

One bedroom Heron Manor subsidized apartment



Eligibility requirements and pricing guidelines.

Of the 55 Heron Manor apartments, 25 one bedroom apartments are reserved for low-income individuals, age 55 or older who require assistance with two or more Activities of Daily Living from the list below:

- eating
- toileting
- bathing
- grooming
- dressing
- transferring
- mobility
- medication management

Applicants must also have a Person Centered Plan of Care established by a service agency and sufficient means of paying for the prescribed care. Acceptable payment includes the following programs: Department of Human Services Home Help (DHS), Program of All-Inclusive Care for the Elderly (PACE), and Medicaid MI Choice Waiver. See attached sheet for information on applying for the MI Choice Waiver.

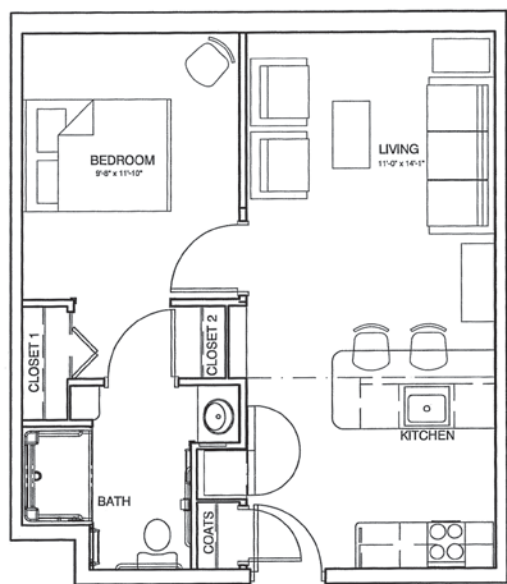
- 22 apartments have project-based Section 8 vouchers through the Grand Rapids Housing Commission. Rental rates are based on income. The maximum annual income for an individual is \$22,100, and \$25,250 for a two person household. The attached Preliminary Housing

Application is required to be submitted to the Housing Commission to be on the waiting list for these apartments. An Application for Heron Manor Apartments is also required prior to consideration, but does not result in waiting list placement.

- Preference for at least 13 of these 22 apartments will be given to referred individuals transferring out of nursing homes through the Nursing Facility Transition Initiative.
- 2 apartments have reduced rent of \$582 per month for qualified applicants earning under 50% of area median income. The maximum annual income for an individual is \$22,100 and \$25,250 for a 2 person household.
- 1 apartment has reduced rent of \$663 per month for qualified applicants earning under 60% of area media income. The maximum annual income for an individual is \$26,520 and \$30,300 for a 2 person household.

An Application for Heron Manor Apartments is required. A \$600 Security Deposit is required at move-in.

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* room sizes vary

Heron Manor Amenities:

- 24-hour emergency response
- Resident controlled front door entry
- Scheduled activity opportunities
- Scheduled shopping & banking
- Spa/Whirlpool
- Hair Salon Services available
- Multipurpose/activity rooms
- Nature walking path
- Laundry rooms available

Optional Amenities:

(additional charge)

- 3 home-cooked meals per day
- Weekly housekeeping

Assisted Living Services*:

- Medicine Set-up & Monitoring
- Diagnostics (Labs, Blood sugars, etc.)
- Bathing Assistance
- Meals/Activity Escort
- Dressing Assistance
- Daily Housekeeping
- Toileting
- Treatments

* provided on-premises by Porter Hills for a monthly fee or residents may work with any qualified caregivers using Medicaid or DHS public funds.

Introducing Heron Manor, where living with a little support provides a new kind of freedom. Heron Manor is a unique assisted living facility because residents enjoy apartments, not rooms. Heron Manor makes it possible to live independently in a comfortable, home-like apartment by giving people access to the support services they need. At Heron Manor, you'll enjoy a home that can change to meet your needs, and a warm community where neighbors genuinely help neighbors.

Our one bedroom apartments average 500 square feet of living space including a full working kitchen, a living room large enough to entertain, and a spacious bedroom with room for a full-sized bed and furnishings. The large bathroom has a roll-in shower and is large enough to allow for staff assistance with bathing, if needed. Each apartment is barrier-free, with traffic areas large enough to accommodate any wheelchair.

To learn more,
call Heron Manor at 616-233-3282.

Heron Manor

Assisted Living Apartments

616-233-3282

2106 Leonard St. NE
Grand Rapids, MI 49505

www.heronmanor.org

A Genesis Property

