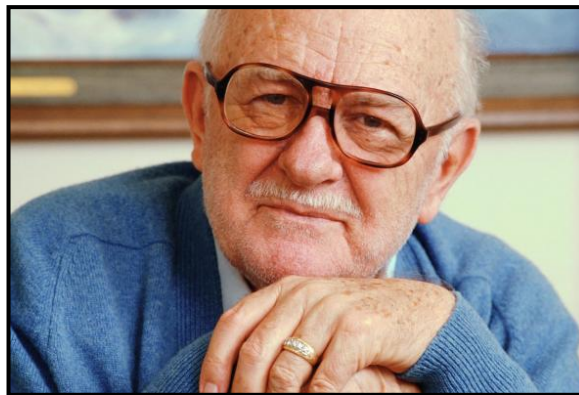


PLACES TO RENT GUIDE

(BROWN COUNTY, WI)



As a service to local landlords and Housing Choice Voucher Program participants, ICS provides this listing of available units. ICS does not endorse any landlord; all renters are responsible for using their discretion in choosing a landlord.

If you need assistance in choosing a unit, contact your Housing Specialist at (920) 498-3737.

2012 VOUCHER PAYMENT STANDARDS

The cost of your housing unit, including utilities, has to fall within the limits set by the Housing Choice Voucher Program. These limits are called Voucher Payment Standards and are based on the number of bedrooms you are eligible for in a unit.

To determine if a unit qualifies, use the following equation and follow the next steps:

$$\text{Rent} + \text{ICS Calculated Utility Amount} = \text{Gross Housing Expenses}$$

One of the following boxes needs to be checked for the unit to qualify:

- Total Gross Housing Expenses are under the applicable Voucher Payment Standard
(If your annual income is \$0 the unit you rent MUST be under the VPS)
- Total Gross Housing Expenses are under 40% of your Adjusted Monthly Income



	Inside Green Bay City Limits	Outside Green Bay City Limits
0 Bedrooms	\$531	\$547
1 Bedroom	\$543	\$559
2 Bedrooms	\$684	\$705
3 Bedrooms	\$962	\$991
4 Bedrooms	\$991	\$1021
5 Bedrooms	\$1139	\$1173
6 Bedrooms	\$1288	\$1327

AVAILABLE UNITS: East Side – Green Bay, De Pere, Allouez, Bellevue, Denmark, Wrightstown & Greenleaf

***GHE:** Gross Housing Expenses (Rent + ICS Calculated Utility Amount)

NA: Not Available (Discuss this information with landlord)

BEDROOMS	ADDRESS	TYPE	RENT	CONTACT	AMENITIES	*GHE
Various	Locations throughout GB	NA	NA	Alliance Management 593-4888	Call for details	NA
Various	335 N Washington St	High Rise	NA	Kasie 608-251-6000	LL pays gas & water, tenant pays central ac & electricity (Heat & Water heat are electric), downtown apartment complex	NA
Various	Locations throughout GB	NA	NA	Mac Ewen Mgmt. 437-3234	Wide variety of units available with a range of bedroom sizes & unit types.	NA
Various	Locations throughout GB	NA	NA	Mutual Housing Association/Trini 437-3234	Wide variety of units available with a range of bedroom sizes & unit types.	NA
1	583 Clement St	NA	\$400	Jason 569-9342	LL pays water, appliances included, no garage, pets ok.	NA
1 and 2	1407 – 1415 Sterling Heights Ct	Row House	1- \$675 2- \$725	Alliance Management 593-4888	Water heat & heat included, tenant pays electricity, 1 stall garage, in-unit laundry.	1 - \$724 2 - \$786

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BEDROOMS	ADDRESS	TYPE	RENT	CONTACT	AMENITIES	*GHE
1	Eastman Av (Parkside Apts)	Row House	\$425	Alliance Management 593-4888	LL pays gas & water (Heat & Water Heat are gas), tenant pays electricity, newly remodeled.	\$474
Studio, 1 and 2	505 S Van Buren St	Row House	Studio - \$395 1 - \$475 2 - \$560	Alliance Management 593-4888	LL pays gas & water (Heat & Water Heat are gas), tenant pays electricity	Studio - \$433 1 - \$524 2 - \$621
2	521 S Irwin St, Lower	Older Home Converted	\$595	Pat 606-4654	Tenant pays all utilities (Heat & Water Heat are Natural Gas, Stove is electric), appliances provided by LL	\$793
2	1226 Berner St	Row House	\$425	Dan 920-250-2002	LL pays water, tenant pays electricity and gas (Heat & Water Heat are gas), new carpet & paint, no pets.	\$564
1, 2 & 3	August and Vine St (Green Meadows Village)	Row House	1 - \$425 2 - \$540 3 - \$735	Alliance Management 593-4888	LL pays heat, water heat and water. Tenant pays electricity.	1 - \$474 2 - \$601 3 - \$807

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BEDROOMS	ADDRESS	TYPE	RENT	CONTACT	AMENITIES	*GHE
2	1643 Mason Way	Duplex	\$600	Charlie 713-6505	Tenant pays all utilities (Heat & Water Heat are gas), garage, yard, no pets, appliances provided. Available at end of April.	\$802
2	704 N Irwin Av	Duplex	\$625	Anita 819-3370	LL pays gas heat and water, tenant pays electricity (Water Heat is electric), no pets. Available at end of April.	\$725
3	546 Alrose St	Single Family Home	\$900	NEW Foreclosure Solutions, LLC Laura Guild 338-8063	Tenant pays natural gas (Heat, water heat and cooking) and water. Central air in unit. No Trash Collection Fee.	\$1113
1	404 S Webster Av	Older Home Converted	\$325	Carey (920) 819-4028	LL pays water heat and water. Tenant pays heat (Natural Gas) and electricity. Off street parking, freshly painted units, cats OK.	\$419

AVAILABLE UNITS: West Side – Green Bay, De Pere, Howard, Ashwaubenon, Hobart, Flintville, Suamico & Pulaski

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BEDROOMS	ADDRESS	TYPE	RENT	CONTACT	AMENITIES	*GHE
Various	Fox Heights Ln & Marvelle Ln	NA	NA	Kathy 494-7905	Wide variety of units available with a range of bedroom sizes & unit types.	NA
Various	Locations throughout GB	NA	NA	Mac Ewen Mgmt. 437-3234	Wide variety of units available with a range of bedroom sizes & unit types.	NA
Various	Locations throughout GB	NA	NA	Darren 360-6148 / 562-1380	Wide variety of units available with a range of bedroom sizes & unit types.	NA
Various	Locations throughout GB	NA	NA	Mutual Housing Association/Trini 437-3234	Wide variety of units available with a range of bedroom sizes & unit types.	NA
Various	Locations throughout GB	NA	NA	Niebler Properties reneep@nieblerproperties.com	Wide variety of units available with a range of bedroom sizes & unit types.	NA
Various	Locations throughout GB	NA	NA	Le Gros Enterprises Nick 371-4474	Call for Details	NA
Various	Locations throughout GB	NA	NA	Alliance Management 593-4888	Call for Details	NA
Various	Locations throughout GB	NA	NA	Dennis Watermolen Apartments – Mary 465-6894	Call for Details	NA

AVAILABLE UNITS: West Side – Green Bay, De Pere, Howard, Ashwaubenon, Hobart, Flintville, Suamico & Pulaski

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BEDROOMS	ADDRESS	TYPE	RENT	CONTACT	AMENITIES	*GHE
1 and 3	Locations throughout GB	NA	NA	Jay 819-7574	Call for Details	NA
1	1490 Capitol Dr	Row House	\$480	499-0135	LL pays heat, water heat and water. Tenant pays electricity. Outside patio with gas grill & lounge area.	\$529
2	1762 Badger St	Row House	\$560	Alliance Management 593-4888	LL pays heat, water heat and water. Tenant pays electricity. 1 stall garage. In-unit Laundry.	\$621
3	3613 S Timber Trl, Suamico, WI	Duplex	\$850	Jim 843-475-5063	Tenant pays all utilities (Heat – Gas, Water Heat – Electric). Central Air. Available Mid April.	\$1134
1 – 2	440 Howard Blvd	High Rise	NA	Desiree 360-1460	LL pays heat, water heat and water. Tenant pays electricity.	NA
1	830 Lincoln St	Row House	1 - \$395	Northern Pines Apts 497-3572 / 676-2303	LL pays heat, water heat and water. Tenant pays electricity. Cats ok w/proof of declawing/neutering and deposit. Coin-op laundry.	1- \$444

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BEDROOMS	ADDRESS	TYPE	RENT	CONTACT	AMENITIES	*GHE
2	610 Howard St	Single Family Home	NA	Bryan (920) 287-4907	Rent and utilities are negotiable – LL is willing to work with tenant if over Voucher Payment Standard. House is completely remodeled. LL is seeking a tenant with a clean rental background and interested in a long term residence.	NA
3	1524 Western Av	Single Family Home	\$800	Richard 819-5057	Tenant pays all utilities (Heat – Gas, Water Heat – Gas, Central AC). LL is seeking long term renter.	\$1073
1	817 William Charles Ct	Row House	\$430	Cindy 412-4594	Utility responsibilities based on number of household members. Available 5/20/12	NA
Studio & 1	218 N Oakland Av	Older Home Converted	Studio - \$315 1 - \$375	Carey (920) 819-4028	Landlord pays heat and water heat. Tenant pays electricity and water. Covered carport, freshly painted units, cats OK.	Studio - \$384 1 - \$467

PROJECT BASED UNITS

NA: Not Available (Discuss this information with landlord)

BEDROOMS	ADDRESS	RENT	CONTACT INFO	SPECIAL FEATURES
Various	Locations throughout Green Bay	NA	NHS/Urban Partnership (920) 884-1394	Call for Details
Various	Denmark	NA	First Equity LLC (Wanda) (920) 862-5910	Call for Details
Various	Locations throughout Green Bay	NA	MHA – Managed by Alliance (920) 437-3234 x 13	Call for Details
Various	Locations throughout Green Bay	NA	LeGros Enterprises (Nick) (920) 371-4474	Call for Details
1 – 2	231 Memorial Dr, Pulaski, WI	1 - \$438 2 - \$552	Vicki 822-4653	Age 62+ or disabled. Heat/Water Heat & Water included. Tenant pays electricity. Secure building and community room.

HOUSING INSPECTION CHECKLIST

Landlords or tenants can use the following list as a checklist to assess whether a unit will pass the HUD-established Housing Quality Standards inspection for the Housing Choice Voucher Program. This list is NOT all-inclusive, but is intended to be used as a general guide. It will help you determine any necessary repairs before the ICS inspector conducts the inspection on your unit. Doing so will speed up the processing of the case for Housing Choice Voucher Assistance by eliminating the need for re-inspection. Thank you for your cooperation.

EXTERIOR CHECKLIST:

- Is every exterior door substantially weather tight and rodent proof, with proper hardware and maintained in sound working condition?
- Is the roof free of sagging, buckling, leaking, or holes?
- Are the roof shingles in good condition?
- Are the gutters and down spouts (if present) sound and free from hazards?
- Is the exterior of the building free of missing or large areas of broken siding?
- Is the exterior of the building free of broken or loose bricks and mortar?
- Are all exterior surfaces free from cracking, peeling, chipping, or loose paint?
- Are all windows free of signs of severe deterioration or broken glass panes?
- Are there screens on all windows? (All screens must be free of any tears)
- Is the yard free of trash and debris?
- Are there address numbers on the house that can be read from the street?



INTERIOR CHECKLIST:

- Are interior walls and ceilings in sound condition without holes, large cracks, loose or broken plaster or sagging ceiling tiles?
- Do all doors open and close easily and have properly operating locksets?
- Is there an operable smoke detector next to every bedroom?
(Note: one smoke detector may cover all bedrooms; however, it must be within six (6) feet of each bedroom door.)
- Is there an operable smoke detector on every floor of the unit?
- Are all interior surfaces free from cracking, peeling, chipping and loose paint?
- Is there at least one window per room?
- Are all windows easily opened and do they stay up when opened?
- Are all windows properly fitted and weather tight within the window frames?

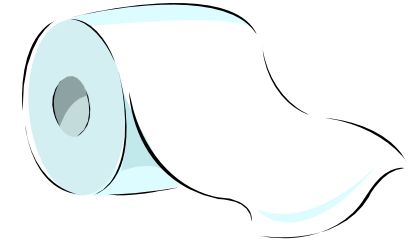


INTERIOR CHECKLIST CONTINUED:

- Are all windows easily locked in position by window locks?
- Is there a door for each bedroom?
- Do all bedrooms have an exterior door or window?
- Is there a lock on the bathroom door that can be locked from the inside?
- Do all exterior doors have properly installed key locks in good working condition?
- Are floors in good condition and good repair?
- Can floors be easily kept in a clean and sanitary condition?

16. BATHROOM:

- Is there a tub or shower with cold and hot water?
- Is there a sink with cold and hot water?
- Is there a toilet in operating condition?
- If the bathroom has a shower, is there a shower curtain rod or shower door installed?
- Is there a toilet paper holder and a towel bar in all bathrooms?
- Does the bathroom have a window that opens or a powered exhaust fan?
- Are the bathrooms free from leaks, odors or cracked fixtures?



17. KITCHEN:

- Does kitchen have proper cabinet space?
 - Does kitchen have proper counter space?
 - Is there a sink with cold and hot water?
 - Is there at least 1 outlet near the counter and an additional outlet for the refrigerator?
 - Is there a stove present in good working condition?
 - Is there a refrigerator present in good operating condition?
-
- Are bathroom and kitchen floors impervious to water (waterproof)?
 - Is the heating equipment capable of providing adequate heat to all rooms used for living?
 - Is the water heater, equipped and installed in a safe manner including all safety devices?
 - Is the plumbing system in sound operating condition?
 - Is the electrical wiring in good condition?
 - Are there at least two (2) electric wall outlets per bedroom and living room?
 - Do the kitchen and bathroom have a light fixture controlled by a wall switch?
 - Are all electrical switches and receptacle plates in good condition and properly installed?

