

10501 101A Street Morinville, AB

Paul Krauskopf Court

Community Affordable Housing



Suite Layout & General Information



Welcome to Paul Krauskopf Court

On behalf of our leadership team and all staff, we would like to extend a warm welcome to you and thank you for considering Paul Krauskopf Court as your new home!

Paul Krauskopf Court is Homeland Housing's first **Near Market Housing** family complex and provides a home to families and individuals in need of more affordable housing options. In this program, the rent is set at 85-90% of market rent for a similar sized suite in the area. The rent does not change if a resident's income changes but is subject to an annual review each year.

This apartment and townhome community offer a four-story apartment with one and two-bedroom options, and townhomes with two and three-bedroom suites. Paul Krauskopf Court is located in Morinville, about 35km north of Edmonton on Highway 2. The town enjoys a rich French Canadian and German heritage, but also has a long history of successful business ventures, as it was the first location in Western Canada to open a Royal Bank and a Credit Union.

With a population just shy of 10,000, Morinville is a growing, family-friendly community with small town charm, and proudly hosts a number of multi-national corporations, distinguished boutiques and shopping, convenient amenities and world class festivals and events.

We at Homeland Housing look forward to working together to ensure you receive quality housing in a welcoming community. We hope that Paul Krauskopf Court will be a place you can thrive and call home.

info@homelandhousing.ca

Eligibility

To be eligible for family affordable living you shall meet the following criteria:

- 18 years of age or older
- Canadian Citizen or landed immigrant
- Total annual income below the Income Threshold established for the town of Morinville of or less then for year 2020:
 - \$42,000.00 per year for a one bedroom unit
 - \$52,500.00 per year or a two-bedroom unit
 - \$62,500.00 per year for a three-bedroom unit

The number of bedrooms your household needs is determined based on the National Occupancy Standard. The standards are as follows.

One bedroom:

- each cohabiting adult couple (spouses or adult interdependent partners)
- each household member 18 years of age and over
- each pair of children under age 18 who are the same gender
- each pair of children under the age of 5 who are different genders
- a maximum of two people may occupy a one bedroom

Two bedrooms:

- a couple or single parent with one child
- a couple or single parent with two children under five years of age
- a couple or single parent with two children of the same sex under 18 years of age
- a couple or single individual expecting first child

Three bedrooms:

- a sole parent or couple with 2 or 3 children
- 3 or more cohabiting adults to a max of 6 (spouses or adult interdependent partners)

Rates (Effective September 1, 2020)

All apartment suites include heat and water, fridge, stove, dishwasher, washer and dryer

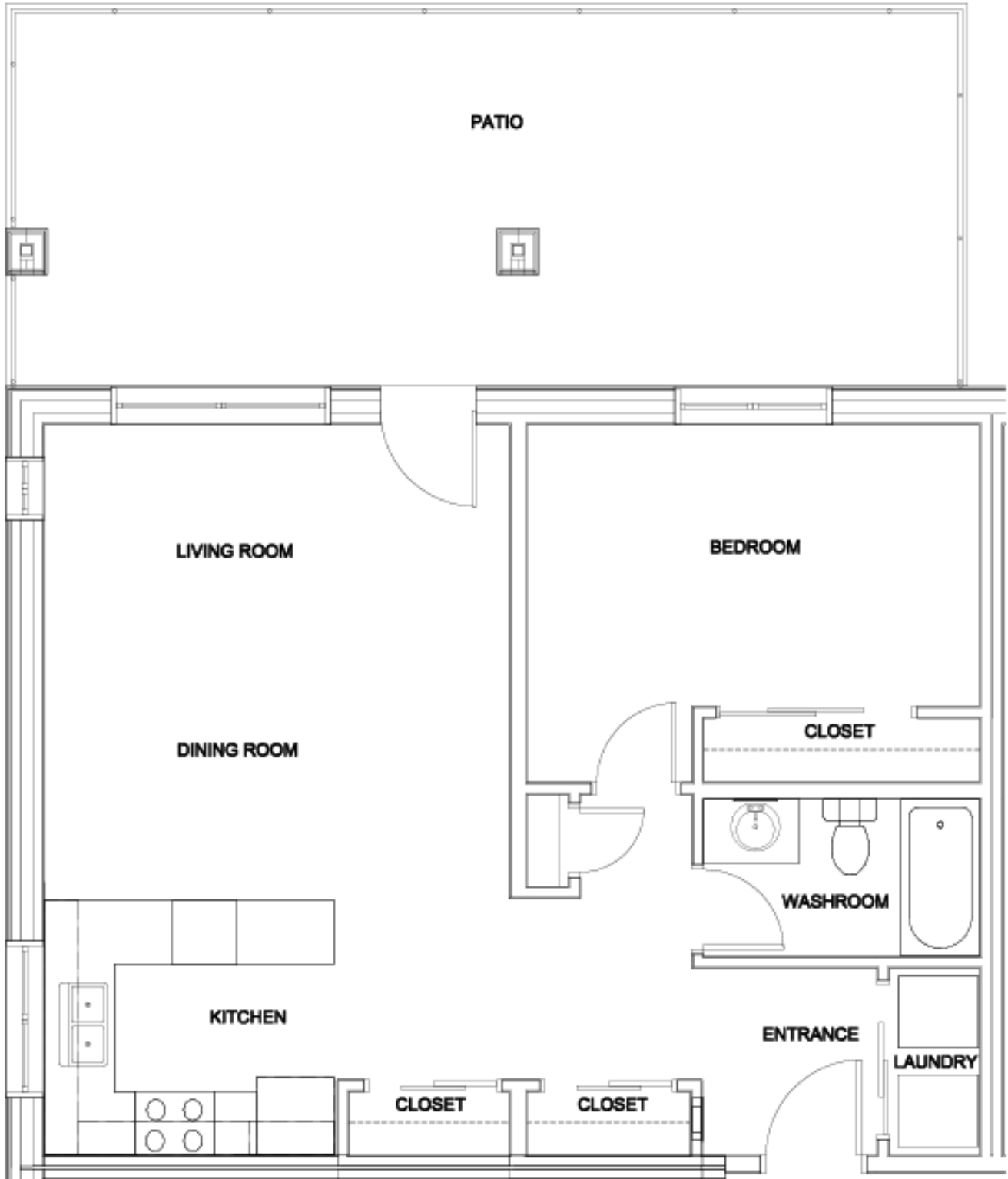
All townhomes include heat and water, fridge, stove, dishwasher, washer and dryer

| Paul Krauskopf Court Apartments – 4 Stories with Elevator | | | Rates | Security Deposit |
|--|-----------------------|-----------------|---------------------------|-------------------------|
| <u>1 Bedroom</u> | <u>610-675 Sqft</u> | <u>24 units</u> | <u>\$825</u> | <u>\$250.00</u> |
| <u>2 Bedroom</u> | <u>800 Sqft</u> | <u>8 units</u> | <u>\$998</u> | <u>\$300.00</u> |
| Paul Krauskopf Court Townhomes – 2 & 3 Stories | | | Rates | Security Deposit |
| <u>2 Bedroom</u> | <u>1010-1525 Sqft</u> | <u>5 units</u> | <u>Starting at \$1000</u> | <u>\$350.00</u> |
| <u>3 Bedroom</u> | <u>1300-1810 Sqft</u> | <u>3 units</u> | <u>Starting at \$1125</u> | <u>\$400.00</u> |

Apartment Style A (8 total)

1 Bedroom

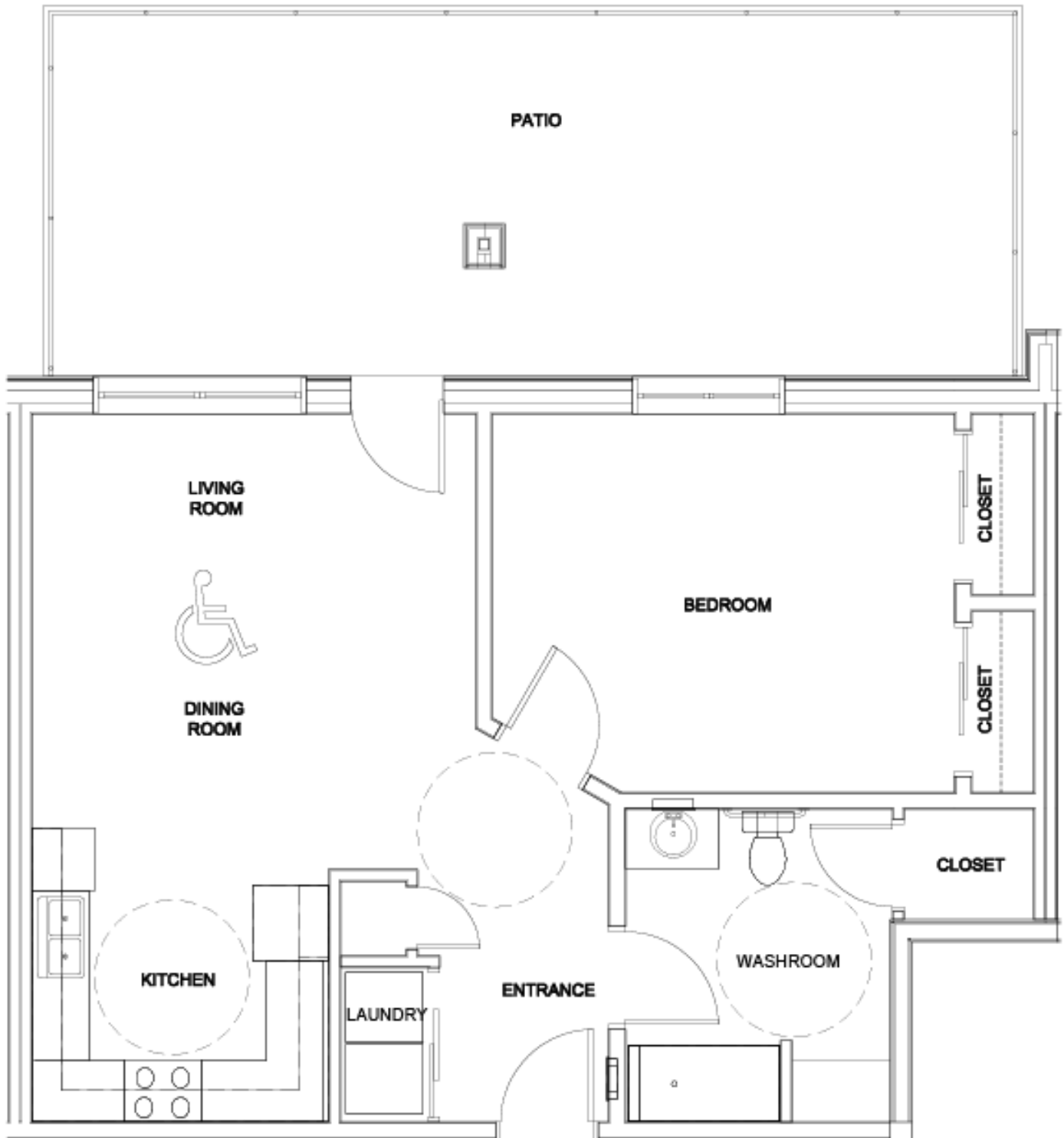
675 sqft.



Apartment Style B (8 total)

1 Bedroom

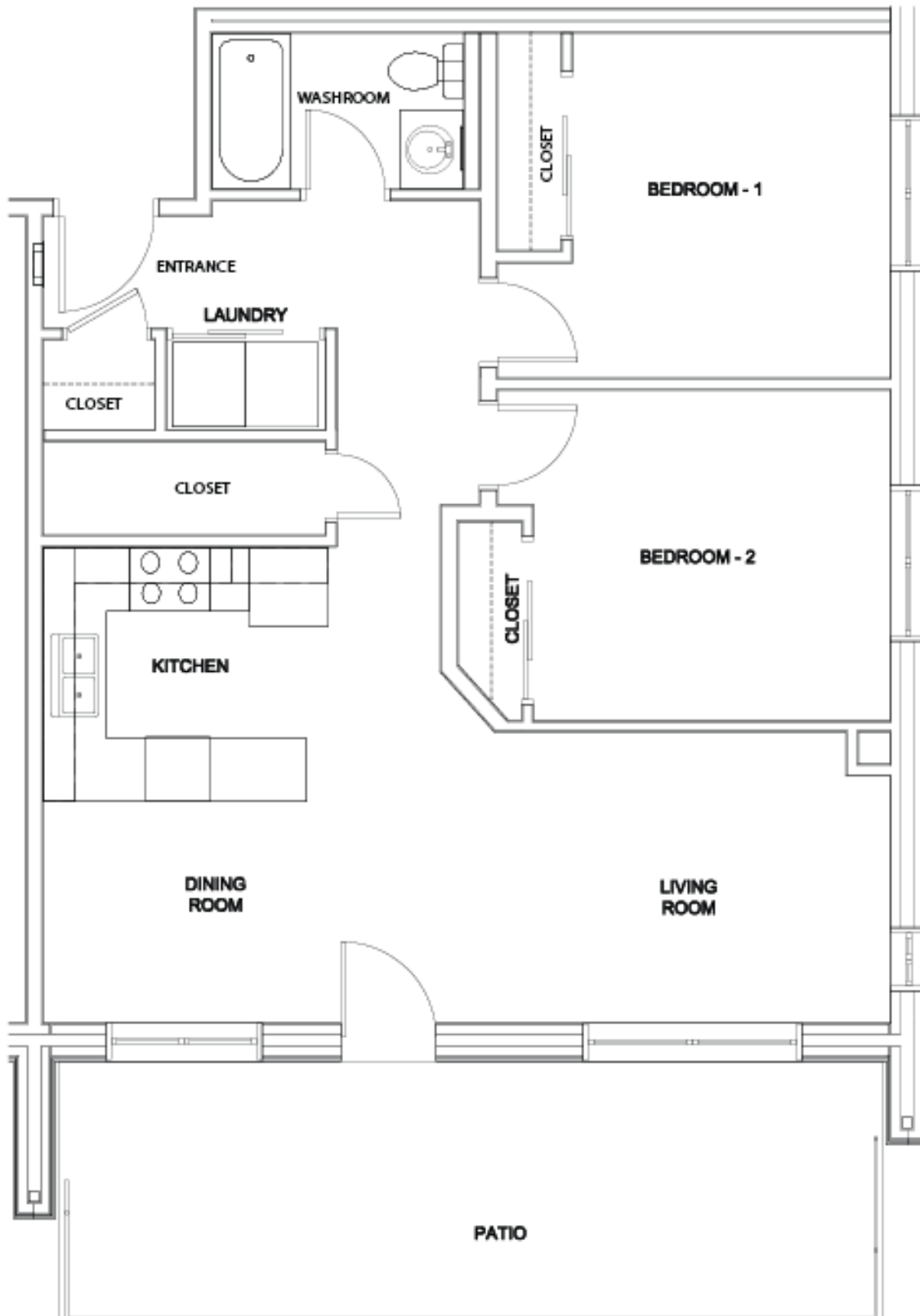
715 sqft.



Apartment Style C (8 total)

2 Bedroom

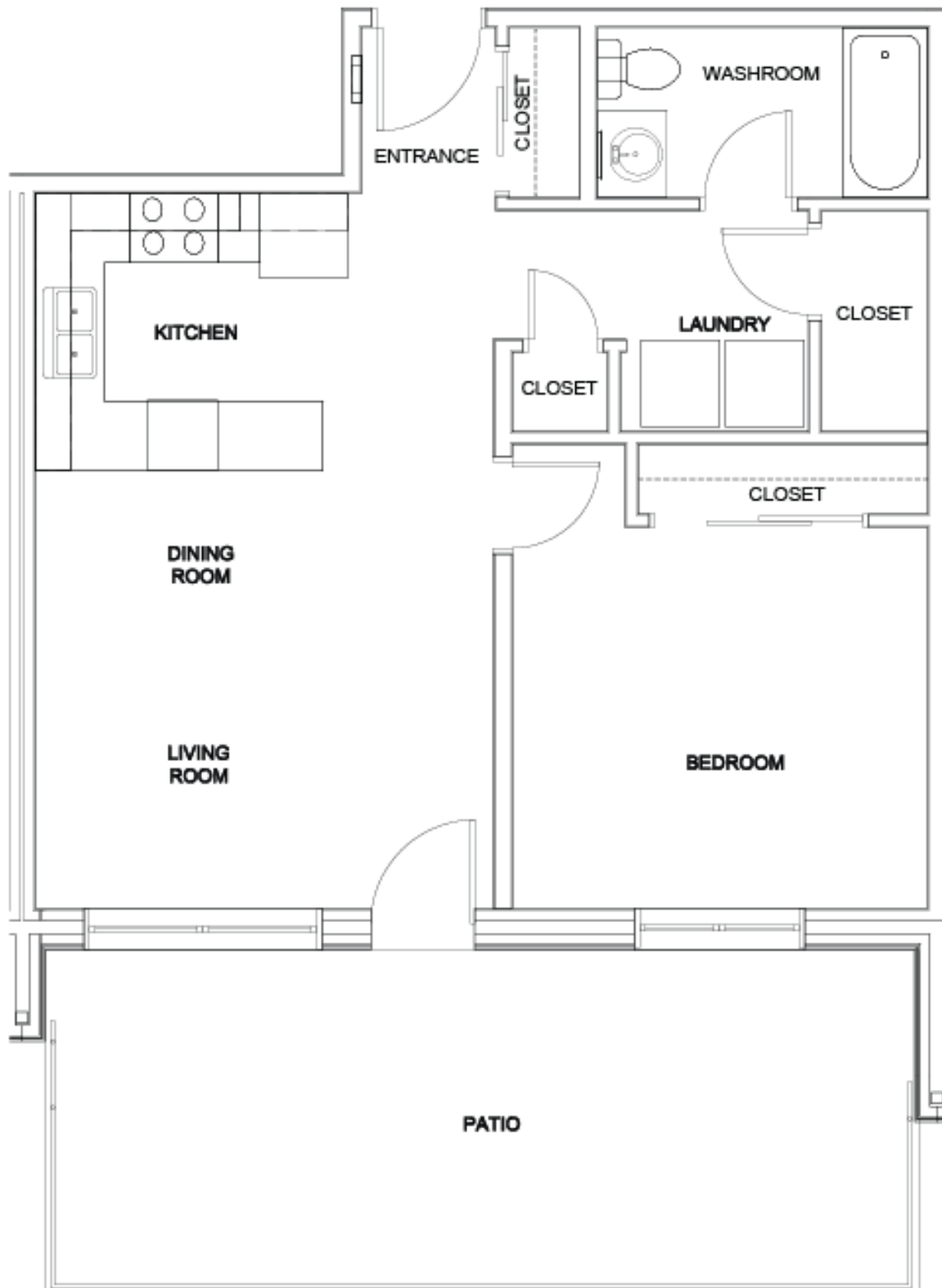
800 sqft.



Apartment Style D (8 total)

1 Bedroom

610 sqft.





MAIN FLOOR



| Suite Style | |
|---------------------------------------|---------|
| ■ | Style A |
| ■ | Style B |
| ■ | Style C |
| ■ | Style D |



2nd, 3rd, & 4th Floor

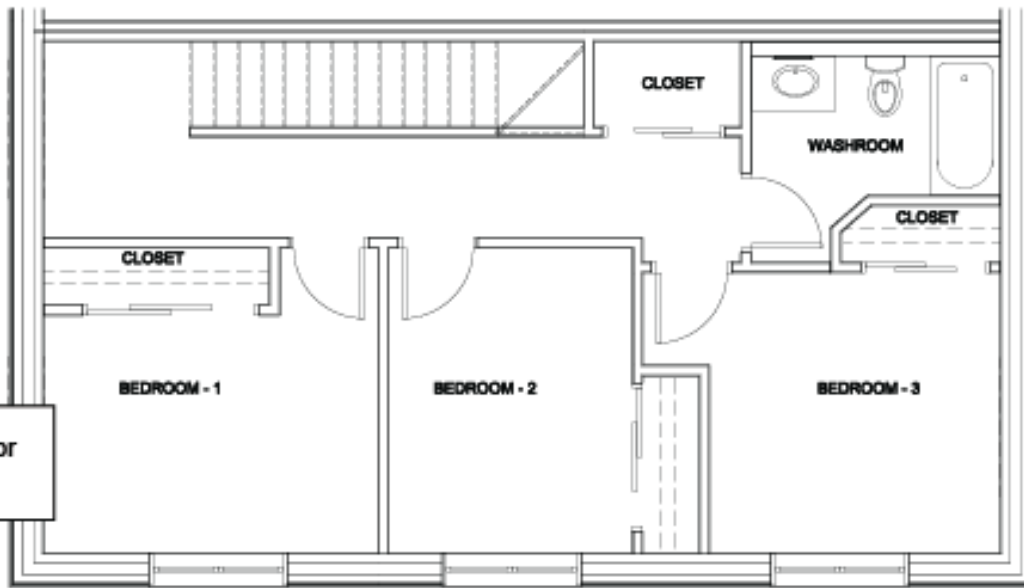


| Suite Style | |
|---|---------|
| ■ | Style A |
| ■ | Style B |
| ■ | Style C |
| ■ | Style D |

Townhome
Suite 101. 3 Bedroom- 1,810 sqft.
\$1290.00



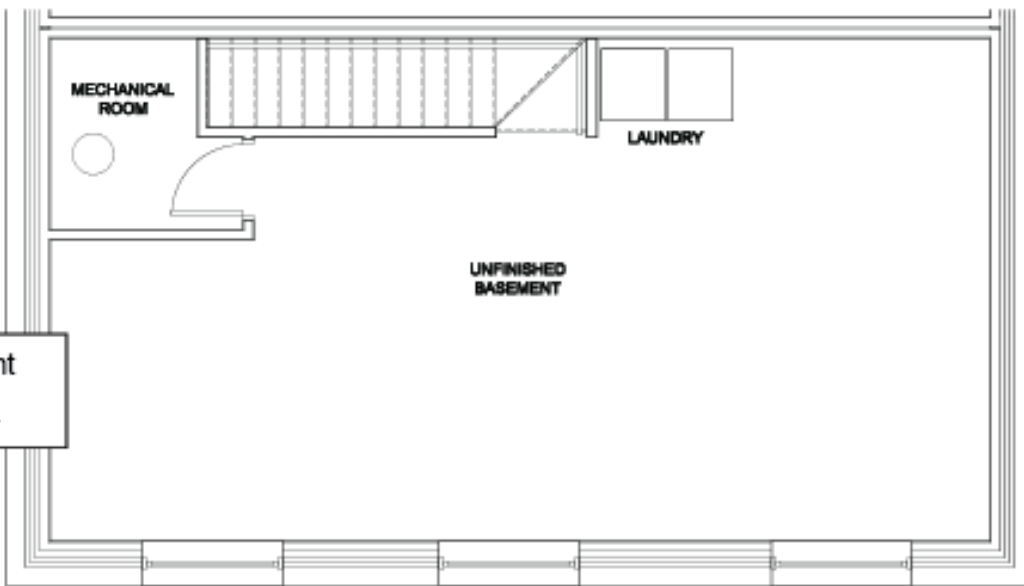
Second Floor
615 sqft.



Main Floor
615 sqft.



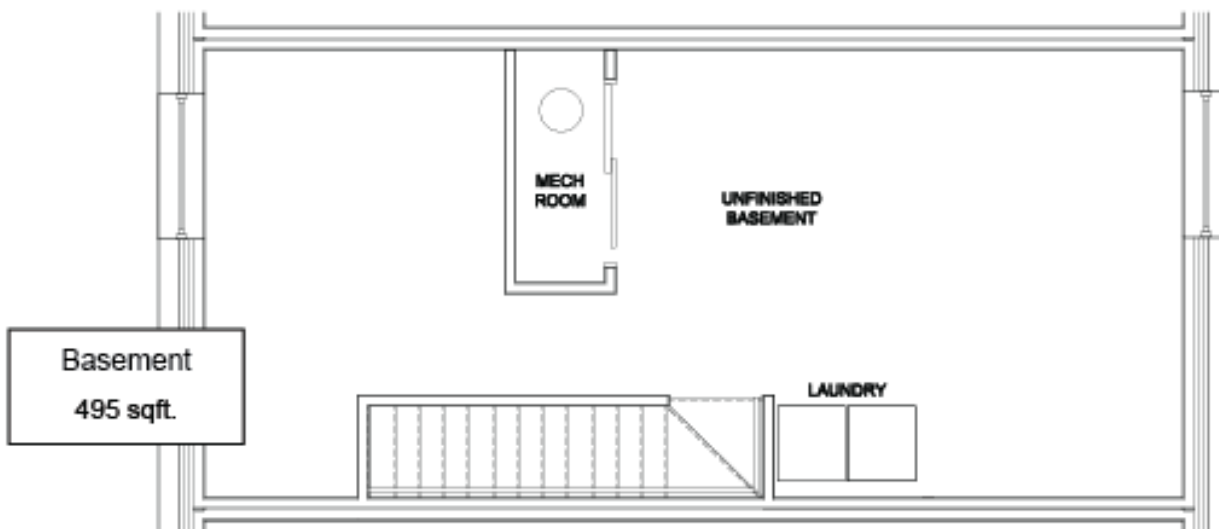
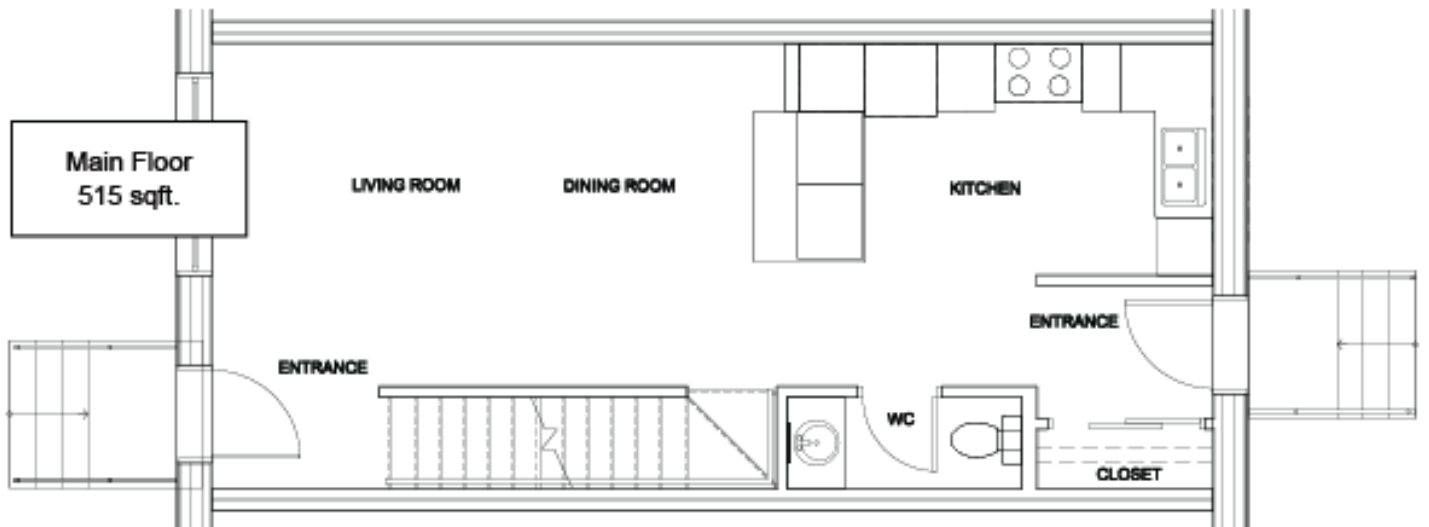
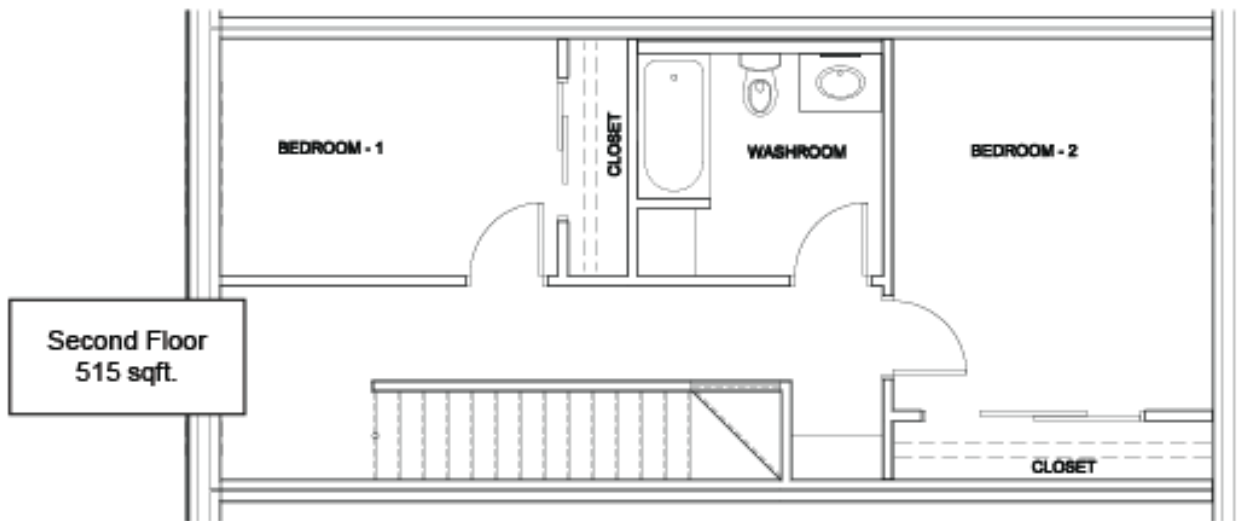
Basement
580 sqft.



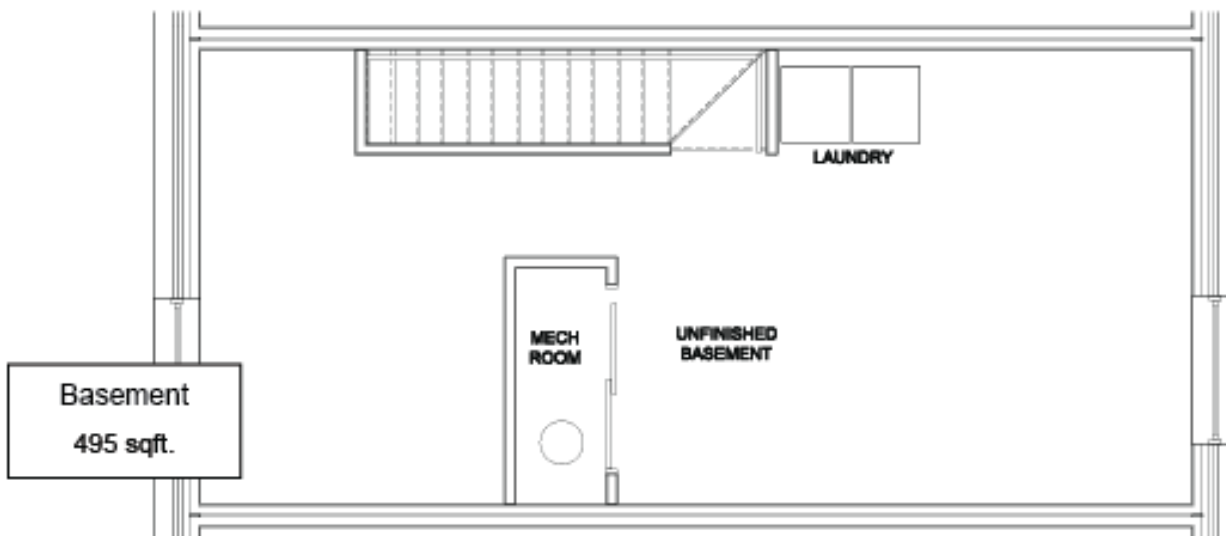
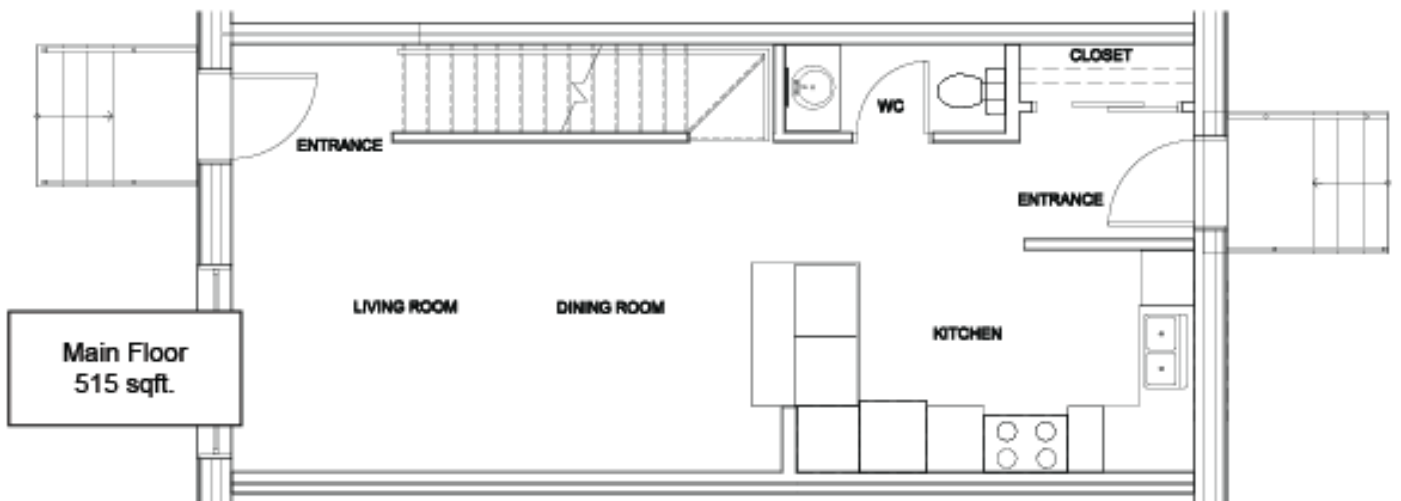
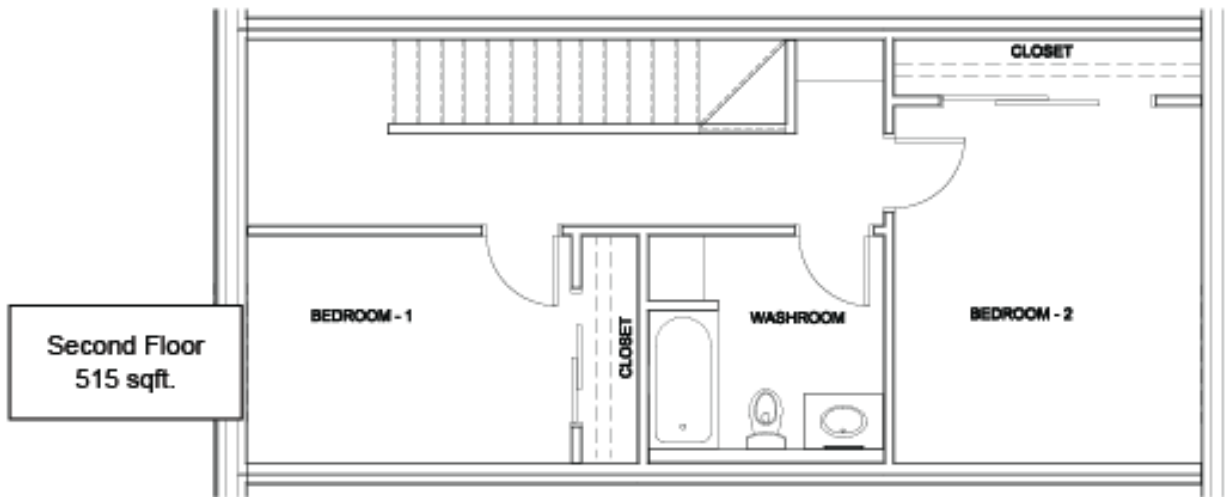
Townhouse

Suite 102. 2 Bedroom - 1,525 sqft.

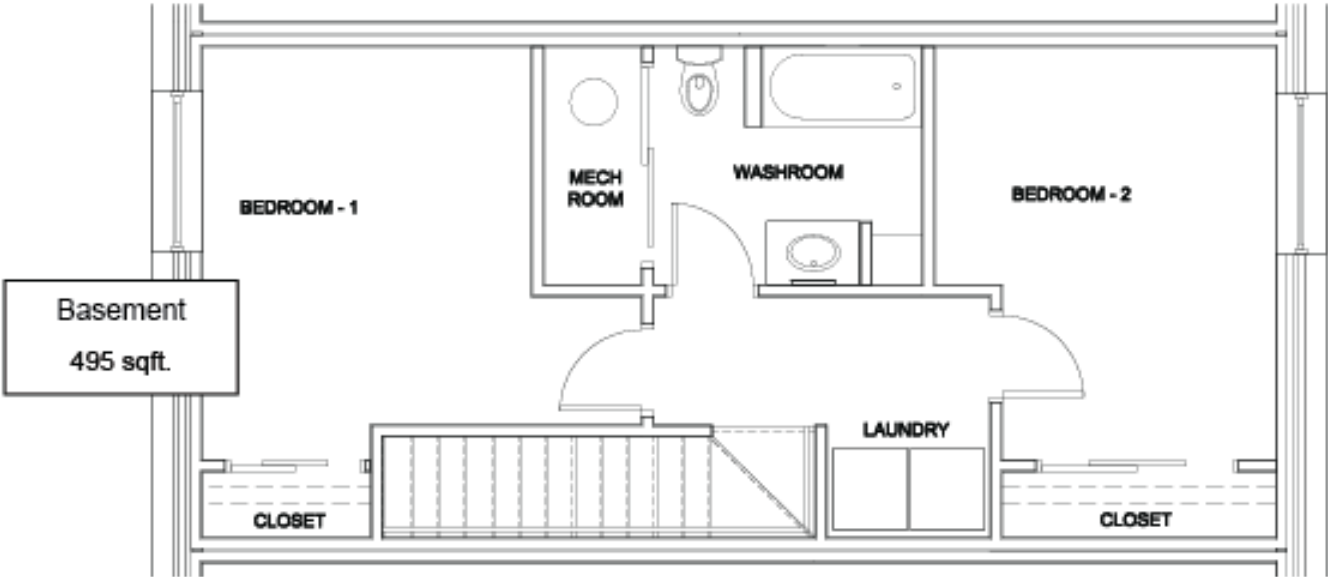
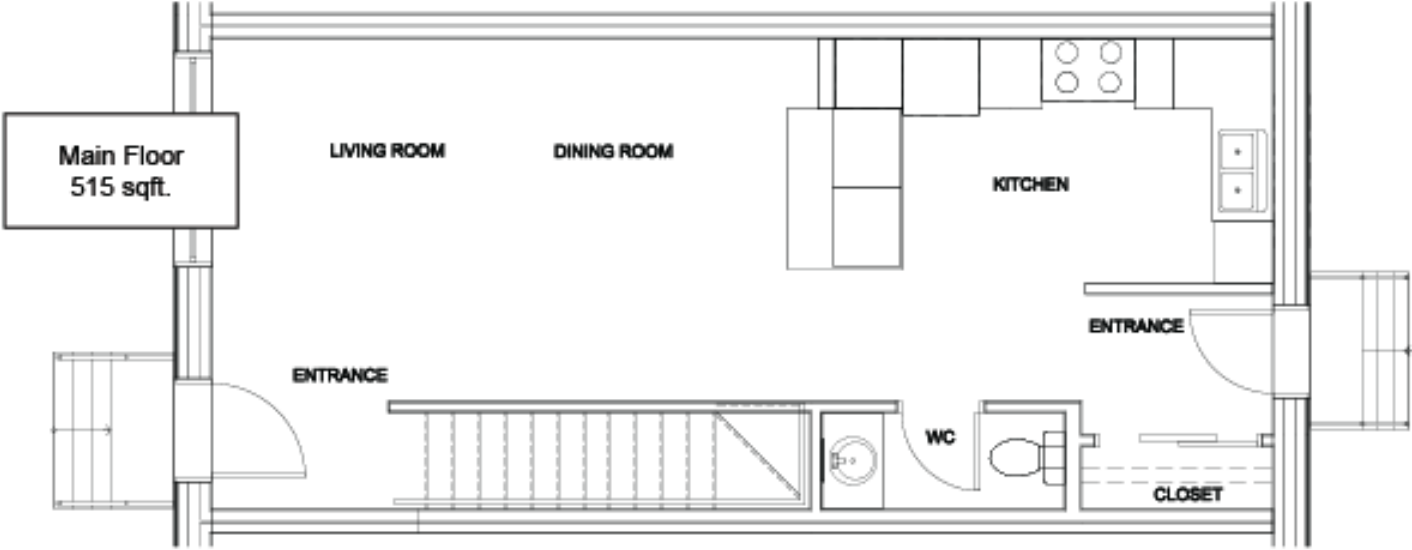
\$1200.00



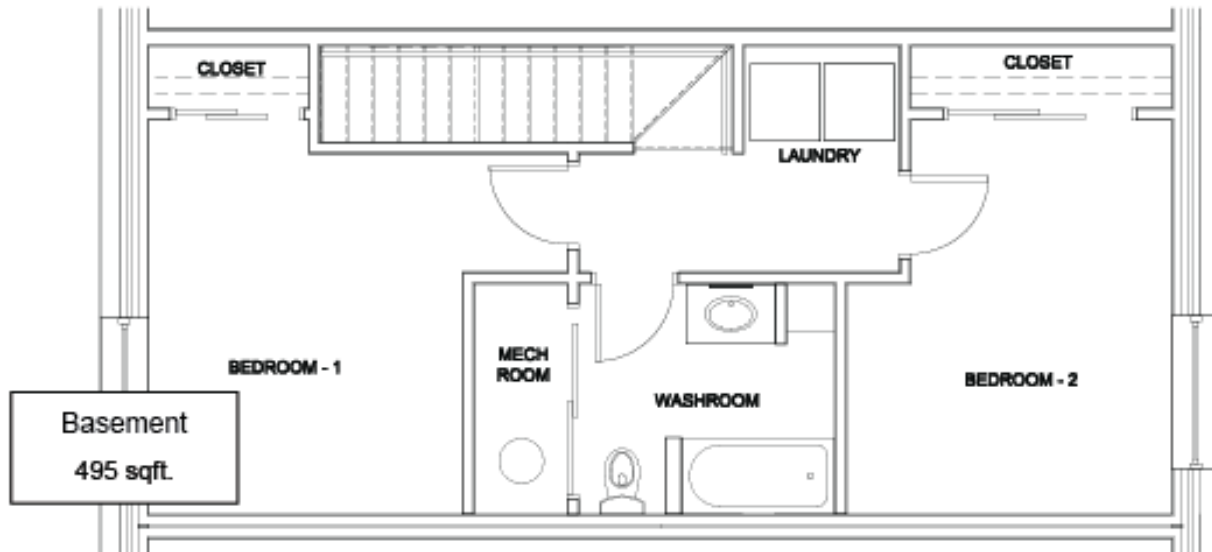
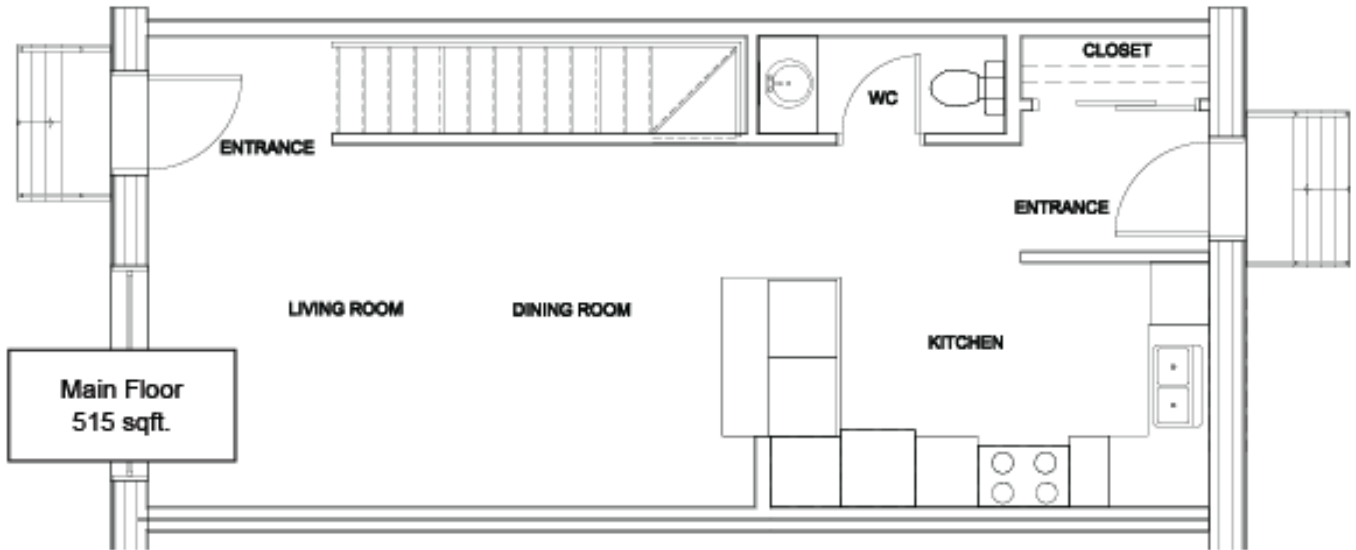
Townhouse
Suite 103. 2 Bedroom - 1,525 sqft.
\$1200.00



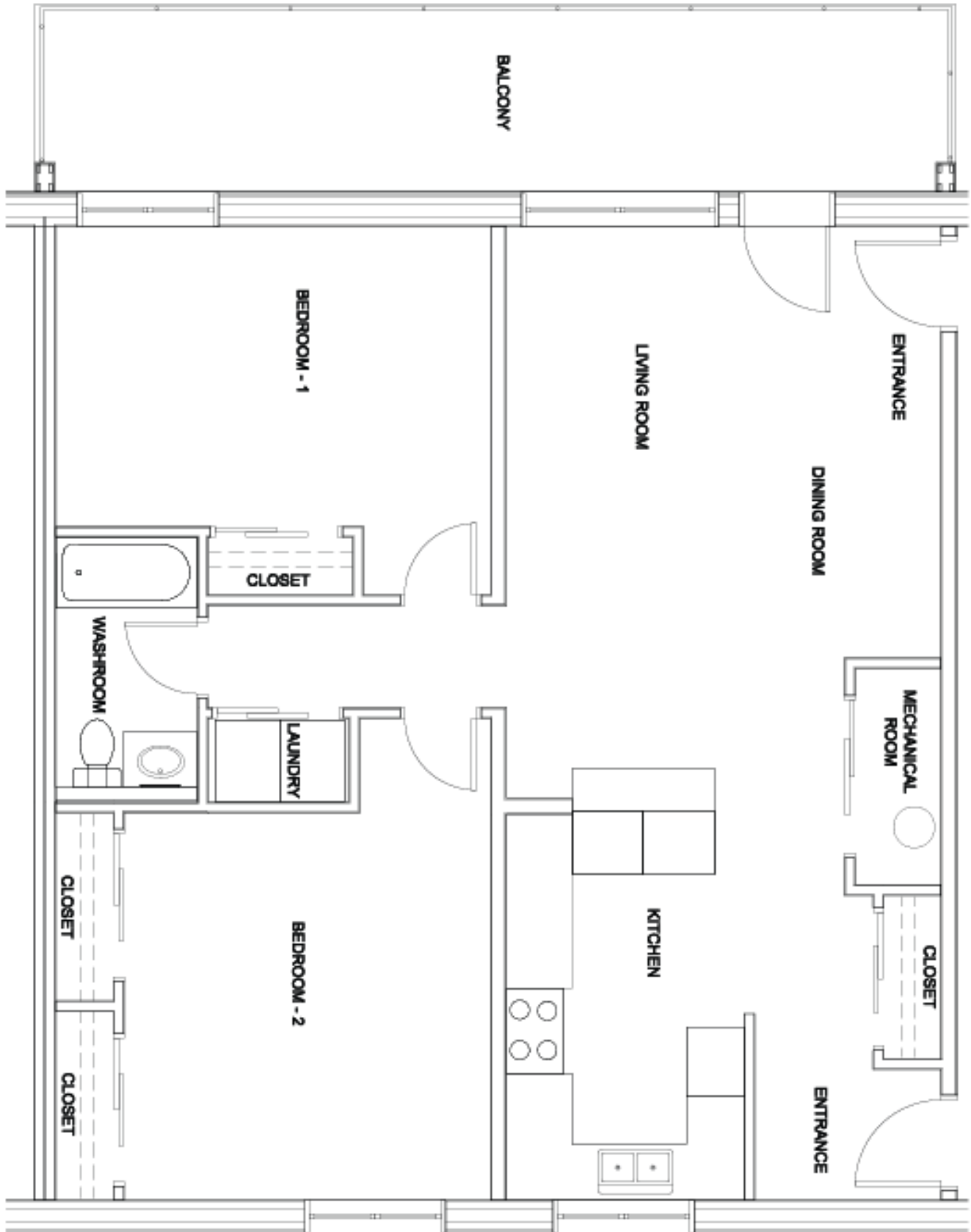
Townhome
Suite 104. 2 Bedroom- 1,010 sqft.
\$1000.00



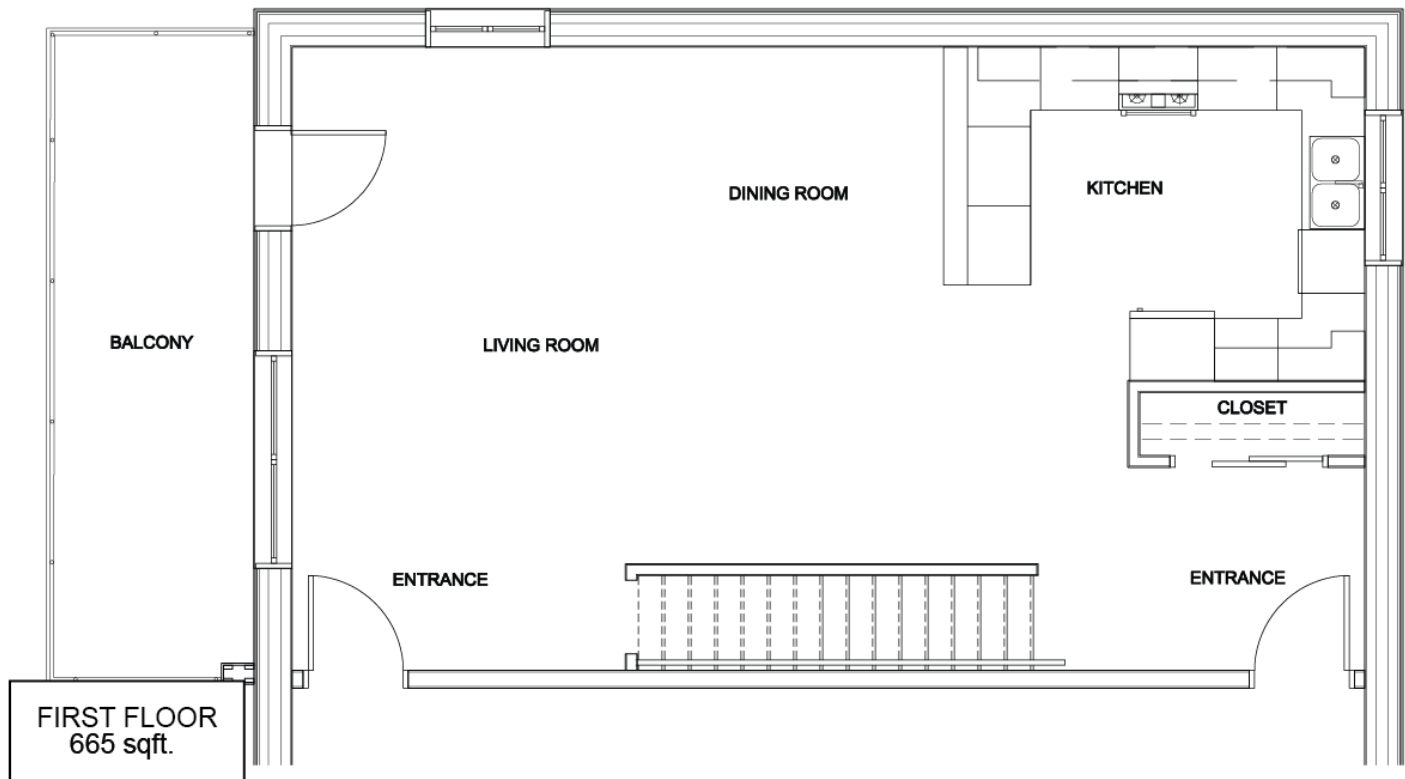
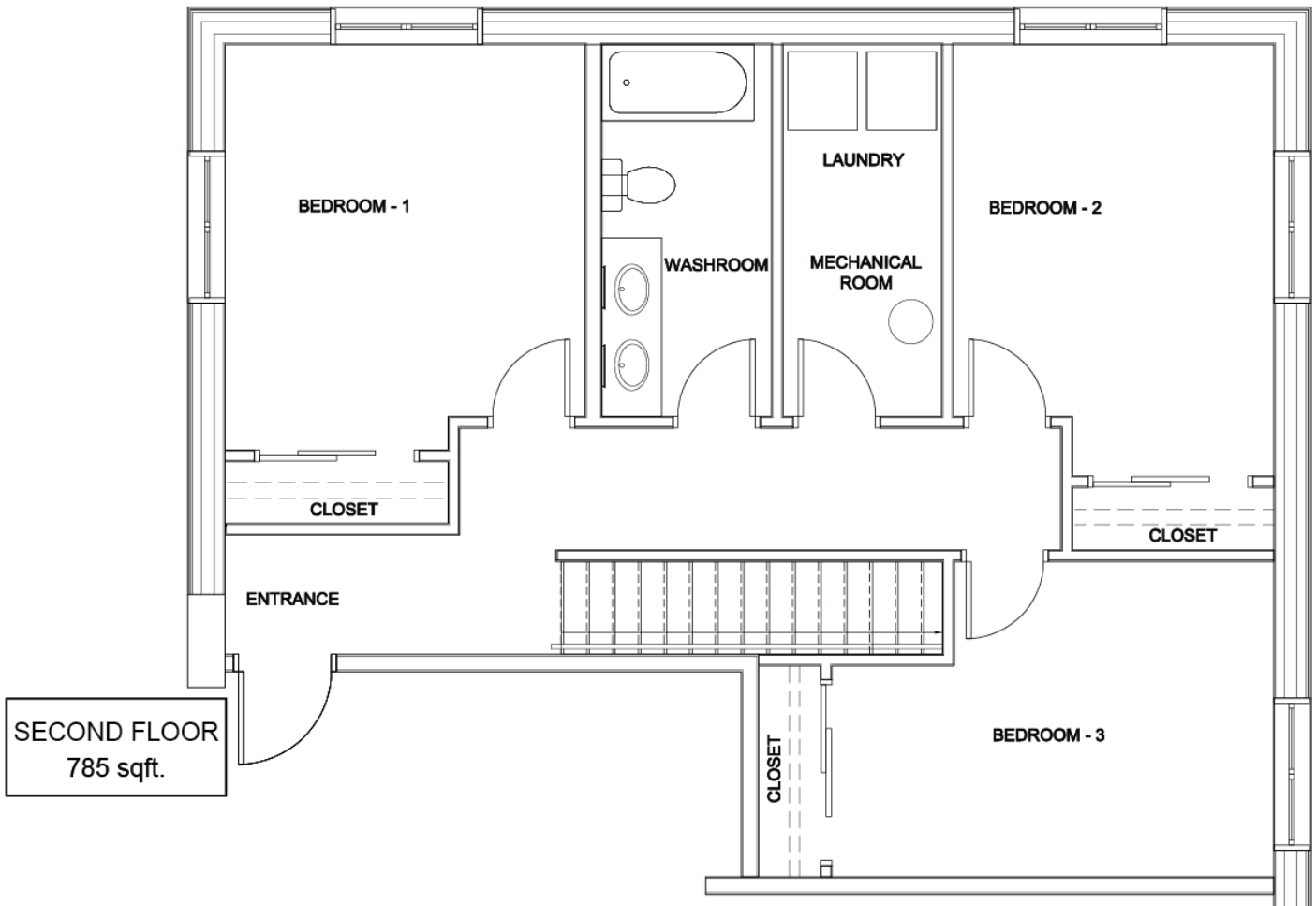
Townhome
Suite 105. 2 Bedroom- 1,010 sqft.
\$1000.00



Townhouse
Suite 106. 2 Bedroom- 1,045 sqft.
\$1105.00



Townhouse
Suite 107. 3 Bedroom- 1,450 sqft.
\$1200.00



Townhouse
Suite 108. 3 Bedroom- 1,300 sqft.
\$1125.00

