



## MARIAN MANOR PROGRAM INFORMATION

HOUSING FOR THE ELDERLY, HANDICAPPED & DISABLED. The Oshkosh Housing Authority has available for rent 120 one-bedroom apartments in a 6 story apartment building located at 600 Merritt Avenue in Oshkosh. Persons who wish to rent an apartment must meet a number of requirements in order to be eligible as a tenant. The major requirements and a short description of the project facilities are listed below:

### ELIGIBILITY

Applicants must meet any applicable income limits. Applicants may qualify if they meet one of the following household compositions: (1) a single person at least 62 years of age, (2) a couple of which one must be at least 62 years of age, or (3) a handicapped or disabled person as defined by the Social Security Act.

The term family (couple) also includes two unrelated elderly, disabled or handicapped individuals living together, or one such individual living together with another person who is essential to their care or well-being.

### ASSET LIMITATIONS

There are no asset limitations. Assets include all liquid and real property including savings accounts, stocks, bonds, IRA'S, checking accounts and real estate. It does not include personal property.

In determining income for eligibility, income received from assets of \$5,000 or less shall be included. If assets are more than \$5,000, income for eligibility shall include the greater of (1) actual income from assets, or (2) 2 percent of asset value.

### MONTHLY RENT & SECURITY DEPOSIT

The monthly rent is calculated at 30 percent of your gross adjusted monthly income. Deductions from your gross income for the purposes of determining your monthly rent can be made as follows:

1. \$400 elderly allowance
2. Medical expenses that exceed 3 percent of annual income and are not paid for by insurance
3. Other unusual expenses as determined by HUD regulations

A security deposit is required of each tenant. This is a one-time fee and will be returned to you when you vacate your apartment less any charges for damages or delinquent rent. The amount of the security deposit is equal to one month's rent.

## **UTILITIES**

The following utilities are included in your monthly rent at no additional charge: (1) water and sewer; (2) electricity; (3) heat and A/C; (4) cable television and, (5) garbage collection. Tenants are responsible for their own telephone and internet service.

## **APARTMENT DESCRIPTION**

The individual apartments consist of a kitchen with a full-sized glass-top stove, refrigerator, dishwasher, garbage disposal, microwave, spacious living room, full bath includes accessible shower with bench, and one large bedroom with ceiling fan. Living room and bedroom are carpeted. Bathroom and kitchen are vinyl flooring. Blinds are provided. Residents are expected to keep their own apartment clean, pay their rent on time, not disturb other residents of the building and cooperate with Housing Authority staff members.

## **PROJECT DESCRIPTION**

Marian Manor consists of 120 one-bedroom apartments located in a 6 story building. City buses stop at the building. A community kitchen and two lounge areas are located on the first floor of Marian Manor. Laundry facilities and a trash room are also located in the building. Beauty salon services are available on site. Two elevators service all floors. Parking spaces are available for tenant's cars in the building parking lot. Mail is delivered directly to the building. Social Service staff provides additional services to residents. Nursing staff schedules regular hours to provide residents with consultations. Offices of the Oshkosh Housing Authority are also located in the building.

## **APPLICATION PROCEDURES**

Applications can be obtained the following ways:

- Access an application online at [www.ohawcha.org](http://www.ohawcha.org). Mail the completed application to Oshkosh Housing Authority, PO Box 0397, Oshkosh, WI 54903
- Request an application by mail. Call 920.424.1470 and follow the menu directions. Don't forget to provide your name and mailing address.
- Stop in at the Oshkosh Housing Authority main office located at 600 Merritt Avenue, Oshkosh, WI and pick an application up in person.

## **CONTACT INFORMATION**

OSHKOSH HOUSING AUTHORITY  
MARIAN MANOR  
PO BOX 0397  
600 Merritt Ave, Oshkosh, WI 54903  
(920) 424-1470 Ext.126      (920) 424-1479 TDD  
Fax: 920.424.1474  
[www.ohawcha.org](http://www.ohawcha.org)

The Oshkosh Housing Authority does not discriminate on the basis of race, color, religion, sex, age, sexual preference, national origin, familial status, or disability in the admission or access to, or treatment or employment in, it's federally assisted programs and activities.

