

**- Area Agency on Aging IIIA, Information & Assistance 269.373.5173  
Senior Housing - Tax Credit**

Please note that AAA IIIA cannot guarantee the accuracy or completeness of this list. AAA IIIA does not license, recommend or guarantee the quality of listed providers or their services.

**All Senior Housing - Tax Credit**

Comstock Tower,  
Crosstown Parkway Townhouses,  
Hearthside Apartments,  
Hope Woods,  
Prairie Gardens,  
Spring Manor,

**Comstock Tower**

**Business:** (269) 381-5888  
**Business:** 5285 East H Ave.  
Kalamazoo, MI, 49048,  
Kalamazoo  
**Serving:** Kalamazoo

Comstock Tower is a three story elevated building with 104 one (586 sq. ft.) and two (846 sq ft.) bedroom units with a patio or balcony. Most have one bath; some two bedroom units have two baths (1005 sq. ft.). Eleven units are barrier-free. It is located west of Sprinkle Road and a bus line is nearby. The building is surrounded by woods and has a direct walkway to a nearby shopping center. Age (55+) and income limits apply for residents. Rents are set amounts that includes a tax credit subsidy. Residents pay for electric and gas while sewer, water, snow and trash removal are included. Pets are not allowed.

Amenities: 24 hour emergency maintenance & night time security service, individual heat and central air controls, garbage disposal, dishwasher, microwave oven, soft water, thermopane windows, all blinds provided, hand-held showers and grab bars in bathtub, laundry facilities and trash collection on every floor, library & activity room, community room with kitchen, intercom system for guests to enter the building, paved walkway around the building, inside mail delivery, resident sponsored activities.

**Crosstown Parkway Townhouses**

**Business:** (269) 344-3968  
**Business Fax:** (269) 344-0910  
**Business:** 550 W. Crosstown Parkway  
Kalamazoo, MI, 49008,  
Kalamazoo

www.medallionmgmt.com

**Serving:** Kalamazoo, Statewide

Crosstown Parkway Townhouses are located behind the Crosstown Parkway highrise senior subsidized apartments. The townhouses have a set rent amount (which includes the tax-credit subsidy) while the highrise apartments have percentage-based rent amounts. Age (55+) and income limits apply. There are 24 one & two bedroom units; one is barrier-free. All have one bath. Sewer, water, snow & trash removal are included in the rent; residents pay electric and gas. Pets weighing 18 lbs. or less are allowed with a pet deposit. The location is close to shopping and a bus route is nearby.

Amenities include 24 hour maintenance, air conditioner unit, garbage disposal, washer/dryer in very unit, carport, balcony or patio, first floor units, generator back-up during power failure, intercoms.

Bus transportation on Tuesdays to Meijer and Wednesdays to Hardings is provided. All residents provided with a personal emergency phone/button system. Foot care is offered on-site as well as salon services. Senior Fund is group of residents who plan social events, including weekly Bingo.

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**Hearthside Apartments (tax-credit)**

**Business:** (800) 649-3777  
**Business:** (269) 324-0010  
**Business Fax:** (269) 324-2168  
**Business:** 7566 Currier Dr.  
 Portage, MI, 49002, Kalamazoo

www.medallionmgmt.com

**Serving:** Kalamazoo

Hearthside Senior Community is for adults age 55 and older and geared towards active senior lifestyles. Offered are 160 one and two bedroom apartments and townhomes; 16 are barrier-free. All units are one bath. Located near shopping, medical facilities and the Portage Library and Portage Senior Center. To be eligible for the tax-credit rental rates, income limits apply. For those over income guidelines, some market rate units may be available. Included in rent: sewer & water, snow and trash removal. Residents pay for electric and gas. Carports available for a rental fee. Pets are welcome if 25 lbs. or under. A deposit is required.

Amenities: 24 hour maintenance, air conditioner unit, dishwasher, garbage disposal, accessible kitchen counters, elevator, grab bars in bathroom, emergency pull cord in bathroom and bedroom, spacious closets, cable TV hookup, washers and dryers in every unit, enclosed hallways, wide doors, wheelchair access, first floor units, covered parking, smoking allowed in units, garden, intercoms, library, patio/balcony, large clubhouse.

Daily coffee is provided. Fitness classes are on site, twice a week. A volunteer committee of residents plan events such as Bingo, birthday club, pot-lucks, movie and game nights. Medallian Management provides a weekly bus trip to take residents shopping.

**Hope Woods (tax-credit)**

**Business:** (269) 353-4712  
**Business Fax:** (269) 353-4730  
**Business:** 5749 Stadium Drive  
 Kalamazoo, MI, 49009,  
 Kalamazoo

www.hopewoodshome.com

**Serving:** Kalamazoo

Hope Woods is an independent living community for adults age 55+, close to shopping and a bus route. One & two bedroom apartments (one or two baths) offer neutral colors, central air conditioning, private deck or patio, grab bars, and medical emergency cords in the bathroom and living areas. 150 total units. 66 have a tax credit subsidy at reduced rental rates (must meet income guidelines); 84 are market rate rents. 8 units are barrier free. A limited number of carports. Sewer, water, snow and trash removal are included. Smoking is allowed in the units.

Amenities include 24 hour emergency maintenance, courtyards with flowers, arts & crafts room, first floor units, fitness facility, intercoms, library, tv lounges, movie theatre, game room, computer learning center, six laundries with lounges, beauty/barbor salon, elevator, wide halls & doors, extra storage, & free coffee every morning. Free transportation is available for group shopping trips and/or individual appointments (no extra charge). Enjoy a full social calendar with a variety of activities. The community dining room offers professionally prepared meals that may be enjoyed with friends or delivered to your home (fee).

Cats & dogs up to 20 lbs. are allowed. \$300 Pet deposit assessed, with no additional monthly fee.

**Prairie Gardens**

**Business:** (269) 762-6191  
**Business:** (269) 388-9105  
**Business:** 1501 Blakeslee St.  
 Kalamazoo, MI, 49006,  
 Kalamazoo

**Mailing:** Kalamazoo County Land Bank  
 1523 Riverview Drive, Suite A  
 Kalamazoo, MI, 49004,  
 Kalamazoo

www.kalamazoolandbank.org

**Serving:** Kalamazoo

Prairie Gardens is a cottage living community for independent seniors ages 55+. The complex is located in a quiet area near a bus route. Amenities include a covered pavilion for activities, walking trails, raised bed gardens, an exercise room and on-site 24 hour maintenance. The ground-level duplex-style homes offer spacious one & two bedroom apartments with one bath and open floorplans. Each home offers upgraded kitchens with deluxe countertops & cabinetry, dishwasher, microwave & garbage disposal. Each unit has a separate entrance, wide doorways, washer & dryer, attached one-car garage, air conditioning, and a private patio and porch. Two units are barrier free. Pets are not allowed.

Maximum income limits apply. Current monthly rental costs are \$474.00 - \$600.00. Water, sewer & snow and trash removal are included in rental costs.

Prairie Gardens is managed by Intrepid Professional Group. An application may be downloaded from the website. There is currently a waitlist. See more at: <https://www.prairiegardenskalamazoo.com/#sthash.5KdIL4KZ.dpuf>

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### Spring Manor

**Business:** (269) 324-2700  
**Business Fax:** (269) 324-4160  
**Business:** 610 Mall Dr.  
Portage, MI, 49024, Kalamazoo  
**Serving:** Kalamazoo

Spring Manor Apartments are located in the heart of Portage near shopping and a bus line. There are a total of 107 studio & one or two bedroom apartments. All have one bath. 10 are barrier free. Age (62+) and income limits apply. Rents are set amounts but include a tax credit subsidy. Gas, heat, sewer, water and snow & trash removal are included in rent. Reduced costs for expanded cable service through Charter.

Amenities include a secure entry, intercoms, carports available, elevator, 24 hour emergency maintenance, arts & crafts room, large community & game room, 60 seat theater/chapel, an old-fashioned ice cream shop, fitness facility, library, discounted services at the salon and wide doorways. Each unit includes a patio/balcony, storage, washer/dryer, garbage disposal, microwave, grab bars, pull cords in bathrooms & bedrooms, central air conditioning.

Scheduled transportation is provided weekly for grocery shopping. Coffee hour is held in the Coffee Shop every morning. Monthly birthday bash and/or potluck. Everyday needed items available at the General Store.

Cats and dogs are allowed but must be 25 lbs or less. There is a \$300 non-refundable pet fee plus a \$25 per month fee.