

Smoke-Free Environments Law Project

The Center for Social Gerontology

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Apartment Companies that Have Adopted Smoke-Free Policies for Some or All their Buildings in Michigan

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The following is a list of some, but certainly not all, of the apartment companies in Michigan that have adopted smoke-free policies for some or all of their multi-unit residential properties. The companies range in size from very large multi-state companies with hundreds of buildings and thousands of units to smaller companies with 10 or less properties; most are for-profit, but some are large non-profit entities. The apartment properties include market-rate and affordable housing; family housing and elderly housing. *In addition, at the end of this listing is another list of public housing commissions in Michigan that have adopted smoke-free policies for some or all of their buildings.*

Some companies have made all their properties smoke-free, while others are just beginning to do so for some of their buildings. The trend, however, is clear; all are moving to smoke-free, and it's just a matter of time until smoke-free multi-unit housing is the norm throughout the multi-unit residential housing industry. The smoke-free trend is state-wide and industry-wide, including market-rate, affordable and public housing in all regions of Michigan.

To locate more smoke-free apartments in Michigan go to the MISmokeFreeApartment.org listing site at <http://www.mismokefreeapartment.org/listing.html>

Michigan:

Amurcon: This company is a large apartment management and development firm with at least 31 apartment buildings in Michigan with over 4,000 units. Amurcon has both market-rate and affordable properties, some of which are smoke-free, including the 351 unit Lexington Village for seniors located in Detroit. Cranbrook Centre, a market-rate, family community is located in Southfield with 132 units and has a smoke-free building. 248 646-0202 www.amurcorp.com

APS Properties: This company is located in Marquette, in Michigan's Upper Peninsula, where it has a number of apartment buildings, as well as duplexes and houses, all of which are smoke-free. Total apartment units are about 75 to 100. Phone: 906 249-2222.
<http://www.apsproperties.com/index.php>

Beal Properties: Located in Ann Arbor, with offices in Detroit and Lansing, Beal offers a small number of multi-unit residential rental properties in Ypsilanti. Some of the properties are smoke-free. 734 662-6133 www.gobeal.com

Continental Management: Located in Waterford, Michigan (248 673-7717), the company manages a number of apartment buildings in southeastern Michigan for families, elderly, disabled; some subsidized, some market rate. Buildings range from 70+ units to 300 units. Westchester Towers located in Wayne has about 223 units and is a market rate apartment building which is totally smoke-free.

First Centrum Communities: Headquarters located in Sterling, Virginia. First Centrum has about 20 apartment buildings, largely for older persons and largely subsidized, in all areas of Michigan. First Centrum has over 50 apartment buildings in 7 states (MI, VA, MD, NC, TN, GA, and IL) with over 5,500 units. As of September 1, 2006, First Centrum adopted a smoke-free policy for all new residents; residents who were smokers and had been living there as of that date were grandfathered for as long as they live in their unit. Contact: Rob Couch, President of Centrum Management, LLC at 703-433-9231.

Flo-Mar Apartments: Located in Ypsilanti, Michigan, this firm has about 30 apartment buildings, all of which are smoke-free. Most of the buildings are multi-unit homes that have been remodeled. Phone: 734 483-2240. <http://www.flo-mar.com>

Forest City Enterprises: Forest City Enterprises, Inc., a \$10 billion publicly traded real estate company, is principally engaged in the ownership, development, acquisition and management of commercial and residential real estate throughout the United States. A NYSE-listed real estate company, based in Cleveland, Ohio, its portfolio includes interests in retail centers, apartment communities, office buildings and hotels throughout the United States. With properties in over 20 states, and over 100 properties, it has market-rate, affordable, senior and military housing; at least 15 properties in Michigan. Frenchtown Place in Monroe, Michigan has 151 units of senior housing and is smoke-free. <http://forestcity.net>

Gruber Management: This small apartment firm, located in Ann Arbor, has four apartment buildings near the University of Michigan campus. All buildings are smoke-free and have been for years. Phone: 734 668-1111. <http://grubermgt.com/gruber.htm>

Harwood Properties, Inc.: Based in Sault Ste. Marie, Michigan, Harwood has a number of market-rate apartment properties. On December 1, 2007, they made two buildings at the 6-building Woodfield Terrace apartments smoke-free, and on January 1, 2008, they made the Bingham Avenue Apartments smoke-free. While they allowed the few current residents who are smokers to continue to smoke in their units, they cannot smoke on their patios or within 25 feet of the buildings. www.harwoodproperties.net

Heritage Senior Communities: 950 Taylor Avenue, Grand Haven, MI 49417 Phone: 616 846-4700 info@heritageseniorcommunities.com Has senior apartment and independent living apartment buildings in Michigan and Indiana, as well as assisted living facilities. The Village At Appledorn in Holland, MI, with 111 units, and the Village at Park Terrace in Muskegon, MI, with 122 units, are both smoke-free. It's possible that other of their communities are also smoke-free, but not certain of that.

Jewish Apartments & Services: This large non-profit corporation located in southeastern Michigan has nearly 900 units for seniors in 7 apartment buildings, all covered by a smoke-free

policy, although some residents who moved in prior to the policy were grandfathered for as long as they live in their unit. Some units are market rate and others are subsidized. Phone: 248 592-1102. <http://www.jasmi.org>

KMG Prestige: Headquartered in Mount Pleasant, Michigan, KMG Prestige specializes in the management of multi-family residential housing (989 772-3261). It has over 18,000 dwelling units in 315 cities in Michigan, California, Indiana and Wisconsin. It serves families, elderly and disabled individuals. A number of its properties are smoke-free, including: Pheasant Ridge Apartments in Kentwood, MI with 166 units of market-rate family housing; West Bridge Apartments, a 28 unit building for families in Sault Ste. Marie, MI; Bayberry Farms, a 64 unit senior community, and The Cottages at Bayberry Farms, a 16 unit senior housing, both in Wyoming, MI; University Meadows, a 53 unit building for seniors in Detroit; Riverwalk Meadows with 50 units of market-rate housing for seniors in Bay City; Summerview with 16 units of subsidized housing in Pentwater; and Trumbull Crossing with 245 units of market-rate family housing in Detroit. www.kmgprestige.com

Lutheran Social Services of Michigan: Headquartered in Detroit, LSSM operates 12 HUD-subsidized senior apartment complexes throughout the state. Luther Community Manor, a 65 unit senior complex, is located in Alpena and is smoke-free. Alison House, near Lansing, is a smoke-free 14 unit complex for physically disabled persons. www.lssm.org

Lutheran Social Services of Wisconsin & Upper Michigan: Headquartered in Milwaukee, WI, LSSWUM operates subsidized housing for seniors and persons with developmental or mental disabilities in WI and the Upper Peninsula of MI. In May, 2006, LSSWUM adopted a smoke-free policy for some wings of their Cherry Creek Village Apartments for seniors in Marquette, Michigan. It's possible other buildings are smoke-free, but not certain of this. www.lsswis.org

Medallion Management, Inc.: With headquarters in Kalamazoo, Michigan, Medallion has over 94 multi-unit communities for families, elderly and disabled with about 6,400 units in Michigan, Indiana and Wisconsin. A number of their buildings are smoke-free, including: Galesburg Village Apartments, with 120 units for families in Galesburg, MI; Grandview Apartments, with 192 units for seniors in Grand Rapids; and Augusta Green Apartments, with 18 units of family housing in Augusta, MI. Phone: 269 665-7535 www.medallionmgmt.com

Michigan Rental: Located in Ann Arbor, Michigan Rental is a small property management company that specializes in University of Michigan off-campus housing. All the properties are smoke-free. 734 260-7215 <http://michiganrental.com>

Midwest Management: Corporate HQ: 2200 Genoa Business Park Drive Suite 100 Brighton, MI 48114 Phone 810-220-2626 Jim Reuschlein, CPM, President jreuschlein@midmc.com Operates Bethel Towers Apartments, 5203 Chrysler Drive, Detroit (313 833-0175) which has 146 units for elderly and disabled; it is smoke-free. Midwest Management is one of the larger apartment management companies in the midwest and specializes in multi-family housing. Midwest has communities in Illinois, Indiana, Michigan, Ohio and Florida. Senior Village Management is a division of Midwest Management and focuses on senior living communities.

Preservation Management, Inc.: Located in South Portland, Maine, this company has about 50 affordable properties in at least 10 states, including Michigan. A number of its properties are smoke-free, including the 197 unit senior housing Warren Plaza Apartments in Detroit. www.presmgmt.com

Surovell Realtors: Located in Ann Arbor and serving southeastern Michigan, this large realty firm also lists some apartment rentals and single-family home rentals. Many of the rentals, especially the single-family homes, are smoke-free. Phone: 877 833-3600 www.surovell.com

Tourville Apartments: Located in Marquette, Michigan, Tourville has two large apartment complexes which are smoke-free. These market-rate units include upscale apartments, extended stay suite rentals and health clubs. Phone; 906 228-9284. <http://www.tourvilles.com/>

Treecity Properties: Located in Ann Arbor, Tree City Properties is a small property management company specializing in off campus student housing at the University of Michigan. The lease for all their properties says no smoking is allowed anywhere in the apartments or in the vicinity of the building. 734 994-8733 www.treecityproperties.com

Village Green Companies: Headquartered in Farmington Hills, Michigan, the company is one of the nation's largest privately held developers and managers of luxury apartment communities. It has hundreds of apartment communities in the following states: FL, GA, IL, KY, MI, MN, MO, NJ, OH, TX, and WA, with more than 20 apartment buildings in 20 cities in Michigan, including 3 in Ann Arbor. Village Green/Kiwanian is located in Lincoln Park, Michigan, with 70 units for seniors, and is smoke-free. www.villagegreen.com

Volunteers of America Michigan: Volunteers of America (VOA) is a national, nonprofit, faith-based organization with hundreds of human service programs, including housing and healthcare, serving over 2 million people in over 400 communities. VOA is one of the largest nonprofit providers of affordable housing in the country. Nationally, VOA owns and operates more than 300 affordable housing communities in 31 states that are home to more than 20,000 people, and has more than 3,000 additional units of affordable housing in pre-development and development. Volunteers of America Michigan is a provider of affordable housing in Michigan and currently has 688 units of affordable housing in their total portfolio, spanning the state. VOAMI has elderly and disabled housing in five independent living apartment buildings in Redford Township, Detroit, River Rouge, and Pontiac and coming soon to Buena Vista Township in Saginaw County. VOAMI provides affordable housing for families and individuals in the communities of Benton Harbor and Battle Creek. Country View Apartments/Townhomes in Benton Harbor is smoke-free. Alex Brodrick, VOAMI President and CEO. Administrative Offices: 618 East Walton Boulevard, Pontiac, MI 48340 Tel: 248.209.1033 www.voami.org

Wilson White Management: Located in Ann Arbor, the company oversees multi-unit residential properties in excess of 1,100 units in southeastern Michigan. A sizeable number of their large and small properties are smoke-free, including some near the University of Michigan campus. 734 995-0600 www.wilsonwhitemanagement.com

Michigan Housing Commissions which have adopted smoke-free policies*

(In order of adoption) Updated 3/18/08

- 1) Cadillac, MI July 20, 2005 Kirtland Terrace 84 units
- 2) Plymouth, MI Jan. 18, 2006 Tonquish Creek Manor 108 units
- 3) East Jordan, MI June 13, 2006 Lakeview Manor 20 units
- 4) Elk Rapids, MI June 20, 2006 20 units
- 5) Melvindale MI July 10, 2006 199 units
- 6) Livonia, MI August 17, 2006 388+ units
- 7) Allen Park, MI September 5, 2006 60 units
- 8) Alma, MI October 31, 2006 2 buildings, 59 units
- 9) Sault Ste. Marie, MI December 13, 2006 3 buildings, 120 units
- 10) Traverse City, MI Dec. 19, 2006 2 buildings, 116 units elderly/disabled; 20 units family
- 11) Ishpeming, MI Jan. 11, 2007 1 building, 88 units elderly/disabled
- 12) Belding, MI Jan. 25, 2007 4 buildings/complexes 140 units - 30 family, 110 elderly/disabled
- 13) Marysville, MI March 15, 2007 132 units elderly/disabled
- 14) Paw Paw, MI March, 2007 81 units elderly/disabled
- 15) Bessemer, MI April 16, 2007 30 units elderly/disabled
- 16) Bedford Township, MI April 16, 2007 97 units elderly/disabled
- 17) Marquette, MI April 24, 2007 a portion of 140 units elderly/disabled
- 18) Bangor, MI April, 2007 24 units elderly/disabled & 20 units family
- 19) Eastpointe, MI May 23, 2007 164 units elderly/disabled
- 20) South Haven, MI May 31, 2007 80 units elderly/disabled
- 21) Grand Rapids, MI June 26, 2007 about 9 developments w/ 900 units elderly/disabled/family
- 22) Evart, MI July 24, 2007 53 units elderly/disabled
- 23) Negaunee, MI September 11, 2007 80 units elderly/disabled/family
- 24) Middleville, MI November 18, 2007 50 units elderly/disabled
- 25) Escanaba, MI December 17, 2007 174 units elderly/disabled/family

The policies cover about 46 apartment buildings/developments, with about 3,425 apartment units.

* Note: many of the smoke-free policies grandfather current residents who are smokers for as long as they remain living in their apartment unit. Thus, many of these buildings are transitioning to being totally smoke-free. Others are already totally smoke-free.