



# Neighbourhood Housing Assistance (NHA)

Financial Assistance for New Construction Rental Stock

<b>LOCATION</b>	<p><b>Available to the Brandon Neighbourhood Renewal Corporation District</b>          The BNRC district is bounded by the following          North - Assiniboine River, South - Park Avenue, East – Franklin Street, West – 24<sup>th</sup> Street</p>
<b>MAXIMUM AVAILABLE AMOUNT</b>	<p><b>\$10,000 PER UNIT - FORGIVABLE</b></p>
<b>FAMILY INCOME</b>	<p><b>GROSS HOUSEHOLD INCOME OF THE TENANT MUST BE AT OR BELOW:          \$49,999.00</b></p>
<b>RENT</b>	<p><b>RENTS MUST BE AT OR BELOW THE MARKET MEDIAN RENT GUIDELINES INCLUDING UTILITIES:</b>  <b>\$565.00 (1 BD)</b>  <b>\$675.00 (2 BD)</b>  <b>\$815.00 (3 BD)</b>  <b>\$965.00(4+ BD)</b></p>
<b>LENGTH OF LOAN</b>	<p><b>5-7 years depending on amount of equity contributed to reduce loan amount</b></p>
<b>QUALIFIER</b>	<p><b>A qualifying repair must be identified for the property to be eligible for the loan. Qualifiers are described as a major deficiency in one or more of the following areas:          Structural (roof, foundation, etc), Plumbing , Heating, Electrical, or Fire Safety</b></p>

## GENERAL PROGRAM INFORMATION

- The objective of the program is to provide safe and affordable housing options for low and moderate income families by working with the private sector, non-profit and co-operative organizations and providing access to capital funding to help develop a new supply of rental stock.
- The funding assistance is a fully forgivable loan, which does not have to be repaid provided the owner meets certain conditions.
- Landlords may be eligible if they build two or more self-contained rental units; rent the units for permanent rental accommodation to non-family members and can confirm the amount of rent being charged.
- A mortgage or a promissory note in the amount of the forgivable loan secures the loan.
- Loan approvals will be cancelled if work is not started immediately following loan approval.
- The rents for assisted units must remain at or below the median market rent established for comparable accommodation in the area where the property is located.

**WE ARE CURRENTLY ACCEPTING APPLICATIONS FOR NHA NEW  
CONSTRUCTION.  
PLEASE VISIT THE BNRC OFFICE AT 410 9<sup>TH</sup> STREET OR CALL 729-2412.**

**APPLYING FOR NHA FUNDING**

***All NHA applications must be accompanied by the following support documentation in the form of a written proposal.***

**1. Location**

- Provide a specific location for your project (Street Address or Land Titles Reference).
- Provide proof of ownership (Land Titles documentation, OR If you do not currently own the property, provide a letter of intent to purchase or accepted offer to purchase).

**2. Design**

- Provide a complete set of certified proposed drawings to the BNRC and the Planning Department, which shall include details related to structural, mechanical systems, interior and exterior finishes and landscaping.

**3. Cost Breakdown**

- Provide the total project cost
- Identify the general contractor / subcontractors to each relevant project component.
- Provide written estimates.

**4. Exterior Finishes**

- Describe in detail the exterior finish of your building.
- How will the proposed project exterior designs / materials relate to and complement the existing aesthetics of the surrounding neighbourhood?

**5. Financial Details**

- Provide a fully detailed and documented explanation of the proposed project financing.

**6. Special Considerations**

- Provide a listing of what additional amenities would be provided by your project (green space, washer & dryers, air conditioning, balconies, storage, etc.).

Submit a complete written proposal in conjunction with the attached questionnaire, and Manitoba Housing Application. Please ensure that you have provided all the required information. Your application is not complete until you have provided all documents required.

Should you have any questions, require clarification or assistance in completing the application, please contact the BNRC housing coordinator directly (see contact information below).

**APPLICATIONS ARE REVIEWED AS FUNDING PERMITS**

**BRANDON NEIGHBOURHOOD RENEWAL CORPORATION:**

410 9<sup>th</sup> Street  
Brandon, MB R7A 6A2  
Phone: 729-2412 Fax: 729-0101  
Email: a.colli@brandon.ca

## Questionnaire – NHA Program

Annual interest in accessing funding always exceeds the funding levels provided by the federal government for programming. Unfortunately, due to these financial constraints, we are not able to provide NHA loans to all interested parties who may be eligible. Therefore, we prioritize the applications, based on the information you provide, to ensure we are servicing the greatest need while realizing the best values from the program budget.

The following questions **must be answered** in order to ensure accurate prioritization of your proposal:

	<b>Question</b>	<b>Answer</b>	<b>For Office Use Only</b>																											
1.	Have you previously received or are you currently receiving federal or provincial funding assistance for any property you own or have owned in the past?	No___ Yes___ If yes, Funding amount \$_____ Received in what year? _____																												
2.	Will the property you are applying for be located within BNRC district boundaries? North – Assiniboine River South – Park Avenue East – Franklin Street West – 24 <sup>th</sup> Street	No___ Yes___  Property address: _____																												
3.	How many self contained units will be in the proposed development?	_____																												
4.	How many of each of the following units will be in the proposed development?	Bachelor suites _____ 1 Bedroom _____ 2 Bedroom _____ 3 Bedroom _____ 4 or more Bedroom _____																												
5.	How many of each of the following units will rent at affordable rental rates?	1 Bedroom _____ 2 Bedroom _____ 3 Bedroom _____ 4 or more Bedroom _____																												
6.	What are your proposed affordable rental rates? <i>(Note: Affordable rental rates are inclusive of all utilities).</i>	1 Bedroom \$ _____ 2 Bedroom \$ _____ 3 Bedroom \$ _____ 4 or more Bedroom \$ _____																												
7.	How many units do you require funding for?	_____																												
8.	How many years are you willing to rent the funded units at affordable rental rates?	5 years _____ 6 years _____ 7 years _____ 8 years _____ 9 years _____ 10 years _____																												
9.	What appliances will be included in the rental units?	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 60%;"></th> <th style="width: 20%; text-align: center;">Yes</th> <th style="width: 20%; text-align: center;">No</th> </tr> </thead> <tbody> <tr><td>Fridge</td><td></td><td></td></tr> <tr><td>Stove</td><td></td><td></td></tr> <tr><td>Microwave</td><td></td><td></td></tr> <tr><td>Dishwasher</td><td></td><td></td></tr> <tr><td>Freezer</td><td></td><td></td></tr> <tr><td>Washer</td><td></td><td></td></tr> <tr><td>Dryer</td><td></td><td></td></tr> <tr><td>Other</td><td></td><td></td></tr> </tbody> </table>		Yes	No	Fridge			Stove			Microwave			Dishwasher			Freezer			Washer			Dryer			Other			
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Dryer																														
Other																														
10.	Please describe any green / energy efficient components the landlord is incorporating into the renovations.	_____																												

