

FY 2016 Housing Guide

Northwestern Illinois Center for Independent Living

"Funding provided in whole or in part by the Illinois Department of Human Services."

NICIL Housing Guide Tips and Suggestions

This guide contains information on apartments in our five service counties. Most locations have an address and phone number; however, there are a select few that don't have a location and the location was not listed on the application. Be sure to call and get an official application for where the consumer is applying too. These applications probably include all the necessary information but the information may be on the wrong pages.

Be sure to read the directions on the applications. Most applications require everything to be filled out even if it is with a "none".

When a consumer states that he/she is looking to move into his/her own apartment or he/she has a different problem, it is our job to help the consumer. The following are tips and suggestions to help the consumer through the housing search. Be sure to provide support for the consumer as it can be a very stressful time in a person's life.

When we are working with a consumer and he/she says that he/she wants to move, there should be a series of questions to ask the consumer before the conversation goes any further.

- Do you have a valid photo ID?
 - If the answer is no, the next step is for the consumer to get a valid photo ID. All public housing will require the applicant to show a valid photo ID. Until the consumer gets the ID, we should not go any further. We could put hours upon hours of work into helping the consumer fill out paperwork and make calls but if they never get a photo ID they won't be able to turn the application in.
- Do you have a social security card?
 - Most public housing will also require a copy of the consumer's social security card. Inform the consumer that this will be used to verify that he/she is who he/she says he/she is and to be able to run a background check.
- Do you have a felony?
 - Many public housing establishments do not accept applicants who have felony convictions. You may need to call the establishment your consumer is interested in and ask if they accept people with felony convictions. This may also be decided on a case by case basis depending on what the felony conviction was.
- Inform the consumer they may have to make a security deposit and suggest starting a savings plan.

- Find out why the consumer may want to move.
 - Asking this question may help you narrow the search depending on their answer.
- Have the tough conversations.
 - We need to let our consumers know what will be expected of them. They need to know they are expected to keep their apartments clean, that their apartment could be inspected without notice and that they need to pay the rent on time as well as general courtesies of living in an apartment building and what the consequences are of not abiding by rules set forth by the landlord.
 - If consumers aren't willing to comply then apartment living/renting probably isn't the best idea for them.
- Let your consumer know that they need to ask questions. The following page has questions every tenant should ask his/her landlord.

According to Rocketlawyer.com here are a few tips for what every first time renter (or renter in general) should know:

- Be prepared to show proof of income
- Many landlords will like to see someone who is financially stable. He/she should have the first three months saved in case something would happen to his/her income.
- If you have a co-signer, bring them with you to the apartment showing
- Bring contact information for two character references to provide the landlord

After you have coached your consumer on what to expect of apartment living be sure to let them know what to do in different situations.

- Upon moving in, your consumer should take pictures of any damage to the apartment and make note of anything that doesn't work and submit a work order to get it fixed right away.
- As a tenant, he/she has the right to live in a safe environment.

Questions to ask a potential landlord

- 1) How much is the monthly payment?
- 2) Are utilities included (heat, gas, electrical, trash, cable, Wi-Fi)?
- 3) Can I paint?
- 4) Can I have a pet?
- 5) Is there a policy on guests spending the night?
- 6) What happens if I need to move before my lease is up?
- 7) Are there quiet hours?
- 8) Do you have a list of house rules that I can see?
- 9) Where do I park?
- 10) If I have visitors where do they park?
- 11) What other fees are there (security deposits, last month's rent, and application fee)?
- 12) What is the garbage policy (restrictions on when you can put out your garbage or if you need to separate recyclables)?
- 13) What is the protocol for getting something fixed in the apartment?

Northwestern Illinois Center for Independent Living Housing Guide

HUD communities

Housing and Urban Development (HUD) communities offer apartments based on annual adjusted income for those who qualify. In order to qualify, a household's gross income (including income from assets) must be below the requirement at the particular community. Any other additional qualification requirements will be explained at the time of application.

In most cases, households will pay 30 percent of their adjusted income towards rent. Adjusted income is derived from subtracting qualifying medical expenses from gross income. After the initial year, rent adjustments are made annually unless significant changes in income or medical expenses occur.

Low-income housing tax credit communities

Low income housing tax credit communities offer apartments that are rent controlled. In order to qualify, a household's gross income (including income from assets) must be below the income requirement for the particular community. Any other additional qualification requirements will be explained at the time of application.

Rent is not based on the income of the household (unless other programs exist at the community); however, rent cannot exceed the amount allowed by the program. This maximum rent amount is based on a percentage of the area's median income.

Affordable housing communities

Affordable housing communities offer common space for community events and social gatherings including family activities, educational opportunities, wellness programs and other social opportunities that support the general well-being and quality of life for the residents who live there.

An individual who may benefit from living in an affordable housing setting may:

- No longer be interested in or able to keep up with lawn care, snow removal or other home maintenance tasks;
- Live on a limited income and desire a rent based on that income or a rent that is controlled;
- Desire socialization and the companionship of having friends and neighbors nearby;
- Want added security or feel uncomfortable living alone;
- Enjoy participating in spiritual, recreational, entertainment or wellness programming; or
- Want the security and peace of mind of being part of a community in which other housing or healthcare options are available, if needed.

Section 8 Housing

Section 8 housing is a program implemented by the United States Department of Housing and Urban Development. This program makes affordable housing available to individuals and families who are low income.

The current Section 8 housing program that most know is the **voucher program**. Some voucher programs are specific to a particular complex or rental unit whereas other vouchers are given to participants and the participant can choose a unit that works for them. The participant pays a portion of rent (based on state standards and income) and the voucher is given for the remaining portion, which is paid by the Section 8 housing program.

The program will pay a percentage of rent up to the Fair Market Rate, which may be based on:

- Geographic area where the unit is located (units located in major metropolitan areas will usually have higher Fair Market Rates);
- Unit size (including number of bedrooms and square footage);
- Whether the owner or tenant will be in charge of paying utilities; and
- Other factors as is determined relevant in a particular situation.

A landlord may not charge a Section 8 tenant more than the Fair Market Rate. Landlords are not required to participate in Section 8 housing programs. Some landlords readily accept Section 8 housing tenants. Those that do so may have made the decision to rent to such tenants based on:

- The larger available pool of renters (there is often a long waiting list of new Section 8 tenants);
- Prompt and regular payments from the program for the program share of the rent; and
- Higher quality tenants, since tenants may be permanently removed from the Section 8 program list due to any misconduct including failure to pay rent and doing damage to property.

Section 8 housing can make life more affordable and manageable for low income individuals who go through the application process and acquire assistance. In some areas where housing costs are rising and incomes are not rising to make the costs feasible, such programs are essential to survival.

Fair Housing Accessibility Guidelines

Seven Technical Requirements

Based on the Fair Housing Act, as amended, there are seven technical requirements in the *Accessibility Guidelines* for covered buildings.

1. Accessible Entrance on an Accessible Route

- If separate entrances for ground-floor units, each entrance must be accessible.
- If common entrances to a multi-unit building, at least one entrance – typically used by residents for entering the building – must be accessible.
- An accessible entrance must be located on a route that a person in a wheelchair can easily travel, leading to and from meaningful locations; e.g., parking, public transportation, other buildings in the complex, amenities such as laundry room, recreational facilities.

Refer to ANSI, Section 4.3.

2. Accessible Public and Common-Use Areas

- Parking areas, curb ramps, passenger loading areas, building lobbies, lounges, halls and corridors, elevators, public use restrooms, and rental or sales offices must be accessible to people with disabilities.
- Included are drinking fountains/water coolers, mailboxes, laundry rooms, community and exercise rooms, swimming pools, playgrounds, recreation facilities, nature trails.

3. Usable Doors

- Doors must be wide enough to enable a person in a wheelchair to maneuver through them easily.
- Included are public and common-use doors, doors leading into an individual dwelling unit, and **all** doors within the dwelling unit itself.

Doors in public or common-use areas can comply by using ANSI Standards.

- For wheelchairs, doors must have a minimum **clear** opening width of 32” (measure from face of door to the stop, with door open 90 degrees).
- All types of doors are covered – hinged doors, sliding doors, folding doors.
- Doors leading to any outdoor amenities the dwelling may have... balcony, patio, deck... are covered. If a deck or patio has doorways leading into two or more separate rooms, **all** these doors must be usable.

4. Accessible Routes Into and Through Dwelling Unit

- Thresholds of unit's exterior doors may not exceed $\frac{3}{4}$ " (also applies to sliding door tracks).
- In single-story units, changes in height of $\frac{1}{4}$ " to $\frac{1}{2}$ " must be beveled. Those greater than $\frac{1}{2}$ " must be ramped or have other means of access.
- Minimum **clear** width for accessible route inside the unit is 36".
- Hallways, passages, and corridors must be wide enough to allow room to maneuver a wheelchair throughout the unit.

5. Accessible Light Switches, Electrical Outlets, and Environmental Controls

- Operable parts of controls must be no lower than 15" and no higher than 48".
- Switches, outlets, thermostats, and controls must be accessible to people in wheelchairs.

6. Reinforced Walls in Bathroom

- Walls in bathrooms must be reinforced so that grab bars near the toilet, tub, shower, and shower seat, if provided, can be added later.

Refer to diagrams in HUD Guidelines for locations and acceptable dimensions of wall reinforcements.

7. Usable Kitchens and Bathrooms

- A minimum of 40" of clear floor space is required in kitchens to allow a person in a wheelchair to maneuver between opposing base cabinets, countertops, appliances, or walls.
- A U-shaped design requires a minimum of 5' in diameter **clear** space, or removable cabinets at the base of the "U".
- Appliances must be located so they can be used by a person in a wheelchair. A 30" x 48" **clear** floor space is required for a parallel or forward approach.
- Adequate maneuvering space is required in bathrooms so that a person in a wheelchair can easily enter, close the door, use the facilities and fixtures, and exit.

HUD Guidelines provides two sets of specifications for usable bathrooms: Option A and Option B.

- With Option A, **all** bathrooms must include providing a basic degree of maneuverability to meet Option A requirements.
- With Option B, only one bathroom must meet Option B requirements, which provide for a stricter degree of maneuverability. Other bathrooms require usable doors, reinforced walls, switches/outlets in accessible locations, and must be on an accessible route.

Fair Housing Act, as amended

- Prohibits housing discrimination on the basis of race, color, religion, sex, national origin, familial status, or disability.
- Sets certain requirements for accessible design in new construction.
- Covers residential multi-family dwellings for first occupancy after March 13, 1991 (covered multi-family dwellings are **all** types of buildings with four or more units).
- Includes condos, single-story townhouses, garden apartments, vacation timeshares, dormitories, and homeless shelters.
- Requires covered buildings with an elevator to make **all** units in buildings accessible.
- Requires covered buildings without an elevator to make all ground-floor units (including ground-floors at different levels in the same building) accessible.

WHITESIDE COUNTY

Whiteside County Housing Authority 401 West 18th Street Rock Falls, IL 61071-2998 Phone: 815-625-0581 http://www.wcophya.org/staff.html http://www.wcophya.org/units.html	Whiteside County Housing Authority Staff Executive Director, Lynn Deter Deputy Director, Sandy Bright Site Manager/Coloma Homes, Polly Barnhart Site Manager/Garden Homes & Civic Plaza I John Benton Cedar Woods Apartments Manager, Housing Choice Voucher Assistant, Amy Velasquez
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The Whiteside County Housing Authority now administers 285 Housing Choice vouchers, also known as Section 8 vouchers. Call the Housing Authority for more information.

To apply for housing, please stop by the Whiteside County Housing Authority office, 401 West 18th Street, between 8 am and 4:30 pm Monday through Wednesday or Friday to pick up an application. (The office is closed to walk-ins on Thursday 8am to 1:00pm.)

Applications are taken at the *Whiteside County Housing Authority* central office for **Garden Homes, Coloma Homes, Cedar Woods Apartments, and Civic Plaza I**. For the **Ster-Lynn Estates** project, office hours are from 11am to 2 pm or applications may be mailed upon request. For more information or to request an application to be mailed to you, contact us at **815-625-0581**.

Garden Homes

7th Avenue
Rock Falls, Illinois 61081
815-625-0581
<http://www.wcophya.org/units.html>

Garden Homes offers 40 units to people over 50. Garden Homes does not accept section 8; however, rent is based on income (30% of adjusted income, maximum for one person is \$21,000). All utilities are included in the rent including trash; however, the resident is allowed a kilowatt allowance and if the resident goes over the kilowatt allowance they pay the overage amount. Coin laundry is available on site. Applicants must pass a credit and background check.

One dog or one cat under 25 pounds is allowed per unit with a \$200 deposit.

Coloma Homes

401 West 18th Street

Rock Falls, IL 61071

815-625-0581

<http://www.wcoph.org/units.html>

Coloma Homes has 130 units consisting of one, two, three and four bedroom units for low-income families. Section 8 is not accepted but rent is based on 30% of income. Rent includes utilities and trash and cable is \$19 per month. Pets are welcome however there are restrictions. There is a \$200 deposit for dogs and they require an additional \$10 per month. Laundry hook ups are available in the apartments and they stated there is not an age requirement though they do require credit and background checks.

Dogs must be less than 18 inches tall and weigh less than 20 pounds. There is no monthly fee for cats.

There are also accessible units available.

Cedar Wood Apartments

1301 9th Ave

Rock Falls, IL 61071

815-625-0581

<http://www.wcoph.org/units.html>

Cedar Wood does accept section 8 and has 27 units available for families, with a nice playground area and coin operated laundry facility for the residents to use. Nothing is included with the rent but they do offer discounted cable at \$21 per month. Pets are not welcome. Individuals must be 18 years and over and pass a background check, credit check and be in good standing with previous landlords.

Civic Plaza 1

1113 5th Ave

Rock Falls, IL 61071

815-625-0581

<http://www.wcoph.org/units.html>

Civic Plaza 1 is a nine story hi-rise with 100 units for low-income individuals 50 and over. Civic Plaza 1 does not accept section 8 and rent is based on 30% of the adjusted income with a maximum of \$21,000 for 1 person. All utilities are included with a kilowatt hour allowance. If the resident goes over the allowance they pay the overage amount. Coin operated laundry is available on site. Applicants must pass a credit and background check. One dog or one cat is allowed less than 25 pounds with a \$200 deposit.

Ster-Lynn Estates

215 East 25th St.

Sterling, IL 61081

815-626-4381

<http://www.wcophya.org/units.html>

Ster-Lynn Estates is operated by Whiteside County Housing Authority and located in Sterling, IL. Ster-Lynn Estates has 60 family units. Section 8 is accepted and applicants must pass a credit and background check. Heat, water, sewer, garbage and basic cable is included in the rent but the renters pay their own electric bill.

Unit Amenities include central air conditioning, individual washers and dryers, dishwashers, refrigerators, microwave ovens, carpeting, and window treatments.

Property amenities include playground equipment, laundry room, and large storage areas.

Pets are not allowed.

The property is close to a variety of retailers, public services and potential employers located within one mile of the property, including Northland Mall, dining, banks, one supermarket (Aldi), city parks, fire station, medical clinic and doctor's offices, Hospital, two pharmacies (Walgreens, Walmart), and houses of worship. Bus service is available from site to shopping/work.

Civic Plaza II

1113 5th Ave.

Rock Falls, IL 61071

(815) 625-5558

civicplaza2@comcast.com

Civic Plaza II has both 1 and 2 bedroom apartments for families. CP2, as it is known, is privately owned. Tatum Eckstein is the manager. She is normally onsite two-days a week, Tuesdays and Thursdays, from 10:30 a.m. to 3 p.m. Civic Plaza II is HUD-subsidized for low-income people age 62 and older or disabled 18 and older. Rent on sliding scale based on HUD lease. Waiting lists do exist from time-to-time at Civic Plaza II. Call the office to find out more information. Phone or in-person appointments preferred.

Crown Hill Estates

1101 W. 24th St.
Rock Falls, IL 61071
(815) 626-5043
(815) 626-5084 (fax)

<http://www.theburtonfoundation.org/afl-crownhill.html>

Crown Hill Estates is an affordable housing complex for families.

- Rent for the 1 and 2 bedroom apartments range from \$385 to \$500 (rent includes: heat, water, sewer and trash removal). Applicants must qualify for the rental amount.
 - Security deposit is \$300
- Rent for the 2, 3 and 4 bedroom duplexes range from \$322 to \$572 (Does not include heat, water, sewer, and trash removal). Applicants must qualify for the rental amount.
 - Security deposit is the same as the rent

Duplexes

- *2, 3 and 4 bedrooms.
- *Central Air-conditioning
- *Stove, refrigerator, and dishwasher
- *Garage
- *Deck with patio doors
- *Unfinished basement
- *3 and 4 bedrooms have 2 full baths and 1/2 baths
- *Free pest control service
- *The rent does not include utilities
- *Security Deposit is the same as the rent.
- *No Pets

The rents range from \$322.00 to \$572.00

Applicants must qualify for the rental amount.

The rent does NOT include any utilities for the duplexes.

Apartments

The apartment building has 24 units which are 1 and 2 bedrooms. The building operates on an intercom system. There is a community room, library, exercise room.

- *1 and 2 bedrooms
- *Air-conditioning unit,
- *Stove, refrigerator, dishwasher
- *Intercom for the front door
- *Cable hook-ups
- *Coin operated laundry facilities
- *Community room
- *Library
- *Exercise room
- *Resident storage
- *Free pest control service
- *Security deposit is \$300.00
- *No Pets

The rents range from: \$385.00 to \$500.00. Applicants must qualify for the rental amount.

The rent includes: heat, water, sewer, and trash removal.

Applying for housing

At

Crown Hill Estates

To qualify for housing at Crown Hill Estates all applicants must meet specific criteria. The resident Selection criteria includes:

- *Landlord references are checked
- *Credit and Criminal background checks are conducted
- *A debt to income ratio worksheet is calculated on each applicant (excludes Section 8).

*All applicant's initial annual gross income can not exceed set income guidelines, which are as follows:

1 Person	\$25,380
2 Person	\$29,040
3 Person	\$32,640
4 Person	\$36,240
5 Person	\$39,180
6 Person	\$42,060

Sterling Townhomes

2105 Freeport Road

Sterling, IL, 61081

(608) 348-7755

<http://www.theburtonfoundation.org/afl-sterlingfamilytownhomes.html>

Sterling Townhomes has 22 rental apartments for families. Monthly rent is \$625 and includes water, sewer and trash removal. Tenants pay gas and electric (averages to about \$126 for both per month). All of the townhouses are 1,404 square feet with three bedrooms. Amenities include full bathroom upstairs and 3/4 bath downstairs, stackable washer/electric dryer, large eat-in kitchen with large storage closet, refrigerator and stove, huge master bedroom with walk-in closet, central air, granite counter tops, playground, and emergency maintenance, and is close to Northland Mall.

Deposit is \$300 and requires a one year lease. Pets are not allowed and a credit check and background check are necessary. Applicants must have sufficient income and income must not exceed the following:

1 person: \$25,200	4 persons: \$35,940
2 Persons \$28,800	5 persons: \$38,820
3 Persons \$32,400	6 persons: \$41,700

Sterling Towers

2403 E. 19th St.

Sterling, IL 61081

(815) 626-6873

Sterling Towers is privately owned, with 111 apartments for people age 62 and over, and/or 21 and have a disability. There are ongoing eligibility waiting lists. If Qualified, the rent is subsidized. There are 110 one-bedroom apartments with more than 525 sq-ft of living area. The two-bedroom apartment has about 750 sq-ft. More than 10 percent of the apartments are accessible units. Sterling Towers does accept section 8. Rent is 30% of adjusted income after medical expense deduction. Background and credit check will be conducted.

Laundry is available on site. There are five washers and five dryers on the fifth floor and the laundry room is open 24/7. Water, sewer, and garbage are included and for another \$19.50 per month the renters can get 100 channels of cable TV.

One pet is allowed. There is a \$300 pet deposit that can be paid in \$10 per month increments.

Country Lane Apartments

1016 Yost Court

Sterling, Illinois 61081

(815) 716-8230 or (217) 345-2414

(fax) (217) 348-1641

email- leasing@yost-management.com

<http://www.yost-management.com/#!/country-lane-apartments-of-sterling/c1vhi>

Country Lane Apartments is located facing Scheid Park across 11th Street to the north, at West 11th Street and Woodburn Avenue.

Company representatives are available at the Country Lane community building from 10 a.m. to 4 p.m. Monday through Friday. The community building is the red building near the main entrance at 1016 Yost Court. Country Lane accepts section 8 and income guidelines to determine eligibility and rent.

The development has 48 units in 23 duplex buildings. One, two, and three bedroom apartments are available for lease. Trash service is provided at no cost, but residents are responsible for all utilities.

The apartments come with refrigerator, stove, central air, and washer and dryer hookup. Washers and dryers are also available in the community building. Also provided are a playground, parking spaces, snow removal and lawn care services. Laundry hook ups are available in each unit. Accessible units are available.

One pet per unit is welcome as long as it is under 25 pounds and a \$300 nonrefundable deposit is required.

Criminal background checks will be done on all leaseholders and residents 18 and older. No sex offenders or felons will be allowed in the units. Country Lane's application fee is \$31.

Eligibility guidelines

Family Size Annual Income	Monthly Apartment Prices
1 Less than \$25,200	1 Bedroom: \$217-\$320
2 Less than \$28,800	
3 Less than \$32,400	2 Bedroom: \$266-\$410
4 Less than \$35,940	
5 Less than \$38,820	3 Bedroom: \$331-\$550

Northland Park Apartments

2100 Freeport Road

Sterling, IL 61081

(815) 626-4569

<http://goo.gl/lpUvDR>

Northland Park Apartments allows one dog or one cat less than 20 pounds but requires a deposit and rent is \$20 extra per month. This community is also associated with one or more government housing programs (e.g., Section 8 or other government-assistance programs) which may require income limits for residents or certain admission procedures that the property must follow. Rent is based on income and income must be three times greater than the rent amount.

Northland Park Apartments has 160 units and floor plans which include studios, one bedroom or two bedrooms and laundry is available on site.

Applicants must be over 18 years old and must pass a background check.

Contact the property manager for more information.

Sterling Manor

606 W Le Fevre Rd

Sterling, IL 61081

(815) 626-1431

Sterling Manor does not accept section 8 and is not based on income. Some utilities are included but call management to get more information. There is on site laundry. Individuals 18 and over can be renters and only cats are allowed. Individuals must pass a credit and background check.

Sinnissippi Townhomes

212 Park Dr

Sterling, IL 61081

(815)-626-1130

Sinnissippi townhomes has 100 units and does not accept section 8 and does not base their rent on income. A two bedroom apartment rents for \$495 per month and a three bedroom rents for \$535. Garbage pick-up is the only thing included with rent. Cats are the only pets that are welcome with a \$200 deposit. Each apartment has a washer and dryer hook up.

Greencastle of Sterling

15 East 23rd st
Sterling, IL 61081
(815)625-1401

Greencastle of Sterling has 31 units and does not accept section 8; however, rent is based on income. A single person with a gross income under \$21,000 or two people with a gross income of under \$24,000 are welcome to apply. Greencastle of Sterling is only for individuals 62 and older. Rent also includes water, sewer, trash and natural gas. One pet per unit is welcome with a \$150 deposit and dogs and cats must be under 20 pounds. Coin operated laundry is available on site.

Applicants must pass a background and credit check.

Prophet Manor Apartments

415 W. 2nd St.
Prophetstown, IL 61277
(815)537-5705

http://www.good-sam.com/index.php/locations/prophetsriverview/services/senior_living/affordable_housing

There are 22 apartments – 2 efficiencies and 20 one-bedrooms. Prophet Manor is HUD-subsidized for low-income people age 62 and older or 18 and older with a disability and accepts section 8. Otherwise rent is based on income.

Affordable senior housing at Good Samaritan Society – Prophet Manor Apartments offers income based subsidized living with the companionship of caring neighbors and staff in a relaxed, homelike environment. Designed to accommodate seniors (62+) and disabled (18+), each apartment is furnished with stove, refrigerator, air conditioner, carpeting and tile and window coverings as well as paid utilities except telephone and cable. A utility allowance is included for electrical expense. One washer and one dryer are located in each of the two buildings. Individuals must pass a background and credit check. Residents can enjoy a private apartment, furnished with their own belongings. Friends and neighbors are close at hand in our smoke-free apartment buildings, allowing each resident the opportunity to enjoy companionship.

For more information or to schedule a tour, please call (815) 537-5705 for Telecommunications Relay Service dial 711.

Affordable housing serves the mission of the Good Samaritan Society by providing safe, clean and affordable housing exclusively for those who qualify for programs specific to a location. Affordable housing communities offer common space for community events

and social gatherings including Bible studies, family activities, educational opportunities, wellness programs and other social opportunities that support the general well-being and quality of life for the residents who live there.

An individual who may benefit from living in an affordable housing setting may:

- No longer be interested in or able to keep up with lawn care, snow removal or other home maintenance tasks;
- Live on a limited income and desire a rent based on that income or a rent that is controlled;
- Desire socialization and the companionship of having friends and neighbors nearby;
- Want added security or feel uncomfortable living alone;
- Enjoy participating in spiritual, recreational, entertainment or wellness programming; or
- Want the security and peace of mind of being part of a community in which other housing or healthcare options are available, if needed.

Green View Estates

703 Melody Ct
Morrison IL 61270
(815) 626-5043

Green View Estates was designed for individuals 62 and over who live independently. There are 28 two bedroom apartments and each unit has a total of 1,092 sq. ft. Rent ranges from \$258-\$610 and is based on income. A security deposit of \$300 is required. Rent includes water, sewer, and trash and tenants pay their own gas and electric. Pets are allowed if less than 20 pounds and with a \$300 deposit. A refrigerator, stove, dishwasher, and garbage disposal are included and there are hook ups for a washer and electric dryer. Apartments have a one car garage attached, 24 hour emergency response service (pull cord) and lawn care.

There is a community building with a full kitchen, exercise room, library, computer room and coin operated laundry room.

Applicants' landlord references will be checked and a credit and background check will be conducted. An individual's income must not exceed \$25,380 for one person and \$29,040 for two people.

All apartments are accessible.

Sinnissippi Center's Supervised Living

Sterling Apartments

2104 East 23rd St

Sterling IL 61081

1-800-242-7642

Sinnissippi's supervised living apartments offer individuals with serious mental illnesses a place to live and develop the necessary skills to live independently. A community room is available for resident get togethers and includes a kitchen, table, couches and TV.

Admission criteria includes:

- Diagnosed with a serious mental illness
- Require a supervised living environment
- Interest in improving living skills
- Meet income restrictions
- Compliance with medications
- Agree to abide by house rules

CARROLL COUNTY

Carroll County Housing Authority

525 3rd St
Savanna, IL 61074
(815) 273-7081
(815) 273-4050 Fax
<https://www.carrollcountyha.com/>

Open Monday through Friday

8:00 am to 12:00 pm,

1:00 pm to 4:00 pm

Carroll County Housing Authority manages Mest Manor, 525 3rd St., Savanna, IL 61074, a four-story building with 50 1-bedroom apartments, numbered 105-405, 16 townhomes, Maple Lane Units, at 2101 Wacker Road, Savanna, IL 61074, with units numbered 1-16, and Carroll Apartments at 2009 Wacker Road, Savanna.

Carroll County does not have Section 8 housing vouchers.

Mest Manor

525 3rd St
Savanna, IL 61074
<https://www.carrollcountyha.com/low-income-public-housing/mest-manor/>

This high-rise consists of 50 one-bedroom apartments designated solely for elderly (62 years or older) and disabled persons. Standard apartment features include stove, refrigerator, nurse alarm in the bedroom and bathroom. Cable (Mediacom) and telephone may be installed at the tenant's expense. The CCHA provides payment of gas heat, water, and trash pick-up. Tenants are responsible for payment of personal electricity use.

On-site Features Include:

- Laundry Facility
- Beauty Shop
- Locked Inside Mailbox
- Community Room with TV
- Pool Table
- Dining Room for Tenants Use
- NICAA Golden Meals (Lunch Served Monday – Friday)
- Parking Space
- Security Video Camera Surveillance
- 24 Hour Maintenance Service

Maple Lane

2101 Wacker Road
Savanna, IL 61074

<https://www.carrollcountyha.com/low-income-public-housing/maple-lane/>

This free-standing row of apartments consists of 16 one-bedroom apartments designated solely for elderly (62 years or older) and disabled persons. Standard apartment features include stove, refrigerator, mailbox, nurse alarm in the bedroom and bathroom. Cable (Mediacom) and telephone may be installed at the tenant's expense. The CCHA provides payment of gas heat, water, and trash pick-up. Tenants are responsible for payment of personal electricity use. Also, provided is a community room with laundry facilities, parking space, and 24 hour maintenance service.

Carroll Apartments

2009 Wacker Road
Savanna, Illinois 61074

<https://www.carrollcountyha.com/low-income-public-housing/carroll-apartments/>

This free-standing row of 24 apartments consists of 2, 3, and 4 bedroom units designated solely for families. Standard apartment features include a stove and refrigerator. Cable (Mediacom) and telephone may be installed at the tenant's expense. The CCHA provides locked mailboxes, parking space, 24 hour maintenance service, as well as, payment of water and trash pick-up. Tenants are responsible for payment of personal gas heat and electricity use.

Rent is based according to HUD regulations. They are 30 percent of a person's gross income (less various deductions). The tenant is responsible for their own electric bill and Mediacom Cable TV bill. The Housing Authority pays for natural gas (heating), water, sewer and garbage.

An individual can pick up an application or the Housing Authority will mail one to them. The Housing Authority needs a copy of the following: Social Security Card, Birth Certificate, State Photo ID or driver's license. It usually takes two-weeks for the individual to be notified from the time the Housing Authority receives the completed application.

If someone is denied, it could be due to a bad previous or current landlord reference, unpaid rent to other housing authorities they lived at, person who is a pedophile, a person who has made or sold meth drugs on housing authority property.

Shannon Manor Apartments

26 N Stanton Street
Shannon, IL 61078
(630) 904-4157

Shannon manor apartments do not accept section 8. Rent is based on income with water, sewer and garbage included. There are one and two bedroom apartment floorplans. Coin operated laundry is available. There is an application fee of \$25. No Deposit Required. Children and pets allowed. This apartment complex is for individuals 62 and over or 18 and over with a disability.

Applicants must pass a background and credit check. Contact for current rates and details.

Caroline Mark Home

222 East Lincoln St
Mt. Carroll IL 61053
(815) 244-3862

The Caroline Mark home does not accept Section 8 and is actually for Widows 60 and over who need housing and are low income. Pets are not accepted and a housekeeper does the laundry. Individuals must pass a background check.

Sinnissippi Center's Supervised Living

Sullivan Apartments
1126 Healthcare Drive
Mount Carroll, IL 61053
1-800-242-7642

Sinnissippi's supervised living apartments offer individuals with serious mental illnesses a place to live and develop the necessary skills to live independently. A community room is available for resident get togethers and includes a kitchen, table, couches and TV.

Admission criteria includes:

- Diagnosed with a serious mental illness
- Require a supervised living environment
- Interest in improving living skills
- Meet income restrictions
- Compliance with medications
- Agree to abide by house rules

LEE COUNTY

Lee County Housing Authority

1000 Washington Avenue
Dixon, Illinois 61021
815-284-2759
Fax: (815)284-1743
leecha@essex1.com

The Lee County Housing Authority administers both a public housing and Section 8 housing voucher program. The housing authority owns and manages several projects which contain 211 affordable rental units.

The Dixon High Rise operated by LCHA has 98 units. LCHA also operates Forest Hills Apartments, with 72 units ranging in size from 1 to 4 bedrooms and Countryside Manor with 68 1-bedroom units for people ages 62 and older. Badger Square in Sublette has 25 family units and Amboy Manor has 10 1-bedroom apartments. There also are 25 family units scattered throughout Lee County.

Countryside Manor 625 Countryside Lane Dixon, IL 61021	Forest Hills Apartments on Sproul Street, East Graham Street, Washington Avenue and Murphy Street, Dixon, IL 61021	Badger Square 208 S Locust St Sublette, IL 61367	Amboy Manor Apartments 42 W. Division St. Amboy, IL 61310
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Rent is based on income and water, sewer, and garbage is included. Cable is an extra \$23 per month. One cat or dog is welcome per unit and a deposit of \$100 is required. Laundry is available on site. Applicants must pass a background and credit check and must be in good standing with previous landlords.

Kilker Apartments (KREIDER CLIENTS ONLY)

668 Marclare St
Dixon, IL 61021
(815) 288-9422

Amboy Manor
42 W Division St
Amboy IL 61310
(630) 904-4157

Canterbury House Apartments

1501 Lowell Park Rd.

Dixon, IL 61021

(815) 408-9139

<http://www.dixon-apartments.com/>

Office Hours: M-F: 8 a.m. to 5 p.m., Closed Saturday and Sunday

Call for information and availability, based on household size and income.

Canterbury House Apartments has 108 apartments, in seven buildings, with about 2 accessible units in each building, while more units are adaptable. The Units are affordable, but not subsidized. Rent is based on household size and household income.

Floor Plan	Beds	Bath	Sq.Ft.	Price from
Model 1A	1	1	792	\$249
Model 2A	2	2	942	\$307
Model 3A	3	2	1202	\$409

Canterbury House Apartments Home amenities	Canterbury House Apartments Community amenities
<ul style="list-style-type: none">▪ Hardwood Floors▪ Air Conditioning▪ Cable Ready▪ Dishwasher▪ Spacious Closet(S)▪ Washer/Dryer Hookup▪ Extra Storage▪ Cats▪ Large Dogs (Over 25 Lbs.)▪ Small Dogs (Under 25 Lbs.)	<ul style="list-style-type: none">▪ Business Center▪ Clubhouse▪ Fitness Center▪ Hi Speed Internet/Wi Fi▪ Playground▪ Laundry Facility▪ Wheelchair Access

Dixon Square

1540 Freedom Walk

Dixon, IL 61021

(815) 254-3409

Dixon Square apartments accept section 8 and rent is based on income and the one person maximum income is \$13,950. Water, garbage, and sewer are included in the rent. There are 72 units and one washer and one dryer in each building. Applicants must pass a background and credit check.

Dixon River

624 Marclare St # 12
Dixon, IL 61021
815 284-6782

Dixon River apartments have 72 units and accept section 8. Rent is a flat rate of \$475 for a one bedroom, \$530 for a two bedroom, and \$625 for a three bedroom. Water sewer and garbage are included in the rent. Cats are welcome with a \$175 deposit and \$15 extra per month to be included with the rent. Laundry is available on site. There are six laundry rooms with two washers and two dryers in each. Applicants must pass a background and credit check.

Countryside Manor

625 Countryside Ln
Dixon, IL – 61021
(815) 288-6444

Countryside Manor has 68 units for individuals 62 and over. Countryside Manor accepts section 8 and rent is based on income. Heat, water, sewer, and garbage are all included with the rent. One pet per unit is welcome with a \$100 deposit. Laundry is available on site. Individuals must pass a credit check and background check.

Nachusa House Apartments

215 S Galena Ave
Dixon, IL 61021
815-284-0190

Nachusa house apartments have 36 units and they do not accept section 8. Individuals must make less than \$28,000 per year and be over 55. Water, garbage and heat are included with the rent. Cats are welcome with a \$150 deposit. There is a laundry room on site with three washers and three dryers. Applicants must pass a background and credit check.

Country Meadows

466 Western Ave
Ashton, IL 61006
815-453-7448

Country Meadows has 20 apartments and accepts section 8 housing or rent is based on income with maximums in play. Water, sewer, and garbage are included in the rent. Apartments are rented to individuals over 62 and if a person has a disability and are younger than 62 they can live in a unit. Pets are not welcome at this apartment complex. Applicants must pass a background and credit check.

The Meadows of Franklin Grove

510 N. State Street
Franklin Grove, IL 61031
815-456-3000

“The Meadows provides the perfect blend of personal privacy with a warm sense of community. You will have your own lovely apartment for as much privacy and relaxation as you desire, as well as the camaraderie afforded in our many social areas.”

The Meadows does not accept section 8 and rent is a flat rate and does not depend on an individual’s income. There are 44 units and applicants must be 60 years old or older and need to be seen by a physician for certification. Call for more information. All utilities are included with the rent price as well as direct TV, WIFI, housekeeping, and three meals per day. CNAs are on staff 24/7. Pets are welcome with a \$500 deposit. There is one laundry room with three washers and three dyers that can be used at no cost to the resident and soap is included.

Sinnissippi Center’s Supervised Living

Parks Place Apartments
322 Depot Ave
Dixon IL 61021
1-800-242-7642

Sinnissippi’s supervised living apartments offer individuals with serious mental illnesses a place to live and develop the necessary skills to live independently. A community room is available for resident get togethers and includes a kitchen, table, couches and TV.

Admission criteria include:

- Diagnosed with a serious mental illness
- Require a supervised living environment
- Interest in improving living skills
- Meet income restrictions
- Compliance with medications
- Agree to abide by house rules

OGLE COUNTY

Ogle County Housing Authority

Business hours;

Monday-Friday

8 am-4:30pm

(815) 732-1301

<http://oglecountyhousing.org/index.html>

OCHA has 141 Section 8 vouchers but is only funded for about 100 of them, and there is a waiting list of applicants. To apply for the Voucher Program waiting list, you may fill out an application at our office at 200 Washington Street, Suite 100, Oregon IL between 8:00am and 3:30 pm Monday thru Friday.

The following documents are required when you apply: Driver's license or photo ID and proof of address in Ogle County.

Rent is based on income and there is a utility allowance and cable is reduced to \$15 per month. Pets are welcome with a \$200 deposit. Laundry is available with one per building.

How to Apply

To apply for housing owned and managed by the Ogle County Housing Authority, you may fill out an application at our office at 200 Washington Street, Suite 100, Oregon IL between 8 am and 3:30 pm Monday thru Friday.

The following documents are required when you apply:

- Original or certified copies of birth certificates for all family members.
- Social Security cards for all family members.
- Driver's licenses or photo IDs for all family members 18 and over.
- The following information, if they apply to you, will be needed before your application can be completed. It is recommended you bring these with you when you apply:
 - Verification/proof of all income (wages, unemployment, Social Security, pensions, etc.) for all family members.
 - Public Aid verification/proof (link card, TANF, etc.). A form which we can fax for you is available if you do not have documentation.
 - Proof of Child Support.
 - If you are receiving a Pell Grant, or other financial assistance, a letter from the school you are attending stating what monetary grants you are receiving. A form is available you can give to the school to fill out.
 - Form filled out by your bank(s) listing value of all accounts (checking, savings, CDs, etc.). A form is available which we can fax to your bank.
 - If you own property, provide the latest property tax bill.
 - Proof of custody of all family members under 18 (divorce/custody papers, Medical card, tax return, etc.)
 - Proof of military service and discharge papers.

- If you have a criminal record, a criminal history printout from all counties where the conviction(s) occurred. Criminal background checks are run on all applicants 18 and over.
- If 62 and older, or disabled, proof of medical expenses (Medicare payments, supplement medical insurance premiums, out-of-pocket expenses for doctor bills and medicine).

Housing in Oregon

In Oregon there are 40 apartments that are one bedroom for individuals over 62, or individuals with a disability at the Howard Johnson Plaza, 203 S. 3rd Street, Oregon.

Family housing:
Riverview Terrace
607 S. 1st St.
Oregon, IL 61061

There also is nine 3-bedroom as well as one 4-bedroom family duplexes

Housing in Polo

In Polo there are 30-1 Bedroom apartments for low income individuals.

Prairie State Apartments
407 N. Union Ave
Polo, IL 61064

Family Housing:
Prairie State Duplexes, Campbell Avenue
There are 10 2-bedroom family duplexes

Scattered sites located throughout Polo include;
Six 3-bedroom family duplexes and four 3-bedroom family homes

Housing in Forreston

In Forreston there are 30-1 Bedroom apartments.
Elmer Davis Garden Apartments 800 S. Walnut Street-Forreston
For all Ogle County Housing Authority Public Housing units, eligible tenants must meet low income guidelines. Rent is based on income as is 30% of monthly income.

Although the buildings have different floor plans they all feature: Central community room with kitchen and TV with furniture and: laundry, air conditioning, intercom system, stove and refrigerator, secure entries, cable TV hookups, Emergency assist alarms, carpet or tile, off street parking and free water and garbage service

Countryside Village Apartments	
301 S. 10 th St. Oregon, IL 61061	106 S. McKendrie Ave. Mount Morris, IL 61054
(630) 553-0111 No website	
Amenities:	Full-size refrigerator and self-cleaning stove
Heat, water and sewer included in rent	Cats and dogs welcome up to 40 pounds
Elevator service to all floors	Community Room and Sitting areas with Outdoor Patio
Locked entry system	Air conditioner in every apartment; utility allowance

Countryside Village Apartments

407 N. 2nd St.
Rochelle, IL 61068
(815) 562-8487 Fax (815) 562-8589
[Http://www.meridiangroupinc.net](http://www.meridiangroupinc.net)

Amenities:

Appliances	A/C Wall Unit	Window Coverings	Carpet/Vinyl
Elevator	Emergency Pull Cord	Storage Closet	Community Patio
Community Room with Kitchen	Intercom Entry System	On-Site Coin Operated Laundry	Interior Locked Mailboxes
Free-Off Street Parking	Social Activity Program	Small Pets Allowed	

Both Countryside Village Apartment complexes in Rochelle and Oregon/Mt. Morris are run as low income apartments for seniors and persons with disabilities. Affordable rent – 30 percent of household income. The government gives funds directly to both apartment owners. They charge lower rent for low income persons. Contact each apartment complex for low rent, senior housing apartments with subsidized government low income rates.

Sinnissippi Center's Supervised Living

Fairview Apartments

555 Fairview Drive

Rochelle IL 61068

1-800-242-7642

Sinnissippi's supervised living apartments offer individuals with serious mental illnesses a place to live and develop the necessary skills to live independently. A community room is available for resident get togethers and includes a kitchen, table, couches and TV.

Admission criteria include:

- Diagnosed with a serious mental illness
- Require a supervised living environment
- Interest in improving living skills
- Meet income restrictions
- Compliance with medications
- Agree to abide by house rules

JO DAVIESS COUNTY

The Housing Authority of the County of Jo Daviess

347 Franklin Street

P.O. Box 6007

Galena, IL 61036

<http://jdcha.org/>

Phone: 815.777.0782

Fax: 815.777.0858

Email: housing@jdcha.org

Office Hours: Monday through Friday 8 a.m. to Noon and 1 p.m. to 4 p.m.

Jo Daviess Housing Authority has properties in Galena, Hanover and Elizabeth. They do not accept section 8 though rent is based on 30% of gross adjusted income. All utilities are included and tenants can get cable at a reduced rate of \$30.00 per month. Dogs are welcome but must be under 25 pounds and a \$200 deposit is required. There are four facilities with launder rooms on site.

Public Housing Program

Public Housing provides rental assistance to individuals and families who meet income guideline limits. Individuals or families reside in a development owned and managed by the Housing Authority of the County of Jo Daviess.

One Bedroom Units	
Franklin McCoy Manor, Galena, IL 61036	Flint Hills Manor, Elizabeth, IL 61028
Hanover Estates, Hanover, IL 61041	Meridian Manor, Warren, IL 61087
Family Units – 2, 3 and 4 Bedroom Units:	
Gear View Heights, Galena, IL 61036 (2, 3 and 4 Bedrooms)	Hanover Estates, Hanover, IL 61041 (2 and 3 Bedrooms)

Eligibility Guidelines

Public housing is limited to low-income families and individuals. A Public Housing Authority (PHA) determines your eligibility based on: 1) annual gross income; 2) whether you qualify as elderly, a person with a disability, or as a family; and 3) U.S. citizenship or eligible immigration status. If you are eligible, the PHA will check your references to make sure you and your family will be good tenants. PHAs will deny admission to any applicant whose habits and practices may be expected to have a detrimental effect on other tenants or on the project's environment.

Meridian Manor – Warren, IL

Located on a village corner lot, Meridian Manor in Warren is at 902 W. Main Street. Meridian Manor offers 15 units that open to a beautiful courtyard green space. Off street parking and an on-site laundry facility are available to Meridian Manor residents. All major appliances are included.

Franklin McCoy Manor

Located at 341 Franklin Street in Galena, this facility offers 1 bedroom units located a block off of Galena's Historic Main Street. Franklin McCoy Manor is a high rise setting that has 39 apartments, off street parking and an on-site laundry facility. All major appliances are included.

Flint Hills Manor

Tucked along a hillside in Elizabeth, Flint Hills Manor is located at 300 Illinois Street. Flint Hills Manor offers fifteen 1 bedroom units, an on-site laundry facility, and off street parking. The landscape offers abundant green space. All major appliances are included.

Gear View Heights

Set in a residential area, Gear View Heights is located in Galena at 600 Gear Street. These townhouses offer 2, 3 and 4 bedroom units. Gear View Heights has 16 units, off street parking and ample green space. Refrigerators and Ranges are provided. Laundry hook-ups are available.

Hanover Estates

Hanover Estates is located in the small village of Hanover at 218 Savanna Road. The facility offers nineteen 1 bedroom units and three 3 bedroom units. Hanover Estates is located in a residential area and offers an on-site laundry facility, off street parking, and nice green space. All major appliances are included.