

Housing Search Packet

Dear Ottawa County Resident,

We understand that finding affordable housing in this area is very difficult. Searching for housing, facing an eviction, living in a car, in a shelter, or on the streets makes everything else in life even more complicated. The housing team at Good Samaritan Ministries (GSM) created this packet as one way to give you some tangible leads towards finding solutions to your housing crisis. *We believe that you can!*

Please understand that we do not have programs that fit everyone's needs, but we assess the needs of those who contact us, and refer them to appropriate housing resources. We are not an emergency shelter, and emergency shelters are the only places in Ottawa County where you can find emergency housing services. As the Housing Assessment and Resource Agency (HARA), we are here to connect people who are literally homeless or at imminent risk of homelessness to the most appropriate housing resource in the community. We also complete assessments, provide case management services, and offer rental assistance programs. Thank you for contacting us. We wish you well in your housing search.

Sincerely,

The Housing Team

In need of immediate community resources?

Call 2-1-1 to access an up-to-date list or visit the website at: www.call-211.org

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Housing Services

Good Samaritan Ministries Programs (GSM)

Housing Choice Voucher Program (HCV) – formerly known as Section 8

Good Samaritan Ministries does not run the HCV program. We complete the assessment to place qualified individuals and families onto HCV waitlist.

The HCV program provides long-term financial rental assistance to qualified participants. If you receive a voucher you pay 30% of your income towards rent and the rest is subsidized. In order to be eligible for the HCV waiting list you must be:

- Ottawa County Resident
- Meet the federal definition of homelessness
(*living on the streets, in shelter, or in place not meant for human habitation*).

**Waitlist times are typically a year or longer.*

Short-term Housing Assistance and Resource Programs

These programs are only available for Ottawa County residents and for those who are not currently receiving another rental subsidy. All rental units must pass an inspection and fit fair market rent guidelines.

Rapid Re-Housing

A program where homeless individuals and families may receive security deposit, short term rental assistance, and case management services to help them towards the goal of housing stability.

Eviction Prevention

A rental-assistance and case management service to help individuals and families who have received a court summons, and who are at-risk of homelessness due to eviction. *Rental arrearages cannot exceed 3 months, and landlord must be willing to participate in program.*

Emergency Shelters

Shelters are the only emergency housing services in this area. They may be full.

Holland Rescue Mission (HRM)

Provides immediate shelter. Call to set appointment. *Some requirements such as sobriety and medical restrictions may apply.* The shelter may provide other programs.

- **Men's Shelter** (*for single males age 18 and older*)

Address: 166 South River Avenue Holland MI 49423

Phone: 616-928-3413

- **Family and Women's Shelter**

(for women, single mothers and married couples with children)

Address: 356 Fairbanks Avenue Holland MI 49423

Phone: 616-396-2200

Emergency Shelters *(continued)*

Center for Women in Transition (CWIT)

Manages a high-security emergency shelter only for women that are victims of abuse and domestic violence who are facing an imminent threat.

Address: 411 Butternut Drive Holland MI 49424

Phone: (616) 392-2829 or (616) 392-1970

Salvation Army Grand Haven Emergency Housing

By Referral Only - very limited space. This shelter is intended for low income families that have children attending school in the Tri-Cities area (Grand Haven/Spring Lake/Ferrysburg). Shelter is for a maximum of 90 days.

*Contact Good Samaritan Ministries for a referral at 616-392-7159

Transitional Housing

These are structured supportive housing programs that are generally 6-18 months in length. Unlike shelters, residents are usually expected to pay a fee for their housing.

The Gateway Program - Holland

Year-long program run by the Holland Rescue Mission consisting of spiritual development, work requirements and case management. 616-928-3550

My House Ministries - Holland

Private transitional housing for single women and single mothers with young children. Charges a weekly residency fee. 616-953-0772 or myhouseministries@hotmail.com

Building Men for Life – Holland

Transitional housing for men that are overcoming addiction and looking for a safe and sober place to stay while they are in recovery. 616-393-2188

People Center – Grand Haven

By Referral Only - program is for residents, employees, and students of the Tri-Cities area (Grand Haven/Spring Lake/Ferrysburg). Must be working a minimum of 35 hours a week; program is intended to help households become financially stable. 616-844-6710

Love In Action – Grand Haven

All potential residents must be homeless or be at immediate risk of homelessness, and be a resident of the Tri-Cities Community. They also must be able to sustain full-time employment and be ready to make life changes in pursuit of becoming self-sustaining. 616-846-2701

- **Hope House** (Women/Children's Program) will accept mothers with female children of any age, and male children up to age 8.
- **Harbor Hall** (Men's Program) does not permit children to reside with their father while in residence.
- **Providence Place** (Includes disability accessible units) has eight affordable units, call to check for availability.

Transitional Housing *(continued)*

Family Life Center - Allendale

Faith-based shared housing and independent living skills education. Must be a single pregnant adult without any other children. Housing is provided in a group setting. 616-895-8336 or office@familylifecenterhome.org

Rent and Utility Assistance

Rent and Utilities

- Department of Health and Human Services: 616-394-7200
- Salvation Army: 616-392-4461 (Holland) or 616-842-3380 (Grand Haven)
- Good Samaritan Ministries: 616-392-7159

Utilities Only

- Community Action Agency: 616-393-4433
- Goodwill Moneyworks Program: 231-722-7871 ext. 351
- True North: 231-355-5880

Other

Department of Health and Human Services (DHHS)

Apply for DHHS general services, food stamps, child care, and health insurance. State Emergency Relief Fund (SER) is a specific program that may be used for assistance with deposit costs, etc. 616.394.7200 or www.michigan.gov/mibridges

Community Mental Health (CMH)

Call for eligibility requirements for mental health services. Housing services are available only to persons enrolled in other CMH services. 616-393-5681 or cmhcustomerservices@miottawa.org

Bethany's Safe Families for Children Program

This is a volunteer ministry that connects overwhelmed families who are facing a crisis with volunteers who can care for their children for short periods of time. This is not foster care, and parents remain involved with children. 1-855-273-7233

Looking for housing services outside of Ottawa County?

Call Good Samaritan Ministries and we can connect you with the Housing Assessment and Resource Agency for your area or find an updated list here:

<http://www.michigan.gov/mshda>

Housing Search Tips

- **What can you afford?**
 - Generally, you do not want to be spending more than 40% of your income on rent.
 - In order to afford a unit that rents for \$800 a month, you would need to have \$2000 in monthly income.
 - Here's how to calculate your affordable rent target:
 - Total Monthly Income x 0.4 = Affordable Rent Target
- **Where do you need to live?**
 - Consider the places you frequently go. Will you need access to a bus stop? How far away is work, child care, the grocery store, and school? You may have to make trade-offs but it's helpful to think about these things ahead of time.
- **Activate your personal network!**
 - It doesn't hurt to tell **everyone** that you are looking for housing. You may be surprised by connections that other people have!
- **Staying safe while searching for housing online.**
 - Use the internet with caution. It's a great way to find available housing, but some listings may be scams.
 - Beware of listings that do not provide contact information.
 - Never give out personal information or exchange money before you've seen the inside of a unit and meet the landlord.
 - Never give financial information over the internet. Always be sure to meet potential landlords in person.

Questions for Landlords

- How much is the rent?
- When and how often is rent due?
- How much is the security deposit?
- Do you have any move-in specials?
- What is required to move into the unit?
- Are utilities included in the rent?
- If utilities are not included, how much do they run each month (winter and summer)?
- Is there access to laundry facilities (washer/dryer)?
- How is trash removal handled?
- What lawn care activities are the tenant's responsibility (snow shoveling, mowing, etc.)?
- What is the smoking policy?
- What is the pet policy?
- Is the unit on the first floor or second?

What other things would you want to ask?

Where to Look for Housing

The Internet

On the internet you may find private landlords that have more flexible requirements for approval. Some good places to look for housing online are listed below.

- Holland.craigslist.com
- Zillow.com
- Rent.com
- Apartments.com

Property Management Companies

May have strict requirements for approval. These companies are not apartment complexes. They manage houses and complexes that may have rentals available. Some property management companies in Holland and Zeeland are listed below.

Lakeshore Property Management, Inc

419 E. 8th St, Suite 30
Holland, MI 49423
(616) 392-8883

Keystone Properties, Inc.

491 Chicago Dr.
Holland, Michigan 49423
(616) 396-3518

Cornerstone, LLC

9 East Main Street
Zeeland, MI 49464
(616) 741-9600

Waveland Property Management

42 E Lakewood Blvd
Holland, MI 49424
(616) 796-1203

Wintersun Properties

1500 Ottawa Beach Rd #16
Holland, MI 49424
(616) 392-8561

Macatawa Property Management

60 E. Lakewood Blvd, Suite 60,
Holland MI 49424
(616) 594-0022

BVW Property Management

PO Box 2397
Holland, MI 49423
(616) 594-0797

Sunshine Properties

292 Douglas Ave
Holland, MI 49424
(616) 392-6915

Subsidized and Reduced Rent Apartments

Subsidized

These complexes offer rental units for low-income households, and the amount you pay for rent depends on income. Waitlists can be lengthy, so apply and get on the waitlist as soon as possible. These complexes do not charge application fees.

Bay Pointe Apts

(1&2 bdrms)
791 E 16th St.,
Holland
(616) 396-2400

Harbor Village

(1, 2, 3, bdrms)
287 West 40th St.
Holland
(616) 396-7621

Pine Creek Apts

(1, 2 bdrms)
14351 Pine Creek
Ct Holland
(616) 399-4661

Greenbriar Apts

(1, 2, 3 bdrms)
121 Waverly,
Holland
(616) 392-1784

Meadowlanes

(1, 2, 3, 4 bdrms)
287 Meadowlane Dr
Holland
(616) 396-2555

HHI Management

(1, 2, 3 bdrms)
400 136th Ave,
Bldg 200, Ste 207
Holland
(616) 395-9311

Pinewood Place

(1, 2 bdrms)
1500 S. Ferry,
Grand Haven
(616) 846-6461

Reduced Rent

These complexes offer units with affordable rent that does not change based on your income. Waitlists can be lengthy. It's best to apply and get on the waitlist as soon as possible.

Cascade Apts

(2, 3 bdrms)
13646 136th St
Holland
(616) 994-6169

Falcon Woods

(1, 2, 3 bdrms)
12049 Falcon Ln
Holland
(616) 738-8724

Traditions

(1, 2, 3 bedrooms)
13828 N. Traditions
Holland
(616) 786-4400

Setter's Pointe

(2, 3, bdrms)
501 Setters Run
Coopersville
(616) 997-9020

Subsidized Senior Citizen Specific

These complexes offer units for senior citizens and the rent depends on your income. Age requirements vary by complex. These complexes do not charge application fees.

Evergreen Village

(62 and over or in
wheelchair)
(1, 2, bdrms)
217 DeWitt, Spring Lake
(616) 842-3820

McIntosh Manor

(62 and over)
(1 bdrm)
777 Butternut, Holland
(616) 399-7224

River Village

(62 and over)
(1 bdrm)
162 River Rd, Coopersville
(616) 895-4663

Haven Huis

(62 and over)
(1 bdrm)
100 Madison Ct, Zeeland
(616) 772-9562

Riverbend Apts

(62 and over)
(1 bdrm)
7663 Riverbend Ave, Jenison
(616) 457-1920

Wildwood Creek

(62 and over)
(1, 2 bdrms)
431 Diekema, Holland
(616) 396-8185

Reduced Rent Senior Citizen Specific

These complexes offer units for senior citizens with affordable rent. Age requirements vary by complex.

The Depot

(55 and over)
(1, 2 bdrms)
301 Ottawa St, Coopersville
(616) 997-9180

Midtown Village

Dwelling Place
(55 and over)
(1, 2 bdrms)
372 South River Ave, Holland
(616) 546-2600

Village at Appledorn

(55 and over)
(1, 2 bdrms)
630 Hastings, Holland
(616) 392-1700

Lloyd's Bayou

(55 and over)
(1, 2 bdrms)
17046 Lloyds Bayou Dr.,
Spring Lake
(616) 298-3482

Stonebridge Apts

(55 and over)
(1, 2, bdrms)
11265 Washington, Allendale
(616) 895-4663

Waverly Meadows

(55 and over)
(1, 2, bdrms)
755 E 16th St., Holland
(616) 392-8246

Housing Search Worksheet

Address of Unit	Contact Information	Rent/Utilities	Date of Contact	Comments

Applications

Most housing providers require a non-refundable application fee, generally ranging from \$25 - \$50. Subsidized complexes do not charge an application fee. If you have reasons you may get denied (such as poor credit or criminal history), it may be important to ask the landlord if there are any restrictions or requirements before applying. If you do apply and get denied, look to the next page for information on your rights and the appeal process!

Security Deposits

Housing providers generally require payment of the first month of rent and a security deposit before move-in. Some landlords may require first and last month's rent. Security deposit amounts are usually equal to one month of rent at that unit. If you have gotten denied from housing before, consider offering a higher deposit amount or paying more than just the first month of rent up front. Utility companies may also require security deposits before they provide gas/electric/water.

Know Your Rights!

At some point during your housing search you may encounter discrimination or exploitation. Knowing what your rights are can be helpful to avoid this, so keep the following information in mind as you look for housing.

Housing Discrimination

(The below information has been adapted from www.fhcwm.org)

The Fair Housing Act and other laws outlaw housing discrimination based on:

- Race
- Religion
- Family Status
- Disability
- Marital Status
- Sex
- Age
- National Origin

How do I know if I am being discriminated against? Some signs are:

- Filling out an application and not hearing back for a long time or at all.
- Only being shown properties in neighborhoods that are mainly composed of people of your race or familial status.
- Being told that the unit was just sold/rented, even though it still has a “for sale” or “available” sign.
- You are told that the neighborhood “isn’t right for you”, is unsafe, or that you will be unwanted there.
- Being restricted to a certain floor or area of a complex.
- Being charged extra fees or higher rent than other people there.
- The terms, conditions, or availability of a unit change between a phone call with the landlord and an in person visit.¹

If you feel that you are experiencing housing discrimination contact Fair Housing of West Michigan (616-451-2980).

Appeals

Most people that apply for housing get denied at some point. In fact, it is common to get denied multiple times along the way to finding housing. If your application for housing is denied, be sure to keep your denial paperwork and ask the landlord/property manager if they have an appeal process for applicants that get denied. Your denial paperwork may also describe the appeal process. An appeal gives you the opportunity to explain your situation to the property owners to see if they would make an exception.

Other Ottawa County Social Services

General

- For info on all community resources (food pantries, utilities, etc.) call **2-1-1**
- Department of Health and Human Services (DHHS) 616-394-7200
- Community Kitchen: 101 E. 13th St. Holland. Free lunch @11:30, breakfast on Sundays. Community Action House 616-392-2368
- Public Transportation (MAX) 616-355-1010
- Ottawa County Michigan Works (employment) 616-396-2154

Financial Assistance & Housing

- Holland Rescue Mission 616-396-2200(Women) 616-928-3413(Men)
- Center for Women in Transition 616-392-1970
- Salvation Army 616-392-4461
- Community Action Agency 616-393-4433
- Step Forward Michigan (foreclosure) 866-946-7432

Legal/Civil Rights

- Fair Housing Center of West MI 616-451-2980 or 866-389-FAIR
- Michigan Department of Civil Rights 800-482-3604
- Holland Human Relations Department/Commission 616-355-1328
- Legal Aid of Western Michigan 1-888-783-8190
- 58th District Court Ottawa County-Holland 616-392-6991
- Human/International Relations (Immigration rights) 616-355-1322

Specific Populations

- Ottawa County Veterans Affairs 616-393-8387
- Latin Americans United for Progress 616-392-5058
- Lakeshore Ethnic Diversity Alliance 616-846-9074
- Disability Network 616-396-5326
- Arbor Circle (Youth services ages 16-20) 616-451-3001

Health Care

- Holland Free Health Clinic 616-392-3610
- Holland Community Health Center 616-396-5266
- Ottawa Co Community Health Department 616-396-5266
- InterCare 855-869-6900
- Community Mental Health 616-393-5681
- Robert Brown Mental Health Crisis Center 616-298-8190

Pregnancy

- Positive Options, a service of Lakeshore Pregnancy Center 616-396-5840
- Women Infant and Children (WIC) 616-399-0202
- Maternal Infant Health 616-393-5731

Addiction Recovery

- OAR (Substance Abuse) 616-396-5284
- Chester Ray Rehab 616-396-6872
- 70x7 Recovery 616-796-0685