Dwelling Place Properties

AN ORIENTATION GUIDE

Updated May 2019

Heartside Neighborhood Properties

All West Michigan Dwelling Place Properties

- Heartside
- Grand Rapids
- West Michigan

NeighborWorks® Chartered Member
United Way Heart of West Michigan United Way
Equal Housing Opportunity Equal Opportunity Employer
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</table>
BIERMEISTER APARTMENTS
1134-1136 Wealthy St SE
Grand Rapids, MI 49506

<table>
<thead>
<tr>
<th>Eligibility</th>
<th>Income must be at least 2 times the monthly rent. No maximum income limit.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Units &amp; Types</td>
<td>2 two bedroom apartments</td>
</tr>
<tr>
<td>Rent</td>
<td>$800. Resident pays gas and electric.</td>
</tr>
<tr>
<td>Average Annual Turnover</td>
<td>0%*</td>
</tr>
<tr>
<td>Senior Property Manager</td>
<td>Rachel Osbon (616.855.0409)</td>
</tr>
<tr>
<td>Notes</td>
<td>Building has 2 commercial spaces.</td>
</tr>
</tbody>
</table>

BRIDGE STREET PLACE APARTMENTS
Address restricted

<table>
<thead>
<tr>
<th>Eligibility</th>
<th>Must be homeless and DV survivor referred by local YWCA.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Units &amp; Types</td>
<td>16 one bedroom apartments</td>
</tr>
<tr>
<td>Rent</td>
<td>Income-based ($50 rent minimum). Utilities included in rent.</td>
</tr>
<tr>
<td>Average Annual Turnover</td>
<td>27%*</td>
</tr>
<tr>
<td>Senior Property Manager</td>
<td>Brandie Lee (616.855.0381)</td>
</tr>
<tr>
<td><strong>Eligibility</strong></td>
<td>Grand Rapids Housing Commission project-based vouchers, or DV survivors referred by local YWCA.</td>
</tr>
<tr>
<td>----------------</td>
<td>------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td><strong>Units &amp; Types</strong></td>
<td>16 apartments: 10 one bedroom, 6 two bedroom</td>
</tr>
<tr>
<td><strong>Rent</strong></td>
<td>Income-based ($50 rent minimum). Resident pays gas and electric.</td>
</tr>
<tr>
<td><strong>Average Annual Turnover</strong></td>
<td>10%*</td>
</tr>
<tr>
<td><strong>Notes</strong></td>
<td>Smoke-free community. Building has 1 commercial space.</td>
</tr>
</tbody>
</table>

**Senior Property Manager**
Rachel Osbon (616.855.0409)

---

<table>
<thead>
<tr>
<th><strong>Eligibility</strong></th>
<th>Income must be at least 2 times the monthly rent.</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Units &amp; Types</strong></td>
<td>8 one bedroom apartments</td>
</tr>
<tr>
<td><strong>Rent</strong></td>
<td>$746. Resident pays electric.</td>
</tr>
<tr>
<td><strong>Average Annual Turnover</strong></td>
<td>44%*</td>
</tr>
<tr>
<td><strong>Notes</strong></td>
<td>Smoke-free community. Building has 2 commercial spaces.</td>
</tr>
</tbody>
</table>

**Senior Property Manager**
Rachel Osbon (616.855.0409)

---

*Average annual turnover rates based on 2016-2018 statistics.*
**COMMERCE COURTYARD APARTMENTS**

310 Commerce Ave SW  
Grand Rapids, MI 49503

<table>
<thead>
<tr>
<th>Eligibility</th>
<th>Must be homeless or special needs. Must have referral through Salvation Army HAP.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Units &amp; Types</td>
<td>67 one bedroom apartments</td>
</tr>
<tr>
<td>Rent</td>
<td>Income-based ($50 rent minimum). Utilities included in rent.</td>
</tr>
<tr>
<td>Average Annual Turnover</td>
<td>26%*</td>
</tr>
<tr>
<td>Senior Property Manager</td>
<td>Brandie Lee (616.855.0381)</td>
</tr>
<tr>
<td>Notes</td>
<td>Building has 1 commercial space.</td>
</tr>
</tbody>
</table>

**ELMDALE APARTMENTS**

1361 Elmdale St NE  
Grand Rapids, MI 49525

<table>
<thead>
<tr>
<th>Eligibility</th>
<th>Must have a chronic mental illness and referral from a mental health agency.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Units &amp; Types</td>
<td>19 Apartments: 16 one bedroom, 3 two bedroom</td>
</tr>
<tr>
<td>Rent</td>
<td>Income-based ($25 rent minimum). Resident pays electric.</td>
</tr>
<tr>
<td>Average Annual Turnover</td>
<td>7%*</td>
</tr>
<tr>
<td>Senior Property Manager</td>
<td>Kimberly Niezurawski (616.855.0531)</td>
</tr>
</tbody>
</table>

*Average annual turnover rates based on 2016-2018 statistics.*
**FERGUSON APARTMENTS**
72 Sheldon Blvd SE
Grand Rapids, MI 49503

<table>
<thead>
<tr>
<th>Eligibility</th>
<th>Must be homeless and special needs. Must have referral through Salvation Army HAP.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Units &amp; Types</td>
<td>101 studio apartments</td>
</tr>
<tr>
<td>Rent</td>
<td>Income-based ($50 rent minimum). Utilities included in rent.</td>
</tr>
<tr>
<td>Average Annual Turnover</td>
<td>20%*</td>
</tr>
<tr>
<td>Senior Property Manager</td>
<td>Brandie Lee (616.855.0381)</td>
</tr>
<tr>
<td>Notes</td>
<td>Building has 2 commercial spaces.</td>
</tr>
</tbody>
</table>

---

**FERGUSON FLATS**
72 Sheldon Blvd SE
Grand Rapids, MI 49503

<table>
<thead>
<tr>
<th>Eligibility</th>
<th>Income must be at least 2 times the monthly rent.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Units &amp; Types</td>
<td>18 Apartments: 17 studio, 1 one bedroom</td>
</tr>
<tr>
<td>Rent</td>
<td>$573-$689. Utilities included in rent.</td>
</tr>
<tr>
<td>Average Annual Turnover</td>
<td>40%*</td>
</tr>
<tr>
<td>Senior Property Manager</td>
<td>Brandie Lee (616.855.0381)</td>
</tr>
<tr>
<td>Notes</td>
<td>Building has 2 commercial spaces.</td>
</tr>
</tbody>
</table>

*Average annual turnover rates based on 2016-2018 statistics.
# GOODRICH APARTMENTS

**333/339 S. Division Ave SW**  
**Grand Rapids, MI 49503**

<table>
<thead>
<tr>
<th>Eligibility</th>
<th>Income must be at least 2 times the monthly rent. Must be homeless for income-based apts.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Units &amp; Types</td>
<td>14 Apartments: 10 one bedroom, 4 two bedroom</td>
</tr>
<tr>
<td>Rent</td>
<td>3 apartments income-based ($50 rent minimum). Resident pays electric. 11 apartments $607-$800. Resident pays electric.</td>
</tr>
<tr>
<td>Average Annual Turnover</td>
<td>9%*</td>
</tr>
<tr>
<td>Senior Property Manager</td>
<td>Rachel Osbon (616.855.0409)</td>
</tr>
<tr>
<td>Notes</td>
<td>Building has 4 commercial spaces.</td>
</tr>
</tbody>
</table>

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# GRANDVILLE HOMES

**Grandville Ave & Rumsey St SW**  
**Grand Rapid, MI 49503**

<table>
<thead>
<tr>
<th>Eligibility</th>
<th>Income must be at least 2 times the monthly rent.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Units &amp; Types</td>
<td>10 three-bedroom houses</td>
</tr>
<tr>
<td>Rent</td>
<td>$540-$850. Resident pays gas and electric.</td>
</tr>
<tr>
<td>Average Annual Turnover</td>
<td>3%*</td>
</tr>
<tr>
<td>Senior Property Manager</td>
<td>Rachel Osbon (616.855.0409)</td>
</tr>
</tbody>
</table>

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*Average annual turnover rates based on 2016-2018 statistics.*
### Harvest Hill Apartments

**Address:** 100 Childsdale Ave NE  
**City:** Rockford, MI 49341

<table>
<thead>
<tr>
<th>Eligibility</th>
<th>Income must be at least 2 times the monthly rent.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Units &amp; Types</td>
<td>46 Apartments: 14 one bedroom, 32 two bedroom</td>
</tr>
<tr>
<td>Rent</td>
<td>30 apartments income-based.</td>
</tr>
<tr>
<td></td>
<td>16 apartments $602-$730. Resident pays gas and electric</td>
</tr>
<tr>
<td>Average Annual Turnover</td>
<td>25%*</td>
</tr>
<tr>
<td>Senior Property Manager</td>
<td>Kimberly Niezurawski (616.855.0531)</td>
</tr>
</tbody>
</table>

![Map of Harvest Hill Apartments](image1.png)

### Herkimer Apartments

**Address:** 309 S. Division Ave SW  
**City:** Grand Rapids, MI 49503

<table>
<thead>
<tr>
<th>Eligibility</th>
<th>Must be homeless or special needs.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Units &amp; Types</td>
<td>55 one bedroom apartments</td>
</tr>
<tr>
<td>Rent</td>
<td>Income-based ($50 rent minimum).</td>
</tr>
<tr>
<td></td>
<td>Utilities included in rent.</td>
</tr>
<tr>
<td>Average Annual Turnover</td>
<td>15%*</td>
</tr>
<tr>
<td>Senior Property Manager</td>
<td>Rachel Osbon (616.855.0409)</td>
</tr>
<tr>
<td>Notes</td>
<td>Building has 7 commercial spaces.</td>
</tr>
</tbody>
</table>

![Map of Herkimer Apartments](image2.png)
### KELSEY APARTMENTS
235 S. Division Ave SW
Grand Rapids, MI 49503

**Eligibility**
Income must be at least 2 times the monthly rent. Practicing art forms are preferred.

**Units & Types**
12 Live/Work three bedroom apartments

**Rent**
$741-$800. Resident pays gas and electric.

**Average Annual Turnover**
53%*

**Senior Property Manager**
Rachel Osbon (616.855.0409)

**Notes**
Building has 2 commercial spaces.

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### LENOX APARTMENTS
349 S. Division Ave SW
Grand Rapids, MI 49503

**Eligibility**
Income must be at least 2 times the monthly rent.

**Units & Types**
14 Apartments: 6 one bedroom, 8 two bedroom

**Rent**
$695-$800. Resident pays gas and electric.

**Average Annual Turnover**
44%*

**Notes**
Smoke-free community.
Building has 3 commercial spaces.

**Senior Property Manager**
Rachel Osbon (616.855.0409)

---

*Average annual turnover rates based on 2016-2018 statistics.
### Liz's House

343 S. Division Ave  
Grand Rapids, MI 49503

<table>
<thead>
<tr>
<th>Eligibility</th>
<th>DV survivors referred by local YWCA. MSHDA project-based vouchers.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Units &amp; Types</td>
<td>5 Apartments: 1 one bedroom, 4 two bedroom</td>
</tr>
<tr>
<td>Rent</td>
<td>Income-based ($50 rent minimum). Utilities included in rent.</td>
</tr>
<tr>
<td>Average Annual Turnover</td>
<td>10%*</td>
</tr>
<tr>
<td>Notes</td>
<td>Smoke free community.</td>
</tr>
<tr>
<td>Senior Property Manager</td>
<td>Brandie Lee (616.855.0381)</td>
</tr>
</tbody>
</table>

### Martineau Apartments

106-120 S. Division Ave SE  
Grand Rapids, MI 49503

<table>
<thead>
<tr>
<th>Eligibility</th>
<th>Income must be at least 2 times the monthly rent. Practicing art forms are preferred.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Units &amp; Types</td>
<td>23 Live/Work two bedroom apartments</td>
</tr>
<tr>
<td>Rent</td>
<td>$653-$800. Resident pays gas and electric.</td>
</tr>
<tr>
<td>Average Annual Turnover</td>
<td>35%*</td>
</tr>
<tr>
<td>Senior Property Manager</td>
<td>Rachel Osbon (616.855.0409)</td>
</tr>
<tr>
<td>Notes</td>
<td>Building has 2 commercial spaces.</td>
</tr>
</tbody>
</table>

*Average annual turnover rates based on 2016-2018 statistics.*
**MIDTOWN VILLAGE APARTMENTS ★**
372 S. River Ave
Holland, MI 49423

<table>
<thead>
<tr>
<th>Eligibility</th>
<th>Must be age 55 or older. Income must be at least 2 times the monthly rent.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Units &amp; Types</td>
<td>30 Apartments: 3 one bedroom, 27 two bedroom</td>
</tr>
<tr>
<td>Rent</td>
<td>3 apartments income-based ($50 rent minimum). Resident pays gas and electric.</td>
</tr>
<tr>
<td></td>
<td>27 apartments $608-$688. Resident pays gas and electric.</td>
</tr>
<tr>
<td>Average Annual Turnover</td>
<td>16%*</td>
</tr>
<tr>
<td>Senior Property Manager</td>
<td>Rachel Osbon (616.855.0409)</td>
</tr>
</tbody>
</table>

**NEW HOPE HOMES ★**
Putnam St & Shelby St SW
Grand Rapids, MI 49507

<table>
<thead>
<tr>
<th>Eligibility</th>
<th>Income must be at least 2 times the monthly rent.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Units &amp; Types</td>
<td>12 Duplexes: 8 two bedroom, 4 three bedroom</td>
</tr>
<tr>
<td>Rent</td>
<td>$518-$790. Resident pays gas and electric</td>
</tr>
<tr>
<td>Average Annual Turnover</td>
<td>20%*</td>
</tr>
<tr>
<td>Senior Property Manager</td>
<td>Rachel Osbon (616.855.0409)</td>
</tr>
</tbody>
</table>

*Average annual turnover rates based on 2016-2018 statistics.*
PETERLIEN APARTMENTS
344 Commerce Ave SW
Grand Rapids, MI 49503

<table>
<thead>
<tr>
<th>Eligibility</th>
<th>Income must be at least 2 times the monthly rent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Units &amp; Types</td>
<td>6 one bedroom apartments</td>
</tr>
<tr>
<td>Rent</td>
<td>$695. Resident pays gas and electric.</td>
</tr>
<tr>
<td>Average Annual Turnover</td>
<td>55%*</td>
</tr>
<tr>
<td>Notes</td>
<td>Smoke-free community.</td>
</tr>
<tr>
<td>Senior Property Manager</td>
<td>Rachel Osbon (616.855.0409)</td>
</tr>
</tbody>
</table>

REFLECTIONS SENIOR HOUSING COMMUNITY
500 Hall St SE
Grand Rapids, MI 49507

<table>
<thead>
<tr>
<th>Eligibility</th>
<th>Must be age 62 or older or have a disability (62+ preference).</th>
</tr>
</thead>
<tbody>
<tr>
<td>Units &amp; Types</td>
<td>60 one bedroom apartments</td>
</tr>
<tr>
<td>Rent</td>
<td>Income-based. Resident pays electric.</td>
</tr>
<tr>
<td>Average Annual Turnover</td>
<td>12%*</td>
</tr>
<tr>
<td>Senior Property Manager</td>
<td>Brandie Lee (616.855.0381)</td>
</tr>
</tbody>
</table>

*Average annual turnover rates based on 2016-2018 statistics.
**ROOSEVELT APARTMENTS**
525 W. Summit  
Muskegon Heights, MI 49444

<table>
<thead>
<tr>
<th>Eligibility</th>
<th>Must be homeless or special needs and referred by a local agency, or Income must be 2 times the monthly rent.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Units &amp; Types</td>
<td>50 Apartments: 25 one bedroom, 25 two bedroom</td>
</tr>
<tr>
<td>Rent</td>
<td>25 apartments income-based ($50 rent minimum). Utilities included in rent. 25 apartments $598-$724. Resident pays gas and electric.</td>
</tr>
<tr>
<td>Average Annual Turnover</td>
<td>19%*</td>
</tr>
<tr>
<td>Notes</td>
<td>Smoke-free community.</td>
</tr>
<tr>
<td>Senior Property Manager</td>
<td>Lisa Jones (616.855.0027)</td>
</tr>
</tbody>
</table>

**VERNE BARRY PLACE**
60 S. Division Ave SE  
Grand Rapids, MI 49503

<table>
<thead>
<tr>
<th>Eligibility</th>
<th>Must be homeless and special needs. Must have referral through Salvation Army HAP.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Units &amp; Types</td>
<td>116 studio apartments</td>
</tr>
<tr>
<td>Rent</td>
<td>Income-based (30 apartments have a $50 rent minimum). Utilities included in rent.</td>
</tr>
<tr>
<td>Average Annual Turnover</td>
<td>18%*</td>
</tr>
<tr>
<td>Senior Property Manager</td>
<td>Rachel Osbon (616.855.0409)</td>
</tr>
<tr>
<td>Notes</td>
<td>Building has 8 commercial spaces.</td>
</tr>
</tbody>
</table>

*Average annual turnover rates based on 2016-2018 statistics.*
### Villa Esperanza Apartments

**Address:** 1446 44th St SW, Wyoming, MI 49509

<table>
<thead>
<tr>
<th>Eligibility</th>
<th>Must be age 62 or older or have a physical disability for 4 barrier-free apartments.</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Units &amp; Types</strong></td>
<td>40 one bedroom apartments</td>
</tr>
<tr>
<td><strong>Rent</strong></td>
<td>Income-based ($25 rent minimum). Resident pays electric.</td>
</tr>
<tr>
<td><strong>Average Annual Turnover</strong></td>
<td>15%*</td>
</tr>
<tr>
<td><strong>Senior Property Manager</strong></td>
<td>Brandie Lee (616.855.0381)</td>
</tr>
</tbody>
</table>

### West Shore Apartments

**Address:** 1201 E. Colby St, Whitehall, MI 49461

<table>
<thead>
<tr>
<th>Eligibility</th>
<th>Income must be at least 2 times the monthly rent.</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Units &amp; Types</strong></td>
<td>48 Apartments: 36 one bedroom, 12 two bedroom</td>
</tr>
<tr>
<td><strong>Rent</strong></td>
<td>33 apartments income-based. Resident pays gas and electric. 15 apartments $575-730. Resident pays gas and electric.</td>
</tr>
<tr>
<td><strong>Average Annual Turnover</strong></td>
<td>18%*</td>
</tr>
<tr>
<td><strong>Senior Property Manager</strong></td>
<td>Kimberly Niezurawski (616.855.0531)</td>
</tr>
</tbody>
</table>

*Average annual turnover rates based on 2016-2018 statistics.
WESTON APARTMENTS
21 & 50 Weston St SW
Grand Rapids, MI 49503

<table>
<thead>
<tr>
<th>Eligibility</th>
<th>50% Area Median Income limit.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Units &amp; Types</td>
<td>190 Apartments: 50 studio, 126 one bedroom, 14 two bedroom</td>
</tr>
<tr>
<td>Rent</td>
<td>Income-based ($25 rent minimum). Resident pays electric.</td>
</tr>
<tr>
<td>Average Annual Turnover</td>
<td>22%*</td>
</tr>
<tr>
<td>Senior Property Manager</td>
<td>Tonya Black (616.855.0314)</td>
</tr>
<tr>
<td>Notes</td>
<td>Building has 3 commercial spaces.</td>
</tr>
</tbody>
</table>

WHITE RIVER ESTATES
23, 27, 49, 51, 65 S. Winter St
Hesperia, MI 49421

<table>
<thead>
<tr>
<th>Units &amp; Types</th>
<th>31 Apartments: 21 one bedroom, 10 two bedroom</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rent</td>
<td>Income-based ($25 rent minimum). Resident pays gas and electric.</td>
</tr>
<tr>
<td>Average Annual Turnover</td>
<td>25%*</td>
</tr>
<tr>
<td>Senior Property Manager</td>
<td>Kimberly Niezurawski (616.855.0531)</td>
</tr>
</tbody>
</table>

*Average annual turnover rates based on 2016-2018 statistics.
Joint Venture Properties

DWELLING PLACE IS A 10% OWNER IN THE FOLLOWING PROPERTIES:

EMERALD CREEK APARTMENTS
Primary Owner: Peter Jobson
3416 Haleh Cir SE
Grand Rapids, MI 49546

GARFIELD LOFTS (UNDER CONSTRUCTION)
Primary Owner: LINC UP
Burton St SE & Jefferson Ave SE
Grand Rapids, MI 49507

GLOBE APARTMENTS
Primary Owner: Sun America
315 Commerce Ave SW
Grand Rapids, MI 49503

ST. JAMES APARTMENTS & TOWNHOMES
Primary Owner: Genesis NPHC
750 First St NW
Grand Rapids, MI 49504
<table>
<thead>
<tr>
<th>Commercial Address</th>
<th>Associated Property</th>
<th>Current Leasee Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>40 S. Division Ave</td>
<td>Verne Barry Place</td>
<td>Masterson and May</td>
</tr>
<tr>
<td>42 S. Division Ave</td>
<td>Verne Barry Place</td>
<td>Vacant</td>
</tr>
<tr>
<td>44 S. Division Ave</td>
<td>Verne Barry Place</td>
<td>Steven Vision</td>
</tr>
<tr>
<td>46 S. Division Ave</td>
<td>Verne Barry Place</td>
<td>Nancy Tobin</td>
</tr>
<tr>
<td>54 S. Division Ave</td>
<td>Verne Barry Place</td>
<td>Heartside Ministry</td>
</tr>
<tr>
<td>62 S. Division Ave</td>
<td>Verne Barry Place</td>
<td>Adam &amp; Kristine Bird</td>
</tr>
<tr>
<td>64 S. Division Ave</td>
<td>Verne Barry Place</td>
<td>DTS Winkelmann</td>
</tr>
<tr>
<td>10 Weston St</td>
<td>Weston Place</td>
<td>Premier Skateboarding, LLC</td>
</tr>
<tr>
<td>40 Ionia Ave</td>
<td>Weston Apartments</td>
<td>United Bank</td>
</tr>
<tr>
<td>42 Ionia Ave</td>
<td>Weston Apartments</td>
<td>Slate, LLC</td>
</tr>
<tr>
<td>44 Ionia Ave</td>
<td>Weston Apartments</td>
<td>Menna’s Joint</td>
</tr>
<tr>
<td>104 S. Division Ave</td>
<td>Martineau Apartments</td>
<td>Dwelling Place CB&amp;E Dept</td>
</tr>
<tr>
<td>122 S. Division Ave</td>
<td>Martineau Apartments</td>
<td>Taste Buds</td>
</tr>
<tr>
<td>136 S. Division Ave</td>
<td>Chaffee Apartments</td>
<td>Vacant</td>
</tr>
<tr>
<td>140 S. Division Ave</td>
<td>Chaffee Apartments</td>
<td>Vacant</td>
</tr>
<tr>
<td>235 S. Division Ave</td>
<td>Kelsey Apartments</td>
<td>Vacant</td>
</tr>
<tr>
<td>235 S. Division Ave</td>
<td>Kelsey Apartments</td>
<td>Rick Beerhorst</td>
</tr>
<tr>
<td>303 S. Division Ave</td>
<td>Calumet Apartments</td>
<td>God’s Kitchen</td>
</tr>
<tr>
<td>313 S. Division Ave</td>
<td>Herkimer Apartments</td>
<td>Chris Brown</td>
</tr>
<tr>
<td>315 S. Division Ave</td>
<td>Herkimer Apartments</td>
<td>Vacant</td>
</tr>
<tr>
<td>317 S. Division Ave</td>
<td>Herkimer Apartments</td>
<td>Matthew Provast Photography</td>
</tr>
<tr>
<td>319 S. Division Ave</td>
<td>Herkimer Apartments</td>
<td>Knit it</td>
</tr>
<tr>
<td>321 S. Division Ave</td>
<td>Herkimer Apartments</td>
<td>Second Dance</td>
</tr>
<tr>
<td>325 S. Division Ave</td>
<td>Herkimer Apartments</td>
<td>Vacant</td>
</tr>
<tr>
<td>327 S. Division Ave</td>
<td>Herkimer Apartments</td>
<td>Iyengar Yoga</td>
</tr>
<tr>
<td>333 S. Division Ave</td>
<td>Goodrich Apartments</td>
<td>Senior Neighbors</td>
</tr>
<tr>
<td>337 S. Division Ave</td>
<td>Goodrich Apartments</td>
<td>Tom Duimstra</td>
</tr>
<tr>
<td>339 S. Division Ave</td>
<td>Goodrich Apartments</td>
<td>Vacant</td>
</tr>
<tr>
<td>341 S. Division Ave</td>
<td>Goodrich Apartments</td>
<td>Raul Pena</td>
</tr>
<tr>
<td>347 S. Division Ave</td>
<td>Lenox Apartments</td>
<td>Kent County Land Bank</td>
</tr>
<tr>
<td>349 S. Division Ave</td>
<td>Lenox Apartments</td>
<td>Mental Health Foundation</td>
</tr>
<tr>
<td>351 S. Division Ave</td>
<td>Lenox Apartments</td>
<td>Natural Solutions</td>
</tr>
<tr>
<td>344 Commerce Ave</td>
<td>Commerce Courtyard</td>
<td>Pine Rest</td>
</tr>
<tr>
<td>72 Sheldon Blvd</td>
<td>Ferguson Apartments</td>
<td>GVSU School of Nursing</td>
</tr>
<tr>
<td>101 Sheldon Blvd</td>
<td>-</td>
<td>Cherry Health Ferguson</td>
</tr>
<tr>
<td>1134 Wealthy St</td>
<td>Biermeister Apartments</td>
<td>Cascade Optical</td>
</tr>
<tr>
<td>1136 Wealthy St</td>
<td>Biermeister Apartments</td>
<td>Jeffery Lake Insurance Agency</td>
</tr>
<tr>
<td>1154 Wealthy St</td>
<td>Klein Building</td>
<td>Yoga Fever</td>
</tr>
<tr>
<td>1156 Wealthy St</td>
<td>Klein Building</td>
<td>Sphynx Salon</td>
</tr>
<tr>
<td>1158 Wealthy St</td>
<td>Klein Building</td>
<td>Huntington Bank</td>
</tr>
</tbody>
</table>
All Genesis Properties managed by Dwelling Place
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## GENESIS EAST APARTMENTS

**4366 Walnut Hills Dr SE**  
**Kentwood, MI 49512**

<table>
<thead>
<tr>
<th>Eligibility</th>
<th>Must be special needs.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Units &amp; Types</td>
<td>23 apartments: 13 one bedroom, 10 two bedroom</td>
</tr>
<tr>
<td>Rent</td>
<td>Income-based</td>
</tr>
<tr>
<td>Average Annual Turnover</td>
<td>19%*</td>
</tr>
<tr>
<td>Notes</td>
<td>Resident pays gas and electric.</td>
</tr>
<tr>
<td>Property Manager</td>
<td>Mandy Franks (616.655.1893)</td>
</tr>
</tbody>
</table>

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## GENESIS WOODS APARTMENTS

**4041 44th St**  
**Grandville, MI 49418**

<table>
<thead>
<tr>
<th>Eligibility</th>
<th>Must be homeless, chronically homeless, or special needs.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Units &amp; Types</td>
<td>33 apartments: 22 one bedroom, 9 two bedroom, 2 three bedroom</td>
</tr>
<tr>
<td>Rent</td>
<td>Income-based</td>
</tr>
<tr>
<td>Average Annual Turnover</td>
<td>13%*</td>
</tr>
<tr>
<td>Notes</td>
<td>Resident pays gas and electric.</td>
</tr>
<tr>
<td>Property Manager</td>
<td>Mandy Franks (616.655.1893)</td>
</tr>
</tbody>
</table>

*Average annual turnover rates based on 2016-2018 statistics.*
**HERON COURTYARD**

1138 Heron Ct NE
Grand Rapids, MI 49505

<table>
<thead>
<tr>
<th>Eligibility</th>
<th>Must be special needs. Some direct agency referrals.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Units &amp; Types</td>
<td>33 apartments: 19 one bedroom, 12 two bedroom, 2 three bedroom</td>
</tr>
<tr>
<td>Rent</td>
<td>Income-based. Resident pays gas and electric.</td>
</tr>
<tr>
<td>Average Annual Turnover</td>
<td>6%*</td>
</tr>
<tr>
<td>Property Manager</td>
<td>Mandy Franks (616.655.1893)</td>
</tr>
</tbody>
</table>

**HERON MANOR ASSISTED LIVING**

2106 Leonard St NE
Grand Rapids, MI 49505

<table>
<thead>
<tr>
<th>Eligibility</th>
<th>Must be 55+ and need assistance with 2 or more activities of daily living. Some direct agency referrals.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Units &amp; Types</td>
<td>55 apartments: 53 one bedroom, 2 two bedroom</td>
</tr>
<tr>
<td>Rent</td>
<td>22 apartments income-based. Utilities included in rent. 33 apartments $710–$2,629. Utilities included in rent.</td>
</tr>
<tr>
<td>Average Annual Turnover</td>
<td>21%*</td>
</tr>
<tr>
<td>Property Manager</td>
<td>Mandy Franks (616.655.1893)</td>
</tr>
</tbody>
</table>

*Average annual turnover rates based on 2016-2018 statistics.*
**KINGSBURY PLACE**

730 North Center Ct NW  
Walker, MI 49544

<table>
<thead>
<tr>
<th>Eligibility</th>
<th>Some chronically homeless or direct agency referrals. Income must be at least 2.5 times the monthly rent.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Units &amp; Types</td>
<td>44 apartments: 32 one bedroom, 10 two bedroom, 2 three bedroom</td>
</tr>
<tr>
<td>Rent</td>
<td>$235-$800. Resident pays gas and electric.</td>
</tr>
<tr>
<td>Average Annual Turnover</td>
<td>8%*</td>
</tr>
<tr>
<td>Property Manager</td>
<td>Mandy Franks (616.655.1893)</td>
</tr>
</tbody>
</table>

**OROIQUIS APARTMENTS**

349 Mount Vernon NW  
Grand Rapids, MI 49504

<table>
<thead>
<tr>
<th>Eligibility</th>
<th>Must be special needs.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Units &amp; Types</td>
<td>27 apartments: 18 studio, 9 one bedroom</td>
</tr>
<tr>
<td>Rent</td>
<td>Income-based. Resident pays electric.</td>
</tr>
<tr>
<td>Average Annual Turnover</td>
<td>20%*</td>
</tr>
<tr>
<td>Property Manager</td>
<td>Mandy Franks (616.655.1893)</td>
</tr>
</tbody>
</table>
### ST. JAMES APARTMENTS
750 First St NW
Grand Rapids, MI 49504

<table>
<thead>
<tr>
<th>Eligibility</th>
<th>Income must be at least 2 times the monthly rent. 30% AMI limit for income-based apartments. 12 apartments must have special needs and agency referral through RSC.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Units &amp; Types</td>
<td>36 apartments: 29 one bedroom, 7 two bedroom 2 apartments have hearing and visual impairment features</td>
</tr>
<tr>
<td>Rent</td>
<td>Income-based. Utilities included in rent.</td>
</tr>
<tr>
<td>Average Annual Turnover</td>
<td>No data</td>
</tr>
<tr>
<td>Notes</td>
<td>Smoke free community</td>
</tr>
<tr>
<td>Property Manager</td>
<td>Mandy Franks (616.655.1893)</td>
</tr>
</tbody>
</table>

### ST. JAMES TOWNHOMES
First Ave NW & Milwaukee St NW
Grand Rapids, MI 49504

<table>
<thead>
<tr>
<th>Eligibility</th>
<th>Income must be at least 2 times the monthly rent.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Units &amp; Types</td>
<td>16 townhomes: 15 two bedroom, 1 one bedroom</td>
</tr>
<tr>
<td>Rent</td>
<td>Income-based. Resident pays gas and electric.</td>
</tr>
<tr>
<td>Average Annual Turnover</td>
<td>No data</td>
</tr>
<tr>
<td>Notes</td>
<td>Smoke free community.</td>
</tr>
<tr>
<td>Property Manager</td>
<td>Mandy Franks (616.655.1893)</td>
</tr>
</tbody>
</table>

*Average annual turnover rates based on 2016-2018 statistics.*