



**HOUSING AUTHORITY OF THE CITY OF MILWAUKEE  
LOW INCOME HOUSING FOR THE  
ELDERLY, DISABLED AND NEAR ELDERLY INDIVIDUALS**

The Housing Authority of the City of Milwaukee (HACM) provides housing for low-income persons who are elderly (62 years of age and older) or disabled or near elderly individuals (persons 50-61 years of age old). Applications for this housing program are accepted on a continual basis. **We do not offer emergency housing assistance.** The majority of our units are one-bedroom apartments; however, a few two-bedroom units are occasionally available for those households requiring a second bedroom.

HACM has a **HUD-approved** designated housing plan for these locations in effect at this time. A designated housing plan allows us to designate some of our locations for elderly occupancy and some locations for mixed occupancy. Applications received are all date and time stamped. **Preference** (or priority) on the list is given (in this order) to: 1) elderly and disabled (equal preference); and 2) the near elderly (50-61 years of age). **Because these buildings were originally built for the elderly, no minor children are allowed to live in these buildings. If you have minor children, or anticipate having any minor children live with you, our family waiting (general occupancy) list is closed at this time. In addition, these buildings are specifically designated for elderly, disabled and near elderly individuals only. Individuals under the age of 50 who aren't disabled (also known as "singles") are not eligible to live in these buildings. "Single" individuals may apply for our family (general occupancy) housing program only when that waiting list is open. Our family (general occupancy) waiting list is closed at this time. We don't anticipate opening this list until 2016 or later.**

The amount of time you will be on the waiting list depends on: 1) date and time you applied for housing; 2) your preference on the list; and 3) anticipated unit availability. We estimate the following waiting list times (based on date/time stamp and preference of your application):

Elderly applicants (62 years of age and older)	3-6 months or longer
Disabled applicants	12-18 months or longer
Near elderly applicants (50-61 years of age)	6-12 months or longer

All apartments include utilities, a stove and refrigerator. All buildings have card-accessed secured lobbies. We have 24 hour emergency maintenance and security staff to respond to emergency situations. A small pet (dog or cat up to 30 pounds) is also welcome (security deposit required). We offer a number of social service, recreational and employment assistance opportunities. Rent is generally based on 30% of your income. However, no one will pay more than \$374\* per month for a one-bedroom unit at most locations. A security deposit equal to one month's rent or \$150 (whichever is greater) and the first month's rent is required at the time of leasing. In order to qualify, an applicant's income must not exceed the following:

Number of Persons	Maximum Income Per Year*
1	\$41,100
2	\$46,950

\*Flat rent and maximum income limits may change on an annual basis

**OVER**

For applicants who meet the income criteria, a credit report, criminal history and three-year rental history (landlord references) will be obtained and verified, and your household income and assets will be verified to determine if your application will be accepted. Applicants who do not meet our selection criteria will not be approved for housing.

For those applicants who are approved, we offer **elderly only** housing (near elderly individuals may also qualify) at these locations (availability varies by location)(accessible unit indicates a roll in shower):

Becher Court	1800 W. Becher	119-1 BR units/1-2 BR unit (12 units are accessible)
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The following locations offer limited numbers of elderly designated units **and** mixed population (elderly, disabled or near elderly persons) designated units:

Arlington Court	1633 N. Arlington	180 -1 BR elderly units & 50 – 1 BR mixed units
College Court	3334 W. Highland	125 - 1 BR elderly units & 126 – 1 BR mixed units
Merrill Park	222 N. 33 <sup>rd</sup> Street	60-1 BR elderly units & 60 – 1 BR mixed units (6 units are accessible)
Mitchell Court	2600 W. National	60-1 BR elderly units & 40 – 1 BR mixed units

Locations available for **mixed populations** (elderly, disabled or near elderly persons) are (availability varies by location):

Hillside Terrace	1545 N. 7 <sup>th</sup> Street	42-1 BR units & 7-2 BR units
Holton Terrace	2825 N. Holton	120-1 BR units (6 units are accessible)
Lincoln Court	2325 S. Howell Avenue	110-1 BR units
Locust Court	1350 E. Locust Street	230-1 BR units
Riverview	1300 E. Kane Place	180-1 BR units

The Housing Authority also offers affordable housing options at: (Special income limits and other requirements apply for these locations only.)

Cherry Court (mixed population)	1525 N. 24 <sup>th</sup>	70-1 BR (all fully accessible/adaptable)
Highland Gardens (mixed population)	1818 W. Juneau	46-1 BR (all fully accessible/adaptable)
Convent Hill (elderly only)	455 E. Ogden	42-1 BR (all fully accessible/adaptable)
Olga Village (elderly only)	722 W. Washington	27-1 BR units & 10-2 BR units
Lapham Park (elderly only)	1901 N. 6 <sup>th</sup> Street	179-1 BR units/22-2BR units (16-1BR&7-2BR are accessible)

Westlawn Gardens (elderly only)	5555 N. 62 <sup>nd</sup> St	47-1 BR units
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For more information, please call the Housing Authority at 286-5678 (voice) or 286-3504 (TDD), or visit our web site at [www.hacm.org](http://www.hacm.org).



Equal Housing Opportunity Provider

Please Note: Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through sign language interpreters or other auxiliary aids. For more information or assistance, please contact Pat Schmidtkecht, 504 Coordinator for the Housing Authority at 414-286-5678 (voice) or 414-286-3504 (TDD). Pat Schmidtkecht can also be reached by writing to Housing Authority, P. O. Box 324, Milwaukee, WI 53201 or you may email [pschmi@hacm.org](mailto:pschmi@hacm.org).

(High-rise Info for App Flyer 5/2015)