



Financial Options for the Masonic Homes of California

Partial Assignment of Assets

Residents who elect to move into the Masonic Home under the Partial Assignment of Assets financial option are required to assign 75% of all assets and 75% of all income to Masonic Homes of California. There are no minimum income or asset requirements for this option. ***If a prospective resident has no assets, they can still move into the Masonic Homes.***

Giftng: Prospective residents are advised not to have transferred or gifted any assets within three (3) years preceding the date of admission. Should such transfers occur within this timeframe, the full value of the asset will be deducted from the final 25% settlement.

Unsecured Debt: Prospective residents must ensure their unsecured debt does not exceed \$2,000.00 at the time of admission. Any outstanding debt exceeding this amount must be settled before residents are eligible to move into the Masonic Home. Under specific circumstances, applicants with certain types of debt and no assets may be granted admission provided they have an approved plan in place to address the debt.

Liquidation of Assets Period: Masonic Homes requires residents to pay 75% of their liquid assets within ten days of moving in, or sooner ***if they waive the 90-day Introductory Period***. Otherwise, at the end of the Introductory Period, the Masonic Homes will begin liquidating all remaining assets, such as houses, mobile homes, and stocks/bonds. The goal is for all assets to be liquidated within six months of the admissions date; however, due to economic conditions, the liquidation may take longer. The Masonic Homes will assist residents with the liquidation process.

Expenses paid on your behalf with the Partial Assignment of Assets option:

- Health Insurance Premiums
 - If paid by the Masonic Homes, Masonic Homes may request a change in insurance.
 - The Masonic Homes reimburses pension-paid health insurance premiums once per year.
- Health related expenses and copays
- Prescription Medications
- Dental related expenses and copays (following Masonic Homes Criteria)
- Vision related expenses and copays (following Masonic Homes Criteria)
- Auditory (hearing) related expenses and copays (following Masonic Homes Criteria)
- Three meals per day
- Transportation to and from appointments and various activities

For ALL residents moving into Masonic Home Skilled Nursing:

If Medicare or supplemental insurance will not approve payment as a qualifying stay, residents will then be billed the standard daily rate until applicants qualify for the Medi-Cal benefits. See the last page of this document for the current daily rates. ***This applies to both Assignment of Assets AND Fee for Service options.***

If this financial option is not suitable for your needs, please proceed to the next page to explore alternative options.



Masonic Homes Union City Fee Rates November 2023

I. INDEPENDENT LIVING

- 1. Studio with Kitchenette** **Monthly Fee: \$3,500**
 - 2nd Person Fee \$1,200
 - Includes 1 meal per day, housekeeping, activities, transportation, nursing staff
 - Meal Package per Resident at additional cost:
 - +1 extra meal/day (30 meals/month) = +\$280
 - +2 meals/day (60 meals/month) = +\$560
 - Community Fee: \$4,000
 - Income & Asset Requirement: 2 times the monthly fees, for 5 years

- 2. Studio with renovated Kitchen** **Monthly Fee: \$3,800 - \$3,900 (ranges by unit)**
 - 2nd Person Fee \$1,200
 - Includes 1 meal per day, housekeeping, activities, transportation, nursing staff
 - Meal Package per Resident at additional cost:
 - +1 extra meal/day (30 meals/month) = +\$280
 - +2 meals/day (60 meals/month) = +\$560
 - Community Fee: \$4,000
 - Income & Asset Requirement: 2 times the monthly fees, for 5 years

- 3. One Bedroom with Kitchen** **Monthly Fee: \$4,500 - \$4,800 (ranges by unit)**
 - 2nd Person Fee \$1,200
 - Includes 1 meal per day, housekeeping, activities, transportation, nursing staff
 - Meal Package per Resident at additional cost:
 - +1 extra meal/day (30 meals/month) = +\$280
 - +2 meals/day (60 meals/month) = +\$560
 - Community Fee: \$4,000
 - Income & Asset Requirement: 2 times the monthly fees, for 5 years



Masonic Homes Union City Fee Rates November 2023

II. ASSISTED LIVING

1. **Studio Apartment** **Monthly Fee:** \$3,600-\$4,400 (*ranges by unit*)
 - 2nd Person Fee \$1,404
 - Includes 3 meals per day, housekeeping, activities, transportation, nursing staff
 - Additional cost for Level of Care per person:
 - Level 1: \$900
 - Level 2: \$1,800
 - Level 3: \$2,900
 - Level 4: \$3,900
 - Community Fee: \$5,000
 - Income & Asset Requirement: 2 times the monthly fees, for 3 years

2. **One Bedroom Apartment** **Monthly Fee:** \$5,850-\$6,500 (*ranges by unit*)
 - 2nd Person Fee \$1,404
 - Includes 3 meals per day, housekeeping, activities, transportation, nursing staff
 - Additional cost for Level of Care per person:
 - Level 1: \$900
 - Level 2: \$1,800
 - Level 3: \$2,900
 - Level 4: \$3,900
 - Community Fee: \$5,000
 - Income & Asset Requirement: 2 times the monthly fees, for 3 years

III. MEMORY CARE- Traditions

1. **Studio Apartment**
 - **Monthly Fees:**
 - Base: \$7,700
 - Level 1: \$8,500
 - Level 2: \$9,500
 - Level 3: \$10,500
 - Community Fee: \$5,000
 - Income & Asset Requirement: 2 times the monthly fees, for 3 years



**Masonic Homes Union City Fee Rates
November 2023**

IV. SKILLED NURSING

1. **Semi Private Room** **Daily Rate: \$455**
 - 10% Masonic Discount Daily Rate: \$409.50

2. **Private Room** **Daily Rate: \$668**
 - 20% Masonic Discount Daily Rate: \$534.40



**Masonic Homes Covina Fee Rates
November 2023**

I. INDEPENDENT LIVING

1. **One Bedroom Apartment** **Monthly Fee: \$4,000**
 - 2nd Person Fee \$1,200
 - Includes 1 meal per day, housekeeping, activities, transportation, nursing staff
 - Meal Package per Resident at additional cost:
 - +1 extra meal/day (30 meals/month) = +\$260
 - +2 meals/day (60 meals/month) = +\$520
 - Community Fee: \$2,500
 - Income & Asset Requirement: 2 times the monthly fees, for 5 years

2. **One Bedroom Renovated Apartment** **Monthly Fee: \$4,350**
 - 2nd Person Fee \$1,200
 - Includes 1 meal per day, housekeeping, activities, transportation, nursing staff
 - Meal Package per Resident at additional cost:
 - +1 extra meal/day (30 meals/month) = +\$260
 - +2 meals/day (60 meals/month) = +\$520
 - Community Fee: \$2,500
 - Income & Asset Requirement: 2 times the monthly fees, for 5 years



Masonic Homes Covina Fee Rates November 2023

II. ASSISTED LIVING

1. **One Bedroom Apartment**

Monthly Fee: \$5,000

- 2nd Person Fee \$1,404
- Includes 3 meals per day, housekeeping, activities, transportation, nursing staff
- Additional cost for Level of Care per person:
 - Level 1: \$600
 - Level 2: \$1,200
 - Level 3: \$1,800
 - Level 4: \$2,400
- Community Fee: \$3,500
- Income & Asset Requirement: 2 times the monthly fees, for 3 years

2. **One Bedroom Renovated Apartment**

Monthly Fee: \$5,500

- 2nd Person Fee \$1,404
- Includes 3 meals per day, housekeeping, activities, transportation, nursing staff
- Additional cost for Level of Care per person:
 - Level 1: \$600
 - Level 2: \$1,200
 - Level 3: \$1,800
 - Level 4: \$2,400
- Community Fee: \$3,500
- Income & Asset Requirement: 2 times the monthly fees, for 3 years

III. SKILLED NURSING

1. **Semi Private Room**

Daily Rate: \$365 (Public Rate)

- 5% Masonic Discount Daily Rate: \$346.75

2. **Private Room**

Daily Rate: \$465 (Public Rate)

- 5% Masonic Discount Daily Rate: \$441.75