

REQUEST FOR EXPRESSIONS OF INTEREST

FOR THE DEVELOPMENT AND OPERATIONS MANAGEMENT OF HOUSING
AT THE OLD GRACE HOSPITAL SITE

October 9, 2014

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1. INTRODUCTION

Manitoba Housing would like to hear from proponents their ideas, concepts, or specific proposals to create new housing units at the Old Grace Hospital site inclusive of property located at 189 Evanson Street and 905 Preston Avenue (the “Site”) in the Wolseley neighbourhood of Winnipeg, Manitoba.

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 the Site.

Manitoba Housing is requesting expressions of interest from proponents willing to partner with Manitoba Housing in the re-development and future operation of the Site. Manitoba Housing will maintain a majority ownership stake in the project and can fund a significant portion of eligible project development costs.

This Request for Expressions of Interest (REOI) is informed by substantial input from the Wolseley community through the 2007 Old Grace Hospital Site Charrette and continued consultation with community stakeholders. Input received from the community has emphasized a desire to incorporate sustainable design practices, green building techniques as well as harmony with the existing neighbourhood in re-developing the Site. This REOI is intended to support the vision put forward by the Wolseley community. Further information on the Old Grace Hospital Site Charrette can be found online at: <http://www.cmhc-schl.gc.ca/odpub/pdf/65660.PDF?fr=1363650728183>.

A competitive project selection process is being used to ensure that the most appropriate, sound and cost-effective project proceeds to commitment.

Expressions of interest must be received by Manitoba Housing no later than January 19, 2015, 4:00 p.m. Central Time.

2. DESCRIPTION OF THE SITE

The Site includes two parcels of land:

1. 189 Evanson Street, Winnipeg
Lot 1 Plan 3122 WLTO in RL 65 Parish of St James
2. 905 Preston Avenue, Winnipeg
Lot 9, 10 and 11 block “H” Plan 327 WLTO in RL 65 Parish of St James

189 Evanson Street was home to a former hospital that is currently in the final stages of deconstruction and remediation. Remediation and deconstruction is expected, at the time of this REOI release, to be completed by December 2014. Upon completion of remediation and deconstruction, all structures and debris will be removed and the site will be filled, graded, and leveled. 189 Evanson Street is a rectangular shaped parcel situated on the southeast corner of

Evanson Street and Preston Avenue. The total gross area of 189 Evanson Street is approximately 49,000 square feet.

905 Preston Avenue is currently used for surface parking. It is a rectangular shaped parcel on the northwest corner of Evanson Street and Preston Avenue. This parcel is available in an 'as is' state. The total gross area for 905 Preston Avenue is approximately 8,000 square feet.

The parcels have full municipal servicing.

The Site is shown on the attached maps (Appendix "A"). The maps are not intended to depict actual property boundaries and are provided for geographic context only.

Both parcels are currently zoned Residential Two-Family (R2). Proponents are encouraged to consult with the City of Winnipeg on zoning requirements for proposed project concepts.

3. PROCESS

The selection process includes this REOI stage and likely a subsequent Request for Proposals ("RFP") stage. Manitoba Housing reserves the right not to conduct a further RFP or to proceed further with this REOI in the event of insufficient response to this REOI or other circumstances at Manitoba Housing's sole discretion.

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. Further information on Manitoba Housing's Strong Communities – An Action Plan can be found online at http://www.gov.mb.ca/housing/pubs/hcd_strategicframework_web.pdf.

Once this initial review is complete, Manitoba Housing may proceed to the RFP stage and request detailed proposals from those proponents who have expressed a project interest and with whom Manitoba Housing wishes to further explore project development opportunities.

Detailed proposals will be reviewed by Manitoba Housing with the intent to enter into an agreement for project development. The accepted proponent must also enter into a Sponsor Management Agreement with Manitoba Housing. The accepted proponent may elect to engage a third-party professional property manager to manage day-to-day operation of the project. Ownership of the land as well as a majority ownership stake in the buildings shall remain with Manitoba Housing in perpetuity.

Manitoba Housing's Proposal Development Funding program ("PDF") is not available to proponents who intend to submit an expression of interest at this stage. However, PDF may be made available to qualifying proponents who are selected to submit a detailed proposal under the RFP.

4. PROJECT SPECIFICATIONS

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.

Expressions of interest must target the development of new housing units. The proposed project must provide a mix of market and affordable housing. At minimum, Manitoba Housing requires 50 percent of units to be developed as affordable rental or cooperative housing.

As part of the 50 percent affordable housing mix, proponents may incorporate a number of units intended for households that are eligible for social or public housing. Rent-geared-to-income assistance may be available by Manitoba Housing to help further decrease rents or cooperative housing charges so that they are affordable to lower-income households. The amount of such assistance will be dependent upon an approach that best serves the target population and which addresses community need.

Affordable housing units must be leased to low- and moderate-income households in accordance with the Program Income Limits as set out in Appendix “B”. Affordable housing units must also be leased at the applicable Affordable Rents as set out in Appendix “C”.

The affordable housing units provided by the project must be modest, self-contained units of suitable space and size to meet household needs. Proponents shall ensure a modest project design in relation to unit sizes, features, and amenities, in accordance with the modesty assurance criteria set out in Appendix “D”.

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.

Building height(s) shall not exceed three storeys and density shall not exceed the maximum allowable density for each land parcel. The City of Winnipeg’s Planning, Property and Development Department has confirmed the maximum density at 189 Evanson to be 60 residential units and the maximum density at 905 Preston Avenue to be 10 residential units.

In order to mitigate the potential for increased street parking in the neighbourhood, proposed projects should provide for additional on-site parking beyond the minimum parking requirements allowable by the City of Winnipeg.

Proponents responding to this REOI must demonstrate that the proposed building design (including height(s) and density) of the project is compatible with the existing neighbourhood.

Proposed projects may include a range of unit types and may target a variety of residents including seniors, families, and persons with disabilities. Manitoba Housing will not support the development of studio units, except in appropriately documented special circumstances.

All units must be built in accordance with:

- Manitoba Housing’s visitable design standards as outlined in Appendix “E”
- Manitoba’s Green Building Program for Housing Projects as outlined in Appendix “G”

In addition:

- 100% of all units intended for seniors housing must meet Manitoba Housing's accessible design criteria as set out in Appendix "F"
- 10% of all non-seniors units must meet Manitoba Housing's accessible design criteria as set out in Appendix "F"

5. SUBMISSION REQUIREMENTS

Proponents must submit five (5) hard copies and one electronic copy (a PDF document on CD ROM or Memory Stick) of their expression of interest in a sealed envelope, addressed as follows and delivered to:

Manitoba Housing
Attention: Andrew Colli
Housing Delivery
200-352 Donald Street
Winnipeg MB R3B 2H8
Re: Old Grace Hospital Site REOI

Expressions of interest must be received by Manitoba Housing at the above noted address by January 19, 2015, 4:00 p.m. Central Time.

Submitted expressions of interest must include an appropriately signed Application Form (Appendix "H").

Expressions of interest submitted later than this time will be returned unopened to the proponent.

Manitoba Housing will not accept expressions of interest submitted by facsimile transmission (fax) or electronic mail (e-mail).

Simplicity and clarity of responses are important. Proponents should avoid including extraneous or irrelevant information. All submissions should be submitted in an 8.5" x 11" format and bound in such a manner as to lay flat when opened.

6. SUBMISSION CONTENT

Proponents should include the following in their submitted expression of interest:

- a. A completed and appropriately signed Application Form (attached to this document as Appendix "H"). The Application Form must be signed and completed with as much detail as possible.
- b. A profile of the proponent, including the proponent's experience in residential housing development and property management.
- c. A narrative of the overall project concept and development approach.

- d. A description of how the proposed project concept is suitable for the site, and how the proposed project and building design is compatible with the neighbourhood.
- e. Required site zoning, including any pertinent information that may impact rezoning or necessary variances.
- f. Identification of the specific target population(s) to be served.
- g. Proposed number, type and size of units.
- h. Proposed levels of rent / housing cooperative charges.
- i. A preliminary estimate of capital costs, operating costs, project revenues, and capital funding.
- j. Any preliminary conceptual drawings, including site plans, if available.
- k. Number and location of parking spaces to be provided.
- l. A high level description of intended accessibility features.
- m. Details of any relevant partnerships and/or project support.
- n. A broad outline of the envisioned timelines for complete project development.
- o. Confirmation that the proposed project conforms to Manitoba Housing building requirements in terms of modesty, visitability, accessibility and green building as described in section 4.
- p. If project plans exceed Manitoba Housing's Green Building requirements, provide a high level description of the additional sustainable design and green building principles.

7. EVALUATION AND SELECTION

All expressions of interest will be opened immediately following the noted deadline. The evaluation committee will be made up of representatives from Manitoba Housing. The evaluation committee will be responsible for reviewing and evaluating proposals submitted in response to this REOI and recommending those projects which Manitoba Housing wishes to receive a second, more detailed project proposal. Manitoba Housing may, at its sole discretion, retain additional committee members or professional advisors as is determined to be prudent or necessary.

All eligible expressions of interest will be considered although preference will be given to responses which:

- Are put forward by proponents with extensive and successful documented experience in the development and/or management of housing, or who intend to link with partners and/or consultants with more substantial experience.
- Provide realistic estimated project capital and operating budgets.
- Commit to providing a financial contribution toward the construction of the project.
- Are clearly described and are based on a sound/logical project concept.
- Target seniors housing or intergenerational housing that appropriately accommodates seniors and families.
- Provide an architectural vision which complements the building styles and character of the surrounding neighbourhood and includes a variety of façade design.
- Provide a commitment to minimize shading effect on adjacent properties.

- Incorporate sustainable design and green building principles which comply with and potentially go beyond the Green Building Program specifications as outlined in Appendix “G” and which do not compromise overall project feasibility.
- Offer additional accessibility features for persons with disabilities.
- Include community green space(s) and/or children’s play space(s).
- Include a strategy to reduce the impact of off-site parking by tenants and visitors of the proposed project.
- Reveal no heightened level of risk which would inhibit project advancement or completion.
- Can move ahead to the construction stage within a reasonable timeframe.
- Are aligned with Manitoba Housing’s strategic priorities and appropriately meets a demonstrated housing need and demand.

8. SUBMISSION CONDITIONS

Expressions of interest should be submitted in a sealed envelope and delivered, by mail or by courier to the above noted address. Expressions of interest, once submitted, become the property of Manitoba Housing. All expressions of interest will be kept in the strictest of confidence subject to such disclosure as may be required under the provisions of The Freedom of Information and Protection of Privacy Act or The Personal Health Information Act.

It is solely the Proponent’s responsibility to ensure that the expression of interest is received at the designated location prior to the submission deadline.

Manitoba Housing may extend the submission deadline by issuing an addendum at any time prior to the submission deadline or prior to the date and time previously specified in any addendum extending the submission deadline. All addenda related to this REOI will be posted on Manitoba Housing’s website at www.manitoba.ca/housing/mh/progs/oldgracerei.html. It is the responsibility of the interested proponent to check Manitoba Housing’s website for any addenda.

No expression of interest will be considered from a proponent where Manitoba Housing determines that a potential conflict of interest exists. No expression of interest will be considered that is in any way conditional or that may impose conditions on Manitoba Housing that are inconsistent with the requirements of this REOI and the terms and conditions stipulated herein.

The submission of an expression of interest, its receipt by Manitoba Housing, and the opening of an expression of interest, or any one of those, does not constitute Manitoba Housing acceptance in any way. Manitoba Housing, in its entire discretion, may reject or accept all or any part of any submitted expression of interest. Furthermore, an invitation by Manitoba Housing to submit a further detailed project proposal does not guarantee any level of further project support from Manitoba Housing.

Manitoba Housing reserves the right to reissue this REOI where, in the opinion of Manitoba Housing, an insufficient number of submitted expressions of interest warrant acceptance or where it would be in the best interest of Manitoba Housing to do so.

Manitoba Housing is not liable for any costs incurred by proponents in the preparation, presentation, or submission of a response to this request for expressions of interest. Manitoba Housing shall not be responsible for any liabilities, costs, expenses, loss or damage occurred, sustained or suffered by any proponent, prior to or subsequent to, or by reason of any delay in the acceptance of an expression of interest.

Proponents are cautioned not to finalize their project designs as Manitoba Housing requirements may impact final design. Manitoba Housing shall not be responsible for any costs required to adjust project designs.

Manitoba Housing reserves the right to request proponents to clarify any information related to their expression of interest.

Submission of an expression of interest in response to this invitation constitutes an acknowledgement and acceptance of the conditions set forth herein.

9. INQUIRIES

All inquiries related to this request for expressions of interest should be addressed to:

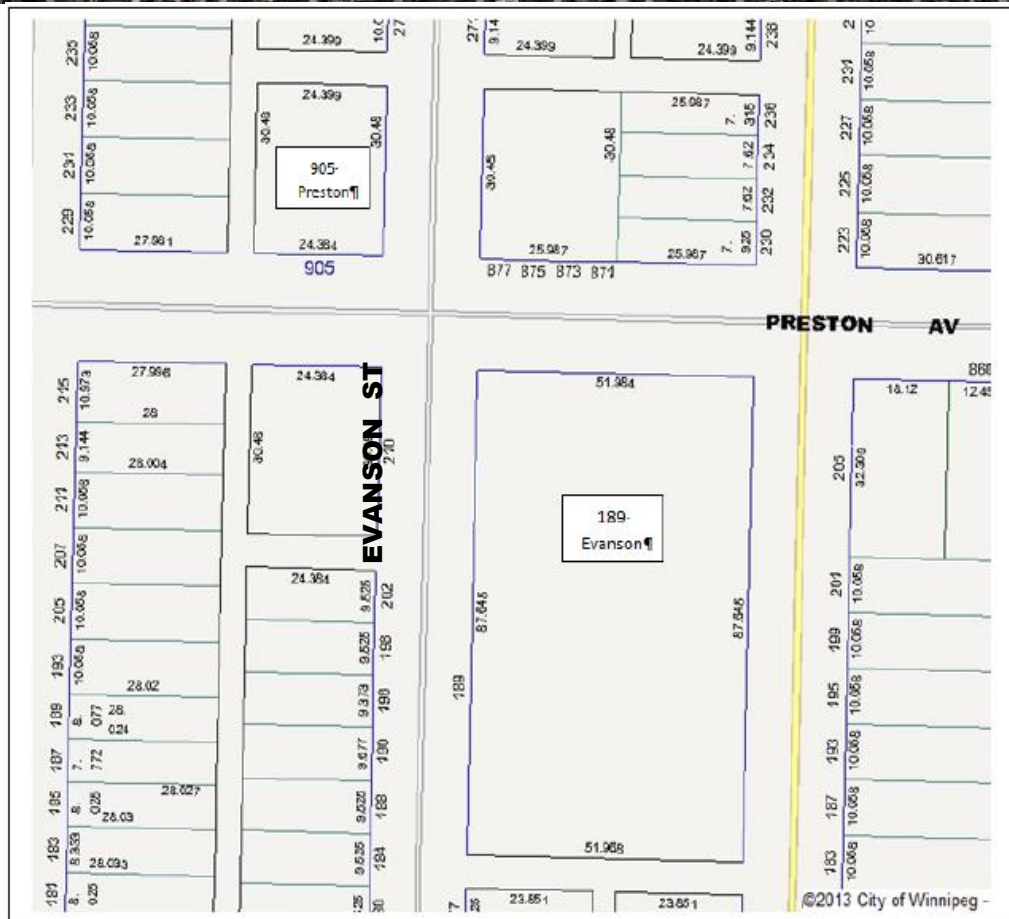
Andrew Colli
A/Senior Policy Analyst
Housing Delivery Branch
200-352 Donald Street
Winnipeg, Manitoba R3B 2H8
Tel: 204-945-4985
Fax: 204-948-3035
Email: andrew.colli@gov.mb.ca

The following documents are available for reference purposes upon request:

- Template copy of Manitoba Housing's Development Agreement
- Template copy of Manitoba Housing's Sponsor Management Agreement
- Manitoba Housing's Procurement Techniques Guidelines
- Manitoba Housing's Conflict of Interest Policy and Guidelines

APPENDIX A: SITE MAP

The Site is located at 905 Preston Avenue and 189 Evanson Street in the Wolseley neighbourhood in Winnipeg, Manitoba. These maps are not intended to depict actual property boundaries and are provided for geographic context only.



APPENDIX B: PROGRAM INCOME LIMITS

To ensure that affordable units produced as a result of this request for expressions of interest are made available to low and moderate-income households, tenants must have a total household income at or below the applicable Program Income Limit.

| Household Type | Program Income Limit |
|--|----------------------|
| <u>Rental/Cooperative Projects</u> | |
| Family households (with dependents/children) | \$64,829 |
| Non-family households (no dependents/children) | \$48,622 |

Total income includes wages and salaries, net income from self-employment, investment income, retirement pensions, and miscellaneous income such as alimony or government transfer payments.

APPENDIX C: AFFORDABLE RENTS

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

Applicable affordable rental rates for Winnipeg are currently as follows:

| 2014 AFFORDABLE WARM RENTS (includes gas, heat, water) | | | | |
|---|-------|-------|---------|---------|
| Community | 1 Bed | 2 Bed | 3 Bed | 4+ Bed |
| Winnipeg | \$772 | \$983 | \$1,179 | \$1,391 |

APPENDIX D: MODESTY ASSURANCE

Modesty assurance refers to modest unit sizes and amenities, with such criteria as follows:

General

- Modesty assurance criteria are applicable for units renting at or below Affordable Rents, as further described in Appendix “C”.
- The design and provision of modest housing should be governed in all aspects by the “best buy” principle.
- The level of quality offered locally by the private sector should not be exceeded, providing minimum Manitoba Housing standards are met.
- Innovation in construction materials, systems or techniques is acceptable.
- Durability and ease of maintenance should determine the selection of materials.

Dwelling Units

- As a **general guideline**, the following unit areas are considered modest:

| | | |
|-----------|--------------------------------|---------------|
| 1-bedroom | 60 sq. meters (643 sq. ft.) | 1 – 2 persons |
| 2-bedroom | 75 sq. meters (807 sq. ft.) | 1 – 2 persons |
| 3-bedroom | 89 sq. meters (960 sq. ft.) | 3 – 5 persons |
| 4-bedroom | 105 sq. meters (1,130 sq. ft.) | 4 – 7 persons |

- Units of different sizes will be considered, however proposed units sizes should be consistent with unit sizes for rental properties charging Affordable Rents for that geographic area.
- Floor areas for units designed for an individual living with a disability may exceed unit sizes consistent with Affordable Rents for that geographic area, to accommodate mobility requirements.
- Where a design incorporates stacked townhouses with grade access, the minimum gross floor area should be increased by the space required for the additional stairway.

Modesty Standards

- Notwithstanding the unit size guidelines above, projects should generally reflect modest accommodation.
- The assessment of projects will be based on the overall qualities of the project and suites relative to the needs of the client group to be housed and the proposed rent.
- The following elements are considered immodest:
 - Glazed balconies, greenhouses, skylights, special windows
 - Non-standard wall, ceiling and floor finishes
 - Additional baths or half baths for 3-bedroom units; larger units may be allowed an additional half bath if it is not on the same floor level as the main bath
 - Sunken or raised floor levels
 - Communal areas finished with excessively expensive detailing

APPENDIX E: VISITABLE DESIGN STANDARDS

Visitable housing is the concept of designing and building homes with a basic level of accessibility. Visitable homes provide independent access for everyone, including people with limited mobility for those with disabilities.

A level of entrance provides easier access to the home for all ages and abilities. People who may require the use of mobility aids such as wheelchairs, walkers or scooters, as well as seniors and families with small children, can benefit from visitable homes.

Visitable Design Features

- One level, no-step entrance – minimum 36 inches (91.4 centimetres) wide – on an accessible route;
- Wider doorways – minimum of 32 inches (81.3 centimetres) clear passage throughout; and,
- A wheelchair accessible bathroom on the main floor.

Other Visitable Design Features that can be included to improve a home

- Reinforced bathroom walls (for the installation of grab bars, if desired);
- Levered door handles and single-lever kitchen and bathroom faucets;
- Raised electrical outlets – 18 inches (45.7 centimetres) from the floor;
- Lowered climate controls; and,
- Lowered light switches – 48 inches (121.9 centimetres) from the floor.

APPENDIX F: ACCESSIBLE DESIGN CRITERIA

While the following accessible design features are minimum mandatory requirements, Manitoba Housing encourages proponents to incorporate design initiatives that go beyond those listed below. The Manitoba Building Code, the National Building Code, the Fire Safety Code and municipal code/requirements take precedence over these requirements. Where there is a difference in requirements, the most stringent shall apply.

| Required Features within Accessible Units (exclusive of common areas) | | Minimum (mm) | Maximum (mm) | Preferred (mm) |
|--|-------------------|-----------------|-----------------|-------------------|
| Doorways | Clear Width | 850 | | 915 |
| Door hardware | Height from floor | 915 | 1220 | |
| Lever handles on interior doors and unit entrance door | | | | |
| Easily opened doors | | | | |
| Second peep hole | Height from floor | 1,100 | 1,100 | |
| Hallways with the unit | Width | 915 | | 1,220 |
| Turning radii (all rooms) | | 1,500 | | |
| Window sills | Height from floor | 800 | 915 | |
| Outlets (telephone, cable, etc.) | Height from floor | 450 | | |
| Light switches and intercom | Height from floor | | 1,220 | |
| Thermostat controls | Height from floor | 450 | 1,220 | |
| Rods in clothes closets/shelves | Height from floor | 450 | 1,220 | |
| Lateral transfer area – by toilet | | 915 | | |
| Bathroom sink | Height from floor | 800 | 860 | |
| Mirror | Height from floor | | 1,000 or tilted | |
| Medicine cabinet | Height from floor | | 1,220 | |
| Pull-up space under bathroom sink | | | | |
| Grab bars in bathroom (with reinforced bathroom walls) | | 2 | | |
| Hand-held shower on an adjustable rod | | | | |
| Pull-down seat in shower | | | | |
| Lever-type faucets | | | | |
| Offset pipes under sinks | | | | |
| Knock-out cupboards below kitchen sink | | | | |
| Rocker-style or large knob light switches | | | | |
| Flooring- securely fastened to floor – low level carpet | | | | |
| Kitchen Counter | Height from floor | 810 | 850 | |

GBP Form 3: HOUSING Project Information

Manitoba's Green Building Program applies to building construction, major renovation and building addition projects owned or funded by a Manitoba government organization. Government organizations require:

- Confirmation The Green Building Program (GBP) criteria will be incorporated into the project, and
- Project reporting using GBP Forms 3 & 4.

INSTRUCTIONS TO BUILDING OWNER¹

Complete the GBP Forms and return to FUNDER²:

1) GBP Form 3 must be returned before completion of schematic design, prior to construction.

GBP Form 3 has two sections. Complete both sections.

Section A: Building Information

Section B: Green Building Program Criteria

2) GBP Form 4 must be returned to the FUNDER at substantial completion of the building.

Descriptions of the program criteria for housing projects is provided in the housing section of the GBP Manual at <http://www.gov.mb.ca/mit/greenbuilding/index.html>

Section A: Building Information

| | | | | |
|--|----------------------------|----------------------------|-------------------|---------------------|
| Project Name: | | | | |
| Project Address: | | | | |
| Street: | | | | |
| City: | | Postal Code: | | |
| Part 3 Building⁶ (as described in the Manitoba Building Code): | | | | |
| Number of Units | Building Area ³ | (m ²) | Number of Storeys | Number of Buildings |
| Description of Building: | | | | |
| Part 9 Building⁷ (as described in the Manitoba Building Code): | | | | |
| Number of Units | Building Area ³ | (m ²) | Number of Storeys | Number of Buildings |
| Description of Building: | | | | |
| Project Type: | | | | |
| New Construction | | Major Renovation | | |
| Contribution from Government Organization: \$ | | | | |
| Estimated construction cost⁴: | | | | |
| Estimated total capital cost⁵: | | | | |
| Property Legal Description: | | | | |
| Estimated Construction Start | | Estimated Occupancy | | |
| MM/YYYY | | MM/YYYY | | |
| Building Owner: | | | | |
| Organization/Other: | | | | |

¹**BUILDING OWNER:** The legal owner of the property. May be an individual or an organization. To complete these forms, the owner may assign a delegate⁸.

²**FUNDER:** Government organization that provides funds for the project.

³**Building Area:** The greatest horizontal area above ground within the outside surface of exterior walls or within the outside surface of the exterior walls and the centre line of firewalls. Provide the total building area if there is more than one building.

⁴**Construction Cost:** The direct costs related to construction. Does not include design fees or land. Construction costs include materials, labour and installation.

⁵**Capital Cost:** Includes construction costs, design and other professional fees plus other costs related to the project.

⁶**Part 3 Building:** Residential occupancy where the building area exceeds 600m² or 3 storeys in building height.

⁷**Part 9 Building:** Residential occupancy 3 storeys or less in a building height, with a building area not exceeding 600m².

⁸**Delegate:** Person who completed Forms on Owner's behalf.

Section B: Green Building Criteria

The green building criteria identified in Section B are achievable by Manitoba projects however; the BUILDING OWNER has options if the green building criteria are impracticable relative to the building's budget, size, complexity or function. Review concerns with the FUNDER.

The following program criteria are labeled MANDATORY or RECOMMENDED. Review the criteria for Part 3 or Part 9 Buildings and mark with a "✓" the ones that apply to the building project. Some criteria have reporting requirements on GBP Form 4. Review GBP Form 4 and assign the reporting responsibilities before returning this form to the FUNDER.

NOTE: The FUNDER will consult with Manitoba's Green Building Coordination Team (GBCT) and obtain an opinion if a MANDATORY criteria is not selected. The FUNDER will convey the opinion to the OWNER and convene a meeting if required.

Each item "✓" in the following list of Green Building Criteria must be transferred to the owner's project requirements (OPR). Review the OPR with your project team.

1. Energy Design and Testing

Protects the owner's investment, proves delivery of green building criteria and provides quality assurance. Check the box next to each criteria that will be included in the project.

| | Part 3 | Part 9 |
|--|---|--------|
| Part 3 Building Design Standards Building must be designed to meet the Manitoba Hydro Power Smart New Buildings Program - Prescriptive Path or Custom Design Path. A New Buildings Program application form must be submitted and be approved, and a Power Smart designation letter from Manitoba Hydro is required. | Mandatory Reporting Required <i>GBP Form 4, Table 1</i> | n/a |
| Part 3 Building System Commissioning Building must be commissioned by a commissioning professional. At minimum the professional will confirm the building's Mechanical/Electrical systems, envelope and windows were designed and constructed to the Owner's Project Requirements (OPR), calibrated to the specifications, and building staff received training and systems manuals. | Mandatory Reporting Required <i>GBP Form 4, Table 2</i> | n/a |
| Part 3 Building Window Testing Window testing must be performed in accordance with Manitoba's Green Building Program Guideline 3.7 Window Testing, found at www.gov.mb.ca/mit/greenbuilding . Window performance must be within the acceptable range of the guideline. Results must be reported to the FUNDER. | Mandatory Reporting Required <i>GBP Form 4, Table 1</i> | n/a |

| | | |
|--|-----|---|
| Part 9 Building Design Standards Building must be designed using the Manitoba Hydro New Homes Standards. A letter must be obtained from Manitoba Hydro confirming use of the New Homes Standards (or better). | n/a | Mandatory Reporting Required <i>GBP Form 4, Table 1</i> |
| Part 9 Building System Commissioning Air balance testing is required for ventilation and heating systems. Testing is to be performed to the design requirements and adjusted for proper operation. The Heating, Refrigeration and Air Conditioning Institute of Canada (HRAI) worksheet must be completed. Test results must be reported to FUNDER. | n/a | Mandatory Reporting Required <i>GBP Form 4, Table 1</i> |
| Part 9 Building Blower Door Testing Blower door test must achieve an overall tightness of less than or equal to 1.5 air changes per hour @ 50 pascals. Testing must be performed by a qualified testing professional in accordance with Manitoba's Green Building Program Guideline 3.8 Blower Door Testing, found at www.gov.mb.ca/mit/greenbuilding . Results must be reported to the FUNDER. | n/a | Mandatory Reporting Required <i>GBP Form 4, Table 1</i> |

2. Project Planning & Design

Maximizes potential for occupant comfort, community infrastructure and financial/environmental sustainability. Check the box next to each criteria that will be included in the project.

| | | |
|--|---|---|
| 2.1 Use an integrated design approach throughout the project and confirm the appropriate project stakeholders are engaged. | Mandatory Reporting Required <i>GBP Form 4, Table 3</i> | Mandatory Reporting Required <i>GBP Form 4, Table 3</i> |
| 2.2 Perform life cycle cost analysis to select/determine envelope, windows, heating systems and fuels. Evaluate energy options that are appropriate for building type, site and location. The evaluation should consider availability, long term cost implications and initial capital cost. Results must be reported. | Mandatory Reporting Required <i>GBP Form 4, Table 4</i> | Mandatory Reporting Required <i>GBP Form 4, Table 4</i> |
| 2.3 Provide a permanent space that is suitable for sorting and storage of recyclables. | Mandatory | Mandatory |
| 2.4 Provide active transportation facilities (for example interior bicycle storage or outside cages or racks). | Recommended | Recommended |

| | Part 3 | Part 9 |
|--|--|--|
| 2.5 Apply low water landscaping principles and practices and give consideration to storm water management and occupant accessibility requirements. | Recommended | Recommended |
| 2.6 Design ventilation in accordance with ASHRAE 62.1-2007 (sections 4-7, Ventilation for indoor air quality) for Part 3 buildings and to the Can-CSA F326 M91 for Part 9 buildings. Indicate preference for the following Part 9 requirements. Part 9: All heat recovery ventilators (HRVs), exhaust fans and kitchen ranges must be certified by the Home Ventilating Institute (HVI). Part 9: Ventilation systems shall be designed, installed and commissioned by certified Ventilation Designer or Ventilation Installer. Part 9: Ventilation system must be controlled by an adjustable humidistat that is capable of being overridden by separate occupant-activated controls for bathrooms and kitchens. Part 9: Heat recovery unit must be installed in an accessible location. | Mandatory | Mandatory |
| 2.7 Install a permanent meter(s) to measure potable water use for the building and grounds. (Indicate owner's requirements.) Require building to have a single meter that records water use for the building and grounds. Require meters for all units. There must be the ability to measure water consumption of each unit. | Mandatory | Mandatory |
| 2.8 Install a permanent meter(s) to measure each energy source used in the building and grounds. (Indicate owner's requirements.) Require building to have a single meter that records energy use for the building and grounds. Require meters for all units. There must be the ability to measure energy consumption of each unit. | Mandatory | Mandatory |
| 2.9 Locate the building close to community amenities. | Recommended | Recommended |
| 3. Future Proofing <i>Reduces potential risks associated with climate change and energy supply volatility. Check the box next to each criteria that will be included in the project.</i> | | |
| 3.1 Design the main heating system to accommodate integration or conversion to other energy sources in the future. | Recommended | Recommended |
| 4. Use of Sustainable Materials <i>Augments occupant health, supports resource conservation and supports a green economy in Manitoba. Check the box next to each criteria that will be included in the project.</i> | | |
| 4.1 Select low-emitting finishes, furnishings, products and materials. | Mandatory | Mandatory |
| 4.2 Select water efficient fixtures and fittings. Consider fixtures and fittings that are more efficient than the requirements of the Manitoba Plumbing code. | Mandatory Reporting Required <i>GBP Form 4, Table 5</i> | Mandatory Reporting Required <i>GBP Form 4, Table 5</i> |
| 4.3 Report products manufactured in Manitoba. | Mandatory Reporting Required <i>GBP Form 4, Table 6</i> | Mandatory Reporting Required <i>GBP Form 4, Table 6</i> |
| 4.4 Give preference to materials with recycled content. Report products having recycled content (example: steel, concrete). | Mandatory Reporting Required <i>GBP Form 4, Table 7</i> | Mandatory Reporting Required <i>GBP Form 4, Table 7</i> |
| 4.5 Consider the reuse of existing buildings and salvaged building components. | Mandatory Reporting Required <i>GBP Form 4, Table 8</i> | Mandatory Reporting Required <i>GBP Form 4, Table 8</i> |

5. Responsible Construction

*Protects community and the environment by using construction practices that avoid waste and pollution.
Check the box next to each criteria that will be included in the project.*

| | | |
|--|---|---|
| 5.1 Require plans for Erosion and Sedimentation Control during construction. | Mandatory | Mandatory |
| 5.2 Require plans for Air Quality Management during construction. | Mandatory | Mandatory |
| 5.3 Divert construction and demolition waste from landfills. | Mandatory Reporting Required <i>GBP Form 4, Table 9</i> | Mandatory Reporting Required <i>GBP Form 4, Table 9</i> |

6. Transition to Occupancy

*Ensures persistence of green building investments during occupancy.
Check the box next to each criteria that will be included in the project.*

| | Part 3 | Part 9 |
|---|--|--|
| 6.1 Purchase energy efficient electronics and appliances. | Mandatory | Mandatory |
| 6.2 Purchase low emitting products and furnishings when doing building maintenance or renovation. Indicate requirement for the following at minimum. Flooring and adhesives (examples: luxury vinyl tile, rubber sheet or vinyl tile). Carpet, underlay and adhesives that meet the Canadian Carpet Institutes's Green Label or equivalent. Paints and decorative or protective coating shall be certified by EcoLogo or equivalent. Cabinet and vanities will be sealed with an Ecologo or low-toxicity sealer. Report if formaldehyde is present in a product or furnishing. | Recommended | Recommended |
| 6.3 Use green cleaning methods, equipment and products | Recommended | Recommended |
| 6.4 Develop a non-smoking policy for in-and-around the building. | Recommended | Recommended |
| 6.5 Participate in local recycling programs, where feasible. | Mandatory | Mandatory |
| 6.6 Monitor building energy and water use during occupancy to ensure building is operating optimally. | Mandatory Reporting Required <i>GBP Form 4, Table 10</i> | Mandatory Reporting Required <i>GBP Form 4, Table 10</i> |
| 6.7 Set up a building profile in Energy Star Portfolio Manager and ensure entry of water and energy consumption data quarterly. | Recommended <i>GBP Form 4, Page 1</i> | Recommended <i>GBP Form 4, Page 1</i> |
| 6.8 Provide occupant with an "energy and water use" education package. | Mandatory | Mandatory |

Acknowledgment by Building Owner**Check the boxes that apply and sign below.**

I will convey the selected criteria in Section B to the project team.

I am providing GBP Form 3 to the FUNDER before completion of schematic design, prior to construction.

I will provide GBP Form 4 and supporting documentation to the FUNDER at substantial completion of the building.

I will distribute an "energy and water use" education package to building occupants.

Print Name:

SIGNATURE OF BUILDING OWNER

DATE

Delegate^s Name:

Phone:

Email:

GBP Form 4: HOUSING Project Report

TO BE COMPLETED BY THE BUILDING OWNER.
Provide GBP Form 4 to the FUNDER at substantial completion.
This information is used by the GBCT for program evaluation and analysis. GBCT may request proof of performance for any GBP criteria in addition to the following reports (Tables 1–10).

Use the following chart to assign reporting responsibilities to the members of your project team when completing GBP Form 3 and to perform a completeness check before submitting GBP Form 4 to the FUNDER.

| | Completeness Check | | |
|---|---|--|---|
| | Verify that the table or template and letter are completed/attached | | |
| | Assign reporting responsibilities for each Table. <small>(Typical assignments in grey)</small> | Table | Template in Lieu of Table <small>(Ensure the template provides all the information requested in the Table)</small> |
| Table 1: Energy Design & Testing | Mechanical Engineer | | |
| Obtain Power Smart designation letter (Part 3 & Part 9) Iterative window testing (Part 3) HRAI Worksheet (Part 9) | Architect | Letter Attached Result of iterative window test HRAI worksheet | |
| Table 2: Building Commissioning | Commissioner | | |
| Table 3: Integrated Design Process | Architect | | |
| Table 4: Energy Sources | Mechanical Engineer | | |
| Table 5: Water Efficient Fixtures and Fittings | Mechanical Engineer | | |
| Table 6: Manitoba Manufactured Products | Architect or Contractor | | |
| Table 7: Products with Recycled Content | Architect or Contractor | | |
| Table 8: Use of Salvaged Building Materials | Architect or Contractor | | |
| Table 9: Waste Diversion | Contractor | | |
| Table 10: Acknowledgment by Owner | Owner | | |

TAKE ADVANTAGE OF THIS OPPORTUNITY

Buildings that receive funding from government organizations are encouraged to enroll in a free online energy and water management program (Energy Star Portfolio Manager) supported by Natural Resources Canada. The program monitors building performance and helps building owner’s identify opportunities that could save money and protect the environment. Complete this section and the GBCT will show key members of your organization how to register and use Portfolio Manager.

I want GBCT to show us how to use Portfolio Manager. Contact the following person and arrange a meeting.

Name:

Position:

Phone:

Email:

We do not require training in Portflio Manager

We are not interested in Portfolio Manager.

Please visit the Natural Resources Canada website for information about Portfolio Manager:
<http://www.nrcan.gc.ca/energy/efficiency/buildings/energy-benchmarking/whypm/3733>

Table 1: Energy Design and Testing

Complete the column for Part 3 or Part 9 buildings.

| Part 3 Building | Part 9 Building |
|--|---|
| Power Smart Designation obtained. Letter attached. | Power Smart Designation obtained. Letter attached. |
| Commissioning professional was independent of the firm providing design or construction. Commissioning services were provided by the design or construction firm involved with the project. | Commissioning professional was independent of the firm providing design or construction. Commissioning services were provided by the design or construction firm involved with the project. |
| The commissioning professional verified the following systems were designed and constructed to the Owner's Project Requirements (OPR) and calibrated to the specifications. Identify the systems that were verified by the commissioning professional. Mechanical systems Electrical systems Building envelope Windows Other: <i>Describe</i> | Ventilation systems were air balance tested to the design requirements and adjusted for proper operation. Heating systems were air balance tested to the design requirements and adjusted for proper operation. HRAI worksheet is attached. Ventilation system test results were reported to Building Owner. Heating system test results were reported to Building Owner. |
| Building staff received training and systems manuals. | Building staff received training and systems manuals. |
| Iterative window testing was performed. Report is attached. | Blower door testing was performed by a qualified testing professional. Test results are as follows: Overall tightness of 1.5 air changes per hour @ 50 pascals. Other: <i>Describe</i> |

Table 2: Building Commissioning

| |
|--|
| <i>Indicate the activities performed by the commissioning professional.</i> Participated in the development of the Owner's Project Requirements (OPR) Developed the building commissioning plan Reconciled the Basis of Design (BoD) to the requirements of the OPR Conducted a design review Included the commissioning requirement in the project specifications Developed construction checklists and functional test requirements Verified /spot checked project submittals Conducted commissioning team meetings Conducted periodic site visits with team members for review of construction Verified /spot checked the completion of construction checklists by the trades Witnessed start up and execution of functional testing Verified that training and manuals were provided to building operator, maintenance and building occupants Coordinated the provision of training for building operator, maintenance and building occupants Assembled the systems manual Issued a commissioning report to the owner Reviewed the commissioning report with the owner and project team. |
|--|

Table 3: Integrated Design Process

| | | IDP Meeting Types (Indicate participation in meetings with a ✓) Refer to IDP Guideline in Manitoba GBP Manual Section 3 for definition of meeting types. | | | | | | | |
|--|--------------------------------|---|--|-----------------------------|--------------------------------------|---|---|------------------------------|--------------------------------|
| Major Stakeholders (Note: all stakeholders are not required by all projects) | Company or Organization | Development and Review of Owner's Project Requirements | Comprehensive Project Planning Meetings | Programming Meetings | Facility Performance Meetings | Multi disciplinary Team Meetings | General Contractor and Sub Contractor Meetings | Construction Meetings | Post Occupancy Meetings |
| Building Owner or delegate | | | | | | | | | |
| Architect | | | | | | | | | |
| Commissioning Professional | | | | | | | | | |
| Landscape Architect | | | | | | | | | |
| Interior Designer | | | | | | | | | |
| Mechanical Engineer | | | | | | | | | |
| Electrical Engineer | | | | | | | | | |
| General Contractor | | | | | | | | | |
| Building Operator | | | | | | | | | |
| Sustainability Consultant | | | | | | | | | |
| Project Manager | | | | | | | | | |
| IDP Facilitator | | | | | | | | | |
| Construction Manager | | | | | | | | | |
| Civil Engineer | | | | | | | | | |
| Structural Engineer | | | | | | | | | |
| Energy Modeller | | | | | | | | | |
| Specialized Consultants | | | | | | | | | |
| Occupant Representative | | | | | | | | | |
| Other disciplines and stakeholders (add to list as required) | | | | | | | | | |
| | | | | | | | | | |

Table 4: Energy Sources

(for example: wind, solar, ground source, electricity, natural gas, diesel, bio-mass, etc.)

| Purpose | Primary Energy Source | Secondary | Considered |
|-----------------------|------------------------------|------------------|-------------------|
| Heating | | | |
| Cooling | | | |
| Service Water | | | |
| Power (non-emergency) | | | |
| Power (emergency) | | | |
| Other | | | |

Table 5: Water Efficient Fixtures and Fittings

| Fixture/Fitting | Lavatory & hand faucet | Shower Head | Pre-rinse spray valve | Water closet (toilets) | Urinals | Other | Other | Other |
|-----------------|------------------------------|----------------|-----------------------------|------------------------------|---------|-------|-------|-------|
| Quantity | | | | | | | | |
| Flow Rate | | | | | | | | |

Table 6: Manitoba Manufactured Products*(List of up to 7)*

| Product | MB Manufacturer |
|---------|-----------------|
| 1. | |
| 2. | |
| 3. | |
| 4. | |
| 5. | |
| 6. | |
| 7. | |

Table 7: Products with Recycled Content*(List of up to 7)*

| Product | Manufacturer |
|---------|--------------|
| 1. | |
| 2. | |
| 3. | |
| 4. | |
| 5. | |
| 6. | |
| 7. | |

Table 8: Use of Salvaged Building Materials*(List of up to 7, indicate NA under product if none were used)*

| Product | Source (Dealer/Distributor) |
|---------|-----------------------------|
| 1. | |
| 2. | |
| 3. | |
| 4. | |
| 5. | |
| 6. | |
| 7. | |

Table 9: Waste Diversion

| Description of Material | Tonnes | Destination (landfill, recycler or other (specify)) |
|-------------------------|--------|---|
| 1. | | |
| 2. | | |
| 3. | | |
| 4. | | |
| 5. | | |
| 6. | | |
| 7. | | |

Table 10: Acknowledgment by BUILDING OWNER

Project Name:

Is the property address or project name different than reported on GBP Form 3?

Yes

No

If Yes – provide new address or name.

Is the building Total Floor Area¹ (m²), building type or project type different than reported on GBP Form 3?

Yes

No

If Yes – provide new information.

Actual Construction Start Date:

MM/YYYY

Date of Substantial Completion:

MM/YYYY

Construction Cost²

\$

Total Capital Cost³

\$

Contact: The GBCT may request additional information about this project or conduct follow up surveys.

Do you consent to a follow up by the GBCT?

Yes

No

If yes, provide a name and the contact’s information for future correspondence.

Name:

Title:

Phone:

Email:

Check the boxes that apply and sign below.

I have reviewed Tables 1-10 provided by the Project Team and deem them to be complete and accurate to the best of my knowledge.

Letters or documents identified in the completeness check are attached.

I am providing this Form to the FUNDER at substantial completion of the building.

I will distribute an “energy and water use” education package to building occupants.

Our organization will monitor the water and energy consumption of the building to detect inefficiencies.

SIGNATURE OF BUILDING OWNER

DATE

¹**Floor Area:** Total of each horizontal floor area where each floor above grade is measured to the outside face of the exterior wall. Where a floor is partially below grade (e.g. “walk out basement”) and area is to be occupied, floor area is to be included in total. Where exterior envelope is complete but interior is left unfinished for future occupancy, area is to be included in total.

²**Construction Cost:** Costs related to construction. Does not include design fees or land. Construction costs include materials, labour and installation.

³**Capital Cost:** Includes construction costs, design and other professional fees plus other costs related to the project.

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APPENDIX H - APPLICATION FORM

SECTION 1: PROPONENT INFORMATION

| | | | |
|--------------------------------|---------------|-------------------------|------------------------|
| Name of Proponent: | | | |
| Legal Name of Proponent: | | | |
| Contact Person Name: | | Title | |
| Phone Number: | | Alternate Phone Number: | |
| Email Address: | | | |
| Mailing Address | | | |
| Apt. | Street Number | Street Name | PO Box |
| Municipality | | Province | Postal Code |
| Corporation Type: | | | |
| Private Non-Profit | | Cooperative | Other (specify): _____ |
| Corporate Status: | | | |
| Incorporated (attach articles) | | Date: _____ | |
| GST Registration Number: | | | |

SECTION 2: DEVELOPMENT TEAM

| | | | |
|---------------------|-------|-----------------|-------|
| Project Development | | | |
| Company Name | | Contact Name | Title |
| Phone Number | Email | Mailing Address | |
| Architect | | | |
| Company Name | | Contact Name | Title |
| Phone Number | Email | Mailing Address | |
| Law Firm | | | |
| Company Name | | Contact Name | Title |
| Phone Number | Email | Mailing Address | |
| Other (specify): | | | |
| Company Name | | Contact Name | Title |
| Phone Number | Email | Mailing Address | |

APPENDIX H - APPLICATION FORM

SECTION 3: SUMMARY OF PROPOSED PROJECT

Please provide all known information

Project Name:

| 189 EVANSON STREET | 905 PRESTON AVENUE |
|--|--|
| Target Market: | Target Market: |
| <div style="display: flex; justify-content: space-between;"> Families Seniors </div> <div style="display: flex; justify-content: space-between;"> Persons with Disabilities </div> <div style="display: flex; justify-content: space-between;"> Other (specify): _____ </div> | <div style="display: flex; justify-content: space-between;"> Families Seniors </div> <div style="display: flex; justify-content: space-between;"> Persons with Disabilities </div> <div style="display: flex; justify-content: space-between;"> Other (specify): _____ </div> |
| Tenure Type: | Tenure Type: |
| <div style="display: flex; justify-content: space-between;"> Rental Cooperative </div> <div style="display: flex; justify-content: space-between;"> Other (specify): _____ </div> | <div style="display: flex; justify-content: space-between;"> Rental Cooperative </div> <div style="display: flex; justify-content: space-between;"> Other (specify): _____ </div> |
| Dwelling Type: | Dwelling Type: |
| <div style="display: flex; justify-content: space-between;"> Elevated apartments # floors: _____ </div> <div style="display: flex; justify-content: space-between;"> Walk-up apartments # floors: _____ </div> <div style="display: flex; justify-content: space-between;"> Townhouses # floors: _____ </div> <div style="display: flex; justify-content: space-between;"> Other (specify): # floors: _____ </div> <div style="border-bottom: 1px solid black; width: 100%; margin-top: 5px;"></div> | <div style="display: flex; justify-content: space-between;"> Elevated apartments # floors: _____ </div> <div style="display: flex; justify-content: space-between;"> Walk-up apartments # floors: _____ </div> <div style="display: flex; justify-content: space-between;"> Townhouses # floors: _____ </div> <div style="display: flex; justify-content: space-between;"> Other (specify): # floors: _____ </div> <div style="border-bottom: 1px solid black; width: 100%; margin-top: 5px;"></div> |
| Construction Method: | Construction Method: |
| <div style="display: flex; justify-content: space-between;"> Wood Frame Concrete Frame </div> <div style="display: flex; justify-content: space-between;"> Other (specify): _____ </div> | <div style="display: flex; justify-content: space-between;"> Wood Frame Concrete Frame </div> <div style="display: flex; justify-content: space-between;"> Other (specify): _____ </div> |
| Heating Fuel | Heating Fuel |
| <div style="display: flex; justify-content: space-between;"> Electricity Natural Gas </div> <div style="display: flex; justify-content: space-between;"> Ground Source </div> <div style="display: flex; justify-content: space-between;"> Other (specify): _____ </div> | <div style="display: flex; justify-content: space-between;"> Electricity Natural Gas </div> <div style="display: flex; justify-content: space-between;"> Ground Source </div> <div style="display: flex; justify-content: space-between;"> Other (specify): _____ </div> |
| Heating Fuel | Heating Fuel |
| <div style="display: flex; justify-content: space-between;"> Forced Air Radiant </div> <div style="display: flex; justify-content: space-between;"> Geothermal Other (specify): </div> <div style="border-bottom: 1px solid black; width: 100%; margin-top: 5px;"></div> | <div style="display: flex; justify-content: space-between;"> Forced Air Radiant </div> <div style="display: flex; justify-content: space-between;"> Geothermal Other (specify): </div> <div style="border-bottom: 1px solid black; width: 100%; margin-top: 5px;"></div> |

APPENDIX H - APPLICATION FORM

SECTION 3: SUMMARY OF PROPOSED PROJECT (continued)

| | |
|--|--|
| Please provide all known information | |
| 189 EVANSON STREET | 905 PRESTON AVENUE |
| Zoning | Zoning |
| Current Zoning Required Zoning Rezoning Required Variances Required | Current Zoning Required Zoning Rezoning Required Variances Required |
| On-Site Parking | On-Site Parking |
| Surface Parking Underground Parking Other (specify): _____ | Surface Parking Underground Parking Other (specify): _____ |

| Housing Unit Description - 189 Evanson & 905 Preston | | | | |
|--|--------------|------------------|--------------|-------------|
| Unit Type | Social Units | Affordable Units | Market Units | Total Units |
| 1 bedroom | | | | |
| 2 bedroom | | | | |
| 3 bedroom | | | | |
| 4 bedroom | | | | |
| Total | | | | |

APPENDIX H - APPLICATION FORM

SECTION 3: SUMMARY OF PROPOSED PROJECT (continued)

Total Gross Area of Building(s) (sq. ft.): _____ (a)

| Residential Portion - Units | | | |
|--|-------------------|--------------|---------------------|
| Unit Type (No. of Bedrooms) | Monthly Base Rent | No. of Units | Unit Size (sq. ft.) |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| Total Gross Residential Unit Space (sq. ft.) | | | |

(b)

| Residential Portion - Other | |
|---|----------------|
| Description | Size (sq. ft.) |
| Circulation and Service Areas | |
| Modest Amenity Space | |
| Other (please specify) | |
| Other (please specify) | |
| Total Gross Residential Other Space (sq. ft.) | |

(c)

Total Gross Residential Portion (sq. ft.): [(b) + (c)] (d)

Residential Portion of Building Area: [(d) / (a) x 100] % (e)

| Non-Residential Portion | |
|--|----------------|
| Description of Non-Residential Space (please specify) | Size (sq. ft.) |
| Circulation and Service Areas | |
| | |
| | |
| | |
| | |
| | |
| Total Gross Non-Residential Space (sq. ft.) | |

(f)

Non-Residential Portion of Building Area: [(f) / (a) * 100] % (g) *

* Lines (e) and (g) should amount to 100 percent when added together.

SECTION 4: OPERATING BUDGET

| Estimated Annual Operating Revenue | | |
|--|--------------------|----------|
| Residential Portion | Proponent Estimate | MHRC Use |
| Unit Rents Include (check all that apply): Heat Water Electricity | | |
| 1. Base Rents | | |
| 2. Parking (spaces @ \$ /month) | | |
| 3. Laundry | | |
| 4. Surcharges, user fees, etc. | | |
| 5. Other (specify): | | |
| 6. Total Annual Revenue for Residential Portion (lines 1 to 5) | | |
| Non-Residential Portion | | |
| 7. Other (specify): | | |
| 8. Other (specify): | | |
| 9. Other (specify): | | |
| 10. Total Annual Revenue for Non-Residential Portion (lines 7 to 9) | | |
| 11. Total Annual Revenue (line 6 + 10) | | |
| Estimated Annual Operating Costs | | |
| | Proponent Estimate | MHRC Use |
| 12. Maintenance and Repairs | | |
| 13. Elevator | | |
| 14. Snow and Waste Removal | | |
| 15. Grounds Maintenance | | |
| 16. Heating | | |
| 17. Lights and Power | | |
| 18. Water/Sewer | | |
| 19. Janitorial | | |
| 20. Security | | |
| 21. Management | | |
| 22. Audit | | |
| 23. Property Taxes | | |
| 24. Insurance | | |
| 25. Contingency for Vacancies and Bad Debts | | |
| 26. Other (specify): | | |
| 27. Other (specify): | | |
| 28. Total Annual Operating Costs (lines 12 to 27) | | |
| 29. Pro-Rated Non-Residential Portion of Operating Costs (line 28 x line "g" Appendix H page 4) | | |
| 30. Total Operating Costs Related to Residential Portion (line 28-29) | | |

SECTION 5: ESTIMATED CAPITAL COSTS

Class of Construction Cost Estimate Used (select which class applies):

Class D

Class C

Class B

Class A

| Property Acquisition and Servicing Costs | Proponent Estimate | MHRC Use |
|---|--------------------|----------|
| 31. Land Cost | | |
| 32. Off-site Servicing | | |
| 33. Legal Fees for Land Acquisition | | |
| 34. Surveyor's Fees | | |
| 35. Land Transfer Tax | | |
| 36. Zoning/Variance Fees | | |
| 37. Appraisal Fees | | |
| 38. Environmental Site Assessment | | |
| 39. Other (specify): | | |
| 40. Sub-total Property Acquisition and Servicing Costs (lines 31-39) | | |
| Development Fees and Charges | | |
| 41. Architect/Engineering/other Consulting Fees | | |
| 42. Legal Fees (excluding land acquisition) | | |
| 43. Development/Project Management Fees | | |
| 44. Insurance During Development | | |
| 45. Property Taxes During Development | | |
| 46. Utilities During Development | | |
| 47. Permits/Other Development Fees | | |
| 48. Rent Up Costs | | |
| 49. Interest Charges | | |
| 50. Audit | | |
| 51. GST | | |
| 52. Other (specify): | | |
| 53. Sub-total Development Fees and Charges (lines 41 to 52) | | |
| Building and Landscaping Costs | | |
| 54. Building Construction Costs | | |
| 55. Rehabilitation/Conversion/Demolition Costs | | |
| 56. Onsite Servicing | | |
| 57. Landscaping | | |
| 58. Stoves, Refrigerators and Laundry Equipment | | |
| 59. Hard Furnishings | | |
| 60. Maintenance Equipment | | |
| 61. Contingency | | |
| 62. Other (specify): | | |
| 63. Sub-total Building and Landscaping Costs (lines 54 to 62) | | |
| 64. Total Project Capital Cost (line 40 + 53 + 63) | | |
| 65. Total Pro-Rated Non-Residential Portion (if applicable, line 64 x line "g" from Appendix H page 4) | | |
| 66. Total Residential Capital Costs (line 64-65) | | |

APPENDIX H - APPLICATION FORM

SECTION 6: FINANCING PLAN

| Proponent Equity and Funding Details | Proponent Estimate | MHRC Use |
|--|--------------------|----------|
| 67. Proponent Equity (unencumbered funds) | | |
| 68. Capital Grants (non-Manitoba Housing) | | |
| 69. Other (specify): | | |
| 70. Other (specify): | | |
| 71. TOTAL EQUITY AND OTHER FUNDING (lines 67 to 70) | | |
| Project Financial Details | | |
| 72. Total Residential Capital Costs (line 66) | | |
| 73. LESS: Total Proponent Equity and Funding (line 71) | | |
| 74.= Total Amount of Project Capital Costs to be Covered by Manitoba Housing (line 72-73) | | |

Declaration:

The information in this application as well as any attachments are to the best of knowledge, accurate statements of fact.

Signature

Date

Name (print)

Telephone Number

Address

Position