



About the Affordable Housing Initiative (AHI)

Courtesy of Department of Family Services & Housing, Government of Manitoba

Phase I of the Affordable Housing Initiative, signed on September 20, 2002, is an approximately \$50.78 million, five-year joint venture of the federal and provincial governments, developed to increase the supply of affordable rental units and new housing available in Manitoba.

On April 25, 2005, the signing of Phase II of the Canada-Manitoba Affordable Housing Initiative was announced. The new agreement will see each level of government contribute an additional \$11.54 million for affordable housing, and extends the original agreement by one year to 2008. Federal and provincial funds will be used for capital grants to reduce the cost of housing in four provincially-designed affordable rental housing and home-ownership programs. A significant focus of the new agreement is programs targeted at low-income residents.

Manitoba is delivering five programs to increase the supply of affordable housing under the AHI. Two programs, New Rental Supply and Repair/Conversion, are designed to assist the non-profit sector, homeowners and landlords and provide them with access to funding to increase the supply of affordable rental units throughout the province. In addition, Proposal Development Funding (PDF) is available to assist private non-profit / co-operative housing organizations as well.

Proposal Development Funding (PDF) is an interest-free loan to help the private non-profit/co-operative sector prepare a detailed proposal to develop affordable housing for low-income households, persons with disabilities and seniors. The loan is intended to help reduce the costs of bringing a proposal to the financing stage. Both new construction and redevelopment projects are eligible for PDF financing.

New Rental Supply Program (NRS), a program of the AHI, will provide additional affordable new rental units across Manitoba for low-to-moderate-income renters. The program is designed to develop a new supply of rental units by working with non-profit organizations, co-operative housing organizations, private sector organizations and municipalities, providing them access to capital funding. The program works with existing provincial programs such as Proposal Development Funding.

To be eligible for assistance, the project must provide affordable rental accommodation to be rented at or below the Median Market Rent (MMR) for a period of 15 years.

The New Rental Supply program is available throughout Manitoba and is accessed through the Expression of Interest process.

Expression of Interest/ New Rental Supply

The Expression of Interest (EOI) is aimed at eliciting proposals for the development of New Rental Supply (NRS) under the AHI.

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EOI/New Rental Supply Process

In order to be considered, interested groups need to prepare and submit proposals when a notification of EOI is released on MERX (government electronic tendering service) and advertised in major local newspapers.

EOI packages will be sent to a list of individuals and organization that have expressed an interest in the New Rental Supply program and to other organizations, non-profits and co-operatives that have developed housing.

EOI Submission Contents

EOI submissions should include:

- Proponent information such as mission statement, history of organization, publicity, marketing or fund-raising pamphlets.
- Project summary information including a project plan, map of site, proposed ownership, and property management and construction information.
- Proposed development schedule
- Preliminary capital budget, five-year operating projections and community needs analysis

EOI Selection Criteria

Considerations for selection of EOI proposals include:

- Type of organization
- Location of the project
- Accessibility/Visitability
- Equity as percent of total cost
- Amount of AHF funding per unit
- Proposed rents
- Applicant experience
- Market/Need
- Amenities

EOI General Information

The Manitoba Housing and Renewal Corporation has released two EOIs for the New Rental Supply Program and it is anticipated that the MHRC will release a third EOI in the fall of 2005.

The AHF's *Repair/Conversion Rental Program* provides funding to eligible landlords so they can offer affordable rental accommodations for low-to-moderate-income renters. The funding must be used to repair severely deteriorated rental properties where the repairs required are beyond what would be addressed under other funding programs and where without the repairs, the rental property would be lost from the housing stock within five years.

The Rental/Conversion portion provides assistance to convert non-residential properties into affordable rental housing.

For more information regarding the Affordable Housing Initiative, please contact 945-5566 or toll free in Manitoba 1-866-689-5566. ☺

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