

**WASHTENAW COUNTY  
LOW COST INDEPENDENT HOUSING  
FOR SENIORS**

**2015**

HOUSING BUREAU FOR SENIORS

2401 PLYMOUTH ROAD, SUITE C

ANN ARBOR, MI 48105

Call 734-998-9346

<http://www.med.umich.edu/seniors/>

**All information is provided by the senior communities. Their rates and services may change without giving notice to the Housing Bureau for Seniors.**

## Washtenaw County's Low Cost Independent Housing for Seniors

Below is some general information about low cost housing and an overview of housing options available for seniors and individuals with disabilities. There are many different types of housing subsidies offered by the federal and state government. Income guidelines and monthly rent paid will vary depending on the type of subsidy offered. The amenities and services offered by each community vary. Ask when you apply. There are often waiting periods for subsidized housing, so be prepared to add your name to a waiting list. Many low income housing facilities participate in the federally subsidized Section 8 Program. Participants are given a Housing Choice Voucher to submit to the rental management.

### Low Cost Options

- **Low Income Tax Credit Program:** Rents are below market rate and are based on the medium income of the area. There are eligibility requirements. The following properties participate in this program for seniors 55+: Courthouse Square, Lexington Club, The Pines, Cross Street Village, and Woodhill Senior Apartments in Manchester.
- **Senior Subsidized Housing:** Seniors, 62+, who meet income eligibility requirements, may qualify for rent rates that are 30% of their gross annual income. All sources of income are counted, including wages, social security or VA payments and interest on investments. Examples in Ann Arbor are Cranbrook Tower, Sequoia Place, and Parkway Meadows. Saline offers Mill Pond Manor and Ypsilanti offers Carpenter Place, Towne Centre Place, Clark East Towers, Melvin T. Walls, and Chidester Place.

Lurie Terrace in Ann Arbor is not subsidized, but does offer some modest rent rates and requires residents to pay for 15 meals a month.

**Public Housing:** the Ann Arbor Housing Commission and the Ypsilanti Housing Commission offer low cost housing based on income.

- **Section 8/Housing Choice Voucher:** A Section 8 voucher is one type of federal housing subsidy for low-income individuals to help expand choices in the housing market. These vouchers are difficult to obtain, and a landlord may choose not to accept your voucher at any time. If you have a Section 8 voucher you must live in a complex that offers rentals at 'fair market rent' (a governmental designation). The government pays a portion of the rent and the tenant pays the remainder. Periodically during an open enrollment period, an application may be made to be placed on a waiting list. Placement on the waiting list is determined by using a random process (similar to a lottery) which provides all seekers an equal chance. It could take many years to acquire a voucher.

### Special Termination Provision for Senior Citizens\*

Public Act 348 allows senior citizens who have entered into renewed, or renegotiated rental agreements after June 15, 1995 and who have occupied a rental unit for more than **13 months** may terminate the lease on 60-day notice if:

- 1) the tenant becomes eligible to move into a rental unit in a senior citizen housing subsidized by a local, state, or federal program or
- 2) the tenant becomes incapable of living independently, as certified by a physician.

**\*Taken from a Practical Guide for Tenants and Landlords.**

## Applying for Low Cost Housing

Age and income determine your eligibility for low cost and subsidized housing. When applying for low cost housing, you will be asked for information about your personal history and be required to provide documentation of income sources. The type and amount of needed documentation varies with each housing community. Below are examples of documentation and fees that may be requested.

**Be prepared to pay move-in fees, which include a security deposit and first month's rent.**

**Personal History/Information that landlords may require:**

|  |  |
|--|--|
| <input type="checkbox"/> Credit History  | <input type="checkbox"/> Driver's License, State ID, and/or Social Security Card |
| <input type="checkbox"/> Criminal record check<br><input type="checkbox"/> State of Michigan<br><input type="checkbox"/> Washtenaw Sheriff Dept. | <input type="checkbox"/> Landlord References<br>May go back 5 years              |
| <input type="checkbox"/> Birth Certificate   | <input type="checkbox"/> Health Bills  |

**Official Statements from the Source**

| Income   | Assets   |
|--|--|
| <input type="checkbox"/> Social Security Statement | <input type="checkbox"/> Bank Statements             |
| <input type="checkbox"/> Veterans Benefits         | <input type="checkbox"/> Property                    |
| <input type="checkbox"/> Pension Statement         | <input type="checkbox"/> Annuities, CDs, Bonds, etc. |

**Proof of Need for Live-in Caregiver**

|  |   |
|--|---|
| <input type="checkbox"/> Caregiver criminal record check<br><input type="checkbox"/> State of Michigan<br><input type="checkbox"/> Washtenaw Sheriff Dept. | <input type="checkbox"/> Letter from your doctor indicating need or a form verifying need for caregiver |
|--|---|

**If they take pets**

|   |  |   |
|---|--|---|
| <input type="checkbox"/> Security Deposit | <input type="checkbox"/> Verification of all shots | <input type="checkbox"/> Michigan License |
|---|--|---|

### OBTAINING INFORMATION

- Social Security Documentation** Go to the Social Security Office at 3971 Research Park Dr. (off Ellsworth Road) Ann Arbor, or phone the local office at 1-877-402-0825 or the national office at 1-800-772-1213. Forms are also available online at [www.socialsecurity.gov](http://www.socialsecurity.gov). **The Ann Arbor Social Security office will be open to the public Monday through Friday from 9 a.m. to 3 p.m. The office closes to the public at noon every Wednesday.**
- Veteran Benefits** Call the Washtenaw County Veteran Services at 734-971-2195.
- Birth Certificate** To obtain a birth certificate online or by mail, go to the Michigan Department of Community Health's website at <http://www.michigan.gov/mdch/> and type in "vital records" in the advanced search window. You will also find instructions for obtaining your birth certificate from another state.
- Credit Report** Obtain a free credit report on an annual basis online at: [www.annualcreditreport.com](http://www.annualcreditreport.com) or call 877-322-8228.

**NOTE:** The management may require a release of information to conduct routine background investigation with employers, creditors, landlords, government agencies, and the police department. If rejected for any reason, most properties will notify you in writing with the reason. You have the right to an appeal.

## Senior Subsidized Senior Housing: How Rent is Calculated

**Senior Subsidized Housing** is for those 62+ who meet income eligibility requirements for housing that receives a subsidy from the US Department of Housing and Urban Development (HUD). In Washtenaw County, it is often referred to as a “Section 8 building”. As long as you live in a HUD building, you receive a rent rate that is 30% of your gross annual income adjusted by health care costs.

How rent is calculated ....

|   |   |
|---|---|
| Add all Sources of Annual Income                                  | <b>\$15,000</b>   |
| Deduct approved health care expenses to determine adjusted income | \$15,000<br>- <u>\$3,000</u> (medical bills)<br><b>12,000</b> |
| Divide adjusted income by 12                                      | 12,000/12 = <b>\$1,000</b>                                    |
| Take 30% of adjusted income for rent                              | \$1,000 x 30% = <b>\$300</b>                                  |

Assets such as a home or investments are also taken into consideration in determining your total rent and are not included in this example.

Examples of approved medical expenses include copays, premiums, deductibles and prescription medicines.

## Transportation for Seniors & Persons with Disabilities

If you do not drive, there are resources to help you get to around:

**Ann Arbor Area Transportation Authority (AAATA)** 2700 S Industrial, Ann Arbor, MI 48104  
Phone: Office: (734) 973-6500) Ride Line: 996-0400 (Route/Schedule Information)  
A-Ride/Senior Program Ride: 973-1611 (Need to obtain a AAATA ID Good as Gold card to participate)  
**Website: [www.theride.org](http://www.theride.org)**

- A-Ride: Wheelchair accessible transportation for disabled people unable to ride fixed-route buses. Serves Ann Arbor and selected other locations for a low fare.
- Good as Gold: Persons 65+ with an ID card issued by AATA can take shared-ride taxi trips within Ann Arbor city limits and selected other locations for a low fare.
- Senior Fare Deals- Ages 60-64, must obtain a Fare Deal Card from AATA \$.75 per ride.
- Fixed-Route Bus Service: 65+ free
- Senior Ride: Can arrange trips with senior housing management for shopping. There is a 5 person minimum and a fee of \$. 75 cents each way per person.

**JFS Care Van Transportation Program** 2245 S. State St., Ann Arbor, MI 48104  
Phone: (734) 769-0209 **Website: [www.jfsannarbor.org](http://www.jfsannarbor.org)**

**Services:** JFS Care Van provides rides to locations within the Ann Arbor and Ypsilanti area for: medical appointments, shopping, grocery stores, work, and errands. Clients must be over the age of 62, disabled or a Work First client.

**Hours:** Monday - Thursday 9 a.m. - 4:30 p.m., Friday 9 a.m. - 12 p.m.

**Fees:** Sliding scale based on income. Ask JFS social workers.

**ANN ARBOR HOUSING OPTIONS**

**CRANBROOK TOWER**

2901 Northbrook Place  
Ann Arbor, MI 48103

|                             |  |
|-----------------------------|--|
| <b>Telephone:</b>           | <b>(734) 668-8914</b>  |
| Fax:                        | (734) 668-7760   |
| Contact:                    | Deborah Gilbert, Property Manager  |
| Management Company:         | KMG Prestige   |
| Units:                      | 202  |
| Available:                  | 182-one bedrooms (600 sq. ft.) and 20-two bedrooms (700 sq. ft.)                       |
| Rent Range:                 | Tenant pays 30% of adjusted gross annual income  |
| Age requirement:            | 62 plus; Disabled can be younger<br>Live-in aide allowed with a doctor 's statement    |
| Income guidelines           | \$18,200-\$44,950 (1 person); \$20,750-\$51,400 (2 people)                             |
| Payee Services              | Allowed  |
| Included in rent:           | Heat, Electricity and water and cable ready  |
| Application Fee:            | None   |
| Security deposit:           | First month's rent (or \$50.00 minimum)  |
| Pets:                       | One small pet with a \$150 deposit   |
| Section 8 voucher accepted: | No, this is a section 8 site building.   |
| Transportation:             | AATA fixed-route bus, A-Ride (disabled), Good As Gold (65+ non-disabled), JFS Care Van |
| Handicap accessible units:  | 20 units (barrier free)  |
| Laundry facilities:         | On every floor except on first floor   |

Two Service Coordinators on staff to help residents problem solve on matters that are financial, legal and medical as well give educational and emotional support and provide links to relevant community services. Air conditioning is the wall unit type, and units are provided. When the waitlist is closed applications will not be accepted.

**COURTHOUSE SQUARE APARTMENTS**

100 Fourth Avenue  
Ann Arbor, MI 48104

**Telephone:** (734) 995-5511  
**Fax:** (734) 995-5533  
**Email:** wickfieldproperties.com  
**Contact:** Louise Carter, Community Director  
**Management Company:** Wickfield Properties, LLC  
**Units:** 116  
**Lease terms:** 1 year  
**Available:** 93 one bedrooms (577-648 sq. ft.) and 23 two bedrooms (803-995 sq. ft.)  
 Live in caregiver allowed with physician note  
**Age requirement:** 55 plus (no underage dependents allowed)  
**Payee Services:** Allowed  
**Included in rent:** Heat, water, trash and central air conditioning  
**Application Fee:** \$30 (non-refundable)  
**Security deposit:** \$250  
**Pets:** Cats & dogs under 25 lbs. \$150 non-refundable pet fee and \$15 a month  
**Section 8 voucher accepted:** Yes. **Note: Obtain a move packet from housing authority.**  
**Transportation:** AATA fixed-route bus, A-Ride (disabled), Good As Gold (65+ non-disabled), JFS Care Van  
**Handicap accessible units:** Yes , 15 units  
**Laundry facilities:** On the second floor

A home health agency is on location and is available to independently contract services with tenants. Parking at nearby parking structures is an additional expense of \$65/month, which is a discounted rate. Residents needing handicap accessibility are given priority to park in the nearest structure. Rental rates (below) are based on 50% and 60% of the medium income of Washtenaw County residents (market rate rents). A rent special is running in 2015 for an indefinite time: 1 BR \$699/month, 2BR1BA \$799/month, and 2BR2BA \$995/month. These rates are subject to change—call to confirm. Regular rates are in the table below.

| 50%of medium income            | 60% of medium income | 1 BR Rent | 2 BR Rent                      |
|--------------------------------|----------------------|-----------|--------------------------------|
| 1 person at or below \$31,450  | 1 person \$37,740    | \$805     | \$995-2 bath<br>\$900-1bath    |
| 2 persons at or below \$35,950 | 2 persons \$43,150   | \$805     | \$995 -2<br>Bath<br>900-1 Bath |



**LURIE TERRACE**

600 W. Huron  
Ann Arbor, MI 48103

**Telephone:**

Fax:

Contact:

Website:

Email

Lease terms:

\*Available/Rent Range:

Includes apartment, 15 meals  
and utilities (except phone)

**(734) 665-0695**

(734) 665-1580

Sue Buday, Director / William Campbell, Leasing  
Specialist

www.lurieterrace.org

director@lurieterrace.org

1 year lease and then month-to-month

Square Footage Range: 294-662 sq. ft.

|                   |         |                    |         |
|-------------------|---------|--------------------|---------|
| Small Efficiency  | \$552,  | Med. Efficiency    | \$562   |
| Deluxe Efficiency | \$581,  | Gr. Floor Flexible | \$581   |
| Flexible          | \$686,  | Small Bedroom      | \$752   |
| Temp 1 Bedroom    | \$803,  | Large one Bedroom  | \$810   |
| Companion         | \$828.  | Temp. 1 Bedroom    | \$882   |
| Family            | \$895,  | One Bedroom        | \$981   |
| Two Bedroom       | \$1000, | Deluxe             | \$1,284 |

Parkview Building (adjacent to Lurie Terrace)

(4) one-bedroom units with tiled, walk-in showers. Rent is  
\$707/month for 1<sup>st</sup> floor; \$773/month for 2<sup>nd</sup> floor (includes  
all utilities except electric).

Age Requirement:

62 plus

Income Guidelines:

None

Payee Services

Allowed

Included in rent:

All utilities

Deposit:

\$100 non-refundable fee to hold an apartment

Security deposit:

First month's rent

Pets:

Small cats or dogs w/ \$100 deposit and \$100,000 renter's  
insurance is required

Section 8 voucher accepted:

Yes. **Note: Obtain a move packet from housing authority.**

Transportation:

AATA fixed-route bus, A-Ride (disabled), Good As Gold  
(65+ non-disabled), JFS Care Van

Handicap accessible units:

Yes, 10 units

Laundry Facilities:

On the ground floor

This is an eight-story structure with 8 different floor plans. Air conditioning is included in the rent and window units are provided. \*All residents receive 15 meal tickets for dinners served in the dining room –these are included in the rent. There is an additional meal charge for a second resident in the apartment (\$128.25/month). Guest meals can be purchased. Meals are served Monday-Friday. This is a no smoking campus.



**SEQUOIA PLACE**

1131 North Maple Road (at Sequoia Blvd.)

Ann Arbor, MI 48103

**Telephone:** (734) 669-8840  
**Fax:** (734) 669-8903  
**Contact:** Faith Barr, Resident Manager  
**Units:** 55  
**Lease terms:** 1 year, with some flexibility  
**Available:** One-bedroom apartments

**Rent Range:** Tenant pays 30% of adjusted gross income.

**Age requirement:** 62 plus

**Income Guidelines:** \$30,600 for 1 person  
\$35,000 for 2 people

**Payee Services:** Not usual practice but can accept if not done electronically

**Included in rent:** Heat, central air conditioning, water and electricity.

**Application Fee:** None

**Security deposit:** Equal to one's month's rent

**Pets:** Yes, if pet policy terms are met with a \$300 refundable deposit.

**Section 8 voucher accepted:** No, this is a site based building.

**Transportation:** AATA fixed-route bus, A-Ride (disabled), Good As Gold (65+ non-disabled), JFS Care Van

**Handicap accessible units:** 5 units (Barrier free)

**Laundry Facilities:** In central location on second floor

This community has a Service Coordinator who helps residents with problem solving matters that are financial, legal and medical and provides links to relevant community services. There are above ground beds for planting gardens and a program to encourage healthy eating and living, which includes a monthly potluck dinner. There is a twice monthly food distribution through Food Gatherers. A twice weekly exercise class is available onsite. Neighborhood Network computer lab has 4 computers with free internet access. This is a non-smoking property.



**PARKWAY MEADOWS**

2575 Sandalwood Circle  
Ann Arbor, MI 48105

**Telephone:**

**(734) 662-5055**

**Fax**

(734) 662-7872

**Contact:**

Yvonne Palmer, Residential Manager

**Units:**

211 Senior units, 351 total units

**Management Company:**

KMG Prestige Management

**Available:**

191 one-bedroom (663 sq. ft.) and 20-two bedroom apartments (802 sq. ft.)

**Rent Range:**

30% of adjusted gross annual income

**Age requirement:**

62 plus; Disabled can be younger. Live in assist allowed with 504 document to show medical necessity

**Income Guidelines:**

New guidelines as of July 2014 are based on 30%, 40% and 80% of median income of Washtenaw County:

30%: 1 person max income \$18,350

30%: 2 person max income \$21,000

Max incomes are higher for 40% and 80% of medium income units.

**Payee Services:**

Allowed

**Included in rent:**

Water and trash

**Application Fee:**

None

**Security deposit:**

First month's rent

**Pets:**

Allowed for medical reasons without a fee, and otherwise allowed with a \$150 refundable fee.

**Section 8 voucher accepted:**

No, this is a site based building.

**Transportation:**

AATA fixed-route bus, A-Ride (disabled), Good As Gold (65+ non-disabled), JFS Care Van

**Handicap accessible units:**

Yes

**Laundry Facilities:**

On each floor

The building is 3 stories with balconies. Service coordinators will help residents with problems that are financial, legal and medical and provide links to relevant community services. Apartments have central air conditioning. Waiting is not open at the current time. There is a one to three year wait for a 1 BR and up to 4 year wait for a 2 BR.

**YPSILANTI SENIOR HOUSING OPTIONS**

**CARPENTER PLACE**

3400 Carpenter Road  
Ypsilanti, MI 48197

|                             |  |
|-----------------------------|--|
| <b>Telephone:</b>           | <b>(734) 973-8377</b>  |
| Fax:                        | (734) 973-8310   |
| Management Company:         | Preservation Management, Inc.  |
| Units:                      | 150  |
| Contact:                    | Tracy La Fever Byrd, Resident Manager  |
| Age requirement:            | 62 plus<br>Disabled can be younger (waitlist is 5 years)<br>Live-in aide o.k. Other live-in must be set up at lease time |
| Rent Range::                | 30% of adjusted gross annual income  |
| Income Guidelines:          | \$30,600 for 1 person<br>\$35,000 for 2 people   |
| Payee Services:             | Allowed , no cosigner  |
| Included in rent:           | Heat, AC, Cable ready, water and trash removal   |
| Application Fee:            | None   |
| Move in fees:               | First month's rent and security deposit equal to one month's rent.   |
| Pets:                       | One small dog or cat (25 pounds or less) with a \$300 refundable deposit.  |
| Section 8 voucher accepted: | No, this is a site based building.   |
| Transportation:             | AATA fixed-route bus, A-Ride (disabled), Good As Gold (65+ non-disabled), JFS Care Van                                   |
| Handicap accessible units:  | 15 units   |
| Laundry Facilities:         | On each floor  |

A Turner Geriatric Clinic nurse comes once a month to provide medical support services. A service coordinator helps residents with problem solving matters that are financial, legal and medical and provides links to relevant community services. Currently a 12 month waitlist.



**CHIDESTER PLACE APARTMENTS**

330 Chidester Street  
Ypsilanti, MI 48197

**Telephone:** (734) 487-9400  
Fax: (734) 487-5186  
Contact: Terry Schmitz, Property Manager

Management Company: Independent Management Services  
Units: 151  
Lease Terms: 12 months for the first year, month to month there after  
Available: One-bedroom apartments (600 sq. ft.)

Rent Range: 30% of adjusted gross annual income

Age requirement: 62 plus; Handicap & Disabled can be younger. Additional live in residents allowed with management approval.

Income Guidelines: \$30,600 for 1 person  
\$34,900 for 2 people

Payee Services: Allowed

Included in rent: Heat, water and trash

Application Fee: None

Move in fee: First month's rent and security deposit

Pets: Small pets and service animals. One time deposit \$300 OR can do a payment plan of \$10 a month with a \$50 down payment

Section 8 voucher accepted: No, this is a site based building.

Transportation: AATA fixed-route bus (#11), A-Ride (disabled), Good As Gold (65+ non-disabled), JFS Care Van

Handicap accessible units: 15

Laundry Facilities: Coin operated machines on each floor

The building water is heated and cooled, so air conditioning is available, but for only half the year (certain months).



**CLARK EAST TOWER**

1550 E. Clark Road  
Ypsilanti, MI 48198

**Telephone:** (734) 482-5511  
**Fax:** (734) 482-3079  
**Contact:** Robyn Warden, Manager  
**Management Company:** National Church Residences  
**Units:** 200  
**Lease Terms:** One year, month to month after first year  
**Available:** One (556 sq. ft.) and two (880 sq. ft.) bedroom apartments and 16 apartments for individuals with disabilities

**Rent Range:** 30% of adjusted gross annual income

**Age requirement:** 62 years plus  
 Dependent children ( applicant is the legal guardian )  
 24/7 caregiver possible with form completed by doctor on need

**Income Guidelines:** \$18,350-\$45,500 maximum for 1 person  
 \$21,000-\$52,000 maximum for 2 people  
 Based on Washtenaw County median income

**Payee Services:** Allowed

**Included in rent:** Water, gas and heat. Electric is not included.

**Application Fee:** None

**Security deposit:** First month's rent

**Pets:** One small pet (30 pounds maximum) / with a \$50 refundable pet deposit plus \$10 a month payment plan. Or a \$300 fee can be paid in full once a year.

**Section 8 voucher accepted:** No, this is a site based building.  
**Transportation:** AATA fixed-route bus, A-Ride (disabled), Good As Gold (65+ non-disabled), JFS Care Van

**Handicap accessible units:** 21 units  
**Laundry Facilities:** On every other floor

This community has a Service Coordinator who helps residents with concerns related to financial problems and legal and medical issues. Residents are given referrals to relevant community services. Air conditioning is an energy efficient wall unit supplied by management.



**CROSS STREET VILLAGE**

210 W. Cross Street  
Ypsilanti, MI 48197

**Telephone:** (734) 483-8300  
**Fax:** (734) 483-8705  
**Contact:** Eda Komora, Manager  
**Management Company:** Independent Management Services  
**Units:** 104  
**Lease Terms:** 12 month  
**Available:** One and two bedroom (BR) apartments

Rent Range:

| Rent  | BR | 1 Person Income limit | 2 Persons Income Limit |
|-------|----|-----------------------|------------------------|
| \$413 | 1  | \$18,870              | \$21,570               |
| \$480 | 2  | \$18,870              | \$21,570               |
| \$550 | 1  | \$25,160              | \$28,760               |
| \$585 | 2  | \$25,160              | \$28,760               |
| \$650 | 1  | \$31,450              | \$35,950               |
| \$715 | 2  | \$31,450              | \$35,950               |
| \$765 | 1  | \$37,740              | \$47,140               |
| \$815 | 2  | \$37,740              | \$47,140               |

**Age requirement:** 55 plus (no underage dependents allowed)  
24/7 caregiver is allowed with doctor's statement

**Payee Services:** Allowed

**Included in rent:** Gas, heat and water

**Application Fee:** \$120 fee to hold an apartment. Application fee is \$20.

**Security deposit:** Equal to one month's rent

**Pets:** No pets unless you have a doctor statement.

**Section 8 voucher accepted:** Yes. **Note: Obtain a move packet from housing authority.**

**Transportation:** AATA fixed-route bus, A-Ride (disabled), Good As Gold (65+ non-disabled), JFS Care Van

**Handicap accessible units:** 4 units

**Laundry Facilities:** On each floor except the lower level.

Residency is restricted to seniors whose annual income is at or below 60% of Washtenaw County's income guidelines. The development includes a library, activity room, hair salon, community room and a theater. Central air conditioning is available throughout the facility.



**LEXINGTON CLUB AT ANN ARBOR**

2224 Golfside Road  
Ypsilanti, MI 48197

**Telephone:** (734) 572-9000  
**Fax:** (734) 572-9979  
**Website:** www.lexingtonclubatannarbor.com  
**Contact:** Michael Lorigan, Manager  
 Samantha Morningstar, Assistant  
**Available:** 1 and 2 Bedroom apartments, 1 bedroom dens and studios (439-846 sq. ft.)  
**Rent Range:** \$615-815  
**Age requirement:** 55 plus only, second person of any age

**Income Guidelines:** Upper income for tax credit program is: \$37,740 max for 1 person  
 1 Bedroom (BR)\$615 43,140 max for 2 persons  
 1 BR den \$715  
 2 BR \$820

**Market Rate Units:** Studio begins at \$639 No income qualifications  
 1 BR begins at \$615  
 1 BR den begins at \$715  
 2 BR begins at \$820

**Payee Services:** Allowed  
**Included in rent:** Water (hot & cold), trash and sewer

**Application Fee:** \$25 application fee (nonrefundable) & upon preapproval \$50 holding fee which is applied to security deposit

**Security deposit:** \$225 up to 1 month's rent

**Pets:** \$400 refundable deposit and \$50/month for 1 pet; \$75/month for 2 pets. No charge for service animals.

**Section 8 voucher accepted:** Yes. **Note: Obtain a move packet from housing authority.**

**Transportation:** AATA fixed-route bus, A-Ride (disabled), Good As Gold (65+ non-disabled), JFS Care Van

**Handicap accessible units:** 9 are barrier free

**Laundry Facilities:** Washer & Dryer is possible for an additional \$44/mo. Two coin-operated laundry facilities are also available.

Other amenities include storage at an additional fee. Free continental breakfast and many activities are available. Central air conditioning in all apartments. There are no carports.



**MELVIN T. WALLS MANOR**

2189 Glory Lane (at Hewitt Rd.)  
Ypsilanti, MI 48197

**Telephone:** (734) 484-3820  
**Fax:** (734) 484-3864  
**Contact:** Kathy Henderson, Property Manager  
**Management Company:** Wedgewood Management  
**Units:** 55  
**Lease Terms:** 1 year  
**Available:** One-bedroom apartments (575 sq. ft.)

**Rent Range:** 30% of adjusted gross annual income

**Age requirement:** 62 plus ( No dependents)

**Income Guidelines:** \$27,300 maximum for 1 person  
\$31,200 maximum for 2 people

**Payee Services:** On a case-by-case basis

**Included in rent:** Heat and Water

**Application Fee:** No  
**Security deposit:** One month's rent

**Pets:** No pets.  
**Section 8 voucher accepted:** No, site based building

**Transportation:** AATA fixed-route bus, A-Ride (disabled), Good As Gold (65+ non-disabled), JFS Care Van

**Handicap accessible units:** 4 Barrier Free

**Laundry Facilities:** On second floor

There are amenities such as an on-site beauty/barber shop, library and computer accessibility and an all-purpose room. A medical practice has an office located on first floor and is available for appointments five days a week. Units have central air conditioning.



**TOWNE CENTRE PLACE**

401 W. Michigan Avenue  
Ypsilanti, MI 48197

**Telephone:** (734) 482-5500  
**Fax:** (734) 482-0581  
**Contact:** Rochelle Chatman, Property Manager  
**Management Company:** Forest City Residential Management, Inc.  
**Units:** 170  
**Lease Terms:** 1 year  
**Available:** One-bedroom apartments (620 sq. ft.)

**Rent Range:** Rents are a minimum of \$486 and a maximum of \$642 and are based on Washtenaw County median income. Once a resident, one can apply to the waitlist for the rental assistance program (RAP), which allows rent that is 30% of adjusted gross annual income. Waitlist is approximately 2 years.

**Age requirement:** 62 plus (sometimes have 55+ waiver)  
Dependent children allowed, no age limit

**Income Guidelines:** Must be able to afford minimum rent.

**Payee Services:** Allowed

**Included in rent:** Heat and Water

**Application Fee:** None

**Security deposit:** First month's rent.

**Pets:** Small dog under 20 pounds with a one time fee of \$300.

**Section 8 voucher accepted:** Yes. **Note: Obtain a move packet from housing authority.**

**Transportation:** AATA fixed-route bus, A-Ride (disabled), Good As Gold (65+ non-disabled), JFS Care Van

**Handicap accessible units:** No

**Laundry Facilities:** On first floor

102 units are covered by a Rental Assistance Program (RAP)—see rent range, above. Physical therapy is available on site. There are balconies on all but first floor apartments. There is usually no waitlist. All units have central air conditioning.





**SENIOR HOUSING IN CHELSEA, MANCHESTER, MILAN AND SALINE**

**MILAN VILLAGE APARTMENTS**

71 Hurd

Milan, MI 48160

**Telephone:** (734) 241-2420

Fax: (734) 457-3105

Email: bradco1@chartermi.net

Contact: Kim Braden, Property Manager

Units: 36

Update: January 2013

Available: One and two bedroom apartments

Rent Range: 30% of adjusted annual income

Age requirement: 62 plus

Disabled can be younger

Payee Services: No reply

Income Guidelines: Call the office

Included in rent: Water, trash and sewer

Application Fee: No

Security deposit: One month's rent and utility allowance

Pets: Small dogs and cats with pet agreement and a \$300 deposit

Section 8 voucher accepted: No, this is a site based building.

Transportation: Milan Transportation Service (provided through Milan Senior Center. Trips within city limits (\$1), beyond city limits within 20 mile radius, fees vary with distance (3-10 \$10) Call 734-508-6229. Service operates M, W, and Th. From 8 am -3 pm.

Handicap accessible units: 4 units

Laundry Facilities: One laundry facility in each of the 5 buildings

A utility allowance is included in the rent, but air conditioning is not included. Tenants can supply their own window unit. At this time there is a waiting list of a minimum of 6 months.

**MILL POND MANOR**

460 W. Russell St.  
Saline, MI 48176

|                             |   |
|-----------------------------|---|
| <b>Telephone:</b>           | <b>(734) 429-3838</b>   |
| Fax:                        | (734) 429-3390  |
| Contact:                    | Belinda Booker, Property Manager  |
| Units:                      | 48  |
| Available:                  | One bedroom apartments (470 sq. ft.)  |
| Rent Range                  | Tenant pays 30% of adjusted annual income for rent.   |
| Age requirement:            | 62 plus (no dependents)<br>Also for disabled persons under 62 years old.  |
| Income Guidelines:          | 1 person- \$30,600<br>2 persons \$35,500  |
| Payee Services:             | Not allowed   |
| Included in rent:           | Heat and water and wall units for air conditioning.   |
| Application Fee:            | None  |
| Security deposit:           | First month's rent  |
| Pets:                       | Small pets are allowed. \$150 refundable deposit.   |
| Section 8 voucher accepted: | No, this is site based building.  |
| Transportation:             | People's Express (877-214-6073). Transportation within the City of Saline and with 24 hour notice to Meijer, Target, and Briarwood Mall |
| Handicap accessible units:  | 2 units with long wait list   |
| Laundry Facilities:         | On second floor   |

Mill Pond Manor is convenient to St. Joseph Mercy Hospital in Saline for urgent care only—no ER. Doctor's offices close by. The building has three levels. Non-smoking environment.

**THE PINES**

325 Wilkinson Street  
Chelsea, MI 48118

**Phone:** (734) 433-9130  
**Fax:** (734) 433-9618  
**Contact:** Kristy Collins, Executive Director  
**Email:** pinesseniorapts@att.net  
**Units:** 98  
**Lease Terms:** 1 year  
**Available:** 1 (600 sq. ft.) and 2 (900 sq. ft.) bedroom apts. in 3 story building with 2 elevators. There are 12 units are 2 BR, 2 baths, 28 units that are 2 BR, 1 bath and 60 units that are 1 BR, 1 bath.

**Age requirement:** 55 plus

**Income Guidelines (Moderate Income Rates):** Offer rent rates with income guidelines based on 50% or 60% of Washtenaw County median income:  
 60%-- 1 person maximum income \$37,740  
           2 person maximum income \$43,140  
           1 BR \$830 and 2 BR \$996  
 50%-- 1 person maximum income \$31,450  
           2 person maximum income \$35,950

**Market Rate Units:** 1 BR \$957; 2BR \$1145

**Payee Services:** Allowed

**Included in rent:** Water, trash and sewer. Central air conditioning is offered. Pay your own gas, electric, cable.

**Application Fee:** \$50 (non-refundable)

**Security deposit:** Same as one month's rent

**Pets:** Dog or cat up to 20 lbs. and with a \$50.00 non-refundable deposit

**Section 8 voucher accepted:** Yes. **Note: Obtain a move packet from housing authority.**

**Transportation:** Western-Washtenaw Area Value Express (WAVE) (734-475-9494). Free community ride available on a set route. Additional transportation available for additional cost.

**Barrier free units:** 10

**Laundry Facilities:** In each apartment.

**Housekeeping available for \$20/ hour. Carpools available for an extra \$20 a month.**



**SILVER FOX SENIOR CONDOMINIUMS**

317 Silver Fox Dr.  
Milan, MI 48160

**By appointment only.**

|                             |  |
|-----------------------------|--|
| <b>Phone:</b>               | <b>(734) 476-8970</b>  |
| Fax:                        | (877) 689-3987   |
| E-mail                      | <a href="mailto:info@silverfoxseniorcondos.com">info@silverfoxseniorcondos.com</a>   |
| Contact:                    | Kathy Haushalter   |
| Units:                      | 50   |
| Lease terms                 | 1 year   |
| Age requirement:            | 50 plus<br>Younger spouse or primary caregiver allowed   |
| Payee Services:             | Allowed  |
| Available:                  | Two bedroom condos with attached garage  |
| Rent:                       | \$860  |
| Included in rent:           | Sewer, water, garbage pick-up, association fee   |
| Application Fee:            | \$35   |
| Security deposit:           | \$600 plus \$200 non-refundable cleaning fee   |
| Pets:                       | One approved pet / \$600 additional security deposit   |
| Section 8 voucher accepted: | No   |
| Transportation:             | Milan Transportation Service (provided through Milan Senior Center. Trips within city limits (\$1), beyond city limits within 20 mile radius, fees vary with distance (3-10 \$10) Call 734-508-6229. Service operates M, W, and Th. From 8 am -3 pm. |
| Handicap accessible units:  | All 51 units   |
| Laundry Facilities:         | Washer & Dryer in unit   |

Nestled in a quiet 7.5 acre setting, these condos (with attached garage and private entrance) will say welcome home each time you approach. These air conditioned, energy efficient units provide a gentle lifestyle without stripping you of your independence. Plenty of natural light, cathedral ceiling and personal patio aid in the feeling of spaciousness. We are not accepting smokers.

**WOODHILL SENIOR APARTMENTS**

521 Galloway St.  
Manchester, MI 48158

|                             |   |
|-----------------------------|---|
| <b>Telephone:</b>           | <b>(734) 428-0555</b>   |
| Fax:                        | (734) 428-0555  |
| Contact:                    | Charla Harris, Property Manager   |
| Management Company:         | MTH Management  |
| Units:                      | 24  |
| Lease Terms:                | 1 year  |
| Available:                  | One-bedroom apartments  |
| Rent Range:                 | Rent is \$550-\$733 for all units or 30% of monthly income, whichever is greater.   |
| Age Requirement:            | 62 or older. Disabled at any age.   |
| Payee Services:             |   |
| Income Guidelines:          | 1 person \$37,740<br>2 person \$43,140  |
| Included in Rent:           | All heat water and garbage pick up  |
| Application Fee:            | \$10  |
| Security Deposit:           | \$550   |
| Pets:                       | Small pets are allowed with a \$200 non-refundable deposit.   |
| Section 8 voucher accepted: | Yes. <b>Note: Obtain a move packet from housing authority.</b>  |
| Transportation:             | A senior bus with lift is available through the senior center by arrangement. Bus picks up for lunches, shopping and doctor's appointments for a small fee. |
| Handicap accessible units:  | Two units are handicap accessible.  |
| Laundry Facilities:         | Located in building   |

Woodhill Senior Apartments are located on the West Side of the village near Carr Park. Single or double occupancy is possible. All units have patios and French doors. Air conditioning is not included, but tenant can supply their own wall air conditioning unit. Smoking is allowed in own unit only.

## **PUBLIC HOUSING OPTIONS**

### **ANN ARBOR HOUSING COMMISSION**

727 Miller Avenue  
Ann Arbor, MI 48103

**Main Telephone: 734-794-6720 (PLEASE CALL FOR CURRENT INFORMATION)**

Fax: 734-994-0781

#### Contact Information:

Main Line and Receptionist: Extension 47221

- East Side Public Housing Manager and Program Assistant: Extension 47206 and Extension 47224
- West Side Public Housing Manager and Program Assistant: Extension 47207 and Extension 47225
- Section 8 Manager and Waitlist Specialist: Extension 47203 and Extension 47215
- Deputy Director: Extension 47210

The AAHC offers both Public Housing and Section 8 Vouchers (Housing Choice Vouchers/Project-Based Vouchers/VASH Vouchers). The AAHC administers a Shelter Plus Program with grantees SAWC, Avalon and MAP.

#### **PUBLIC HOUSING (includes 18 properties of scattered site housing with the two largest, staffed locations being):**

Miller Manor  
727 Miller Avenue  
Ann Arbor, MI 48103  
Units: 104

Baker Commons  
106 Packard Road  
Ann Arbor, MI 48104  
Units: 64

**Miller Manor** has mostly 1-bedroom apartments with a limited number of 2 bedrooms and through the Senior Nutrition Program offers lunches five days a week for a \$2 donation per meal. All apartments were renovated in 1994 with new appliances, fixtures and other features. The rent includes the water, gas, heat and electricity. There is a \$7 per month additional fee to offset the air conditioner expenses for the AAHC. There is a part-time Resource Coordinator on site to assist residents with obtaining needed community based services.

**Baker Commons** has 1-bedroom apartments and offers meals 3 times a week through the Senior Nutrition Program for a \$2 per meal donation. Eleven of the apartments are accessible for residents with disabilities. The rent includes the water, gas and heat. Resident is responsible for the electric service. There is a part-time Resource Coordinator on site to assist residents with obtaining needed community based services.

The AAHC also operates other communities that offer one, two, three, four and five bedroom units. These properties are located throughout Ann Arbor. Small pets are allowed (limit of one) and the Miller Manor and Baker Commons properties charge a \$50 refundable pet deposit and a \$5 per month non-refundable pet fee. The family communities charge a \$150 refundable pet deposit and a \$10 per month non-refundable pet fee.

**SECTION 8 HOUSING CHOICE VOUCHER PROGRAM:**

The AAHC also administers the Section 8 Housing Choice Voucher Program. With Section 8, qualifying low-income households can rent privately owned existing apartments and homes within their jurisdiction. Their jurisdiction includes Washtenaw County, parts of Monroe County and parts of Western Wayne County (specifically listed cities). Please call 734-794-6720 for waitlist-related information. The opening of the waitlist is posted in all major media outlets on the website: <http://www.a2gov.org/housingcommission>

For full income limits from HUD, see: <http://www.huduser.org/portal/datasets/il/il2012/2012summary.odn>

Households pay 30% of their adjusted monthly gross income for their rent in Public Housing. Households can pay anywhere from 10% to 40% of their adjusted monthly gross income for Section 8 housing participation.

ALL APPLICATIONS SHOULD BE MADE THROUGH THE ANN ARBOR HOUSING COMMISSION WHEN THE APPROPRIATE WAITLIST IS OPEN. PLEASE CHECK THE AAHC WEBSITE FOR DETAILS. THE OPENING OF ANY AAHC WAITLIST WILL BE ADVERTISED IN ADVANCE OF OPENING ON ITS WEBSITE AND IN PUBLIC MEDIA OUTLETS SUCH AS ANNARBOR.COM.

**YPSILANTI HOUSING COMMISSION**

601 Armstrong  
Ypsilanti, MI 48197

**Telephone: (734) 482-4300**  
Fax: (734) 482-5515

Contact: Public Housing Coordinator

**Public Housing**

The Ypsilanti Housing Commission has 193 units. There are 36 units for seniors and disabled. Eligibility for housing through the Ypsilanti Housing Commission is based on income. Call for income limits. Individuals pay 30% of their income for rent. The primary senior citizen residence is Towner Apartments. All apartments are on ground level and have front and back entrances. The waitlist is long and is closed temporarily for the year 2015.

**Section 8 Voucher Program:**

Ypsilanti housing vouchers are now handled by MSHDA through Community Management Associates. They can be reached at (877) 796-8883.

**(All information is provided by the senior communities. Their rates and services may change without giving notice to the Housing Bureau for Seniors.)**