

HOUSING AND COMMUNITY DEVELOPMENT

Request for Expressions of Interest for the Development and Operations Management of Housing at the Old Grace Hospital Site

Questions and Answers

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Q: What is the purpose of this Request for Expressions of Interest (REOI)?

A: This REOI is intended to solicit ideas, concepts, or specific proposals for re-development of the Old Grace Hospital Site in Winnipeg, Manitoba. Manitoba Housing is requesting expressions of interest from proponents willing to partner with Manitoba Housing in the re-development and future operation of the Old Grace Hospital site (189 Evanson Street and 905 Preston Avenue).

Q: Why is this REOI being released?

A: This REOI is informed by substantial input from the Wolseley community and is intended to support the vision put forward by the community to incorporate sustainable design practices, green building techniques as well as harmony with the existing neighbourhood in re-developing the site.

The Province of Manitoba has made a public commitment to add 500 new affordable housing units and 500 new social housing units. To assist in achieving this goal and, by way of its long-term strategic document *“Strong Communities – An Action Plan”*, Manitoba Housing is offering financial assistance to fund the development of new housing units at this site. Half of the units created must be affordable rental or cooperative housing units.

By way of a request for expressions of interest approach, a competitive project selection process is being used to ensure that the most appropriate, sound and cost-effective project proposals are chosen for commitment.

Q: What is meant by “affordable” housing?

A: “Affordable” housing units must be developed with rents initially set at or below the Affordable Rent levels.

Affordable Rents refer to the maximum monthly rent, inclusive of essential utilities (heat, hydro, and water), for a designated market area and unit type.

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Current Affordable Rents for Winnipeg are:

Unit Size	Affordable Rent
1 Bedroom	\$772
2 Bedrooms	\$983
3 Bedrooms	\$1,179
4+ Bedrooms	\$1,391

Suites that are rented at affordable rent levels may be eligible to tenants who have a total household income at or below the applicable Program Income Limit.

Household Type	Program Income Limit
Family households (with dependents/children)	\$64,829
Non-family households (no dependents/children)	\$48,622

Q: What types of projects are eligible under this REOI?

A: Eligible projects may include a mix of tenure types however, 50% of the units must be affordable rental or cooperative housing. Proponents responding to this REOI must demonstrate that the proposed building design (including height(s) and density) of the project are compatible with the existing neighbourhood.

Affordable units need to be modest in terms of floor area and amenities, as well as meet respective Affordable Rent provisions.

Projects not eligible under this REOI include (a) supportive housing, (b) developments which do not provide permanent affordable housing or security of tenure, such as hostels, shelters, and residential/medical care facilities, and (c) high-rise buildings.

Q: What kind of financial assistance is available?

A: Manitoba Housing will maintain ownership of the land and a majority ownership stake in all future buildings on the site. Manitoba Housing is able to fund a significant portion of eligible project development costs but will give preference to expressions of interest that commit to providing a financial contribution toward construction costs.

Q: Who is eligible to apply?

A: The following proponent types will be considered: non-profits and cooperatives. These proponents are encouraged to pursue partnerships with other non-profit or private sector groups in order to leverage financing.

Q: Are there any restrictions on the project unit mix?

A: Proponents are strongly encouraged to develop proposals with a unit mix that is most compatible with community needs. Manitoba Housing is, however, favouring proposals that demonstrate a mix of target markets and income-types and as such a blend of unit types (i.e. 1 to 4 bedrooms) is encouraged.

Q: Do proposed projects need to adhere to any physical design requirements?

A: Affordable units developed as part of the overall project must provide modest, self contained accommodation of suitable space and size to meet household needs. Complete modesty assurance requirements are outlined in the REOI document.

At minimum, ten percent (10%) of all units must meet Manitoba Housing's accessible design criteria. All units targeting seniors must meet Manitoba Housing's accessible design criteria.

Projects must also be designed and built in accordance with Manitoba's Green Building Program for Housing Projects. Further details on design criteria are outlined in detail in the REOI document.

Q: Must proposed projects incorporate a mix of affordable housing and market units?

A: Yes. Projects must provide for a mix of market and affordable housing. At minimum Manitoba Housing requires 50 percent of units to be affordable rental or cooperative housing units.

Q: What is the process once an expression of interest is submitted to Manitoba Housing?

A: The REOI is the first phase of a two phase selection process. Under the REOI phase, submitted expressions of interest will be reviewed by Manitoba Housing with an aim of gauging the general viability of the proposed housing initiative, how it meets Manitoba Housing's mandate and strategic priorities, and how it meets the needs of the Wolseley community.

Once this review is complete, a request for a more detailed project proposal shall be directly extended to those respondents who have expressed interest and who Manitoba Housing wishes to further explore project development opportunities with. As part of this second phase review round, detailed proposals will be evaluated by Manitoba Housing with the intent to enter into an agreement for project development as well as a Sponsor Management Agreement for post-construction property management of the project with the accepted proponent.

Proponents are encouraged to carefully review the REOI and all its evaluation criteria prior to submitting an expression of interest.

Q: What role will the proponent have following successful selection?

A: The accepted proponent must enter into an agreement with Manitoba Housing for project development. In addition, the accepted proponent must enter into a Sponsor Management Agreement with Manitoba Housing for post-construction property management of the project.

Ownership of the land as well as a majority ownership stake in the buildings shall remain with Manitoba Housing in perpetuity.

Q: What is the deadline to submit project proposals?

A: The submission deadline for this REOI is January 19, 2015 at 4:00 p.m. Central Time.