

Housing Guide

Northwestern Illinois Center for Independent Living

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

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How to Use this Guide

Centers for Independent Living (CIL's) were started in the late 1970s, to establish a non-residential center to support people with disabilities, live their independent lives. It took a while for this grassroots effort, known as the Independent Living Movement, to find its way into all 50 states and the US Commonwealth; but we are here, and we are a strong service!

Illinois was one of the first adaptors of the Independent Living Movement, in the early 1980's. Northwestern Illinois Center for Independent Living (NICIL) is one of the original five (5) CIL's in Illinois.

Fast forward 35-plus years and today, NICIL, as well as 21 other CIL's, continue to work hard every day to develop programming and services that support our consumers, in the five (5) county-NICIL territory which includes: Carroll, Jo Daviess, Lee, Ogle, and Whiteside Counties. Our time is dedicated to serving all people with disabilities to live their independent lives, as they see fit. It is an honor and a privilege to serve!

Our services are tailored to each individual with whom we work. There are some common barriers which keep individuals from living independently. These barriers (or topics) are referred to in the industry as issue areas. There are nine (9) issue areas:

- Assistive Technology
- Attitudinal Barriers
- Communication
- Education
- Employment
- Healthcare Services
- Housing
- Physical Barriers
- Transportation

All NICIL staff are trained to be subject matter experts in these issue areas. Our team has developed issue-area guides to be available to our consumers, which are user friendly. These guides are designed to provide a basic understanding of the issue area, as well as to give information for self-direction. However, we want to be part of the process of independent living, so please, contact our team for one-on-one (individual) services.

Please use this guide to give you a helping hand in understanding the Housing issue area and use the resources provided as a starting point. When you are ready, know that we are here to support your independent living path.

Check out our website, www.nicil.org for access to all of our issue area guides. Contact the office at 815-625-7860 or via email at frontdesk@nicil.org to request for a copy to be emailed to you. Enjoy!

NICIL Housing Guide Tips and Suggestions

This guide contains information on affordable housing apartment complexes with NICIL's five (5) county service area of Carroll, Jo Daviess, Lee, Ogle, and Whiteside Counties. Most locations have an address and phone number, however there are a select few that don't have current contact information.

While NICIL does not own any housing of our own, we work with individuals who are searching for housing by assisting with completing the applications if the individual is not able to do so themselves because of a disability. Below you will find a list of tips and suggestions we have learned over the years.

- Be sure to read the directions on the applications. Most applications require line or question to be filled out. If there is something listed on the application that is not relevant to your current situation, list "none" or "not applicable" on the spaces so the individual processing the application knows no information was forgotten.
- Do you have a valid photo ID?
 - If the answer is no the next step is the getting a valid photo ID or license. All public housing will require the applicant to show a valid photo ID as part of the application process and to verify the individual applying for housing is who they say they are.
- Do you have a social security card?
 - Most public housing will also require a copy of an individual's social security card. This will be used along with the photo ID to verify that they are who they say they are when the housing complex runs a criminal or housing background check.
- Do you have a felony
 - Many public housing establishments do not accept applicants who have felony convictions. If you do have a felony or misdemeanor on your record, communicate this during the application process. Depending on the charge(s) and how long ago they were, housing complexes may still be able to work with an individual to secure an apartment.
- Most apartments require not only first month rent up front but often times ask for a Security Deposit or an Earnest Money Deposit to show the applicant is truly interested in the unit being offered. Earnest Money Deposits are often asked for up front and sometimes can be done in a payment schedule. Be sure to verify that the Earnest Money Deposit is the same thing as the Security Deposit. While application fees are separate, you should only be asked to make one (1) deposit along with rent when being offered an apartment. Moving is expensive. We suggest saving at least six (6) months in advance, if possible.
- What factors are making you consider moving from your current home? Is it the cost of rent, conflict with neighbors or landlord, or because your home is not

accessible for your needs? Keep in mind that all of these issues **may be** able to be addressed and solved before moving. Depending on the situation, NICIL may be able to provide you in the right direction of community resources who can help

- Landlords can request to visit your home for inspection(s) or as part of maintenance updates. Ideally, they should give you notice prior to visiting / inspecting your property but there is no timeframe that they are required to provide. They cannot however enter your apartment without your permission.
- Always keep a copy of any information you are provided regarding your living situation such as the lease, apartment handbook or rulebook, or any additional written information. These documents should provide you with the process of renewing your rental agreement, requesting a maintenance order, as well as other processes you may need to know in the future. Remember, that both the tenant and landlord agree to follow the terms and conditions of the lease, so keeping a copy can be helpful if you feel that one of the parties involved is breaking the lease or not following through on responsibilities they agreed to.
- Upon moving in, you 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. Photo proof may be helpful so that neither the landlord nor another resident (roommate) can claim that property was damaged because of you.

Here are additional suggestions regarding income that were taken from Rocketlawyer.com

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

As a tenant they have the right to living in a safe environment but you must also follow the rules and regulations set by your landlord to keep all residents safe. Remember, there will be times that you and the other residents don't get along or that you feel like the landlord / housing manager isn't doing their job. There is a difference with being unhappy about a situation that you are in and being taken advantage of. If you have any questions regarding your housing situation, contact NICIL for more advise! While we are not legal services, we can help individuals learn how to advocate for themselves. Be a good tenant, know your rights and responsibilities and when in doubt, contact NICIL for further assistance. We may be able to offer advice or point you in the direction of additional community partners who working more with housing rights.

The next page contains information on questions you may want to ask a potential landlord or housing manager while in the process of searching for a new home

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 needing to separate recyclables)?
- 13) What is the protocol for getting something fixed in my apartment?

Different Types of Housing Available

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 most known 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 Rents);
- 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 Rent. 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 them 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, 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 has many great schools, parks, canals, and recreation. Job growth is slowly recovering and the prospects are promising. In the follow section we have gathered the information on the current housing complex or authority. We encourage you to call and explore any and all areas to meet your needs.

The information identified in this housing guide is for a resource and reference. We do not recommend any location throughout this guide. We encourage you to conduct your own investigation of these locations.

WHITESIDE COUNTY

<p>Whiteside County Housing Authority</p> <p>401 West 18th Street Rock Falls, IL 61071-2998</p> <p>Phone: 815-625-0581 http://www.wcophya.org/staff.html http://www.wcophya.org/units.html</p>	<p>Whiteside County Housing Authority Staff</p> <p>Executive Director, Lynn Deter</p> <p>Deputy Director, Sandy Bright</p> <p>Site Manager/Coloma Homes, Jennifer Rylander</p> <p>Site Manager/Garden Homes & Civic Plaza I John Benton</p> <p>Cedar Woods Apartments Manager, Housing Choice Voucher Assistant, Nicole O'Connell</p>
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The Whiteside County Housing Authority now administers 285 of 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 4:30pm 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 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 has 10 sight impaired units and 2 units that are handicap accessible. 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. Coloma homes has 6 units that are handicapped accessible.

Section 8 is not accepted rather 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 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 under 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. Cedar woods does not have any units that are currently handicapped accessible, however, they will make modifications as needed for an individual. 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 I

1113 5th Ave
Rock Falls, IL 61071
815-625-0581

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

Civic Plaza I is a nine story hi-rise with 100 units for low-income individuals 50 and over and has 12 handicapped accessible units. Civic Plaza I 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 and applicants must pass a credit and background check. One dog or one cat is allowed under 25 pounds with paying a \$200 deposit.

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. The apartment manager is normally onsite four days a week, Monday thru Thursdays, from 8:00 a.m. to 4 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.



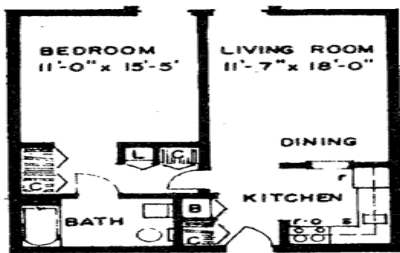
CIVIC PLAZA II

PLANNED FOR YOUR COMFORT and PLEASURE

Five stories high . . . offering fifty-three spacious one-bedroom apartments . . . nine specially designed apartments for the physically handicapped.



**ONE BEDROOM APARTMENT
 572 SQ. FT.**



**ONE BEDROOM APARTMENT
 FOR THE HANDICAPPED
 690 SQ. FT.**

THE ONE BEDROOM APARTMENT OFFERS OVER 570 SQ. FT. OF LIVING AREA

FEATURING: Ceramic wall tile in baths, plastic laminate counter tops, vinyl sheet flooring in the kitchen and bath, kitchen cabinets, fully carpeted apartments and hallways, textured ceilings, smoke detectors, master TV antenna system, drapes and drapery rods, emergency call system in each apartment, intercom door release system, laundry facilities, emergency hall lights and automatic sprinkler systems.

Civic Plaza II Apartments

Crown Hill Estates

1101 W. 24th St.
Rock Falls, IL 61071
(815) 626-5043
(815) 626-5084 (fax)
<http://burton2.dougmilewski.com/crown-hill-estates/>

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. All 1 and 2 bedroom apartments are handicapped accessible.
 - 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. The 2 bedroom duplexes are handicapped accessible.
 - Security deposit is the same as the rent

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

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.

Ster-Lynn Estates

215 East 25th St.

Sterling, IL 61081

815-626-4381

<http://www.wcoph.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 but none are accessible. 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 two laundry rooms, central air conditioning, dishwashers, refrigerators, microwave ovens, carpeting, and window treatments.

Property amenities include playground equipment, 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.

Sterling Townhomes

2105 Freeport Road

Sterling, IL, 61081

(815) 626-5043

<http://burton2.dougmilewski.com/sterling-family-townhomes/>

Sterling Townhomes has 22 rental apartments for families, however, none are handicapped accessible. 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

<https://www.sterlingtowersapartments.com/>

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, Rent 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 (or 12 units are designated). 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 and there are five washers and five dryers on the fifth floor and the laundry room is open 24/7. Water, electric, sewer, and garbage are included and for another \$19.50 the renters can get 100 channels of cable TV.

Country Lane Apartments

1016 Yost Court
Sterling, Illinois 61081
(815) 716-8230 or (217) 345-2414
(fax) (888) 658-4687

email- leasing@yost-management.com

<https://www.yost-management.com/country-lane-apartments-of-sterling>

Country Lane Apartments is located facing Scheid Park across 11th Street to the north, on West 11th Street between Avenue L and Woodburn Avenue 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 determine eligibility and rent.

The development has 48 units in 23 duplex buildings. 11 units are handicapped accessible: 2-One bedroom apartments, 5-two bedroom apartments, 3-three bedroom apartments, and 1 deaf or hard of hearing accessible unit. 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 2 Less than \$28,800	1 Bedroom: \$217-\$320
3 Less than \$32,400 4 Less than \$35,940	2 Bedroom: \$266-\$410
5 Less than \$38,820	3 Bedroom: \$331-\$550

Northland Park Apartments

2100 Freeport Road
Sterling, IL 61081
(815) 626-4569

Northland Park Apartments allows one dog or one cat under 20 pounds but requires a deposit and rent is \$20 extra per month. This community also participates in or is 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 admissions 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 include studios, one bedroom or two bedrooms (none are accessible) 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 LeFevre 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 and get more information about what is and what isn't. There is on site laundry. Individuals 18 and over can be renters but only cats are allowed. Individuals must pass a credit and background check. No apartments are accessible.

Sinnissippi Townhomes

212 Park Dr

Sterling, IL 61081
(815)-626-1130

Sinnissippi townhomes has 100 units (none handicapped accessible) 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 (two are handicapped accessible) 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.

Lawrence Lofts

218 First Avenue
Sterling, Illinois 61081
<http://www.economicgrowthcorporation.com/lawrence-lofts.html>

Lawrence Lofts has twenty (20) residential affordable rental units in downtown Sterling. Residential units range from 484-780 square feet, featuring one bedroom/one bath units and two bedroom/two bath units. Rent ranges from \$215-\$740 per month.

Mailing address is different than the physical location:

Corporate Office:
100 19th Street, Suite 109
Rock Island, Illinois 61201
309.794.6711

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 residents get together 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

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. Individuals must be over 62. There are 28 two bedroom apartments (all are handicapped accessible) and each unit is 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 under 20 pounds 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.

Village Apartments

701 7th St
Erie, IL 61250
www.dakgroup.org

Village Apartments accepts section 8 voucher and rent is based on income. Pets are not welcome and laundry is on site. There are 28 total units, 12-1 bedroom units and 16-2 bedroom units. It is unknown if any are accessible. Individuals must be 18 or older to apply for housing. Every unit contains a stove, fridge and air conditioner.

Other locations include:

705 7 th St	700 School Ct	710 8 th St
Erie IL	Erie IL	Erie IL

Mailing address is different than the physical locations:

Dak Management
1020 Lincoln Ave
Fennimore WI 53809

Palisades Park

1621 6th St and 1620 8th St
Fulton IL 61252
www.dakgroup.org

Palisades Park apartments accepts section 8 and rent is based on income. Water, Garbage and sewer are included in rent and pets are not welcome. Laundry is on site and in total there are 16 units, all of which are 2 bedrooms, it is unknown if any are accessible. Every unit contains a stove, fridge and air conditioner. Application age is 18.

Mailing address is different than the physical locations:

Dak Management
1020 Lincoln Ave
Fennimore WI 53809

Fulton Commons

19200 Elston Rd
Fulton, IL 61252
<https://www.fultoncommonsapts.com/>

Fulton Commons has a combination of one, two, and three-bedroom units. The apartments feature fully equipped kitchens with modern finishes, private balconies, spacious floor plans, and generous closet storage. Residents can gather and enjoy the luxurious community room and stay fit year-round at the fitness center. Each unit is constructed to follow the Enterprise Green Communities standards, so your utility bills are less. Rent is based on income.

Fulton Commons offers the following amenities:

Fully equipped kitchens, peninsula or island, walk in closets, cable TV hook up, generous closets and storage, center air, patios and balconies, community room, exercise room, elevator, controlled access, on-site property management.

Prophet Manor Apartments

411 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 (two handicapped accessible) – 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.

Frontier Hollow

Prophetstown, IL 61277

<http://www.aheinc.biz/frontierhollow/>

Frontier Hollow's tastefully decorated duplexes are located in a quiet and secure neighborhood. Each unit features a carpeted living room with a ceiling fan and a bay window and a fully-equipped kitchen with pedestal table, stove, refrigerator and

dishwasher. All units also feature fully accessible bathrooms complete with wheel-in shower and grab bars. These duplexes are specially designed to help physically challenged individuals pursue independent lifestyles. Homemaker services are available to assist persons served with cooking, cleaning, personal care and other service needs. A 24-hour emergency response system is also available.

Rent is \$500 and the deposit is \$500. Income must be under \$25,860.

Conclusion

We encourage you to make appointments to review the properties before you apply. View the facilities, make a list of your needs and expectations, then discuss with the property manager or owner. A little bit of time up front can save you time in the long run!

Carroll County

Carroll County beautiful countryside is a picture to remember. Rolling hills, great recreations, schools with low enrollment, and quaint down town shopping can be found in many of the towns and villages in Carroll County. In the follow section we have gathered the information on the current housing complex or authority. We encourage you to call and explore any and all areas to meet your needs.

The information identified in this housing guide is for a resource and reference. We do not recommend any location throughout this guide. We encourage you to conduct your own investigation of these locations.

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 a four-story building with 50 1-bedroom apartments. Mest Manor Building, 525 3rd St., Savanna, IL 61074, with apartments numbered 105-405, as well as 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.

The Carroll County Housing Authority (CCHA) is only accepting applications from persons that are families, elderly, disabled, or displaced by a natural or government action for its Low-Income Public Housing waiting lists. Carroll County does not have Section 8 housing vouchers. Applications must be submitted online.

We are currently taking applications for our Low-Income Public Housing Programs for persons who are elderly, disabled, families, or displaced by a natural or government action ONLY.

Applications are taken on-line. If you do not have a computer, you may access the website through any computer connection (a friend, family, public libraries, internet cafes, or the Authority's Main Office).

By submitting your application for housing assistance, you are giving your consent for the CCHA to obtain all criminal history records for all household members (18 year of age and older) necessary to determine your eligibility for housing assistance programs administered by the Housing Authority.

Applicants must have an e-mail address to complete the on-line process. Applications will not be accepted without an email address. CCHA is making strides to be “green”.

Email will soon be the primary method of contacting applicants. It is very important for applicants to monitor their email account for messages pertaining to housing assistance. If you are a person with disabilities and require an accommodation to apply for our programs, please contact us at (815) 273-7081.

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
- NICA 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 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 or other reasons. Denials will be explained by the landlord.

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 and water; sewer and garbage are included. There are one and two bedroom apartment's floorplans. Coin operated laundry is available. Application Fee - \$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.

Mill Creek Village

102 East State St
Mt. Carroll, IL 61053
800-686-4041
www.dakgroup.org

Mill Creek Village is located in Mt. Carroll IL and does accept Section 8. Rent is based on income and the maximum income for one individual is \$27,420/year and \$31,320/year or less for two individuals. Water, sewer and garbage are included in the rent. Pets are not welcome in family housing but there is coin operated laundry on site.

Mill Creek Village has 12 units, 6-1 bedroom apartments and 6-2 bedroom apartments. When asked about an accessible unit they said they “may have” one unit that is accessible. Applicants must be at least 18 years old and pass a background check.

The mailing address is different than the location address:

Dak Management
1020 Lincoln Ave
Fennimore, WI 53809

Sinnissippi Center’s Supervised Living

Sullivan Apartments
1126 Healthcare Drive
Mt 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 residents get together 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

Riveroaks Apartments

701 E Locust St
Thomson, IL 61285
800-346-8581

Riveroaks apartments are located in Thompson IL and rent is based off of income at 30%. There are income restrictions. There is a laundry room on site and water, sewer and trash are included in the rent.

Fox Ridge Apartments

2503 Route 84 N
Thomson, IL 61285
800-346-8581

Fox Ridge apartments are located in Thompson IL and rent is based off of income at 30%. There are income restrictions. There is a laundry room on site and water, sewer and trash are included in the rent

Main Street Manor

NICIL Housing Guide

501 N Main
Milledgeville, IL 61051

Main Street Manor in Milledgeville does not accept section 8 and rent is \$400/month for the one bedroom apartments and \$450/month for the two bedroom apartments. Main Street Manor rents to all individuals. All utilities are at the expense of the individual. Pets are not welcome and laundry is on site in the basement. There is also a community room with a small kitchen and bathroom available for tenants to reserve. There are 8 total units one of which is totally accessible.

Milledge Villa Apartments

700 Stover Ave
Milledgeville IL 61051
(815) 225-5768

<http://www.milledgevillaapts.com/>

Milledge Villa Apartments has 10-1 bedroom units and 2-2 bedroom units. Individuals are encouraged to apply if they are over 62 or have a disability. Apartments are air conditioned and have emergency pull cords in the bedrooms and bathrooms. There is an intercom system in the building and coin operated laundry is on site. Small pets are accepted with a deposit.

Lanark Manor

403 Hanabarger St
Lanark IL 61046
630-904-4157

Lanark Manor offers one, two and three bedroom apartments. Rent is 30% of your income. There is a \$25 application fee. Pets are not allowed and laundry is available on site. Included in rent is the water, trash and sewer.

Conclusion

We encourage you to make appointments to review the properties before you apply. View the facilities, make a list of your needs and expectations, then discuss with the property manager or owner. A little bit of time up front can save you time in the long run!

Lee County

Lee county sits at the cross roads of many interstate roads leading to new adventures. Yet inside each community lives friendly residences, great schools, and award-winning parks. President Ronald Regan’s childhood home is located in Dixon, the center of the county. In the follow section we have gathered the information on the current housing complex or authority. We encourage you to call and explore any and all areas to meet your needs.

The information identified in this housing guide is for a resource and reference. We do not recommend any location throughout this guide. We encourage you to conduct your own investigation of these locations.

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 *this location does not have a mail receptacle; all mail should be sent to the LCHA.	Amboy Manor Apartments 42 W. Division St. Amboy, IL 61310 *this location does not have a mail receptacle; all mail should be sent to the LCHA.
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Rent is based on income and water, sewer, and garbage is included and 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.

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.	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 though 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.

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 residents get together 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

Amboy Manor

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

Amboy Manor apartments rent is based on income. Pets are allowed but contact the property manager regarding the pet policy. These apartments are rented to seniors or individuals with disability and medical expenses are deducted. Water, sewer, and trash expenses are included with rent.

Amboy Meadows

13 N East Ave
 Amboy, IL 61310
 630-904-4157

Amboy Meadows apartment accepts applications from seniors and individuals with a disability. Rent is based on income and water; sewer and trash are included with the rent. Pets are accepted but contact the property manager for more details.

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 but 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.

Franklin Green Apartments

210 Maple St
Franklin Grove, IL 61031
800-686-5538
www.dakgroup.org

Franklin Green apartments accept section 8 and rent is based on income. Water, sewer, and garbage are included in rent and pets are not welcome. Laundry is on site and there are 12-2 bedroom apartments. It is unknown how many if any are accessible. The individual must be 18 years or older and complete a background check as part of the application process.

Applications can be downloaded from the website.

There are two other locations for this apartment complex:

321 Sycamore St	329 Sycamore St
Franklin Grove	Franklin Grove

Paw Paw Manor

241 Maple St
Paw Paw IL
800-346-8581

Paw Paw Manor has one and two bedroom apartments. Included with rent at Paw Paw Manor is water, sewer, and garbage. Rent is based off of income at 30% though income restrictions do apply. A small dog or two small cats are allowed with an additional pet deposit. Paw Paw Manor has a locked entry way and on-site laundry.

Conclusion

We encourage you to make appointments to review the properties before you apply. View the facilities, make a list of your needs and expectations, then discuss with the property manager or owner. A little bit of time up front can save you time in the long run!

Ogle County

Illinois Route 2 winds along the Rock River with breath taking visits. History locations throughout Ogle County make it a tourist dream come true. The quaint towns and villages add to the lovely communities located in Ogle County. In the follow section we have gathered the information on the current housing complex or authority. We encourage you to call and explore any and all areas to meet your needs.

The information identified in this housing guide is for a resource and reference. We do not recommend any location throughout this guide. We encourage you to conduct your own investigation of these locations.

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 convictions(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. Howard Johnson Plaza does not have mail receptacle for mail at this address. Mail for Howard Johnson Plaza needs to go to the Ogle County Housing Authority.

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

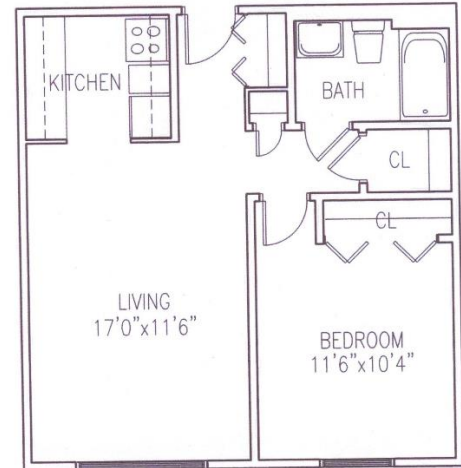
<http://www.meridiangroupinc.net/n-property/properties-detail.asp?uniquerecordid=120>

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 Apartments 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.

Though the locations in Rochelle, Oregon, and Mt. Morris have the same name, only the Oregon and Mt. Morris properties are run under the same management company.



Rochelle Meadows

118 7th Ave
Rochelle, IL 61068
877-815-5557
www.dakgroup.org

Rochelle Meadows accepts section 8 vouchers and rent is based on income. Water, sewer, and garbage are included in the rent and pets are welcome. It is not known how many units there are and it is also unknown how many are accessible if any. Laundry is on site and housing is for individuals 62 and over or 18 and over with a disability. Applications can be downloaded from the website.

Mailing address is different than their physical address:

Dak Management
1020 Lincoln Ave
Fennimore, WI 53809

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 residents get together 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

Conclusion

We encourage you to make appointments to review the properties before you apply. View the facilities, make a list of your needs and expectations, then discuss with the property manager or owner. A little bit of time up front can save you time in the long run!

Jo Daviess County

Jo Daviess County is one of the most popular destination points in Illinois outside of Chicago. The area is home to some of the most scenic areas in the Midwest. Lovely bed and breakfast inns appear in quaint villages and towns. In the follow section we have gathered the information on the current housing complex or authority. We encourage you to call and explore any and all areas to meet your needs.

The information identified in this housing guide is for a resource and reference. We do not recommend any location throughout this guide. We encourage you to conduct your own investigation of these locations.

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

These homes are 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.

Coatsworth Building

126 S Main St
Galena, IL 61036
815-235-3474
ltfreeport@aol.com

Coatsworth building leases to seniors and individuals with disabilities. Included in rent is electricity, gas, water, sewer, trash and heat. A pet deposit of \$300 is refunded if there is no damage to the apartment upon termination of lease. Photo ID, proof of income and medical bills should be brought when submitting application.

Prestwick Senior Apartments

957 South James St
Galena, IL 61036
815-776-0421

Prestwick Senior apartments has an income limit for applicants and an application fee of \$35 per adult. Pets are not allowed. Included in rent is water, sewer and trash pick-up.

Meadowlane Apartments

600 W Jefferson St
Warren, IL 61087
800-938-5649
www.dakgroup.org

Meadowlane in Warren accepts the section 8 voucher and rent is based on income. Water, sewer, garbage and heat are all included in rent and one pet is allowed with a \$200 deposit. Coin operated laundry is on site and there are 16 total units, 14-1 bedroom apartments and 2-2 bedroom apartments. It is unknown if any of the units are accessible. There is an age requirement of 62 years old or if the individual has a disability and is 18 or over they are also welcome to apply.

Applications can be downloaded off the website.

Mailing address is different than their physical address:

Dak Management
1020 Lincoln Ave
Fennimore, WI 53809

Mensendike Apartments

287 Douglas St
Warren IL 61087
815-777-0782

Mensendike apartments accepts section 8 and rent is based on income. Water, sewer, and garbage are included in the rent and one pet is allowed with a \$200 deposit. Coin operated laundry is available onsite. There are 8-2 bedroom units and one of the units is accessible. Applicants must be 18 years or older and a deposit of \$242 is required.

Mailing address is different than physical address:

Area Resource Services NFP
347 Franklin St
Galena, IL 61036

Badger Ridge Homes

19323 Ridge Drive
East Dubuque IL
815-233-3474

Badger Ridge Homes is a family rental community set on a beautiful rolling ridge in a country setting. Just 10-minute drive to downtown Dubuque, Iowa connects you to work, dining and entertainment. This family community consists of 42 affordable rental homes with 3 bedrooms, 2 baths and an attached 2 car garage. Badger Ridge Homes is a family rental community set on a beautiful rolling ridge in a country setting. Just 10-minute drive to downtown Dubuque, Iowa connects you to work, dining and entertainment.

This family community consists of 42 affordable rental homes with 3 bedrooms, 2 baths and an attached 2 car garage. Pets under 50 pounds are allowed with a \$500 deposit (\$250 is refundable) and there is a monthly pet fee of \$25. There are breed restrictions so call for more details. When applying, bring photo ID, proof of income, and social security cards for all family members.

High Point Apartments

927 North Washington St
Scales Mound, IL 61075
800-346-8581
affordablehousing@wimci.com

High Point apartments rent is based on income and small dogs (under 20 pounds) or two cats are ok with a pet deposit. When applying, social security cards, proof of income, and prior renting history are required.

Conclusion

We encourage you to make appointments to review the properties before you apply. View the facilities, make a list of your needs and expectations, then discuss with the property manager or owner. A little bit of time up front can save you time in the long run!

Northwestern Illinois Center for Independent Living (NICIL)
412 Locust St.
Sterling, IL 61081
815-625-7860

www.nicil.org