



HOUSING SEARCH PACKET

Dear Allegan County Housing Seeker,

Accessing affordable housing in Allegan County may not be easy and will require effort on your part to locate, apply, and follow up with landlords and service providers to get to the point of signing a lease. Limited resources, like income and transportation may further complicate this process.

The rental market in Allegan County is flooded with applicants for the few units that becoming available each month. Therefore it may not be easy to find a place in the area you prefer to live. Willingness to apply in a few different areas will expose you to more housing options. We are hopeful that this housing search packet can give you some leads towards solving your housing crisis.

There are no immediate housing solutions for persons who are homeless in Allegan County. As the HARA (Housing Assessment and Resource Agency), the Allegan County Homeless Assistance Programs (HAP) at ACCMHS works with individuals who are literally homeless or at imminent risk of homelessness to connect them with available programs and other community resources.

Initially, you will be required to complete a Homeless Screening to find out if you are eligible for any programs with the HAP at ACCMHS. Upon review of the information provided, HAP staff will inform you of the programs for which you may be eligible and any next steps that you will need to take.

Enclosed in this packet you will find community resources, a housing list including subsidized housing locations, and a worksheet to keep track of your housing search and application.

We wish you all the best in your housing search!

Sincerely,

Allegan County Homeless Assistance Programs Team.

SUBSIDIZED HOUSING / INCOME-BASE HOUSING DESCRIPTIONS

PBV (Project Based Voucher):

- Attaches rental assistance to specific housing units in the county. Tenant will pay a portion of the rent based on their income. These vouchers are attached to specific apartment units. If the tenant leaves that unit, the voucher ends as well.
- Complexes in Allegan County with PBV's:
 1. Meadowlanes Townhomes in **Holland**: 1, 2, 3, and 4 bedrooms
 2. Lexington Square Apartments in **Fennville**: 1, 2, and 3 bedrooms
 3. Mystic View Apartments in **Pullman**: 3 bedrooms
 4. Emerald Park Apartments in **Plainwell**: 2 and 3 bedrooms
 5. Heritage Homes, Inc: Scattered-site project in **Allegan, Douglas, Fennville, Otsego**: 1, 2, 3 Bedrooms
- To be eligible to complete an application the person must be at least one of the following :
 1. Coming from the shelter, streets, or other place not meant for human habitation.
 2. Receive federal disability/SSDI or have a documented disability.
 3. Have a court ordered judgment eviction.
 4. Domestic Violence (DV) victim actively fleeing.

HCV (Housing Choice Voucher) formerly known as Section 8:

- Also known as a tenant-based voucher, this program provides rent subsidies for very low income people who find their own housing in private homes and apartment buildings. The voucher travels with the tenant wherever they choose to live. The tenant will pay a portion of the rent based on their income. Only persons who are homeless can be entered onto this list at any time, this list is known as the Homeless Prevention Waitlist. All other persons must wait for the regular waitlist to be opened by MSHDA. MSHDA provides this information online at www.michigan.gov/mshda.
- To be eligible to be entered on the Homeless Prevention waitlist the person must be at least one of the following:
 1. Literally homeless: In the shelter or on the streets
 2. Doubled-up/couch surfing facing immediate eviction
 3. Domestic violence (DV) actively fleeing

ESG (Emergency Solutions Grant):

- Provides short-term rental assistance to those who are literally homeless or facing a court-ordered eviction. Assistance may include eviction prevention or assistance with first month's rent and/or security deposit.
- To be eligible for this program the person must be at least one of the following:
 1. Coming from the shelter, streets, or other place not meant for human habitation.
 2. Facing a court-ordered eviction (judgment)
 3. Doubled-up facing immediate eviction.

VASH (Veteran's Administration Supportive Housing)

- The HUD VASH program combines HUD Housing Choice Voucher (HCV) rental assistance for homeless veterans with case management and clinical services provided by the Department of Veteran Affairs (VA). Please contact Gayle Witham at (616) 356-1746 x 38210 or Gayle.Witham@va.gov for more information.

Continuum of Care PSH (Permanent Supportive Housing)

- These programs combine long term rental assistance with supportive services to help persons maintain permanent housing.
- These units of housing prioritize the following populations:
 1. Persons who are homeless for 12 months or longer, or have been homeless on 4 episodes of at least 7 days each in the last 3 years.
 2. Homeless = on the streets, in emergency shelter, fleeing DV, fleeing human/sex trafficking
 3. Persons who have a high acuity on the Homeless Screening.
 4. Persons with disabling conditions.

Continuum of Care RRH (Rapid Re-Housing)

- These programs provide up to 24 months rental assistance with required case management services while assistance is provided.
- These units are prioritized for the following populations
 1. Persons who are category 1 or 4 homeless:
 - On the streets, in emergency shelter, or
 - Fleeing domestic and/or sexual violence, or trafficking
 2. Persons with medium acuity on the Homeless Screening
 3. Willing to participate in case management services

Rural Development Authority:

- There are several apartment complexes in the county with subsidized rent through RDA. These apartments have income limits at the time of application. The tenant will pay a portion of their income for housing costs (rent and utilities).
- Application for RDA can be made at each individual apartment site:
 1. Allegan: Maple Tree, Pine Grove Terrace, Rivers Run
 2. Fennville: Maple Lane, The Harbours, Woodridge
 3. Hopkins: Oak Lane
 4. Martin: Beech Lane
 5. Otsego: Brookside Terrace, Otsego Manor, Washington Manor
 6. Plainwell: 12th Street, Koehler Crossing, Mill Race, West Town
 7. Saugatuck: Ridgewood Oaks, Olde Mill Heights
 8. Wayland: Heritage Village, Westbury

HOMELESS SHELTERS

The only shelter in Allegan County is for persons fleeing domestic violence. If you are fleeing DV, please contact **Sylvia's Place at 1-888-411-7837** for more information. Below is a list of sheltering options for all other persons who do not have a place to go.

<p><u>KALAMAZOO</u> The Ark- Catholic Charities Youth 10-22 only 800-873-8336 990 W Kilgore Rd. Kalamazoo, MI 49009</p>	<p><u>GRAND RAPIDS</u> Guiding Light Mission Men Only, must be working or seeking employment 616-451-0236 255 S. Division Grand Rapids, MI 49503</p>
<p>Kalamazoo Gospel Mission Men, Women, Women w/Children 269-345-2974 448 N. Burdick St. Kalamazoo, MI 49007</p>	<p>Family Haven/Inner City Christian Federation (ICCF) Referral through Salvation Army 1-800-887-1107</p>
<p>Eleanor's House/Housing Resources Inc. (HRI) Shelter for Families 269-382-5609 522 Eleanor St. Kalamazoo, MI 49007</p>	<p>Mel Trotter Ministries Men, Women, Families, Youth 616-454-8249 225 Commerce Ave SW Grand Rapids MI 49503</p>
<p>Next Door Women Only 269-349-2119 1215 W North St. Kalamazoo, MI 49006</p>	<p>Liz's House-Dwelling Place Men, Women, Families 616-454-9390 343 S Division Ave. Grand Rapids, MI 49503</p>
<p>Open Door Men Only 269-345-1431 414 Ranney St. Kalamazoo, MI 49001</p>	<p>Degage Ministries-Open Door Women Only 616-454-1661 144 S. Division Ave. Grand Rapids, MI 49503</p>
<p>YWCA-Domestic Assault Program Fleeing Domestic Violence Only 269-385-3587 Offices: 353 E Michigan Ave Kalamazoo, MI 49007</p>	<p>Safe Haven Ministries-Ramoth House Fleeing Domestic Violence Only 616-452-6664 Offices: 3501 Lake Eastwood Blvd, Suite 335 Grand Rapids, MI 49546</p>
<p><u>HOLLAND</u> Holland Rescue Mission Men, Women, Families 616-396-2200 356 Fairbanks Ave Holland, MI 49423</p>	<p>YWCA-Domestic Crisis Center Fleeing Domestic Violence Only 616-454-9922 Offices: 25 Sheldon Ave SE Grand Rapids, MI 49503</p>

Housing Search Worksheet

It is very important to keep a list of the apartments where you apply for housing so that you can follow up on your application and openings. It is important to update any changes to your address and contact information with each site so that you do not miss crucial mailings or phone calls.

Name and Location Of Rental	Contact Information	Rent & Utilities Cost	Notes

Application Fees and Security Deposits

Most housing providers charge a non-refundable application fee generally ranging anywhere from \$15-\$50. Sometimes this fee is charged per adult household member. If you feel you have reasons you might be denied, discuss these with the landlord prior to applying. If you do apply and are denied; request information from the landlord on their appeals process. If you feel that you've been discriminated against, contact the Fair Housing Center at (269) 276-9100 or toll free at 1- 866-637-0733.

First month's rent and a security deposit are generally required up front. Deposit amounts are typically equal to one month of rent but can be as high as 1.5 times the monthly rent.

Housing Search Tips

- Where to Look for Housing?
 - Consider how far you'll be from work, school, doctor's offices, child care, and/or the grocery store. How dependable is your transportation to get to these places?
 - Websites: Craigslist, Michigan Housing Locator, Zillow, ForRent.com, ApartmentFinder.com. These sites will come up with a Google search
 - Look in local newspapers, some landlords still advertise the old fashioned way
 - Look for FOR RENT signs as you travel around the county, keep a pen/pencil and notebook with you at all times to write down the address and contact number.
- How Much Rent Can you Afford?
 - Generally, you'll need to budget around 40% of your income towards rent.
 - It is recommended that you spend no more than 40% of your income on housing cost, which is rent, utilities, tenant required maintenance, etcetera. To calculate your affordable housing costs:
$$\text{Total Monthly Income} \times 0.4 = \text{Affordable Rent Target.}$$
- Beware of Scams!
 - Use the internet with caution. Craigslist is a good place to find rentals, but there are many ads that are scams. If it looks too good to be true, it probably is.
 - Watch out for listings that do not provide any contact information.
 - Never give out personal information or any banking information over email or the phone.
 - Ask to see the unit before you apply or put down a security deposit
- Watch for discrimination
 - Laws prohibit housing discrimination based on race, color, religion, national origin, gender, familial status, disability, marital status, and age.
 - Report to the Fair Housing Center of Southwest Michigan @ 1-866-637-0733

QUESTIONS FOR LANDLORDS

- How much is the rent and when is it due each month?
- How much is the security deposit?
- Are there any current move-in specials?
- Are utilities included in the rent? If not, how much do they run monthly?
- What are the pet and smoking policies?
- On what floor is the unit located?
- How is trash and lawn care managed?
- Is there access to laundry facilities?
- Other questions you would want to ask?

OTHER COMMUNITY RESOURCES

Department of Health and Human Services 3255 122 nd Ave Suite #300 Allegan, MI 49010 (269) 673-7700	Love in the Name of Christ 4621 135 th Ave Hamilton, MI 49419 (269) 751-2533
Christian Neighbors West 100 St Peter's Drive Douglas, MI 49406 (269) 857-1050	Love, Inc. Pullman 943 56 th St. Pullman, MI 49450 (269) 236-6295
Christian Neighbors Plainwell 282 12 th Street Plainwell, MI 49080 (269) 685-4166	St. Vincent De Paul 245 Court Street Otsego, MI 49078 (269) 694-9005
Allegan County Transportation 750 Airway Drive Allegan, MI 49010 (269) 673-4229	

Subsidized - Housing Based on Income

Name	Number	Address	# of Bdrms	Subsidy Info	App Fee
Beech Lane Apts	269-857-4331	1626 N 10th Martin	1, 2	30% of Income	\$25
BridgePort Apts	269-673-2948	510 Colonial Dr Allegan	1, 2, 3	30% of Income	\$20
Brookside Terrace	269-685-8400	653 Brookside, Otsego	1, 2	30% of Income	
Emerald Park	269-685-9274	326 Cross Oaks Plainwell	2 & 3	PBV	\$25
HHI Management	616-395-9311	Allegan, Fennville, Douglas, Plwl	1, 2, 3	PBV	\$0
Heritage Meadows (HHI)	888-596-8288	317 Heritage Lane, Plwl	1, 2, 3, 4	PBV	\$0
Harbor Village	616-396-7621	287 W 40th Holland	1, 2, 3	30% of Income	\$0
Heritage Village	269-792-6314	426 E. Maple, Wayland	1, 2, 3, 4	30% of Income	\$25
Lexington Square Apts	269-561-5608	325 South St, Fennville	1, 2, 3	PBV	\$30
Maple Lane	269-561-2782	510 Maple St, Fennville	2	30% of Income	\$15
Maple Tree	269-673-4364	500 Streeter Ave, Allegan	1, 2, 3	30% of Income	\$25
Meadow Lanes Apts	616-396-2555	287 Meadow Lane, Holland	1, 2, 3, 4	PBV	\$0
Mill Race Apartments	269-694-6911	611 Morrell, Plainwell	1, 2	30% of Income	\$15
Mystic View	269-236-5575	980 Owen, Pullman	3	PBV	\$20
Oaklane Apartments	269-857-4331	400 E. Main, Hopkins	1, 2	30% of Income	\$25
Olde Mille Heights	269-857-4557	712 N. Maple, Saugatuck	1, 2, 3	30% of Income	\$15
Otsego Manor	269-694-6911	414 Garfield, Otsego	1, 2, 3	30% of Income	\$15
Pine Grove Terrace Apts.	269-673-5310	120 Sunset Dr, Allegan	1, 2	30% of Income	\$0
Ridgewood Oak Apts	269-857-4331	1039 N. Maple, Saugatuck	1, 2, 3, 4	30% of Income	\$25
Walnut lane	269-792-6314	1125 144th Ave, Wayland	1, 2	30% of Income	\$25
Washington Manor	269-694-6911	350 Washington, Otsego	1, 2	30% of Income	\$15
Westbury Apartments	269-792-6477	201 Hickory St, Wayland	1, 2, 3	30% of Income	\$20
West Town Apartments	269-685-8400	720 BenHoy, Plainwell	1, 2, 3	30% of Income	
Woodridge Apartments	269-561-2782	5640 Landsburg, Fennville	1, 2, 3, 4	30% of Income	\$15

Senior or Persons with Disabilities

Name	Number	Address	# of Bedrm	App Fee
Baraga Manor	269-694-9711	301 Washington St, Otsego	1 bdrms	\$0
Emerald Park	269-685-9274	326 Cross Oaks Plainwell	1 & 2 bdrm	\$25
Grand Ravine Senior Housing	269-673-7155	725 Grand St Allegan	1 & 2 bdrm	
Harbours Apartments	269-857-2237	67 Wiley Rd Fennville	1 & 2 bdrm	\$10
Heritage Village II	269-792-6314	428 East Elm St, Wayland	1 bdrms	\$25
Koehler Crossing Apts	269-685-1907	1100 N. Main, Plainwell	1 bdrms	\$15
Rivers Run Apartments	269-673-4915	515 Streeter, Allegan	1 & 2 bdrm	
Lexington Square Senior Apt	269-561-5608	325 South St, Fennville	1 & 2 bdrm	
Sawmill Estates	269-792-7500	1185 Eagle Dr, Wayland	1 & 2 bdrm	\$35
Allegan Senior Residences	269-685-9274	330 Trowbridge, Allegan	1 & 2 bdrm	\$25

ALLEGAN COUNTY HOUSING-LANDLORD LIST

Non-Subsidized				
Name	Number	Location	# of Bdrms	App Fee
12th Street Apts	269-673-4364	349 12th street Plainwell	1, 2	\$25
Allegan Real Estate	269-673-4565	Allegan, varies	varies	\$0
Aspen Park Apts	269-694-4526	810 S. Farmer Otsego	1, 2	
Beech Lane	269-857-4331	1626 N 10th Martin	1, 2	\$25
Benson Properties	269-217-7427	Plainwell	1, 3	
Brenmor Properties	312-961-5567	Fennville	1, 3	\$0
Brookside Terrace	269-685-8400	653 Brookside, Otsego	1, 2	
Victoria Carini	616-399-8421	Holland, Allegan	varies	\$25
Country Knoll Appts	269-685-6772	333 12th St. Plainwell	1, 2	\$25
Crown Pointe Apts	616-393-2030	1180 Matt Urban, Holland	1, 2	\$35
DMT Property Mgmt	269-342-6356	Plainwell	1, 2, 3	
Eastern Ave Apts, (HHI)	888-596-8288	620 Eastern Avenue, Allegan	1, 2, 3	\$0
Emerald Park	269-685-9274	326 Cross Oaks Plainwell	1, 2, 3	\$25
Fisher Properties	269-348-7445	PO Box 207 Martin	1, 2, 3	
Georgian Apartments	269-370-0599	517 Union Street Plainwell	0, 2, 3	\$0
HHI Management	888-596-8288	Allegan, Fennville, Douglas	1, 2, 3	\$0
Harbor Lake Apts (HHI)	888-596-8288	211 Harbor Lake Dr, Douglas	1, 2, 3	\$0
Heritage Village	269-792-6314	426 E. Maple, Wayland	1, 2, 3, 4	\$25
Keystone Properties	616-396-3518	Holland, Sauagtuck	1, 2, 3, 4	\$0
Lakeshore Property Mgt.	616-392-8883	Holland	1, 2, 3, 4	\$0
Lexington Square Apts	269-561-5608	325 South St, Fennville	1, 2, 3	\$30
Lincoln Estates	866-786-5413	1139 Lincoln, Holland	2, 3	
Mill Race Apartments	269-694-9611	611 Morrell St, Plainwell	1, 2	\$15
Mill Street Village	269-792-9388	403 Mill St. Wayland	2	
McCarty Enterprise	269-694-6912	Otsego	0	\$35
Mystic View	269-236-5575	980 Owen, Pullman	3	\$20
Oak Harbor Property Mgmt	269-673-7422	Allegan, Plainwell	0, 1, 2, 3	
Oaklane Apartments	269-857-4331	400 E. Main, Hopkins	1, 2	\$25
Olde Mille Heights	269-857-4557	712 N. Maple, Saugatuck	1, 2, 3	\$15
Otsego Manor	269-694-6911	414 Garfield, Otsego	1, 2, 3	\$15
Pine Grove Terrace Apart.	269-673-5310	120 Sunset Dr, Allegan	1, 2	\$0
Pritchard Estates	269-673-3770	602 Hooker Rd, Allegan	1, 2	\$55
Ravine Court Apts (HHI)	888-596-8288	731 Ravine Court, Allegan	1, 2, 3	\$0
Lighthouse Property Mgmt.	616-257-9577	950 28th Street SE Grand Rapids	varies	\$30

0 Bedroom = Studio or Efficiency Apartment

Non-Subsidized

Name	Number	Location	# Of Bdrm	App Fee
Ridgewood Oak Apartment	269-857-4331	1039 N. Maple, Saugatuck	1, 2, 3, 4	\$25
Sawmill Estates	269-792-7500	1185 Eagle Dr, Wayland	2, 3	\$35
JGJ Properties	269-694-4882	Otsego, Plainwell, Allegan	1, 2	
Village Green Apartments	616-204-2755	532 n. Forest, Wayland	1, 2, 3	\$40
Walnut Lane	269-792-6314	1125 144th Ave, Wayland	1, 2	\$25
Washington Manor	269-694-6911	350 Washington, Otsego	1, 2	\$15
West Michigan Properties	616-834-2400	729 Lincoln Ave, Holland	Varies	\$25
West Town Apartments	269-685-8400	720 BenHoy, Plainwell	1, 2, 3	
Westbury Apartments	269-792-6477	201 Hickory St, Wayland	1, 2, 3	\$20
Woodridge Apartments	269-561-2782	5640 Landsburg, Fennville	1, 2, 3, 4	\$15
Gary & Sandy Zantello	269-692-2471	Otsego	1, 2	\$0
Kyle Bird	269-290-5150	Otsego, Plainwell, Allegan	1, 2, 3	\$0