and agree to the terms and conditions as outlined. Successful applicants will be required to execute a Contribution Agreement with Peel Region in substantially the same form as the Template Contribution Agreement. Request the Template Contribution Agreement by sending an email to parip@peelregion.ca
D. Project Assessment	An Excel template to be used to provide the Project Information, Proposed Rents, Capital Budget, and Operating Budget. A completed Project Assessment must be submitted as part of a complete application. Request the Project Assessment Template by sending an email to parip@peelregion.ca
E. Applicant Declaration and Terms and Conditions	A signed Applicant Declaration and Terms and Conditions must be submitted as part of a complete application. Request the Applicant Declaration and Terms and Conditions by sending an email to parip@peelregion.ca

2.1 Program milestones and estimated timelines

The key Program milestones and estimated timelines are presented in Table 2.

Table 2: 2025 Program milestones and estimated timelines

Year	2025	2025	2025	2026	2026	2026	2026
Est.	Oct	Nov	Dec	Jan	Feb	Mar	Apr
Call for Applications							
Eligibility Review							
Evaluation and Scoring							
Notify successful applicants of conditional recommendations for funding							
Peel Region Council approval of Municipal By-Laws*							
Execute Funding Agreement(s) with successful applicants*							

**subject to 2026 Peel Region Council meeting schedule*

Once the Call for Applications closes, staff will conduct a preliminary review of all submitted applications to ensure completeness and that the minimum Eligibility Requirements in **Section 3** have been met.

All applications that meet the minimum Eligibility Requirements will then be evaluated against the Scored Criteria in **Section 4**.

Peel Region may seek additional information as necessary, but is not obligated to do so, to determine in its sole and absolute discretion if an application meets or complies with the eligibility requirements and/or scored criteria.

Based on the final scores, available funding, and ensuring Peel Region objectives and interests are met, a review panel of senior staff will make conditional recommendations for funding.

Successful applicants may expect to be notified of a conditional recommendation for funding within eight to ten weeks from the closing date of the Call for Applications.

All recommendations for funding are conditional on Peel Region Council approval of the Municipal Capital Facilities By-Law(s) and the execution of funding agreement(s) with the successful applicants.

The funding agreement(s) set out key terms and conditions including the:

- amount of incentives to be provided,
- number of affordable units, the affordable unit rental rates,
- duration of affordability,
- requirements for tenant income verification by the applicant at rent-up and unit turnover;
- annual reporting obligations by applicant,
- terms and conditions for applying rental rate increases, and
- registration of securities on title.

It is important to note that the submission of an application does not create a contract between an applicant and Peel Region. A binding contract does not exist unless and until a Contribution Agreement has been formally executed between the successful applicant(s) and The Regional Municipality of Peel.



3 Eligibility Requirements

To be considered for funding, the following requirements must be met by the applicant and the project.

3.1 Applicant organization

Applicants may be private or non-profit organizations.

“Non-Profit” includes a not-for-profit organization as well as a non-profit housing co-operative that is (a) corporation to which the *Not-for-Profit Corporations Act, 2010* applies, that is in good standing under that Act and whose primary object is to provide housing, (b) a corporation without share capital to which the *Canada Not-for-profit Corporations Act* applies, that is in good standing under that Act and whose primary object is to provide housing, or (c) a non-profit housing co-operative that is in good standing under the *Co-operative Corporations Act, 2022*, c. 21, Sched. 3, s. 4.

Applicants must have experience with residential housing development or retain the services of an organization with this experience.

Applicants must have experience operating rental housing or retain the services of an organization with this experience.

3.2 Affordability

“Rental Unit(s)” for the purposes of the Program, are individual self-contained apartments rented as accommodation where the monthly rental amounts include utility charges for gas and water, except for hydro (electricity) which may be the tenant’s responsibility. These units are modest in floor area and amenities based on household needs and community norms and do not include secondary suites in owner-occupied housing, student residences, nursing homes, retirement homes, shelters, crisis care facilities, or other types of similar facilities.

“Affordable Rental Housing Unit(s)” or “Affordable Rental Units” for the purposes of the Program, are rental units for which monthly rent is equal to or less than 100% of the Median Market Rent (MMR) for the local municipality as determined annually by the Canada Mortgage and Housing Corporation (CMHC), for apartment units, by bedroom type. Rents for projects proposed in the Town of Caledon will be established using City of Brampton MMR due to data suppression.

Rents for affordable rental units must be set at or below 100% of the Median Market Rent (MMR) by local municipality as posted annually by CMHC. Table 3 indicates the MMR by local municipality posted by CMHC in October 2024.

Table 3: MMR by local municipality, for apartments only, CMHC, October 2024

Unit type	Brampton / Caledon*	Mississauga
Bachelor	\$ 1,350	\$ 1,133
1-bedroom	\$ 1,670	\$ 1,700
2-bedroom	\$ 1,800	\$ 1,800
3-bedroom	\$ 1,820	\$ 1,950

* Caledon rents set at Brampton rates due to data suppression

Affordable rental units must be maintained as affordable for a minimum of 25 (twenty-five) years.

Applicants must commit to verifying tenant income for the affordable rental units at the initial rent-up of each unit, annually, and at each time upon unit turnover throughout the affordability period.

The upper income limit for tenants will align to middle-income renter households (i.e., the first to the sixth income percentiles) in Peel and shall be provided annually by Peel Region on the Program website.

“Affordability Period” for the purposes of the Program, means the period of a minimum of twenty-five (25) years following the date of the first occupancy of an affordable unit in the project

3.3 Project details

Projects must be located within Peel Region.

Applicants must be seeking incentives for a minimum of five (5) affordable rental units within the project.

Projects must be located on lands owned or leased for a duration of a minimum of 25 (twenty-five) years following first occupancy by the applicant or a related or affiliated entity.

Projects must be financially viable.

Projects must be new construction within a new building or an addition to an existing building.

Projects may be a mixed-income building (with a mix of market and affordable rental units) and can be a mixed-use building. The residential portion of the building must be entirely operated as purpose-built rental for a minimum of 25 (twenty-five) years following first occupancy.

The suite mix for the affordable rental units must generally align with the overall suite mix of the building, although more two- and three-bedroom affordable rental units may be provided in place of smaller units.

3.4 Mandatory submissions

All applications must include submissions on the Organization Information, Project Land Confirmation, and a completed Project Assessment (.xls).

3.4.1 Mandatory: Organization information

Applicants must provide the:

1. Organization's Articles of Incorporation or Letters Patent that clearly state the organization can own, build, and operate housing units;
2. Size (number of employees);
3. Number of years in operation;
4. Letter from the organization's financial institution or certified accountant providing assurance to Peel Region that:
 - the applicant has been and is financially viable and solvent as a going concern;
 - the applicant has the financial capacity to complete the project;
 - references the applicant's financial viability with respect to the proposed project; and
 - the undertaking of the project will not put an undue financial burden on the applicant.
5. Senior staff who will be directly involved in the project including the:
 - **Project Owner:** person or legal entity that owns the lands upon which the project will be constructed.
 - **Project Lead:** if different from the Project Owner, the person or legal entity with decision-making authority responsible for the overall coordination of development, construction, and operations of the project throughout the affordability period.
 - **Project Financer:** if different from the Project Owner, the person or legal entity responsible for the financing of the development, construction, and operations of the project throughout the affordability period.

If the project will be jointly developed or managed by a separate organization (including a subsidiary or a related corporation), the listed items must be provided from each organization, as well as a description of the legal nature of the relationship, the roles and responsibilities of each organization in the project, and a description of any previous experience working in partnership.

Should the application fail to include any of the listed items, the application shall be deemed ineligible and will not be further evaluated.

3.4.2 Mandatory: Project land confirmation

If the project land is owned, applicants must provide:

- current property identification number (PIN) showing the registered owner(s) of the land; or
- a recent property tax statement.

If leased, provide:

- a copy of the lease which must have a duration of a minimum of 25 (twenty-five) years following first occupancy of the project; and
- consent from the property owner to the applicant to develop the project and register a security interest against the title of the property.

Should the application fail to include any of the listed items, the application shall be deemed ineligible and will not be further evaluated.

3.4.3 Mandatory: Project assessment

Applicants must complete the Project Assessment (.xls) and:

- demonstrate that the project is financially feasible, viable, and sustainable in a state of good repair to ensure quality rental housing for a minimum 25 (twenty-five) year period;
- highlight any assumptions made for revenues or costs;
- provide figures in Canadian Dollars with no allowance for exchange rate fluctuations; and
- report separately for residential units (and separately for affordable units and market rent units) and commercial spaces (if applicable).

Within the **Proposed Rents** tab, applicants must:

- detail the duration of affordability, number of affordable rental units by unit type, average unit size, and proposed monthly rent by unit type;
- estimate operating revenue e.g., rental income, laundry, parking, etc.; and
- report separately for affordable units and market rent units (if applicable).

Within the **Capital Budget** tab, applicants must:

- detail capital funding for the project identifying construction financing, mortgage financing, and/or contributions and grants from other sources;
- include proof of funding;
- detail the cash equity contributed by the applicant (if applicable); and
- provide anticipated costs related to:
 - construction,
 - site servicing,
 - professional /consultant fees,
 - fees and permits planning and building approvals,
 - financing, and
 - contingencies.

Within the **Operating Budget** tab, applicants must:

- estimate operating expenses e.g., maintenance, salaries, materials, services, management fees, utilities, bad debts, capital replacement reserves contribution, insurance, property taxes, and mortgage payments, etc.;
- include vacancy loss;
- include appropriate estimated rates of inflation;
- demonstrate that a minimum reserve contribution of 4% of effective gross income will be maintained; and
- demonstrate a Debt-Coverage-Ratio (DCR) of a minimum of 1.0.

Please note that the PARIP does not offer any ongoing subsidies to support projects, and none should be assumed in the operating budget.

Should the application fail to include the Project Assessment (.xls file), the application shall be deemed ineligible and will not be further evaluated.



4 Scored Criteria

All applications that meet the Eligibility Requirements will be scored against the criteria in Table 4.

Table 4: Scored Criteria Summary

Scored criteria	Maximum score
Planning approvals	18
Average depth of affordability for affordable rental units	10
Location	8
Period of affordability	6
Peel housing need	8
Social outcomes	2
Housing Development team and experience	12
Residential Property Management team and experience	8
Development schedule	10
Financial proposal	18
	100

4.1 Scored Criteria: Planning approvals

Applicants must provide the following information for consideration:

- current Property Zoning;
- permitted uses under the current Zoning By-Law; and
- whether an Official Plan Amendment, Secondary Plan Amendment, and/or Zoning by-law Amendment are required, and/or if any minor variance(s) are required prior to approval(s) from the local municipality.

Applicants may include additional information such as,

- minutes, email, checklists, or comments from any pre-application consultation meetings;
- communication (e.g. letter or email) from the local Councillor(s) acknowledging the project;
- any scheduled Planning and Development Committee (PDC) or City Council dates and titles of reports (e.g., For Information or For Recommendation); or
- preliminary concept drawings that show the orientation of building on the site, traffic flow, access, typical floor plans, building sections and elevations, and parking level(s).

Projects that are more advanced through the Planning approvals process will score higher.

Points do not stack and are awarded based on most recent status/planning approval.

Table 5 depicts the evaluation criteria and corresponding score for planning approvals.

Table 5: Evaluation criteria and score for planning approvals

Evaluation criteria	Score
Pre application consultation meeting held with local municipality	0
Official Plan / zoning approved / in effect	12
Site Plan approved and/or partial permits issued	14
Full building permit issued	18
Maximum score	18

4.2 Scored Criteria: Depth of affordability

Applicants must complete 'Tab 2: Proposed Rents' in the **Project Assessment Spreadsheet** (.xls template provided).

Monthly rents for the affordable rental units must include the provision of natural gas and water.

Applicants must indicate whether the monthly rent includes any of the following:

- electricity,
- parking,
- laundry,
- internet and / or cable services; and /or
- storage.

Projects must maintain the depth of affordability for a minimum of 25 (twenty-five) years.

Points do not stack and are awarded on the specific MMR of the affordable rental units.

Projects that provide a greater depth of affordability will score higher as depicted in Table 6.

Table 6: Evaluation criteria and score for depth of affordability

Evaluation criteria	Score
100% of MMR by local municipality	0
91-99% of MMR by local municipality	1
81-90% of MMR by local municipality	2
71-80% of MMR by local municipality	5
61-70% of MMR by local municipality	8
<= 60% of MMR by local municipality	10
Maximum score	10

4.2.1 Maximum per unit incentives and depth of affordability

For the 2025 PARIP Call for Applications, incentives will be capped at a maximum per unit limit corresponding to the depth of affordability being proposed in the project.

The maximum per unit limit will range from \$200,000 to \$350,000 as shown in Table 7.

Table 7: Maximum PARIP per unit incentive limit corresponding to depth of affordability

Evaluation criteria	Maximum per unit incentive limit
100% of MMR by local municipality	Up to \$200,000
91-99% of MMR by local municipality	Up to \$225,000
81-90% of MMR by local municipality	Up to \$250,000
71-80% of MMR by local municipality	Up to \$300,000
61-70% of MMR by local municipality	Up to \$325,000
<= 60% of MMR by local municipality	Up to \$350,000

For a project to be considered for the maximum per unit limit of \$350,000, the applicant must propose a project offering affordable rental units with rents lower than or equal to 60% (sixty percent) MMR.

Please note that successful applicants may not receive the full amount of funding requested in their applications.

Funding allocations will be subject to the overall Program funding available and the number of eligible applications received.

Funding shall be advanced in accordance with the project development milestones and the terms of the funding agreement(s) with Peel Region.

At minimum, successful applicants shall be required to confirm title to the project lands, the registration of securities on title, the issuance of a full building permit by the Authority having Jurisdiction, and the publishing of a Certificate of Substantial Performance as defined in the *Construction Act*.

4.3 Scored Criteria: Location

Projects located within 800m of amenities such as a bus stop or higher order transit, a supermarket or grocery store, a park, a school, a health care centre, a recreation centre/library, and an early years or childcare centre will score higher, as depicted in Table 8.

Applicants must provide the proposed project address and closest major intersection in 'Tab 1: Project Info' in the **Project Assessment Spreadsheet** (.xls template provided).

Applicants may also provide additional information such as a survey with site size and dimensions or a context map and photographs.

If applicants would like a planned amenity to be considered, they must describe the amenity type and location, its planning approval and funding status, and the anticipated time to the completion.

One point is awarded per amenity type e.g., if there are two grocery stores within 800m, one point is awarded.

Table 8: Evaluation criteria and score for location

Evaluation criteria	Score
Within local municipal strategic growth area	1
Within 800m of a bus stop or higher order transit	1
Within 800m of a supermarket/grocery store	1
Within 800m of a park	1
Within 800m of a school	1
Within 800m of a health care centre, hospital, or walk-in clinic	1
Within 800m of a recreation centre/library	1
Within 800m of an early years or childcare centre	1
Maximum score	8

4.3.1 Scored Criteria: Period of affordability

Projects that maintain affordability for a longer period will score higher, as shown in Table 9.

Points do not stack and are awarded on the proposed period.

Table 9: Evaluation criteria and score for period of affordability

Evaluation criteria	Score
25 years	0
26-39 years	3
40 years (maximum)	6
Maximum score	6

4.3.2 Scored Criteria: Peel Housing Need

Peel Region recognizes that the capacity of the Program to achieve the outcomes of the PHHP are constrained by the funding amounts available.

To leverage initiatives provisioned in the *Planning Act* with *Bill 23, More Homes Built Faster Act, 2022*, additional points are awarded for larger sized units.

Additional points are also awarded for non-profit housing developments as highlighted in Table 10.

Points do not stack and are awarded per applicable category.

Table 10: Evaluation criteria and score for Peel Housing Need

Evaluation criteria	Score
20% (twenty per cent) or more of the affordable units are three-bedroom units	3
20% (twenty per cent) or more are two-bedroom units	1
Project is a non-profit housing development as defined in s4.2 (1) of the <i>Development Charges Act, 1997, S.O. 1997, c. 27</i>	4
Maximum score	8

4.3.3 Scored Criteria: Social outcomes

Accessibility: Projects that provide greater than the Ontario Building Code (OBC) requirement of 15% of the units designed with accessibility features such as a barrier-free path of travel from the unit entrance into the kitchen, bedroom, living room, and full bathroom (with the bathroom permitting turning space of at least 1500mm diameter). Accessible units must be distributed throughout the building and accessible unit sizes must be representative of the overall unit mix in the building. An attestation signed by the Architect must be provided to obtain the score (a template is available).

Energy efficiency: Buildings under Part 3 of the National Building Code (NBC) will reference the 2020 National Energy Code of Canada for Building (NECB). Low-rise multi-unit buildings under Part 9 of the NBC will reference the 2020 NBC. An attestation signed by a recognized professional confirming energy efficiency and greenhouse gas emissions improvement must be provided to obtain the score (a template available). The criteria generally align to the CMHC Apartment Construction Loan Program at the time of the 2025 Call for Applications. Subsequent changes to the CMHC Program will not impact the PARIP criteria for this Call.

Points do not stack and are awarded per applicable category achieved as depicted in Table 11.

Table 11: Evaluation criteria and score for social outcomes

Evaluation criteria	Score
More than 15% of the units designed with accessibility features as defined in the OBC	1
All buildings under Part 3 of the NBC demonstrate an improvement of greater than or equal to 25% over Tier 1 of the 2020 NECB Performance Tiers	1
OR	
Low-rise multi-unit buildings under Part 9 of the NBC demonstrate greater than or equal to 20% more efficiency over 2020 NBC Performance Tiers	
Maximum score	2

4.3.4 Scored Criteria: Housing Development team and experience

Applicants may highlight their own experience or retain the services of an organization with this experience.

Table 12 depicts the evaluation criteria and score for experience.

Applicants should identify the legal entity or person that will assume the following roles:

1. Project Developer: responsible for the overall coordination of all development phases of including feasibility, planning, design, construction, commissioning, and turnover.
2. Project Designer or Architect; and
3. Project Construction Manager or Constructor.

A legal entity can assume more than one role.

Applicants can include:

- resumes of each team member;
- summary of experience (a template is available);
- highlights of any experience with municipal, provincial, or federal affordable housing programs; and,
- references and their contact information.

Points do not stack and are awarded on the demonstrated experience.

Table 12: Evaluation criteria and score for experience evaluation

Evaluation criteria	Score
Up to 5 years of experience with 1-2 rental housing projects of similar scale or scope	0
5-10 years of experience with 3-5 rental housing projects of similar scale or scope	9
>10 years of experience with >5 rental housing projects of similar scale or scope	12
Maximum score	12

4.3.5 Scored Criteria: Residential Property Management team and experience

Applicants may highlight their own experience or retain the services of an organization with this experience.

Applicants should identify the legal entity or person that will assume the role of management, operations, and maintenance of the project upon occupancy and throughout the affordability period.

Applicants can include:

- resumes of each team member;
- summary of experience (a template is available);
- highlights of any experience with municipal, provincial, or federal programs; and,
- references and their contact information.

Applicants should also outline how residents will be selected including the process for verifying income and any partnerships with non-profit housing providers, if applicable.

Points do not stack and are awarded on the demonstrated experience as shown in Table 13.

Table 13: Evaluation criteria and score for residential property management team and experience

Evaluation criteria	Score
Up to 5 years of experience with 1-2 rental housing projects of similar scale or scope	0
5-10 years of experience with 3-5 rental housing projects of similar scale or scope	5
>10 years of experience with >5 rental housing projects of similar scale or scope	8
Maximum score	8

4.3.6 Scored Criteria: Development schedule

Projects that have progressed further in their development schedule may score higher as shown in table 14.

Applicants may provide a Gantt Chart of the entire development schedule.

Applicants shall also identify the following milestone dates in the Project Assessment spreadsheet:

- receipt of Planning approvals;
- obtaining Site Plan approval;
- receipt of full Building Permit;
- contract tendering;
- contract closing and confirmation that a General Contractor has been hired;
- contractor mobilization to site;
- construction start;
- completion of structural framing;
- achievement of Substantial Completion; and
- occupancy of all funded units.

Milestone dates must correspond with the level of readiness of the project.

If there are inconsistencies in the information, points will not be awarded.

Projects that have begun construction but have not achieved occupancy prior to the close of Call for Applications are eligible to apply, provided that the project will create a minimum of five (5) net new units that have not previously been approved for or received any other capital funding from Peel Region.

Projects that have been granted full or partial occupancy prior to the close of the Call for Applications will not be considered.

Points do not stack and are awarded on each criterion fulfilled.

Table 14: Evaluation criteria and score for development schedule

Evaluation criteria	Score
Estimated construction start greater than 24 months from the close of the Call for Applications	0
Estimated construction start within 18-24 months from the close of the Call	5
Estimated construction start within 17 months from the close of the Call	7
Construction has already begun	10
Maximum score	10

4.3.7 Scored Criteria: Financial proposal

The Program is seeking proposals that balance the length of the affordability period, the depth of affordability, the number of affordable rental units, and the capital funding requested from the PARIP.

Peel Region may conduct a comparison of cost per square foot or GFA (Gross Floor Area) against similar products in the market.

Capital contributions

- Projects with confirmed Capital Funding for at least 50% of the project cost will score higher.
- Project with confirmed Capital Funding from another level of government will score higher.
- Projects with at least a Class B Cost Estimate by a Professional Quantity Surveyor (PQS) will receive additional scoring. The Cost Estimate must be submitted for the points to be awarded.
- Projects with cash equity contributions will receive additional scoring.

Operating viability

- Projects with revenue from a commercial component may receive additional scoring.
- Projects with units at market rent will receive additional scoring.
- Proposals that demonstrate a lower Operating Expense Ratio (OER) will receive additional scoring.
- Proposals that demonstrate a higher DCR will receive additional scoring.

Points are awarded on each criterion fulfilled, as depicted in Table 15.

Table 15: Evaluation criteria and score for financial proposal

Evaluation criteria	Score
Amount requested from the PARIP for each affordable unit is less than \$200,000	1
Cost expenses are based on at least a Class B Cost Estimate prepared by a PQS	4
Confirmed Capital Funding greater than or equal to 50% of the total project budget (evidence must be provided for the score to be awarded)	5
Confirmed funding from another level of government	2
Demonstrates DCR greater than or equal to 1.1	2
Applicant has contributed cash equity to make up for any gaps in funding	2
40% or more of the units are at market rent	1
Project demonstrates an OER of less than or equal to 50% for the first 10 years	1
Maximum score	18

4.4 Restrictions

Developments that are mandated to provide affordable housing under Section 37 of the *Planning Act*, a rental replacement policy, or inclusionary zoning are only eligible for Incentives through this Program if they provide deeper affordability in addition to what is already required.



5 Preparing your application

A complete program application includes the following:

1. Complete Application Declaration and Terms and Conditions form signed by an authorized signatory for the organization
2. Complete Project Assessment Spreadsheet (.xls), using the provided template.
3. Supplementary documents as outlined in the Program Evaluation Criteria in sections 3 and 4.

Applications that fail to provide an adequate response may result in disqualification.

Any information submitted is subject to verification and further relevant information may be requested.

Submissions may be shared with staff from the City of Brampton, Town of Caledon, City of Mississauga, and/or the Canada Mortgage and Housing Corporation (CMHC) as applicable during the evaluation process.



6 Submitting your application

To apply, please email parip@peelregion.ca to request a secure application submission link.

Staff will provide access to a secure link within two (2) business days of receiving your request.

This link may be requested, and materials may be submitted, at any time during the Call for Applications.

Applications and all supplementary documents must be submitted digitally.

The deadline to apply is **4:00pm EST on Thursday, December 18, 2025.**

Please email parip@peelregion.ca with any questions regarding your application.

