



## General Information Package

Thank you for your interest in McClure Place. This complex offers enriched housing suites for seniors 55 years of age or more. It is designed for residents who are reasonably independent and self-sufficient. McClure Place is a non-profit organization. It offers community, health, dining and recreation services. Within the tower building there are 108 suites; 73 are Life Interest Lease suites and 35 are Subsidized Rentals. McClure Place has a no smoking and no pet policy.

Attached to McClure Place is Amy McClure House, which is our Personal Care Home. This home of 21 suites is designed for those who are finding it more difficult to live independently. Staff is available around the clock to provide the extra assistance needed by residents- as well as nursing care three days a week. Further information regarding Amy McClure House can be found on the Amy McClure House application.

Wait lists for admission to McClure Place, both Life Interest Lease and Rental suites, and to AMH will be maintained. For information concerning the wait lists, applicants may inquire by email at [info@mcclureplace.ca](mailto:info@mcclureplace.ca).

Residency will be denied to any applicant who is a smoker. If a deposit has been made, no refund will be made and the applicant's name will be moved to the bottom of the wait list. When offered a suite for the second time and the applicant is still a smoker, he or she will be removed from the wait list.

Our location is close to many other services and amenities including Lakewood Civic Centre. Services available within McClure include a hairdressing salon, a supper and lunch program, pool and shuffleboard table, exercise equipment, numerous exercise programs and activities, a guest suite and church services in the attached McClure United Church.

McClure Place's Mission Statement is: *'Serving seniors in a community of belonging'*. Our Core Strategies are:

- ❖ The availability of safe, dignified and cost effective living
- ❖ Access to services that promote healthy living, thereby maintaining physical, mental social and spiritual well-being
- ❖ Fostering of family and community relationships
- ❖ Ongoing assessment of the ability of McClure Place and Amy McClure House to respond to the changing needs of the residents and the community



## Subsidized Rental Information

Of the 108 suites in McClure Place tower, 35 of them are low-income rental suites. The criteria for eligibility for one of these suites are as follows:

- ❖ Gross annual income of not more than
  - Senior Single= \$42,000
  - Senior Couple= \$50,600
- ❖ 55 years or older
- ❖ Non-smoker
- ❖ Reasonably independent and self-sufficient

There is no deposit required to reserve a spot on the wait-list for Subsidized Rental suites. Financial information must be provided along with the application. All applicants are required to confirm their income upon admission.

**Applicants are chosen based on an assessment of ‘need’, not a ‘first-come, first-served basis.** ‘Need’ is determined through the point system as outlined by the Saskatchewan Provincial Government. Those individuals with the highest need will move to the top of the list. It is possible for an applicant to never score high enough to move into McClure Place. References from past housing residences will be required just prior to acceptance.

All applications are kept in strict confidence.

**Suite Rent** – Approximately 30% of monthly income and deducted monthly from bank account (based on Sask. Housing Graduated Rent Scale and reviewed annually)

**Resident Services Fees** – \$141 per month One Person  
\$249 per month Two Persons  
(Reviewed annually by Board)

Residents in Rental Suites do not have to pay property taxes or occupancy fees. They are required to pay for their own electrical and phone bills. If they have a parking spot, they are also responsible for this monthly cost. Rent includes the following utilities and services: refrigerator, stove, washer, dryer, garbage removal, heat, water and sewer, and classic cable.

Applicants for a Rental Suite who refuse a suite when offered will be allowed one refusal; the penalty for refusal will be twenty (20) points on their assessment eligibility score. A second refusal will lead to removal from the waitlist. If, however, the refusal is made due to a valid reason as determined by the Executive Director such as fear of

heights, no penalty will ensue. If a couple for instance, refuses a one bedroom without valid health reason, they will have 20 points deducted from their score.



## **Life Interest Lease Information**

Life Interest Leases allow people to purchase a financial interest in McClure Place. In return for a loan made to McClure Place, the resident is granted a long-term lease for a suite. When the lease is terminated, McClure Place will buy-back the original Life Interest Lease loan amount.

There are one and two bedroom suites available. The one bedroom suites are 626 square feet and the two bedroom suites range from 885 to 922 square feet. The cost of the Life Interest Lease is higher for larger suites. Please see the attached floor plan and price chart. Leases may be held individually or by a couple. If a couple holds the lease, the surviving member is secure in keeping the accommodation.

### **The financial commitments are as follows:**

- ❖ A non-refundable deposit of \$200 to reserve a spot on the wait-list. The wait time is typically 5-7 years; or shorter for those open to any suite
- ❖ A non-refundable deposit of \$5000 (less the initial deposit) when an offer is made
- ❖ Applicants for LIL suites may request the type and location of suite they wish. However, applicants who have specific requests will be by passed on the wait list when vacancies that do not meet their specifications become available
- ❖ Applicants with specific requests who are offered a suite that meets their preferences but refuses the suite will be moved to the bottom of the wait list.
- ❖ The Life Interest Lease loan plus an Administration Fee and a Debt Retirement Fee is paid just prior to move-in. Financing is not provided by McClure Place

## **Monthly Fees are set by the Board and include:**

- ❖ Occupancy Fees are fees associated with operating the facility (operating/maintenance, reserve fund contribution, sewer, and garbage removal)
- ❖ Classic cable, water , and heat are included
- ❖ Resident Services Fees include enriched living services (such as health and recreation services)
- ❖ Parking, electrical, phone bills, and City property taxes are extra. Residents are also responsible for providing/maintaining their own appliances (fridge, stove, washer, dryer)

## **When the time comes for the Life Interest Lease to be returned to McClure Place:**

- ❖ The original life lease loan value is returned to the resident (or estate) within 60 days of the termination date
- ❖ Plus any prepaid fees and a portion of the Debt Retirement Fee (if occupancy has been less than 50 months)
- ❖ Less any outstanding bills, suite repairs and cleaning, and maintenance fee



# Life Interest Lease Costs

As of January 1, 2019

## Leasing Fees

		Loan Value	Administration Fee	Debt Retirement Fee	Total
<b>One Bedroom</b>	626 sq ft (02, 06)	\$85,700	\$8,570	\$15,000	<b>\$109,270</b>
<b>Two Bedrooms</b>	885 sq ft (03)	\$99,300	\$9,930	\$15,000	<b>\$124,230</b>
	908 sq ft (01, 05, 07)	\$100,300	\$10,030	\$15,000	<b>\$125,330</b>
	912 sq ft (08)	\$100,300	\$10,030	\$15,000	<b>\$125,330</b>
	922 sq ft (04)	\$100,300	\$10,030	\$15,000	<b>\$125,330</b>

## Monthly Fees

	Total Monthly Payment	Fee Breakdown
<b>One Bedroom (One Person)</b>	\$836	\$507 Operating/Maintenance (Occupancy Fee) \$188 Reserve Fund (Occupancy Fee) \$141 Resident Services Fee
<b>Two Bedrooms (One Persons)</b>	\$839	\$532 Operating/Maintenance (Occupancy Fee) \$209 Reserve Fund (Occupancy Fee) \$141 Resident Services Fee
<b>Two Bedrooms (Two Persons)</b>	\$934	\$532 Operating/Maintenance (Occupancy Fee) \$209 Reserve Fund (Occupancy Fee) \$249 Resident Services Fee
<b>Suite Property Taxes for One Bedroom</b>	\$100 (Approximate)	
<b>Suite Property Taxes for Two Bedrooms</b>	\$120-\$130 (Approximate)	
<b>Parking Stall</b>	\$30	
<b>Garage</b>	\$60	There is a \$1000 onetime fee and \$60 per month thereafter
<b>Electrical and Phone Bills</b>		Residents pay their own electrical and phone bills