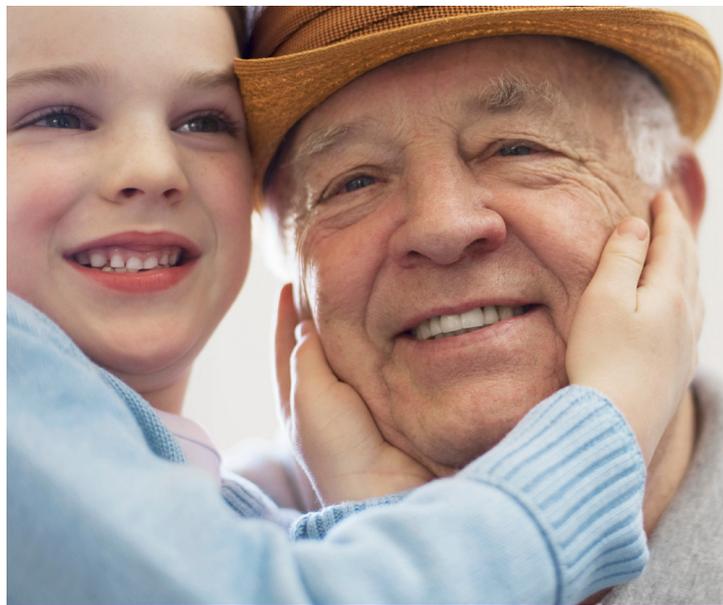


Proudly sponsored by St. Joseph's Housing Corporation



The Residences of St. Joseph's

St. Joseph's Health Centre is Guelph's leading, fully-accredited, non-profit provider of resident long-term care, continuing complex care and rehabilitation services. We offer excellent community outreach programs as well

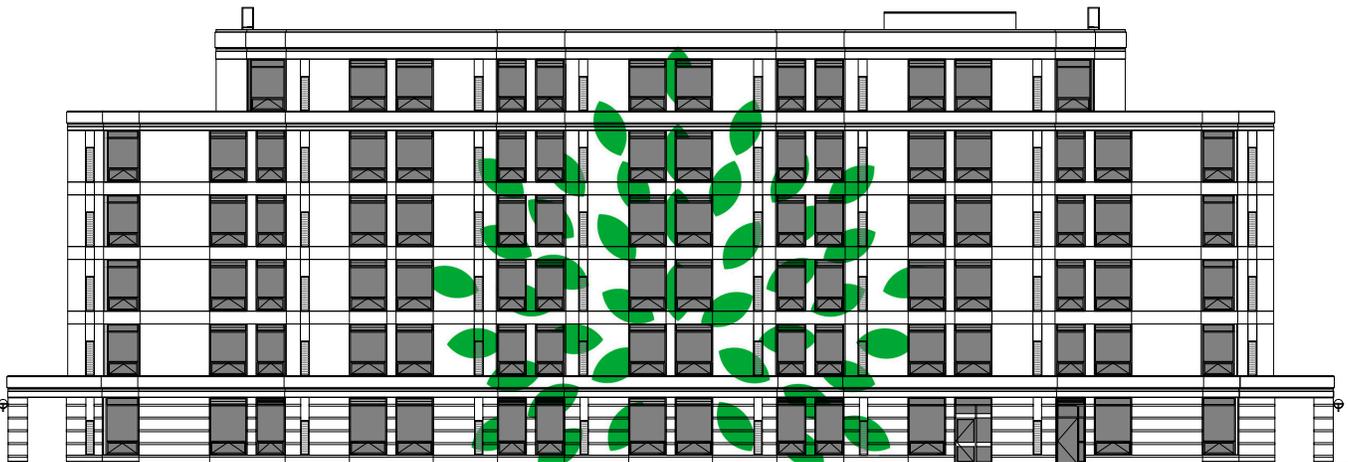


as outpatient clinics to people of all ages in Guelph and Wellington County. Today on our Westmount Road campus, St. Joseph's operates 240 long-term care beds, and 91 specialty hospital beds, which include complex continuing, palliative, and rehabilitation care. St. Joseph's has a proud history of providing the highest standards of care and service to the people we serve.

This tradition continues with **The Residences of St. Joseph's**. With help from all levels of government, we are pleased to introduce this new affordable rental housing option for seniors 65 years of age and older. We believe that access to appropriate housing is a crucial part of seniors' health and well-being. With a total of 80 apartments, ranging in size from a one bedroom at 653 square feet to a two bedroom at 804 square feet, including several accessible units. The Residences meets a variety of size and affordability needs of seniors wishing to live in our community.

Affordable Rental Suites for Seniors 65 plus

To learn more about The Residences of St. Joseph's please call the Tenant Placement Co-ordinator at 519-822-9284 or visit us online at www.sjhcg.ca



AFFORDABLE HOUSING 65 PLUS

Suite features:

- open concept kitchen
- energy efficient appliances
- independent heating/cooling
- walk-in shower/adjustable wand
- generous storage/closets

The Rose:

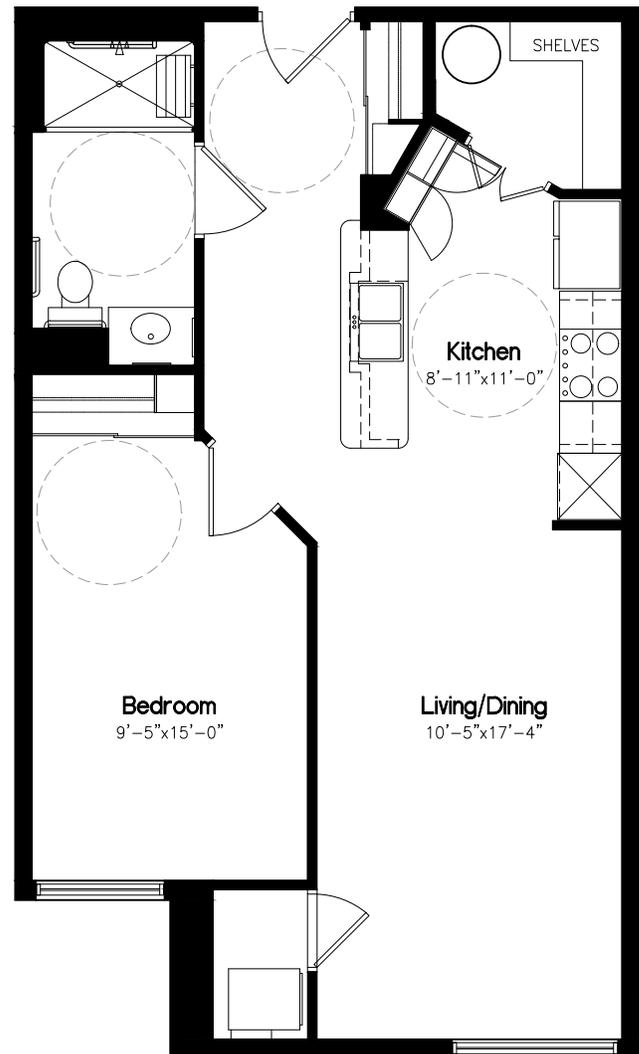
1 Bedroom @ 653 sq. ft.



The Lilac:

1 Bedroom accessible

@ 735 sq. ft.

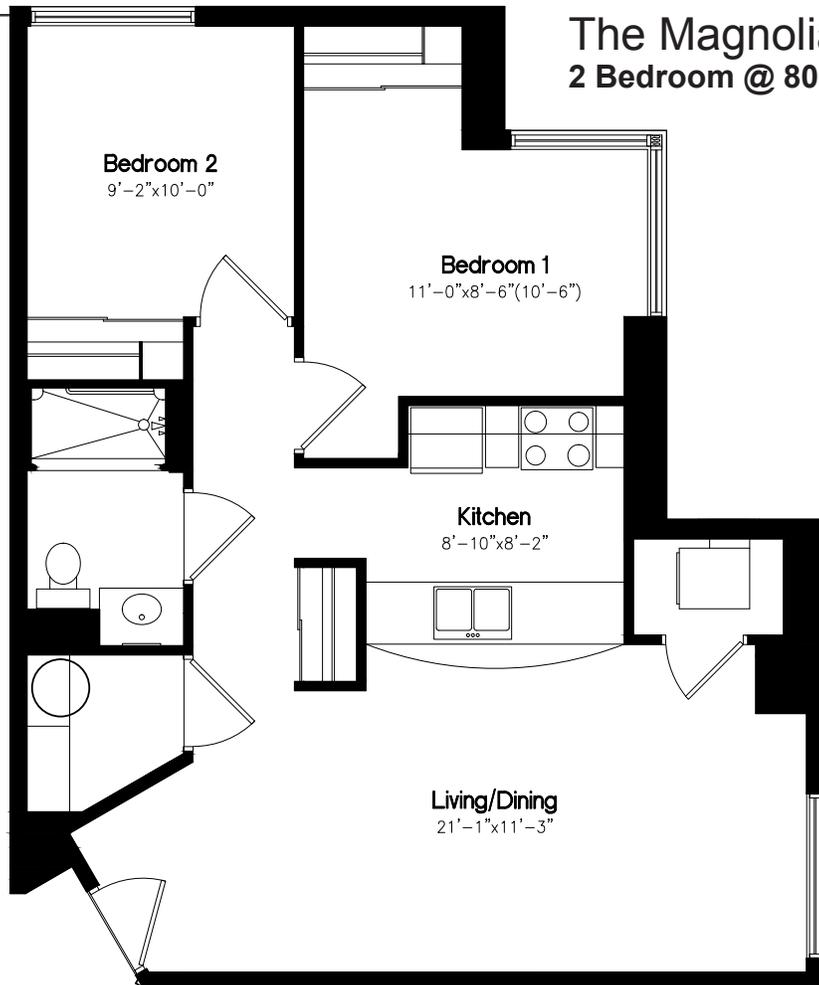


More than housing:

- on-site health care at St. Joseph's Guelph campus means you have direct access to quality services and health care.

AFFORDABLE HOUSING 65 PLUS

The Magnolia: 2 Bedroom @ 804 sq. ft.



To be eligible for a 2 bedroom unit, please refer to the eligibility and occupancy standards as outlined on the back of this brochure.

UNIT SIZES AND RENT:

| | NUMBER OF UNITS | NUMBER OF ACCESSIBLE UNITS | AFFORDABLE RENT | MAXIMUM HOUSEHOLD INCOME LEVELS |
|-----------|-----------------|----------------------------|-----------------|---------------------------------|
| 1 bedroom | 60 | 8 accessible | \$706* | \$40,418* |
| 2 bedroom | 20 | | \$803* | \$45,936* |

** Affordable rents do not include hydro, telephone, cable, internet, or surface parking*

** 2015 average market rent and maximum income levels established annually by the County of Wellington as per provincial guidelines. Rates will change for 2016*



The Residences of St. Joseph's

Eligibility Criteria:

- a) Applicants must be at least 65 years of age at the time of application, a resident of Ontario and have legal status in Canada.
- b) Applicants cannot own property in Canada and, if so, must agree to dispose of such property.
- c) Applicants must be capable of independent living either with or without support services.
- d) Applicants' gross household income must fall within the maximum income ranges established under the Affordable Housing Program.
- e) Applicants for an accessible unit (one bedroom only) must provide evidence of need for such modifications.
- f) Applicant must consent to credit, financial and/or personal information checks and to full disclosure of any information.
- g) St. Joseph's may accept or reject any application, and the applicant must agree to waive any claims for damages by reason of non-acceptance.

Occupancy Standards:

Applicants are only eligible for a one bedroom unit for any two members of a household who are spouses or same-sex partners of each other.

Applicants are ONLY eligible for a two bedroom unit if one of the spouses or same-sex partners requires a separate bedroom due to a disability or medical condition, or an additional bedroom is required: a) to store equipment required by a member of the household due to a disability or medical condition; or, b) to accommodate a qualified individual who is not a member of the household and who provides a member of the household with support services that are required due to that member's disability or medical condition.

The Residences of St. Joseph's is a smoke free building and all tenants must agree to the rules of the smoke-free environment and comply with the non-smoking policy.

The Residences of St. Joseph's pet policy permits pets on floors 1 and 2 only. All tenants must execute a lease agreement which outlines the provisions of this pet policy.

The Residences of St. Joseph's requires that all tenants obtain and keep in force a tenant content and liability insurance policy with respect to their unit. Applicants will be required to provide proof of current insurance coverage at the time of lease signing and going forward annually.

CONTACT US:

tel: 519-822-9284

website: www.sjhcg.ca