MONTGOMERY COUNTY SENIOR HOMES - Elderly Preference for Waitlist

Scattered Sites
Bluff St., Hillsboro, IL 62049
Spruce St., Nokomis, IL 62075
Stuart St., Witt, IL 62094

Apartments:

The units have a number of convenient features.

Attached garage.
Furnished with refrigerator, stove, dishwasher, washer, and dryer.
Central air conditioning.

Unit Size/Type:

28 - One Bedroom Apartments

9 - Two Bedroom Apartments

Amenities and Services:

Rent is income based
Full Service Maintenance
Emergency Maintenance Services
Water and Trash Pickup Included
Elderly Preference – 62 & Older
Nearly Elderly Preference – 55 & Older
No Preference – Under 55
Hillsboro and Witt children attend Hillsboro Community School District #3
Nokomis children attend Nokomis Community School District #22

RENT SCHEDULES ~ Effective 08/01/2026

BR size	Contract Rent	Utility Allowance	Gross Rent
1	$ 616	$ 144	$760
2	$ 731	$ 196	$927

Eligible Income Limits
Effective 05/01/2026

# Persons	30% Limits	50% very low
1	$ 19,680	$ 32,800
2	$ 22,470	$ 37,450
3	$ 25,290	$ 42,150
4	$ 28,080	$ 46,800
5	$ 30,330	$ 50,550
6	$ 32,580	$ 54,300
7	$ 34,830	$ 58,050
8	$ 37,080	$ 61,800