



Calm Waters
Independent Living LLC

HOUSING REFERRAL & PLACEMENT RESOURCE PACKET

Prepared for Inkster Housing Commission



CALM WATERS HOUSING
CURRENTLY FULLY OCCUPIED



HOUSING REFERRALS
OPEN



REFERRAL / NAVIGATION ASSISTANCE
FREE OF CHARGE



PRIMARY LOCATION
Detroit, Michigan



Calm Waters provides furnished independent shared housing for adults who can manage daily living independently. We also accept housing referrals and provide housing referral/navigation assistance when a Calm Waters opening is not available or another housing option may better meet the person's needs.



There is no charge to the housing seeker or referring organization for Calm Waters housing referral/navigation assistance.

*A referral does not guarantee a Calm Waters bed or placement with another provider. Availability, eligibility, pricing and acceptance must be **confirmed** before any housing offer is made.*

REFERRAL CONTACT



Allison Fleming, Founder



AllisonFleming@calmwatersindependentliving.info



calmwatersindependentliving.info



SERVICE AREA:

Greater Detroit Area — referrals accepted from Detroit and surrounding communities.



CURRENT CALM WATERS HOUSING:

Detroit, Michigan



NEW DETROIT LOCATIONS OPENING SOON

Future housing referrals are open. A desired move-in date is required for every housing request.



FUTURE HOUSING REFERRALS ARE OPEN.

A DESIRED MOVE-IN DATE IS REQUIRED FOR EVERY HOUSING REQUEST.

2. ELIGIBILITY / INITIAL HOUSING FIT

For consideration for a Calm Waters residence, the prospective resident should generally:

- ✓ Be an adult seeking stable independent housing
- ✓ Be able to manage essential daily living without Calm Waters providing continuous personal care or supervision
- ✓ Be able to self-manage medication if medication is used
- ✓ Be appropriate for a shared residential environment
- ✓ Be willing to participate in the application/intake and screening process
- ✓ Be able to meet the financial requirements for the specific housing option through an approved payment/funding arrangement
- ✓ Be able to follow reasonable resident, safety and shared-house expectations



PROGRAM REQUIREMENT: DESIRED MOVE-IN DATE

Every prospective resident must provide a desired move-in date.

The date is used to route the request, evaluate upcoming openings, and schedule placement follow-up.



FREE HOUSING REFERRAL / NAVIGATION

When Calm Waters does not have a suitable opening, a housing seeker or referral professional may still submit a housing request. Calm Waters can review the housing need and help identify potential housing resources based on requested move-in date, location, budget/payment source, room preference and relevant housing needs.

The referral/navigation service itself is free. A receiving housing provider may have its own rent, fees, eligibility requirements, documentation requirements and application process.



IMPORTANT DISTINCTION

A person who is not an appropriate fit for Calm Waters housing may still request free housing referral/navigation assistance. Calm Waters-specific eligibility is not used as a blanket eligibility rule for every outside housing resource.



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CURRENT CALM WATERS HOUSING

Detroit, Michigan



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CALM WATERS
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Updated 2026-08-29

3. CURRENT AVAILABILITY & REQUESTED MOVE-IN DATE



CURRENT HOUSING STATUS

New Detroit locations are opening soon. Future Calm Waters housing referrals are open.
The requested move-in date is a key routing factor.

	HOUSING NEEDED IMMEDIATELY	Free housing referral/navigation may be activated to help identify other potential options.
	FUTURE CALM WATERS INTEREST	The requested move-in date is recorded so upcoming availability and placement follow-up can be evaluated.
	CALM WATERS + OTHER OPTIONS	The applicant may remain interested in future Calm Waters availability while also receiving free navigation help.



FOLLOW-UP CADENCE

	30 DAYS BEFORE	Activate or reconfirm housing request and current intent
	14 DAYS BEFORE	Active availability and placement check
	7 DAYS BEFORE	Final-week housing and readiness check
	1 DAY BEFORE	Final confirmation of placement and move-in arrangements, when placement has been secured



These checkpoints support an active future-availability process; they do not guarantee that a Calm Waters opening will exist on the requested date.



SERVICE AREA
Greater Detroit Area



CURRENT CALM WATERS HOUSING
Detroit, Michigan



FUTURE HOUSING REFERRALS
OPEN



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4. CALM WATERS HOUSING PRICING

The following pricing applies to Calm Waters housing when an appropriate opening is available. It does not apply to the free housing referral/navigation service.



	LOWER-COST / AFFORDABILITY OPTIONS	\$675 PER MONTH AND BELOW When available
	STANDARD SHARED FURNISHED BED	\$750–\$900 PER MONTH
	PRIVATE FURNISHED BEDROOM	\$1,100–\$1,200 PER MONTH
	MOVE-IN & ONBOARDING FEE	\$250 ONE TIME Payment plans may be available in some circumstances and must be approved and documented.
	HOUSING REFERRAL / NAVIGATION ASSISTANCE	\$0 — FREE OF CHARGE

WHAT THE MOVE-IN & ONBOARDING FEE SUPPORTS

Application and intake administration

Screening and housing-fit review

Room and move-in coordination

Initial resident file setup

Onboarding documents and house orientation

Rates depend on the actual housing option available. Exact room, property, rate, fees, payment terms and included services are confirmed before a housing offer. Lower-cost options are availability-dependent and are not guaranteed for every referral.

REQUIRED FOR EVERY REFERRAL: DESIRED MOVE-IN DATE / TARGET MOVE-IN DATE

	SHARED FURNISHED BED \$750–\$900		PRIVATE BEDROOM \$1,100–\$1,200		REFERRAL / NAVIGATION FREE
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SERVICE AREA
Greater Detroit Area



CURRENT CALM WATERS HOUSING
Detroit, Michigan



FUTURE HOUSING REFERRALS
OPEN



CALM WATERS
INDEPENDENT LIVING LLC

6. HOW TO REFER A PROSPECTIVE RESIDENT

Referrals should include the minimum information needed to understand the housing request. **A desired move-in date is required.**



1



SUBMIT THE HOUSING REQUEST

Provide the prospective resident's basic housing information and desired move-in date.

2



CONFIRM HOUSING INTENT

Clarify whether the person wants Calm Waters housing, free housing navigation to other options, or both.

3



ROUTE BY MOVE-IN DATE

Immediate needs may move into navigation; future Calm Waters interest can remain in the future-availability pipeline.

4



REVIEW / MATCH

Calm Waters reviews relevant housing needs and identifies potential options or upcoming Calm Waters availability where applicable.

5



PROVIDER / CALM WATERS REVIEW

The receiving provider applies its own eligibility, documentation, availability and pricing rules. Calm Waters uses its own intake/screening process.

6



HOUSING OFFER / CONNECTION

A specific option is communicated only after availability and terms are verified.

7



MOVE-IN / PLACEMENT

Required documents, payment arrangements and move-in details are completed for the actual provider/property.



Referral does not guarantee admission, a bed or placement. No organization should promise a Calm Waters bed or another provider's opening until the specific housing option has been confirmed.



SUBMIT



REVIEW & MATCH



CONFIRM & MOVE IN

7. MOVE-IN REQUIREMENTS & REFERRAL CONTACT



BEFORE A CALM WATERS MOVE-IN

- ✓ Completed application and screening process
- ✓ Appropriate fit and availability confirmed
- ✓ Required documentation provided
- ✓ Payment/funding verified and authorized
- ✓ Move-In & Onboarding Fee paid or approved payment plan documented
- ✓ Security deposit paid if applicable
- ✓ Move-in plan confirmed in writing, including move-in date, time, transportation, belongings, house rules and supports



SERVICE AREA & LOCATION

Service area: Greater Detroit Area. Referral partners throughout Detroit and surrounding communities may submit housing referrals.

Current Calm Waters housing: Detroit, Michigan. New Detroit locations are opening soon. Specific residential property details are confirmed during the appropriate placement stage.



BEST POINT OF CONTACT

Allison Fleming

Founder, Calm Waters Independent Living LLC

Email: AllisonFleming@calmwatersindependentliving.info

Website: calmwatersindependentliving.info



When referring, please include: desired move-in date; Calm Waters / other housing / both; preferred location; room preference; budget/payment source; resident contact information; and only housing-related accessibility/accommodation information needed for matching.

Housing referral/navigation assistance is free of charge to the housing seeker and referring organization.



**GREATER
DETROIT AREA**



**ALLISON FLEMING,
FOUNDER**



**REFERRAL
ASSISTANCE: FREE**



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8. QUICK REFERRAL SUMMARY



LOOKING FOR HOUSING? START WITH CALM WATERS.

Submit a housing request and tell us what you are looking for. We will review the person's needs, check appropriate housing options, and help identify next steps. When useful, we may also connect the person with relevant housing or community resources.



INCLUDE WITH EVERY REFERRAL

- ✓ Prospective resident's name and contact information
- ✓ Desired move-in date / target move-in date
- ✓ Calm Waters housing, other housing options, or both
- ✓ Preferred location and room type
- ✓ Budget and expected payment/funding source
- ✓ Relevant housing-related accessibility or accommodation needs
- ✓ Referring professional's name, organization, phone and email

THE SIMPLE THREE-STEP PROCESS

- 1** SUBMIT THE HOUSING REQUEST
- 2** CALM WATERS REVIEWS AND FOLLOWS UP
- 3** AVAILABILITY, ELIGIBILITY, PRICING AND TERMS ARE CONFIRMED BEFORE ANY OFFER



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**FUTURE HOUSING
REFERRALS: OPEN**



**DESIRED MOVE-IN
DATE: REQUIRED**



**SERVICE AREA:
GREATER DETROIT**