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.

The Housing Bureau for Seniors is a community supported program of the University of Michigan Health System.
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 subsided 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:

<table>
<thead>
<tr>
<th>Personal History/Information that landlords may require</th>
<th>Required Information</th>
</tr>
</thead>
<tbody>
<tr>
<td>Credit History</td>
<td>Driver’s License, State ID, and/or Social Security Card</td>
</tr>
<tr>
<td>Criminal record check</td>
<td>Landlord References</td>
</tr>
<tr>
<td>State of Michigan</td>
<td>May go back 5 years</td>
</tr>
<tr>
<td>Washtenaw Sheriff Dept.</td>
<td></td>
</tr>
<tr>
<td>Birth Certificate</td>
<td>Health Bills</td>
</tr>
</tbody>
</table>

Official Statements from the Source

<table>
<thead>
<tr>
<th>Income</th>
<th>Assets</th>
</tr>
</thead>
<tbody>
<tr>
<td>Social Security Statement</td>
<td>Bank Statements</td>
</tr>
<tr>
<td>Veterans Benefits</td>
<td>Property</td>
</tr>
<tr>
<td>Pension Statement</td>
<td>Annuities, CDs, Bonds, etc.</td>
</tr>
</tbody>
</table>

Proof of Need for Live-in Caregiver

<table>
<thead>
<tr>
<th>Proof of Need for Live-in Caregiver</th>
<th>Required Information</th>
</tr>
</thead>
<tbody>
<tr>
<td>Caregiver criminal record check</td>
<td>Letter from your doctor indicating need or a form verifying need for caregiver</td>
</tr>
<tr>
<td>State of Michigan</td>
<td></td>
</tr>
<tr>
<td>Washtenaw Sheriff Dept.</td>
<td></td>
</tr>
</tbody>
</table>

If they take pets

<table>
<thead>
<tr>
<th>If they take pets</th>
<th>Required Information</th>
</tr>
</thead>
<tbody>
<tr>
<td>Security Deposit</td>
<td>Verification of all shots</td>
</tr>
<tr>
<td></td>
<td>Michigan License</td>
</tr>
</tbody>
</table>

OBTAINING INFORMATION

1. **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.

2. **Veteran Benefits** Call the Washtenaw County Veteran Services at 734-971-2195.

3. **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/](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.

4. **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 ....

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Add all Sources of Annual Income</td>
<td>$15,000</td>
</tr>
<tr>
<td>Deduct approved health care expenses to determine adjusted income</td>
<td>$15,000 - $3,000 (medical bills)</td>
</tr>
<tr>
<td></td>
<td>$12,000</td>
</tr>
<tr>
<td>Divide adjusted income by 12</td>
<td>12,000/12 = $1,000</td>
</tr>
<tr>
<td>Take 30% of adjusted income for rent</td>
<td>$1,000 x 30% = $300</td>
</tr>
</tbody>
</table>

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

Telephone: (734) 668-8914
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
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.

<table>
<thead>
<tr>
<th>50% of medium income</th>
<th>60% of medium income</th>
<th>1 BR Rent</th>
<th>2 BR Rent</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 person at or below $31,450</td>
<td>1 person $37,740</td>
<td>$805</td>
<td>$995-2 bath $900-1 bath</td>
</tr>
<tr>
<td>2 persons at or below $35,950</td>
<td>2 persons $43,150</td>
<td>$805</td>
<td>$995 -2 Bath 900-1 Bath</td>
</tr>
</tbody>
</table>
LURIE TERRACE
600 W. Huron
Ann Arbor, MI 48103
Telephone: (734) 665-0695
Fax: (734) 665-1580
Contact: Sue Buday, Director / William Campbell, Leasing Specialist
Website: www.lurieterrace.org
Email: director@lurieterrace.org
Lease terms: 1 year lease and then month-to-month
*Available/Rent Range:
Includes apartment, 15 meals and utilities (except phone)
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
Square Footage Range: 294-662 sq. ft.

Parkview Building (adjacent to Lurie Terrace)
(4) one-bedroom units with tiled, walk-in showers. Rent is $707/month for 1st floor; $773/month for 2nd 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

Telephone: (734) 973-8377
Fax: (734) 973-8310
Management Company: Preservation Management, Inc.
Units: 150
Contact: Tracy La Fever Byrd, Resident Manager
Age requirement: 62 plus
Disabled can be younger (waitlist is 5 years)
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
$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 thereafter
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:

<table>
<thead>
<tr>
<th>Rent</th>
<th>BR</th>
<th>1 Person Income limit</th>
<th>2 Persons Income Limit</th>
</tr>
</thead>
<tbody>
<tr>
<td>$413</td>
<td>1</td>
<td>$18,870</td>
<td>$21,570</td>
</tr>
<tr>
<td>$480</td>
<td>2</td>
<td>$18,870</td>
<td>$21,570</td>
</tr>
<tr>
<td>$550</td>
<td>1</td>
<td>$25,160</td>
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<tr>
<td>$585</td>
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<tr>
<td>$650</td>
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<td>$31,450</td>
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<tr>
<td>$715</td>
<td>2</td>
<td>$31,450</td>
<td>$35,950</td>
</tr>
<tr>
<td>$765</td>
<td>1</td>
<td>$37,740</td>
<td>$47,140</td>
</tr>
<tr>
<td>$815</td>
<td>2</td>
<td>$37,740</td>
<td>$47,140</td>
</tr>
</tbody>
</table>

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

Telephone:  (734) 429-3838
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)
Also for disabled persons under 62 years old.

Income Guidelines:  1 person- $30,600
  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: pinesseniormpts@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. Carports available for an extra $20 a month.
SILVER FOX SENIOR CONDOMINIUMS
317 Silver Fox Dr.
Milan, MI 48160

By appointment only.

Phone: (734) 476-8970
Fax: (877) 689-3987
E-mail: info@silverfoxseniorcondos.com
Contact: Kathy Haushalter
Units: 50
Lease terms: 1 year
Age requirement: 50 plus
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
Telephone: (734) 428-0555
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
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. Note: Obtain a move packet from housing authority.
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                  Baker Commons
727 Miller Avenue             106 Packard Road
Ann Arbor, MI 48103           Ann Arbor, MI 48104
Units: 104                    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.)