

Senior Housing Needs & Preferences Survey Morris Manitoba

1. Which selection below best describes where you currently live?
(please mark an X)

- (1) In the Town of Morris
- (2) Within RM of Morris
- (3) Other

2. Are you male or female?

- (1) male
- (2) female

3. What best describes your current living arrangements?

- (1) I live with my wife/husband
- (2) I live by myself
- (3) I live with non-family members
- (4) I live with family members

4. How old are you?

- (1) under 49 years old
- (2) 50-54 years
- (3) 55-59 years
- (4) 60-64 years
- (5) 65-69 years
- (6) 70-74 years
- (7) 75+ years

5. Do you own or rent?

- (1) own
- (2) rent

6. What type of home do you live in?

- (1) single-family detached home
- (2) semi-detached, duplex, row house, townhouse
- (3) suite or room within a house
- (4) apartment building or multi-unit complex
- (5) other (specify) _____

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7. To better gauge affordability rates for senior households what was your household's total gross income last year (before taxes)?

- _____ (1) less than \$19,999
- _____ (2) \$20,000-\$29,999
- _____ (3) \$30,000-\$39,999
- _____ (4) \$40,000-\$49,999
- _____ (5) \$50,000-\$59,999
- _____ (6) \$60,000 or more

8. How much do you currently spend on monthly shelter costs (utilities, rent, mortgage, property taxes, maintenance and condominium fees)?

- _____ (1) under \$500
- _____ (2) \$500-\$600
- _____ (3) \$600-\$700
- _____ (4) \$700-\$800
- _____ (5) \$800-\$900
- _____ (6) \$900+

9. Please mark an X to the questions below that best describes your household's circumstance.

Question	Yes, sometimes	Yes, often	No
9a. Does anyone have serious difficulty hearing?			
9b. Does anyone have serious difficulty seeing even when wearing glasses?			
9c. Because of a physical, mental, or emotional condition, does anyone have serious difficulty concentrating, remembering, or making decisions?			
9c. Does anyone have serious difficulty walking or climbing stairs?			
9d. Does anyone have difficulty dressing or bathing?			
9e. Because of a physical, mental, or emotional condition, does anyone have difficulty doing errands alone such as visiting a doctor's office or shopping?			

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10. Do you have any plans to move from your present home within the next five years?

- _____ (1) yes
- _____ (2) no
- _____ (3) maybe

If you answered NO to question 10 please do not answer questions 11 to 13.

11. If you answered yes or maybe to question 10 regarding your intention to move, which timeframe best describes your situation?

	Within 2 years	2-3 years	3-5 years	6 or more years
How soon do you expect to move?				

12. If you own a home what would you estimate the value of your home?

- _____ (1) less than 50,000
- _____ (2) \$50,000-\$100,000
- _____ (3) \$100,000-\$150,000
- _____ (4) \$150,000-\$200,000
- _____ (5) \$200,000 or more

13. *Please refer to Life Lease information below before answering this question.*

If a Life Lease Funding Model were to be used to help finance and build the project (see explanation below) would you be prepared to contribute a secured and refundable entrance fee of approximately \$50,000 - \$60,000 to provide the non-profit sponsor with equity funds needed to help support the financing of a seniors independent living project?

- _____ (1) yes
- _____ (2) no
- _____ (3) maybe

Thank You

What Is a Life Lease?

It is a unique rental arrangement, whereby the tenant makes a cash contribution (not an investment) in the rental unit of an agreed upon amount – approximately \$50,000 to \$60,000. These funds are then used by the sponsoring group under terms and conditions set out in the Manitoba Life Lease Act and Regulations to help build the project. When the tenancy ends, for whatever reason, the tenant is entitled to the refund of this cash contribution. This contribution known as the Entrance Fee is protected in the Project through an interest registered against the Property Title in the tenant's name and held by an independent trustee.

This development approach has been used by numerous not for profit organizations within the province to build in excess of one hundred highly successful seniors housing projects.

The sponsoring organization (landlord), obtains a bank loan to cover most of the capital costs. The entrance fees paid by the initial tenants reduces the landlord's required equity contribution. A 20 - unit development, and with entrance fees of \$60,000 for each tenant, provides the sponsoring organization with a potential tenant capital contribution of \$1,200,000.

However, not all of the entrance fee funds, can be used for construction purposes, since some of the funds must be held back in a "refund fund". The purpose of that fund is to repay the entrance fee when the tenancy ends. The landlord can usually count on the replacement tenant to pay an entrance fee that will be used to satisfy the liability of the departing tenant.

This does not mean that there is no monthly rental, but the monthly rent is less than renting an equivalent apartment suite, because the tenants, as a group, have paid a substantial part of the capital cost.

Typically, Life Lease projects of this nature and envisioned to replace Morris Manor, consists of an appropriate blend of affordable one and two bedroom suites ranging in size from approximately 650 to 850 square feet respectively. The building itself is usually designed with fully accessible spaces individual balconies and patios and a host of modern amenities for the enjoyment of all tenants.