



June 2, 2021

Dear Friends,

Thank you for your interest in living in Allen Place! We're excited about the completion of the project and look forward to introducing you to all aspects of what life in Allen Place will be like.

**Inside Your Apartment:** Allen Place is offering 21 brand new apartments, including four studios, nine 1-bedroom, and eight 2-bedroom units. Enclosed in this packet are the layouts of these three unit sizes. We partnered with the Lansing Board of Water and Light to be able to offer the very latest in energy efficient features (mini-split heaters, high efficiency heat pump water heaters, LED lights, etc.) as well as the most energy efficient appliances (stove, refrigerator, washer, dryer) we could find. By the way, our partnership with the BWL will create a micro-grid on our site, featuring solar rooftop panels, a few carports, and solar dock picnic tables generating some of the energy required in the complex. We have also installed ACD-Net service to your apartment door---so that you can purchase from a menu of services including internet and television.

**Your Neighbors (Residential and Commercial):** Your neighbors in Allen Place will include all age groups, families, seniors, and young professionals. Many of you have expressed particular interest in the amenities that come with living in a comprehensive community center. Residents will have easy access to all of ANC's programs, e.g., the weekly, year-round Allen Farmers Market, educational gardening workshops at the Hunter Park GardenHouse, the weekly Senior Discovery Group (offering "pretty good coffee and great conversation" in gatherings led by speakers on a wide range of topics), our Youth Service Corps for teens, our community computer station in the Outreach Office where, by the way, our outreach staff can connect you to health, food, and other resources, cooking workshops in our Lake Trust Kitchen, the frequent pop-ups and movie nights offered in our Greatroom, outdoor gathering spaces, and more. In addition, Allen Community Health Clinic is located in the complex, offering clinical care, behavioral health services, and a pharmacy! And, East Lansing Food Co-op (ELFCO) will be opening a small consignment grocery this summer featuring the produce

and products raised, grown, and/or processed locally as well as basic household grocery items. Finally, CATA has placed a bus shelter featuring the work of artist Barbara Hranilovich right in front of Allen Place.

**Rental Rates:** Allen Place is a mixed-income development, which means that some of the apartments are designated as 'affordable' (aka 'income restricted') and some are designated as 'market rate'. The former have a lower monthly rent, and to qualify, you will need to provide a bit more information. People who qualify as 'income restricted' cannot have gross income exceeding \$44,960 for one person, \$51,360 for two people, \$57,760 for three people, or \$64,160 for four people.

The 'income restricted' studios are roughly \$740/month and the 'income restricted' 1-bedrooms are \$842/month. (There are no 'income-restricted' 2-bedrooms.) The 'market rate' 1-bedrooms are \$975/month and the 'market rate' 2-bedrooms are \$1425/month. (There are no 'market rate' studios.) We pay water, sewer, and trash. Tenants are responsible for electric, which includes heat. (Note: Given the passive design-like features of the apartments, the electric heat costs will be reasonable. This is not your parents' electric heat option!)

**To Apply:** Contact Bridget Wells of MI Asset Group at 517-420-8964 to request an application and to receive assistance in completing it, if necessary.

If you have questions about ANC programs and other amenities, call us at 517-999-3912 or drop in Monday-Friday, 9-5pm.

We are very excited to embark on this journey with you, and look forward to meeting and talking with you!

Sincerely,

A handwritten signature in black ink, appearing to read 'Joan', with a stylized flourish at the end.

Joan Nelson, ANC Executive Director

*"Much more than a physical space; community is an experience". Ron David*