

2011

Return to: Fax: 642-6660

Email: Gimli@RMGimli.com

Hi folks,

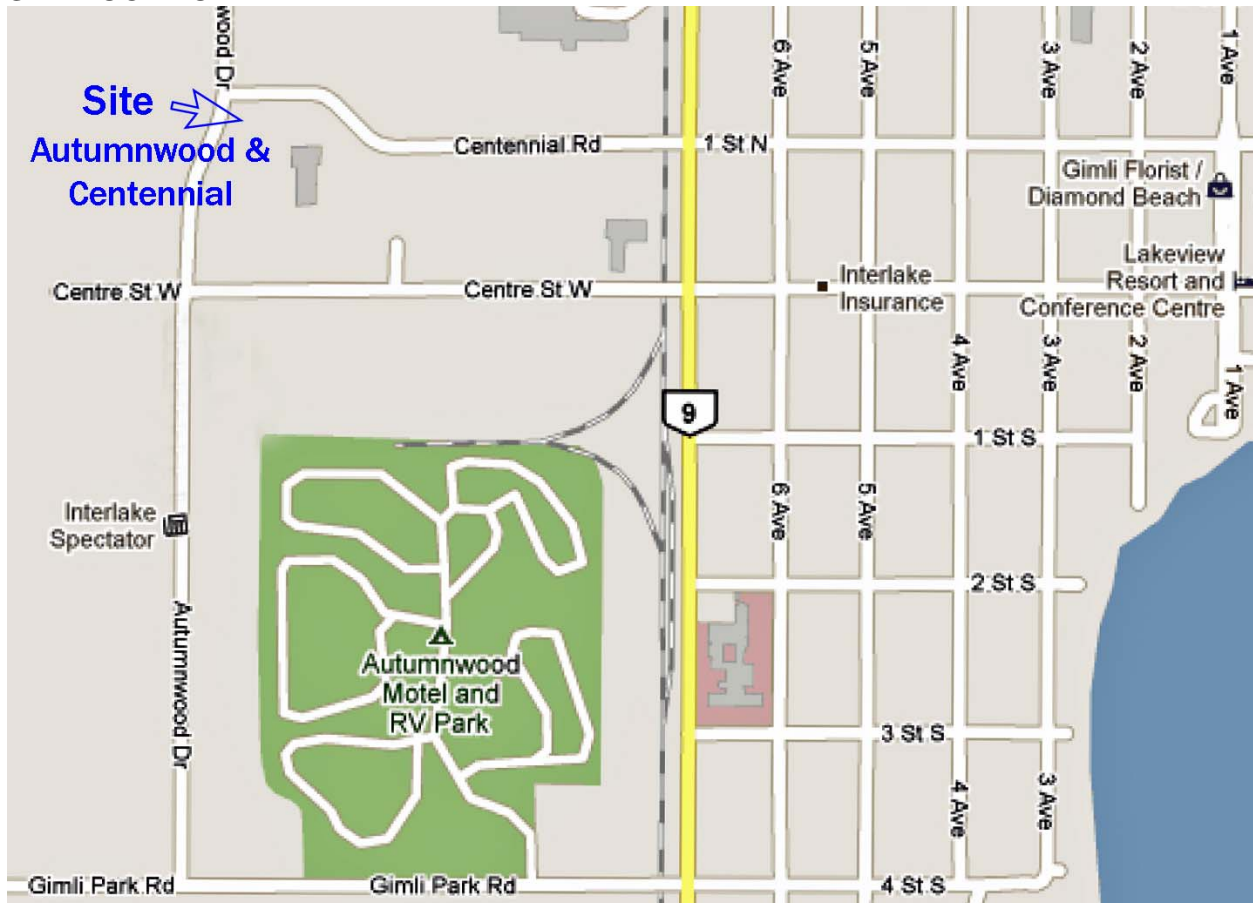
AFFORDABLE NOT-FOR-PROFIT HOUSING – GIMLI

We have a new but slim opportunity to provide some quality, affordable “new construction” not-for-profit rental family oriented housing for our community.

We need to quickly re-demonstrate a local need for this housing else we may see this opportunity pass our community by.

We have a proposal to build a 28-suite, two-storey apartment building with 1-bed, 2-bed, and 3-bedroom suites. The apartment would be located in Gimli, on Autumnwood across the street from the school and across the lane from the Recreation Centre rink.

SITE LOCATION MAP



BUILDING DESIGN

The building will be designed to new energy efficiency standards. A geothermal heating and cooling system will be investigated shortly.

The architecture has been designed to include elevated and secure access, powered surface parking, and landscaped grounds. With flexibility, adaptability, and changing circumstances in mind, the building (including suites) will be carefully designed to accommodate both physically independent and physically challenged household's needs.

PROPERTY MANAGEMENT

The project will be professionally property managed and operated, and overseen by a local community not-for-profit housing corporation, whose volunteer board of directors comprise of community citizens, appointed by the Town Council of Gimli.

RENTS

Rents for the new accommodation are anticipated to be as follows: *Monthly rents indicated below include heat, light, sewer and water, property taxes, administration, and maintenance. Only TV, telephone, and parking are not included in these estimates (tenants will need to purchase their own household contents and liability insurance coverage). On site common coin-operated laundry will also be available.*

"All inclusive Rents" 1-bed: \$575/mth 2-bed: \$713/mth 3-bed: \$863/mth

Eligible households will be determined on a "household income basis" however special exemptions may be considered for medical reasons (doctor's letter of recommendation required). Current Eligible Households Income Levels (for the above stated "Low End of Market Rents") are:

- Family Units (2 and 3 bedroom suites) – Household with dependants - \$57,000 and below.
- Single Units (1 bedroom suites) – Households without dependants - \$42,750 and below.
(all estimates subject to change)

Certain exemptions may be approved for household incomes greater than these levels (e.g. for medical reasons).

Certain additional monthly rental subsidies may be available for a limited number of households demonstrating incomes below these levels.

- 1-bed Total household income before taxes - below \$23,000/annum
- 2-bed Total household income before taxes - below \$28,500/annum
- 3-bed Total household income before taxes - below \$34,500/annum

If you are at all interested in moving into this proposed facility please complete the following survey (no commitments at this time) and return as soon as possible to the town office at:

Affordable Housing Gimli
P.O. Box 1246, 62 - 2nd Avenue
Gimli, MB, R0C 1B0.

The expression of interest form can be downloaded from our planners website at:

www.lifelease.ca

EXPRESSION OF INTEREST PACKAGE

AFFORDABLE HOUSING – GIMLI

Rev. May, 2011

- The current anticipated Occupancy Date is Fall 1, 2012.
- Suites will be pre-leased on a “first-come-first-served” basis provided applicants are eligible and all other circumstances are identical. Usually these projects are 100% leased up prior to construction completion (don't miss out) Express your interest now!
- If you are interested in this project, please complete the attached “Expression of Interest” form, and return it to: **Affordable Housing Gimli - P.O. Box 1246, 62 - 2nd Avenue, Gimli, MB R0C 1B0.**

Building: Our architect has designed a beautiful residential scaled building with the following features:



Artists impression

- ❖ A choice of 28 one, two and three-bedroom suites. Each suite contains one, two or three bedrooms, a bathroom, a storage room, a living/dining room and a fully appointed kitchen with stove and refrigerator (and space for optional dishwasher and micro-wave).
- ❖ The building will have high levels fire safety and security, and will be elevated for ease of access. The main entry will be provided with a secure entry phone system and main floor vestibule.
- ❖ The design includes an entranceway to protect arrivals from the weather as well as an interior residents lounge where social activities can take place.
- ❖ The common space in the building includes on-site pay-as-you-go laundry facilities.

Expression of Interest: For those interested in renting one of these apartments, please complete the attached form. **Questions:** For all questions please contact our development consultants (Acorn and Murdoch Management) directly at 982.2000 or toll free at 1.800.543.6118. or email at: info@lifelease.ca

EXPRESSION OF INTEREST

Please return this one page form to: Affordable Housing Gimli - P.O. Box 1246, 62 - 2nd Avenue, Gimli, MB R0C 1B0
Or Murdoch Management 757 Henderson Highway, Wpg MB R2K 2K7 – or fax 669-4509 – or email info@lifelease.ca

I/we would like to be added to the **Affordable Housing Gimli** project Expression of Interest List to obtain future information and notice of meetings on the development of this project (all personal information shall be held in the strictest of confidence and in accordance with Canadian law).

This project will operate “at cost” (not-for-profit) for the life of the project. Rents currently projected for occupancy (Fall 2012) are \$575/mth for a 1-bed room suite and \$713 for a two bedroom suite \$863 for a three bedroom suite – (*TV, phone, parking and laundry not included*).

[1] I/we would like to express interest in (see attached suite layouts and location drawing reference):

1-bdrm suite (type A): 2-bdrm suite (type B):

2-bdrm suite (type C): 3-bdrm suite (type D):

[2] My/our 1st, 2nd and 3rd choice suites in the building are suite numbers (see floor plans):

1st choice suite number (____). 2nd choice suite number (____). 3rd choice suite number (____).

[3] One or more member of my/our household has a physical challenge and we are interested in accomodation especially designed for physiccally challenges.

Yes. No.

[4] One or more members of my/our household has a medical condition and our doctor would recommend us to live in an apartment for medical reasons.

Yes. No.

[5] There are [_____] people in my household.

[6] The name, date of birth, and gender of each person in my household is:

Person 1:
Name: _____ Date of Birth: _____ Gender: _____

Person 2:
Name: _____ Date of Birth: _____ Gender: _____

Person 3:
Name: _____ Date of Birth: _____ Gender: _____

Person 4:
Name: _____ Date of Birth: _____ Gender: _____

Person 5:
Name: _____ Date of Birth: _____ Gender: _____

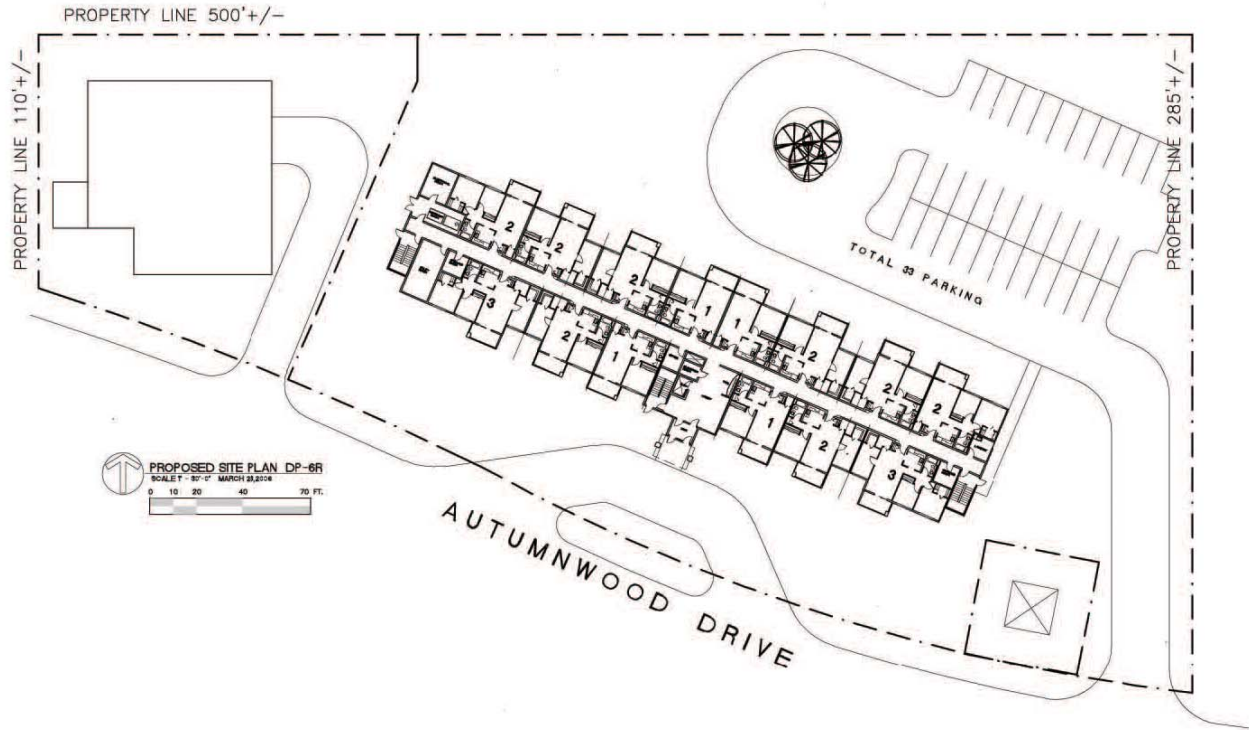
[7] The est total current annual household income from all sources before deduction is [_____]

Applicant: First Name: _____ Last Name: _____

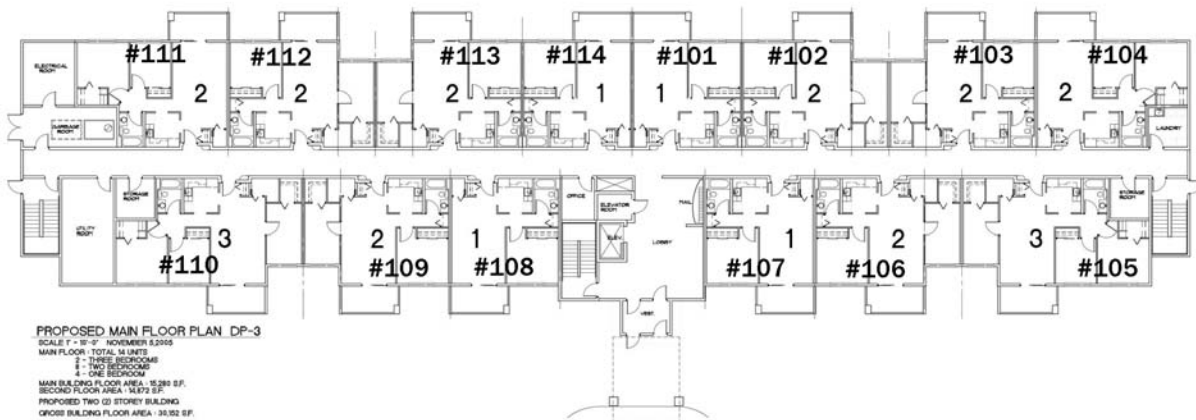
Mailing Address: _____ Town/City: _____

Province: _____ Post/cd: _____ Phone: _____

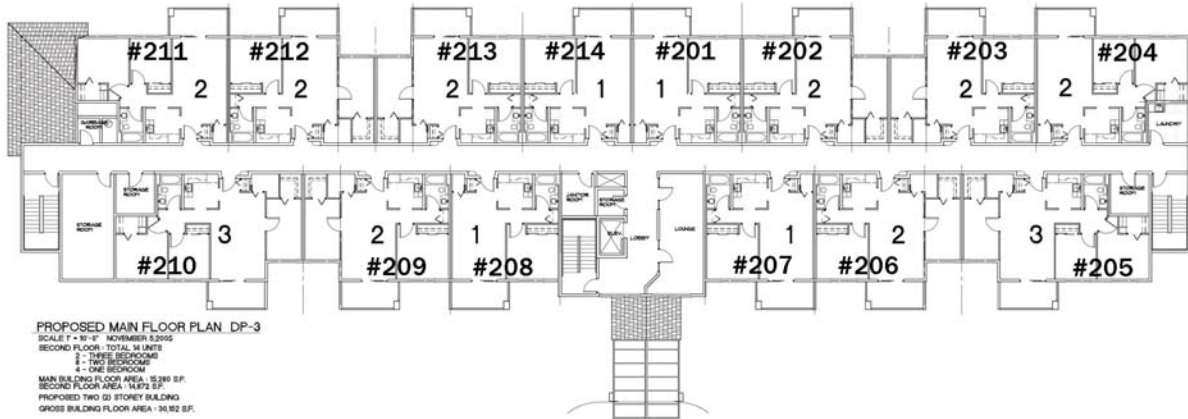
REFERENCE DESIGN DRAWINGS



SITE PLAN



MAIN FLOOR PLAN



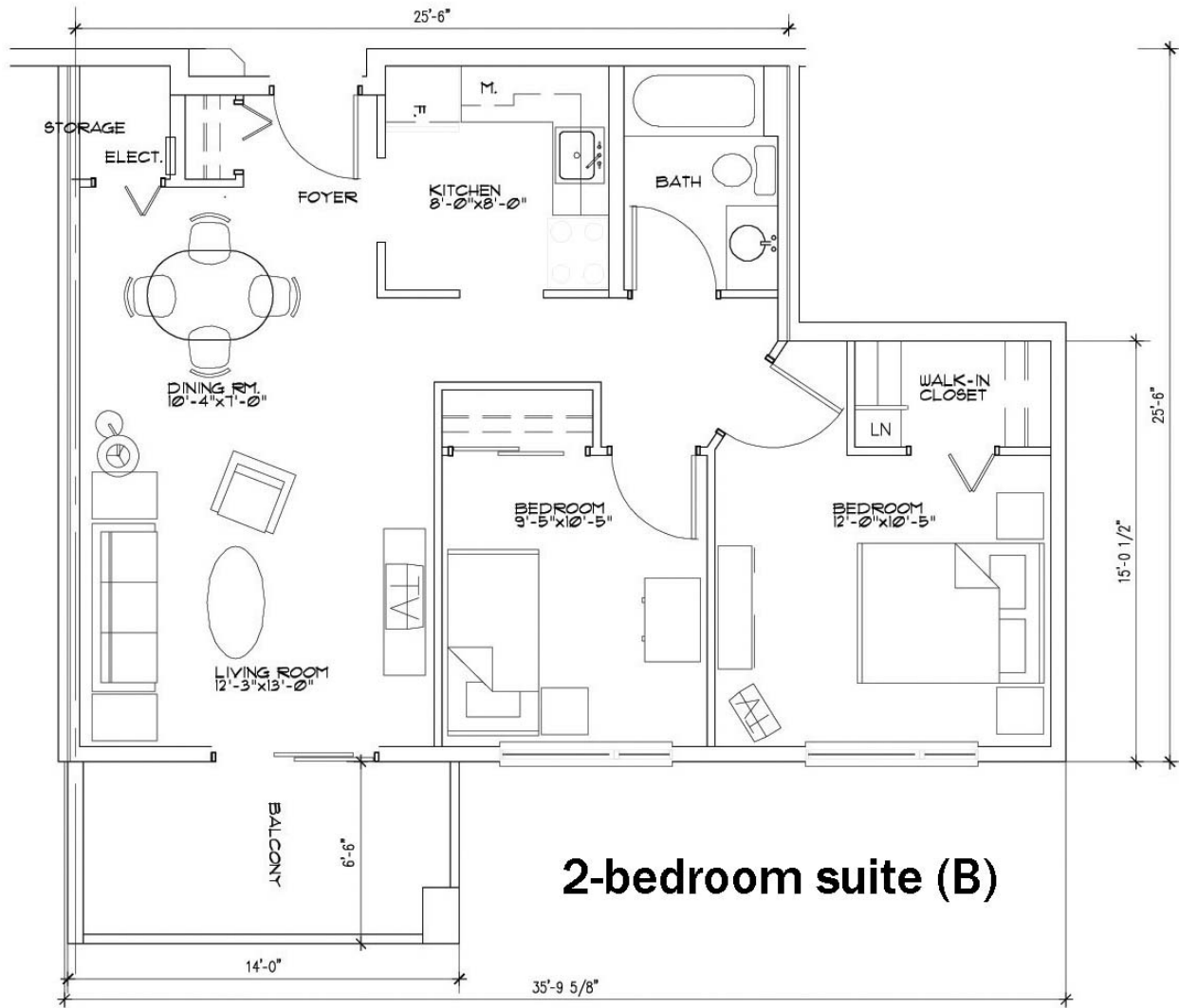
PROPOSED MAIN FLOOR PLAN - DP-3
 SCALE: F = 1/4" = 1'-0" NOVEMBER 5, 2005
 SECOND FLOOR: TOTAL 36 UNITS
 2 - THREE BEDROOMS
 2 - TWO BEDROOMS
 4 - ONE BEDROOM
 MAIN BUILDING FLOOR AREA - 15,290 S.F.
 SECOND FLOOR AREA - 14,672 S.F.
 PROPOSED TWO (2) STOREY BUILDING
 GROSS BUILDING FLOOR AREA - 30,962 S.F.

SECOND FLOOR PLAN



1-bedroom suite

LARGE SCALE UNIT PLAN - TYPE A
 SCALE 1/4" = 1'-0" (643 S.F. - EXCLUDE BALCONY)
 NOVEMBER 5, 2005

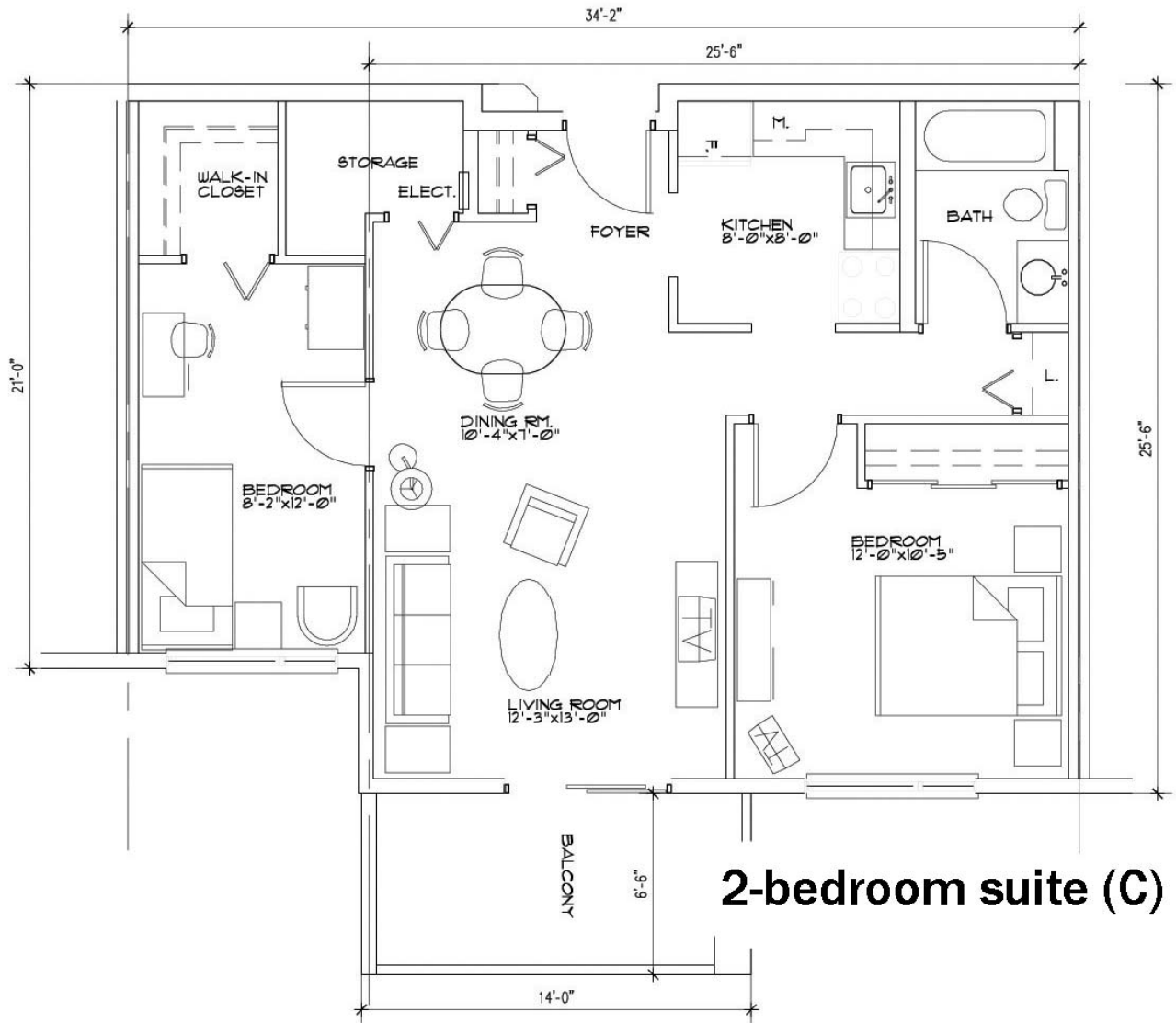


2-bedroom suite (B)

LARGE SCALE UNIT PLAN - TYPE B

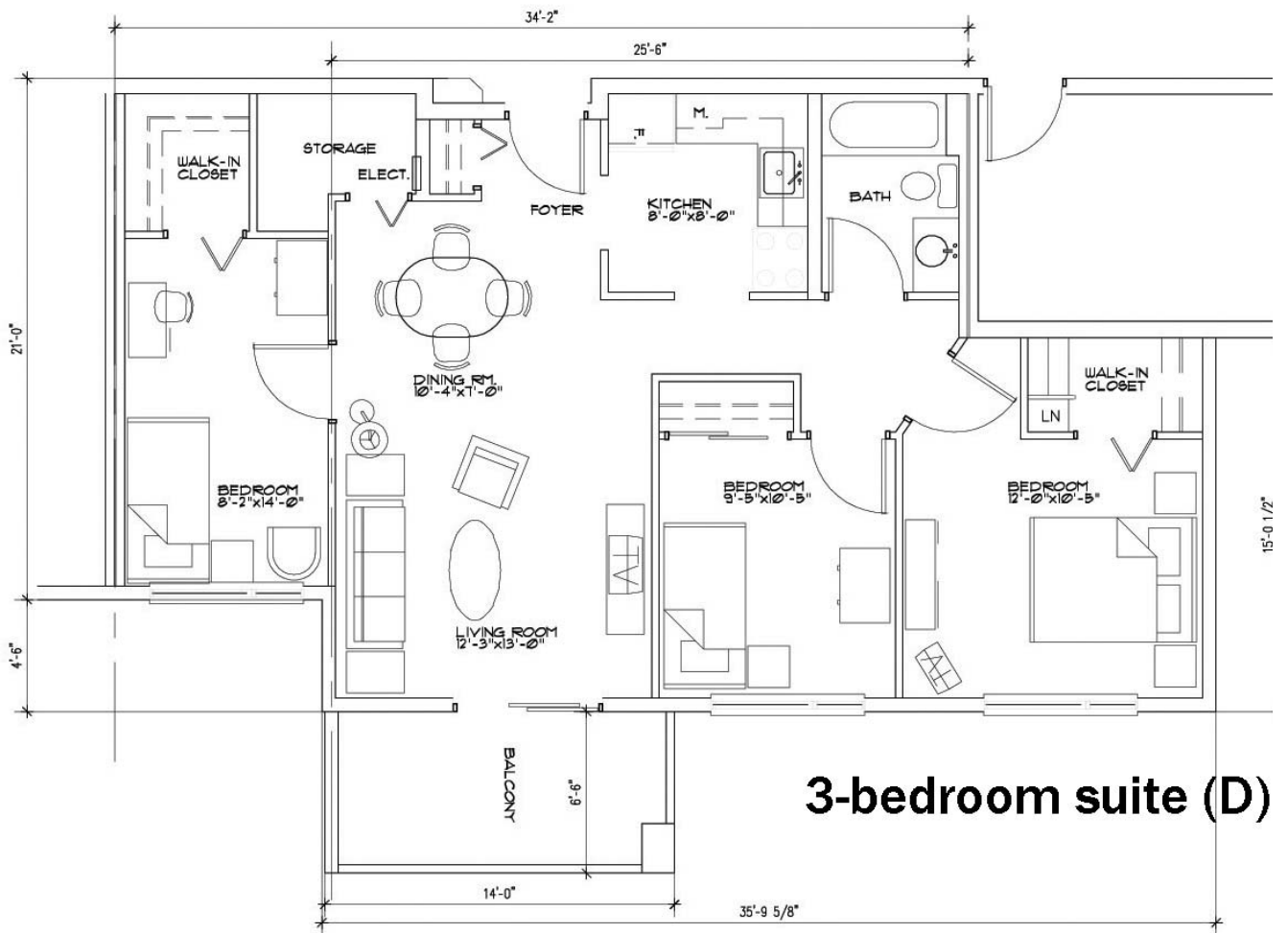
SCALE 1/4" = 1'-0" (807 S.F. - EXCLUDE BALCONY)

NOVEMBER 5, 2005



LARGE SCALE UNIT PLAN - TYPE C

SCALE 1/4" = 1'-0" (827 S.F. - EXCLUDE BALCONY)
 NOVEMBER 5, 2005



3-bedroom suite (D)

LARGE SCALE UNIT PLAN - TYPE D
 SCALE 1/4" = 1'-0" (977 S.F. - EXCLUDE BALCONY)
 NOVEMBER 5, 2005