

Martin Avenue Apartments

An Embrace Living Community

310 West Martin Avenue | Naperville IL 60540

O 630.357.0909 | F 630.357.1699 | TTY 711 | martinave@embraceliving.org

Dear Applicant:

In response to your inquiry, enclosed is an application packet for Martin Avenue Apartments. This packet includes eligibility requirements and application papers. **Please read all this information.**

Please complete, sign and date the application papers. Any section left blank will deem the application "incomplete" and be returned to you. If any question on the forms does not apply to you, please mark it with an "n/a" or cross-through it.

Once a complete application is received, it is reviewed for preliminary eligibility according to HUD requirements. If preliminary eligibility is met, your name will be placed on the waiting list. Your name on the waiting list does not guarantee eligibility nor does it ensure housing.

This property maintains a substantial waiting list. Management cannot guarantee housing within your time frame. The waiting list is maintained in chronological order based on date and time of your application. Preference is given to extremely low income applicants or applicants displaced by government or natural disaster.

The waiting list is updated at least annually with written notification to applicants on the list. You are required to respond by returning the updated form. It is your responsibility to notify the facility office should your address, phone, or family composition change.

A thorough screening for eligibility and suitability is not done until your name is at the top or near the top of the list and you are being considered for admission. Please refer to the enclosed "Tenancy Requirement and Screening".

Sincerely,

Manager



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Our Community

Martin Avenue Apartments is a three story building with 121 units of government subsidized housing for seniors and physically challenged adults.

The community, located at 310 West Martin Avenue in Naperville, Illinois, is owned by Naperville Elderly Homes, Inc. and operated by Embrace Living Communities. The building opened in March of 1973

This smoke free community offers 40 one bedroom units and 81 studio units. 6 units are modified to be more wheelchair accessible.

Martin Avenue Apartments offers an on-site manager who has completed national certification programs. Maintenance is also on site.

Your Home Includes:

- *Modern appliances (stove, refrigerator)
- *Individually controlled heat
- *Exhaust fans in the bathroom and kitchen
- *Air conditioning unit provided
- *Full bathrooms with tub
- *Water, heat, and electric provided

Other Community Features Are:

- *Access-control entrance
- *On-site Management
- *Elevators
- *Library and craft room
- *Wheelchair accessible bus
- *Parking
- *On site laundry facilities
- *Smoke detectors throughout
- *Pets allowed (size, weight restrictions)
- *Community room
- *24 Hour on-call maintenance
- *Resident computer lab
- *Beauty shop
- *Outside patio with garden
- *Exercise room



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Eligibility & Cost

ELIGIBILITY

Management will observe all Federal, State and local laws regarding occupancy and Fair Housing. It is unlawful to discriminate on the basis of race, color, religion, sex, national origin, disability or familial status.

Martin Avenue Apartments offers two different program types for its rental units. Depending on your income, you might qualify for one or both program types.

	Section 8		Market	
Monthly Rent	30% of adjusted Annual Income		Studio: \$422.00 One Bedroom: \$471.00	
Income Limits Current income guidelines for Chicago-Joliet-Naperville IL HUD Metro FMR Area as of April 14, 2017	One Person	\$27,650	One Person	\$44,250
	Two Person	\$31,600	Two Person	\$50,600

- **AGE** – persons who are age 62 years of age or older; families of which the head of household is 62 years of age or older; OR physically challenged individuals, defined as a person age 18 years of age or older with a physical disability, that is expected to be of long-continued and indefinite duration, substantially impedes the ability to live independently, and, is such that the ability to live independently could be improved by more suitable housing conditions.

COST

Depending on your income and program eligibility, your rent is based on the household's annual gross income. Currently a household is not required to pay more than 30% of the household's monthly income. Rent is payable monthly and a Security Deposit is required of one month's rent or a minimum of \$50.00 whichever is greater. Gross annual income may be adjusted based on medical and handicap expenses that exceed 3% of the gross annual income. Rent is re-determined annually. Water, heat and refuse are included in the rent.

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Eligibility & Cost - Continued

- CITIZENSHIP STATUS – Each household member must sign a declaration of citizenship or alien status.
- RESIDENCY HISTORY – Households with a history of disturbing neighbors; destroying property; repeated late payment and/or non-payment of rent; permitting persons not on the lease to reside in the unit; or behavior of any household member which could adversely affect the health, safety or quiet enjoyment of others of the facility will be denied occupancy. Households who have previously resided in assisted housing and have a history of failure to cooperate with the recertification process and/or have committed fraud or misrepresentation of information required to compute that person's assistance, as well as households who have been evicted from assisted housing will be denied.
- DUPLICATION OF ASSISTANCE – The unit applied for must be the applicant's sole place of residence. An applicant receiving assistance for any other unit at the time of admission will not be accepted for occupancy.
- RENT PAYMENT / CREDIT HISTORY – Households must have a satisfactory history of meeting financial obligations including rent and utilities.
- CRIMINAL BACKGROUND – Any household member with a history of criminal activity, including crimes of violence or threats of violence to another person; damage or threat to property; unlawful use of firearms; drug-related/alcohol-related criminal activity; or sexual offender cannot be accepted.
- STUDENT STATUS – There are limitations for admission of students based on legal age, familial status, veteran status and enrollment in a university or college.
- HOUSEKEEPING PRACTICES – Households with histories of unsatisfactory housekeeping will not be admitted for occupancy.
- LEASE COMPLIANCE – Ability to abide by the terms of the lease, to maintain both person and apartment in a manner which is not detrimental to either their safety or to the safety and well-being of other tenants.
- ABILITY TO ENTER INTO A LEGALLY BINDING CONTRACT – The head of household, spouse or co-head of the applicant household must be able to enter into a legally binding contract.



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Screening Criteria

When determining eligibility and suitability, the following criteria will be evaluated.

- AGE – proof of age for each household member
- INCOME – verification of all income and assets of each household member
- PROOF OF SOCIAL SECURITY – Each household member must be able to provide proof of social security number.
- APPLICATION AND VERIFICATION COMPLETION - Each applicant household must fully cooperate with the application process including a complete application package and verification process including a complete application package and verification of household income. Failure to provide requested information or submission of fraudulent information will be grounds for denial.
- HOUSEHOLD SIZE LIMITATIONS – The number of persons in the household applicant family who intends to reside in the unit must not exceed local or state occupancy standards for the type of unit.



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About Embrace Living Communities

EMBRACING

OUR VISION FOR WHAT IS POSSIBLE;
OUR MISSION FOR WHAT IS NEEDED.

Mission: We are guided by a vision of affordable, welcoming homes for all actively aging adults.

Values: Our mission is to provide actively aging adults affordable, welcoming homes in communities that embrace living.

EMBRACING

OUR UNWAVERING COMMITMENT.

Our brand isn't simply our name, it's our commitment. Our commitment to be a bold voice for actively aging adults and people with special housing needs who have the right to affordable housing, regardless of race, color, religion, sex, handicap, familial status or national origin.

That's why we're advocates at local, state and national levels on behalf of those that call one of our communities' home and for many other actively aging adults that we'll never meet.

EMBRACING

OUR PAST, AND OUR FUTURE.

Embrace Living Communities roots are deep and our passion for what we do is even deeper. In 1895, we began as the Bensenville Home Society providing people of all ages their opportunity to embrace living through a variety of programs, services and communities.

During the course of our over 120-year history, first as ministry of the German Evangelical Church, and today, as a United Church of Christ-affiliated human service organization, our values remain unchanged:

Faith-based Advocate
Teamwork Compassion Respect
Family Responsible

Providing actively aging adults affordable, welcoming homes in communities that embrace living.



Embrace Living
Communities

Affordable. Welcoming. Home.



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Embrace Living Communities Affordable Housing Locations

Illinois

CASL Senior Housing
2108 S. Princeton Avenue
Chicago, IL 60616
Office: 312-808-8010
Fax: 312-808-8013
Email: casl@embraceliving.org

Greencastle of Englewood
6344 S. Peoria Street
Chicago, IL 60621
Office: 773-488-4999
Fax: 773-488-8598
Email: gcenglewood@embraceliving.org

Castle Towers
325 S. York Road
Bensenville, IL 60106
Office: 630-860-5515
Fax: 630-860-5623
Email: castletowers@embraceliving.org

Greencastle of Garfield I
3811 W. Washington Blvd.
Chicago, IL 60624
Office: 773-722-3000
Fax: 773-722-3628
Email: gccgarfield1@embraceliving.org

Greencastle of Allerton
5921 Allerton Drive
Rockford, IL 61114
Office: 815-316-0490
Fax: 815-316-0363
Email: gcallerton@embraceliving.org

Greencastle of Garfield II
3833 W. Washington Blvd.
Chicago, IL 60624
Office: 773-722-3001
Fax: 773-722-2064
Email: gccgarfield2@embraceliving.org

Greencastle of Barrington
445 E. Main Street
Barrington, IL 60010
Office: 847-382-1650
Fax: 847-382-1664
Email: gcbarrington@embraceliving.org

Greencastle of Kenwood
4909 S. Cottage Grove Avenue
Chicago, IL 60615
Office: 773-624-6300
Fax: 773-624-9810
Email: gckenwood@embraceliving.org

Greencastle of Bienterra
250 Bienterra Trail
Rockford, IL 61107
Office: 815-277-1400
Fax: 815-227-1450
Email: gcbienterra@embraceliving.org

Greencastle of Loves Park
4260 Sunset Terrace
Loves Park, IL 61111
Office: 815-637-6000
Fax: 815-637-6700
Email: gclovespark@embraceliving.org

Greencastle of Elmhurst
190 Michigan Street
Elmhurst, IL 60126
Office: 630-941-8894
Fax: 630-941-8909
Email: gcelmhurst@embraceliving.org

Greencastle of Morgan Park & Beverly
10860 S. Vincennes Avenue
Chicago, IL 60643
Office: 773-238-8380
Fax: 773-238-9579
Email: gcmorganpark@embraceliving.org



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Illinois Continued

Greenwood II LLC – Dover LaGrange

16 N. Dover Place
LaGrange, IL 60525
Office: 773-238-8380
Fax: 773-238-9579

Greencastle of Mulford

2750 N. Mulford Road
Rockford, IL 61114
Office: 815-633-5544
Fax: 815-633-2145
Email: gcmulford@embraceliving.org

Immanuel Residences

1122 Gilbert Avenue
Downers Grove, IL 60515
Office: 630-852-1310
Fax: 630-852-9403
Email: immanuel@embraceliving.org

Greencastle of North Aurora

100 Mitchell Road
North Aurora, IL 60542
Office: 630-966-1500
Fax: 630-966-1516
Email: gcnaurora@embraceliving.org

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Greencastle of Palatine

450 E. Baldwin Road
Palatine, IL 60074
Office: 847-776-9420
Fax: 847-776-9487
Email: gcpalatine@embraceliving.org

North Orchard Place

1600 North Orchard Place
Chicago, IL 60614
Office: 312-787-0303
Fax: 312-787-5686
Email: northorchard@embraceliving.org

Greencastle of Sterling

15 East 23rd Street
Sterling, IL 61081
Office: 815-625-1401
Fax: 815-625-7471
Email: gcsterling@embraceliving.org

Orchard Place of Englewood

6333 S. Sangamon Street
Chicago, IL 60621
Office: 773-488-4999
Fax: 773-783-9910
Email: openglewood@embraceliving.org

Greencastle of Woodlawn I

808 E. 61st Street
Chicago, IL 60637
Office: 773-643-8100
Fax: 773-643-8335
Email: gwoodlawn1@embraceliving.org

Orchard Place of Morgan Park & Beverly

11230 S. Vincennes Avenue
Chicago, IL 60643
Office: 773-779-6938
Fax: 773-779-8552
Email: opmorganpk@embraceliving.org

Greencastle of Woodlawn II

6033 S. Cottage Grove Avenue
Chicago, IL 60637
Office: 773-753-3410
Fax: 773-752-8978
Email: gwoodlawn2@embraceliving.org



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Illinois Continued

Patten House of Glenview

939 Harlem Avenue

Glenview, IL 60025

Office: 847-724-6308

Fax: 847-724-5836

Email: patten@embraceliving.org

Prairie View Villas

3246 Vandever Avenue

Pekin, IL 61554

Office: 773-238-8380

Fax: 773-238-9579

Peace Memorial Manor

3737 Highland Avenue

Downers Grove, IL 60515

Office: 630-960-5770

Fax: 630-960-9774

Email: peace@embraceliving.org

Florida

Apostles Village

525 E. Sadie Street

Brandon, FL 33510

Office: 813-654-2690

Fax: 813-685-5618

Email: apostles@embraceliving.org

Greencastle of Bayonet Point

11722 La Madera Blvd.

Port Richey, FL 34668

Office: 727-869-6617

Fax: 727-869-6747

Email: gcbayonetpt@embraceliving.org

Beneva Oaks Apartments

650 N. Beneva Road

Sarasota, FL 34232

Office: 941-365-3524

Fax: 941-955-5083

Email: benevaoaks@embraceliving.org

Orchard Place of Sarasota

1300 N. Lockwood Ridge Road

Sarasota, FL 34237

Office: 941-952-9933

Fax: 941-952-9832

Email: opsarasota@embraceliving.org

Missouri

Bethel Greencastle North

4100 N. Brighton Avenue

Kansas City, MO 64117

Office: 816-453-9235

Fax: 816-459-8460

Email: betheln@embraceliving.org

Bethel Greencastle South

4040 N. Brighton Avenue

Kansas City, MO 64117

Office: 816-453-9274

Fax: 816-459-8460

Email: bethels@embraceliving.org

