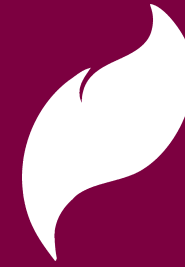


# Eligibility Requirements

# Independent Housing for Older Adults



# INDEPENDENT HOUSING FOR OLDER ADULTS

To be eligible for tenancy at LSS operated HUD subsidized apartments, the applicant must:

- ◆ Be age 62 or older

OR

- ◆ Be age 50 or older *or* age 18 or older with a physical disability requiring an accessible apartment (*applies to Columbus Manor only*)

AND

- ◆ Meet income requirements as established by HUD
- ◆ Meet other occupancy standards as identified in the Tenant Selection Plan for the building for which you wish to apply.

## How Do I Apply?

To request an application, please call our housing hotline at **(800) 488-5181 ext 3004**.

To request a tour, specific information about a property, or to inquire about availability, please contact the Occupancy Specialist at the phone number listed for the property you are interested in.

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*Quality, affordable  
housing with caring,  
responsive management*

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[www.lsswis.org](http://www.lsswis.org)

*Independent Housing for Older Adults is a program of the Housing line of service of Lutheran Social Services of Wisconsin & Upper Michigan. The Housing line of service operates multiple subsidized housing apartment buildings, in cooperation with the U.S. Department of Housing and Urban Development.*

### LSS Mission:

*Motivated by the compassion of Christ, we help people improve the quality of their lives.*

 **LSS** Lutheran Social Services  
of Wisconsin and Upper Michigan, Inc.



*All listed properties are sponsored and managed by Lutheran Social Services in cooperation with the Department of Housing and Urban Development.*

Offered through:  **LSS** Lutheran Social Services  
of Wisconsin and Upper Michigan, Inc.

# Independent Housing for Older Adults

Lutheran Social Services (LSS) offers subsidized housing options for older adults in Wisconsin and Upper Michigan.

Our apartment homes are conveniently located near shopping, dining, churches and other community activities. We are proud to say that our apartments offer a friendly, respectful and quiet atmosphere for older adults.

All listed programs are sponsored and managed by Lutheran Social Services of Wisconsin and Upper Michigan in cooperation with the U.S. Department of Housing and Urban Development (HUD).

Rent for eligible residents is 30-percent of gross adjusted income.



## Amenities

### Typical Building Features

- ◆ No Endowment or Entrance Fees
- ◆ On site management and Service Coordinators\*
- ◆ Community rooms with kitchen access
- ◆ On site laundry facilities
- ◆ Well maintained landscape with outdoor seating areas
- ◆ Elevator
- ◆ Safety railings in hallway areas
- ◆ Tenant organized social activities
- ◆ Pets allowed
- ◆ Secure building

### Typical Apartment Features

- ◆ Cable television hookup
- ◆ Carpeted living and bedroom areas
- ◆ Furnished range and refrigerator
- ◆ Garbage disposals
- ◆ Window blinds
- ◆ Smoke detection system

*\*Service Coordinators act as a resource to tenants to assist in finding community resources that facilitate continued independent living.*

## Subsidized Apartments for Older Adults & Operated by LSS

### Wisconsin Apartments

#### Columbus Manor

25 units; efficiency and 1 bedroom apartments  
779 Maple Avenue • Columbus, WI 53925  
**(920) 623-5589**

#### Geneva Hills

33 units; 1 bedroom apartments &  
one 2 bedroom  
1385 Elkhorn Rd. • Lake Geneva, WI 53147  
**(262) 248-8394**

#### High Ridge Manor

47 units; 1 bedroom apartments  
13445 West National Avenue • New Berlin, WI 53151  
**(262)789-9588**

### Michigan Apartments

#### Golden Horizons

18 units; 1 bedroom apartments  
57405A Mine St. • Calumet, MI 49913  
**(906) 337-1401**

#### Cherry Creek Village

32 units; 1 bedroom apartments  
201 Cherry Creek Rd. • Marquette, MI 49855  
**(906) 249-4026**

#### Oakwood Village

24 units; 1 bedroom apartments  
580 Cox Ave. • Marquette, MI 49855  
**(906) 226-8140**