



Sand Hill Townhomes in Escanaba, Michigan is a very well-maintained low-income house apartment community where tenant rent is subsidized by the federal government through the Section 8 Rental Assistance Program. Prospective applicants should call or visit our leasing office at Sand Hill to obtain a rental application. The property is open to the public from 9am-4pm weekdays. Applicants may also find information about our property on housinglink.org.

LOCATION:

Sand Hill Townhomes LDHA LLC
621 Frances Court
Escanaba, MI 49829

TOTAL UNITS:

75 Townhome Units (55 Two Bedroom and 20 Three Bedroom)

FEATURES:

- Two Bedroom Townhomes have approximately 900 Square Feet of Living Space
- Three Bedroom Townhomes have approximately 1060 Square Feet of Living Space
- First Floor- Living Room, Dining Room, Kitchen, and Half Bath
- Second Floor- Two or Three Bedrooms and a Full Bath
- Full Basement with NEW Washer and Dryers and utility sink.
- Fully Insulated
- 30" Electric Range
- Frost Free Refrigerator
- Carpeting in Living Areas and Vinyl flooring in Kitchen and Baths, Basement floor is painted.
- NEW High Efficiency Natural Gas Heat, Individual Furnace for each Townhome and Central Air.
- All windows have rods provided, except Living room where a Traverse rod is provided.
- Brick and Vinyl Siding
- Paved Parking Lots
- Cable T.V. is Available
- Outdoor Basketball court, Patio and Picnic Area with two grills and tables. Potable water at each grill and table.
- 2 Tot Lot Playgrounds on Premises.
- 24-hour Video Surveillance of Property

EQUAL HOUSING OPPORTUNITY:

The Sand Hill Townhomes does business in accordance with the Federal Fair Housing Law. This is an Equal Housing Opportunity available to all persons regardless of Race, Color, Religion, Sex, Handicap, Familial Status, or National Origin.



621 Frances Court Escanaba, MI 49829
Phone: 906-212-2224 TTY: 711 Fax: 906-212-2262
sandhill.pm@accessgrouphousing.com





MARKET RENTAL RATES SET BY HUD AND MSHDA ARE:

Two Bedroom Townhomes \$1143.00

Three Bedroom Townhomes \$1275.00

Water is included in rent; a Utility Subsidy is provided for Heat and Electric.

SUBSIDY QUALIFICATIONS:

The Sand Hill Townhomes are designed and built to enable households to live in a decent, safe, and sanitary housing in Escanaba, Michigan, including those who would be unable to afford such housing from their own resources. Households qualifying for rent and utility subsidy will pay 30% of their adjusted monthly income for rent, less a specified (adjusted annually) amount for utilities. Annual income is determined by calculating gross wages, ADC benefits, Child Support Payments, Social Security, SSI benefits, etc. Plus, annual income from assets. Rent is determined after making allowances for dependents, and childcare expenses, etc.

INCOME LIMITS:

Present Annual maximum income limits qualifying for rent subsidy are:

Family Size:	2	3	4	5	6
Maximum Annual Income:	52,400	58,950	65,500	70,750	76,000

APPLICATION:

Please complete the attached application form and return to:

Sandhill.pm@accessgrouphousing.com

or

**SAND HILL TOWNHOMES LDHA LLC
621 FRANCES COURT
ESCANABA, MICHIGAN 49829**

OFFICE HOURS:

MONDAY-FRIDAY 8:00AM-4:00PM

(O)1-906-212-2224

(F)1-906-212-2262

If you need help with reading, writing, etc. under the Americans with Disabilities Act, you are invited to make your need known to the Sand Hill Office staff.

Thank You.

Sand Hill Townhomes LDHA LLC
Property Manager



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