
ADDENDUM

Project: Negotiated Request for Proposals: Transfer of Seven (7) Single-Family Properties in the Point Douglas Neighbourhood for the Development of Affordable Homes

NRFP Closing Date: June 29, 2023

NRFP No: MHHD2023-003

Date: June 13, 2023 **Addendum No:** 1 (One)

Please note the following and attached changes, corrections, additions, deletions, information and/or instructions in connection with the Negotiated Request for Proposals, and be governed accordingly.

CLARIFICATIONS, ADDITIONS and CHANGES

1. The NRFP title has changed from:

Negotiated Request for Proposals: Transfer of Six (6) Single-Family Properties in the Point Douglas Neighbourhood for the Development of Affordable Homes

To

Negotiated Request for Proposals: Transfer of Seven (7) Single-Family Properties in the Point Douglas Neighbourhood for the Development of Affordable Homes

2. The NRFP Submission Deadline is extended from June 16, 2023 to **June 29, 2023**.
3. The NRFP will now include the transfer of up to a total of seven (7) single-family properties in the Point Douglas neighbourhood, as 105 Talbot Avenue has been added to Subsection 1.2 Description of Site and Properties as follows:

Civic Address: 105 Talbot Avenue
Legal Description: Lot 39, Plan 817, Parish Lot 66/7 ST B
Assessed Value: \$270,000

4. In Subsection 1.3 Definitions, the definition of “Indigenous Organizations” is revised as follows:

“Indigenous Organizations” means a band as defined by the Indian Act or an organization whose by-laws require at least 51% of its board members be Indigenous persons residing in Manitoba.

5. The NRFP’s Project Specifications have been revised to include both homeownership and rental proposals for low-and moderate-income families in Winnipeg’s Point Douglas neighbourhood. Where the proposed Project is for rent, the Proponent will be required to ensure that units are rented at Affordable Rates.

Subsection 1.3 has been modified to include the following;

“Affordable Housing” means permanent housing units that operate under the Affordable Housing Program guidelines. This includes selling homes to households who meet the program income limits. Information on the Affordable Housing Program can be found on the Manitoba Housing website

“Eligible Renter” means a household with a dependent(s), where total household income is at or below the Affordable Housing Program Income Limit for Manitoba, currently listed as \$84,600 for families with children or Dependents.

“Affordable Rents” means the Affordable Housing Rental Program Rents inclusive of essential utilities (heat, hydro, and water), and is the maximum monthly rent that can be charged to an Eligible Renter. The Affordable Housing Rental Program Rents are reviewed by Manitoba Housing annually and published on the Manitoba Housing website at: <https://www.gov.mb.ca/housing/progs/pil.html#affordable>

“Proponent” means a non-profit corporation, Indigenous organization, or any other legal entity that submits a Proposal to Manitoba Housing in response to the NRFP. A non-profit or Indigenous organization may partner with a private developer or leverage funds privately, however, it must be the non-profit or the Indigenous Organization that applies as the Proponent.

Proponents submitting rental housing proposals must demonstrate that they have the financial ability to operate and maintain the transferred properties, and will not require or request any financial assistance through this NRFP.

6. A voluntary site visit will be scheduled for Friday, June 16, 2023 at 1:00 PM Central Standard Time. The site visit will begin at the 272 Austin Street North property and will provide Proponents with the opportunity to tour the properties. Confirmation of attendance for this site visit is required by email at housingprograms@gov.mb.ca by Thursday, June 15, 2023 no later than 4:00 PM Central Standard Time.

End of Addendum No. 1

This Addendum shall be incorporated into the Negotiated Request for Proposal and shall form a part of the Contract documents