

# Housing Search Packet

**Provided by Good Samaritan**

**Updated: August 2025**



# Dear Ottawa County Residents,

We understand that finding affordable housing in this area is very difficult. Searching for housing, facing eviction, living in a car, in a shelter, or on the streets makes life even more complicated. The Good Samaritan housing team created this Housing Search Packet to give you some tangible leads toward 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. Good Samaritan is 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) for Ottawa County, we connect people who are, by definition, 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,

Good Samaritan's 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](http://www.call-211.org)

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# Ottawa County Housing Services

## **Housing Choice Voucher Program (HCV)-Formerly Known as Section 8**

When the HCV waiting list is open, Good Samaritan completes the assessments to place qualified Ottawa County households onto the HCV waiting list. Due to budget constraints, currently all Michigan HCV waiting lists are closed. We do not know when the HCV waiting list will open.

Those who have a HCV are provided long-term financial rental assistance. HCV holders pay 30% of their income toward rent and the rest is subsidized as long as they continue to meet qualifications.

Although the HCV waiting list is closed in Michigan, households can apply for subsidized and reduced rent units listed on pages 15 through 17 of this Housing Search Packet by calling their offices to ask for the application process.

## **Short-term Housing Assistance and Resource Programs**

These programs are only available for Ottawa County residents and are 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 services to help individuals and families who have received a court summons, and who are at-risk of homelessness due to eviction. Rental arrangements 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.**

## **Gateway Mission Shelters**

Gateway Mission provides immediate shelter. Call to set an appointment.  
Some requirements such as sobriety and medical restrictions may apply.  
The shelter may provide other programs

### **Gateway Men's Shelter:**

#### **Contact Information:**

*for men, age 18 and older*

Address: 166 S River Ave., Holland MI  
49423

Phone Number: 616-928-3413 or 616-  
296-2200

### **Gateway Women & Children's Shelter:**

#### **Contact Information:**

*For women, and mothers with children*

Address: 356 Fairbanks Ave., Holland,  
MI 49423

Phone Number: 616-928-3469 or 616-  
396-2200

## **Resilience: Advocates for Ending Violence:**

*Formerly Center for Women in Transition*

Resilience manages a high-security  
emergency shelter for victims of abuse  
and domestic violence who are facing an  
imminent threat.

#### **Contact Information:**

Address: 4411 Butternut Drive, Holland,  
MI 49424

Phone Number: 616-392-2829

24-Hour Helpline Numbers:

616-392-1970 or 1-800-848-5991

## **Salvation Army Grand Haven Emergency Housing**

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 Information:**

Address: 310 N. Despelder St., Grand Haven, MI 49417

Phone Number: (616)842-3380

# Transitional Housing

**Transitional Housing 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**

One-year program, run by Gateway Mission, consisting of spiritual development, work requirements, and case management.

### **Contact Information:**

Phone Number: (616)928-3464

Email: [aorta@hopefoundhere.org](mailto:aorta@hopefoundhere.org)

## **My House Ministry-Holland**

Private, transitional housing for single women and single mothers with young children.

**CHARGES A WEEKLY RESIDENCY FEE.**

### **Contact Information:**

Phone Number: (616)953-0772

Email: [info@myhouseministry.org](mailto:info@myhouseministry.org)

Website: [www.myhouseministry.org](http://www.myhouseministry.org)

## **Building Men for Life-Holland**

Transitional housing for men who are overcoming addiction and looking for a safe and sober place to stay while they are in recovery.

### **Contact Information:**

Phone Number:(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; the program is intended to help households become financially stable.

### **Contact Information:**

Phone Number: (616)844-6710

## **Love In Action-Grand Haven**

ALL postential residents must be HOMELESS or be at immediate risk of homelessness.

Residents must be able to sustain full-time employment and be ready to make life changes in pursuit of becoming self-sustaining.

### **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.

## **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.

### **Contact Information:**

Phone Number: (616)895-8336

Email:

[info@familylifecenterhome.org](mailto:info@familylifecenterhome.org)

## **Bridgets House**

Transitional Housing for Mothers and their Children.

Requirements:

- Single mother with at least 1 children under 18.
- Access to reliable transportation
- Active employment/strong employment potential
- Willingness to transform current situation through structured programs and support.

### **Contact Information:**

Phone Number: (616)202-1258

Email:

[vicki@bridgetshouse.org](mailto:vicki@bridgetshouse.org)



# Rent and Utility Assistance

## Rental Assistance

**Department of Health and Human Services:** (616)394-7200

**Salvation Army:** (616)392-4461 (Holland) or (616)842-3380 (Grand Haven)

**Good Samaritan:** (616)392-7159

## Utility Assistance

**Community Action Agency:** (616)393-4433

**Goodwill Moneyworks Program:** (231)722-7871

**Department of Health and Human Services:** (616)394-7200

**Salvation Army:** (616)392-4461 (Holland) or (616)842-3380 (Grand Haven)

# Other Assistance Resources

## Department of Health and Human Services (DHHS)

Apply for DHHS general services, food stamps, childcare, and health insurance.

State Emergency Relief Fund (SER) is a specific program that may be used for assistance with deposit costs, etc.

### **Contact Information:**

Phone Number: (616)394-7200

Website:

[www.michigan.gov/mibridges](http://www.michigan.gov/mibridges)

## Community Mental Health (CMH)

**Call for eligibility requirements for mental health services.**

Housings services are available only to persons enrolled in other CMH services.

### **Contact Information:**

Phone Number: (616)393-5681

Email:

[cmhcustomerservices@miottawa.org](mailto:cmhcustomerservices@miottawa.org)

## **Bethany's Safe Families for Children**

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.

### **Contact Information:**

Phone Number: (616)238-4269

## **Looking for housing services outside of Ottawa County?**

The team at Good Samaritan can connect you with the Housing Assessment and Resource Agency for your area, or you can find an updated list here:

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

# Housing Search Tips

## What to Consider

### **What can you afford?**

Generally, a landlord will expect a tenant's income to be 3x the monthly rent amount. For example to qualify for a unit that rents at \$1,200 a month, you would need to have \$3,600 in monthly income.

Here's how to calculate your affordable rent target:

Total Monthly Income x .33= Affordable Rent Target

My monthly income: \$\_\_\_\_\_ x 0.33= \_\_\_\_\_ (max. rent)

### **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, childcare, 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 to Ask Landlords

1. How much is the rent?
2. When and how often is rent due?
3. How much is the security deposit?
4. Do you have any move-in specials?
5. What is required to move into the unit?
6. Are utilities included in the rent?
  - a. If utilities are not included, how much do they run each month (winter and summer)?
7. Is there access to laundry facilities (washer/dryer)?
8. How is trash removal handled?
9. What lawn care activities are the tenant's responsibility (snow shoveling, mowing, etc.)?
10. What is the smoking policy?
11. What is the pet policy?
12. Is the unit on the first floor or second?
13. What other things would you want to ask?

# Where to Look for Housing

## Online

You may find private landlords on the internet that have more flexible requirements for approval. Some good places to look for housing online are listed to the right.

### **Websites:**

- Zillow.com
- rent.com
- facebook Marketplace
- Apartments.com
- AffordableHousing.com
- MichiganHousingLocator.com

## Property Management Companies

These companies are NOT apartment complexes; they manage houses and complexes that may have rentals available. Some may have strict requirements for approval. Some property management companies in Ottawa County are listed below.

### **Lakeshore Property Management:**

419 E 8<sup>th</sup> St, Suite 30, Holland, MI 49423

Phone Number: (616)392-8883

Website:

[lakeshorepropertymanagement.com](http://lakeshorepropertymanagement.com)

### **Key Stone Properties, Inc:**

491 Chicago Dr., Holland, MI 49423

Phone Number: (616)396-3518

Website: [keystonepropertiesinc.com](http://keystonepropertiesinc.com)

### **Winter Sun:**

1500 Ottawa Beach Rd., #6, Holland, MI 49424

Phone Number: (616)392-8561

Website: [wintersunproperties.com](http://wintersunproperties.com)

### **Cornerstone, LLC:**

9 E Main Street, Zeeland, MI 49464

Phone Number: (616)741-9600

Website: [managementbycornerstone.com](http://managementbycornerstone.com)

### **Waveland Property Management:**

42 E Lakewood Blvd., Holland, MI 49424

Phone Number: (616)796-1203

Website: [wavelandpm.com](http://wavelandpm.com)

### **Windemuller Property Management:**

168 James St., Suite C., Holland, MI 49424

Phone Number: (616)848-7160

Website:

[windemullerproperties.managebuilding.com](http://windemullerproperties.managebuilding.com)

**Macatawa Property Management:**

60 E. Lakewood Blvd., Suite 60,  
Holland, MI 49424

Phone Number: (616)594-0022

Website: macatawapm.com

**BVW Property Management:**

332 E. Lakewood Blvd, Suite 400.,  
Holland, MI 49424

Phone Number: (616)594-0797

Website: bvwpm.com

**HoM Flats:**

12181 Felch ST. Holland, MI 49424

Phone Number: (616)612-4466

Website: homflats.com/locations/felch-  
street

**Sunshine Properties:**

292 Douglas Ave., Holland, MI 49424

Phone Number: (616)392-6915

Website:

sunshinepropertiesholland.com

**Ridgeland Heights:**

*(1-2 Bedrooms)*

985 E. 16<sup>th</sup> St., Holland, MI 49423

Phone Number: (616)392-1723

**Life Cycle Property Management:**

P.O. Box 6096, Grand Rapids, MI 49516

Phone Number: (616)422-5276

**PFS Property Management:**

P.O. Box 1084, Holland, MI 49422

Phone Number: (616)368-9206

Website: PFS-PM.com

**PTJ Property Management:**

1018 Abbey CT., Holland, MI 49423

Phone Number: (616)723-8800

**Lighthouse Property Management, LLC:**

202 44<sup>th</sup> ST. SW, Grand Rapids, MI 49548

Phone Number: (616)257-9577

Website: lighthousepm.com

**Compass Property Management:**

724 32<sup>nd</sup> ST. SE, Grand Rapids, Mi  
49548

Phone Number: (616)452-7080

**West Michigan Property Management:**

729 Lincoln Ave., Holland, MI 49423

Phone Number: (616)260-0705

**Pine Forest:**

475 W Mae Rose Ave., Holland, MI 49424

Phone Number: (616)298-8840

Website: pineforestapt.com

**MI Real Estate Management:**

5792 143 Ave., Holland, MI 49423

Phone Number: (616)98-7555

Website: mi-pm.com

## **Subsidized and Reduced Rent Apartments**

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 them as soon as possible. Application fees may apply.

### **Bay Pointe Apts.:**

*(1-2 Bedrooms)*

791 E. 16<sup>th</sup> St., Holland, MI 49423

Phone Number: (616)396-2400

### **Greenbriar Apts.:**

*(1-3 Bedrooms)*

121 Waverly RD., Holland, MI 49423

Phone Number: (616)392-1784

### **HHI Management:**

*(1-3 Bedrooms)*

400 136<sup>th</sup> Ave., Bldg. 200, Ste. #207,  
Holland, Mi 49424

Phone Number: (616)395-9311

### **The Landing at Spring Lake:**

*(1-2 Bedrooms)*

734 Savidge St., Spring Lake, MI 49456

Phone Number: (231)974-2202

### **Pinewood Place:**

*(1-2 Bedrooms)*

1500 S. Ferry, Grand Haven, MI 49417

Phone Number: (616)846-6461

## **Subsidized Apartments in Allegan County**

**DO NOT qualify for Ottawa County Rapid Rehousing**

### **Harbor Village:**

287 West 40<sup>th</sup> St., Holland, MI 49423

Phone Number: (616)396-7621

### **Meadowlanes Townhomes:**

287 Meadowlane Dr., Holland, MI 49423

Phone Number: (616)396-2555

## **Reduced Rent in Ottawa County**

These complexes offer units with affordable rent that does not change based on income. Wait lists can be lengthy. It is best to apply and get on them as soon as possible.

### **Falcon Woods:**

12049 Falcon Ln., Holland, MI 49424

Phone Number: (616)738-8724

### **Setter's Pointe:**

501 Setter's Run, Coopersville, MI 49404

Phone Number: (616)997-9020

### **The Meadows:**

162 River St., Coopersville, MI 49404

Phone Number: (616)837-1784

### **Traditions of Holland:**

13828 N Traditions, Holland, MI 49424

Phone Number: (616)786-4400

### **Hancock Apartment:**

531 Randall St., Coopersville, MI 49404

Phone Number: (616)837-9342

## **Subsidized-Senior Citizen Specific in Ottawa County**

These complexes offer units for senior citizens (age 62 and over) and the rent depends on your income. Age requirements may vary by complex. These complexes DO NOT charge application fees.

### **Evergreen Village:**

*(Units for seniors 62 and over. Any age for barrier free units)*

217 DeWitt Ln, Spring Lake, MI 49456

Phone Number: (616)842-3820

### **Riverbend Apts.:**

7663 Riverbend Ave., Jenson, MI 49428

Phone Number: (616)457-1920

### **River Village:**

531 Randall St., Coopersville, MI 49404

Phone Number: (616)895-4663

### **Wildwood Creek:**

431 Diekema Ave., Holland, MI 49423

Phone Number: (616)396-8185

### **Haven Huis:**

100 Madison Ct., Zeeland, MI 49464

Phone Number: (616)772-9562

### **McIntosh Manor:**

777 Butternut Dr., Holland, MI 49424

Phone Number: (616)399-7224



## **Reduced Rent-Senior Citizen Specific**

These complexes offer units for senior citizens (ages 55 and over) with affordable rent. Age requirements may vary by complex.

### **The Depot**

301 Ottawa St., Coopersville, MI 49404

Phone Number: (616)997-9180

### **Village at Appledorn:**

630 Hasting, Holland, MI 49423

Phone Number: (616)392-1700

### **Stonebridge:**

11265 Washington Ave., Allendale, MI 49401

Phone Number: (616)895-4663

### **Traditions of Holland:**

372 S River Ave., Holland, MI 49423

Phone Number: (616)546-2600

### **Waverly Meadows:**

755 E 16<sup>th</sup> St., Holland, MI 49423

Phone Number: (616)392-8246

### **Baldwin House Lloyd's Bayou:**

17046 Lloyd's Bayou Dr., Spring Lake, MI 49456

Phone Number: (616)295-3747

## **Cities and Zip Codes in Ottawa**

- 49422- Holland
- 49423- Holland
- 49424- Holland
- 49426- Hudsonville
- 49427- Hudsonville
- 49428- Jenison
- 49429- Georgetown
- 49434- West Olive
- 49464- Zeeland
- 49401- Allendale
- 49403- Conklin
- 41404- Coopersville
- 40409- Ferrysburg
- 49417- Grand Haven
- 40430- Lamont
- 40435- Marne
- 49448- Nunica
- 49456- Spring Lake

# Housing Search

## Worksheet

| Unit Address | Contact Info. | Rent/Utilities | Contact Date | Comments |
|--------------|---------------|----------------|--------------|----------|
|              |               |                |              |          |
|              |               |                |              |          |
|              |               |                |              |          |
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|              |               |                |              |          |

## **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 landlord if there are any restrictions or requirements before applying. If you do apply and get denied, look to the next section for information on your rights and the appeal process.

## **Security Deposits**

The Law states that a security deposit shall not exceed 1.5 times the monthly rent (MCL 554.602). <https://legislature.mi.gov/Publications/tenantlandlord.pdf>

*Example:* If a landlord charges \$1200 per month for a rental property, the maximum the landlord may collect as a security deposit is \$1,800. ( $\$1,200 \times 1.5 = \$1,800$ )

Housing providers generally require payment before move-in. Utility companies may also require security deposits before they provide gas/electricity/water.

# Know Your Rights

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

## Housing Discrimination

*The below information has been adapted from the Fair Housing Center of West Michigan, 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 “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.

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

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## **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. 13<sup>th</sup> St., Holland.
  - Free Lunch @ 11:00-12:30 PM
  - Breakfast on Saturdays and Sundays @ 9:00-10:30 PM
- Refresh: Hygiene and Hope (616)594-0092
- Community Action House (616)392-2368
- Public Transportaion (MAX) (616)355-1010
- West Michigan Works (employment) (616)396-2154

## Financial Assistance and Housing

- Gateway Holland Rescue Mission, (616)396-2200 (Women) (616)928-3413 (Men)
- Resilience Advocates for ending Violence (Formerly Center for Women in Transition) (616)392-2829
- 24 Hour Hot Lines 1-800-848-5991/(616)392-1970
- Salvation Army (616)392-4461
- Community Action Agency (616)393-4433

## Legal and 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 or (616)394-1380
- 58<sup>th</sup> District Court Ottawa County- (616)392-6991 (Holland) or (616)846-8280 (Grand Haven)
- Human/International Relations (Immigration rights) (616)355-1322

## **Specific Populations**

- Ottawa County Veterans Affairs (616)393-8387
- Latin Americans United for Progress (616)888-7225, [laup.org](http://laup.org)
- Lakeshore Ethnic Diversity Alliance (616)345-5332, [info@ethicdiversity.org](mailto:info@ethicdiversity.org)
- 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**

- Lakeshore Pregnancy Center (616)396-5840
- Women Infant and Children (WIC) (616)399-0202
- Maternal Infant Health (616)393-5731; Contact Person: Devon

## **Addiction Recovery**

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

## **Good Samaritan Circles Program**

**Circles®** is a program that works to build a community where everyone has enough money, meaning and friends to thrive.

We provide a safe, encouraging space for people to do the hard work of creating and setting goals that move them from just surviving to thriving while they are surrounded by a circle of support.

Phone Number: (616)392-7159