

EightCAP, Inc.

Residential Rental Directory



**EQUAL HOUSING
OPPORTUNITY**

Montcalm County

(Last Updated: December 2022)

... a Community Action Agency

Montcalm Satellite Office

906 Oak Drive, Greenville, MI 48838

Phone: (616) 754-9315

Fax: (616) 754-9310

Administrative Office

5827 Orleans Road, Orleans, MI 48865

Phone: (616) 754-9315

Fax: (616) 754-9310

Michigan Relay Center: (800) 649-3777 (Voice and TDD)

Online version available at

www.8cap.org



Are you currently in need of shelter or housing?

If you are struggling to remain in your home, sleeping in your car or outside, Call EightCAP, Inc.'s Homeless & Housing Hotline at

1-616-225-5965 (direct dial) or

Toll-Free 1-866-754-9315; press 3

to learn about available shelter and housing assistance in Gratiot, Ionia, Isabella & Montcalm Counties.

Limited resources are available to help people who are behind in their rent or doubled-up with family or friends and can no longer stay. Please note that demand for these services far exceeds the resources available.

You will be asked to leave a message. Please speak slowly and clearly, leaving your name, phone number, the county which you currently reside, and a brief message about why you are calling. Your call will be returned as soon as possible, within 5 business days. Please leave only one message. Calls are returned during EightCAP, Inc.'s normal business hours, **Monday-Friday, 8:00 am – 4:30 pm**, except for holidays and when offices are closed.

Please make sure your voicemail is set up and your mailbox is NOT full so a message can be left for you.

A staff person will speak with you about your situation. The call will take some time, so be sure you have minutes on your phone or use a phone that is not time limited.

For additional Community Resources (such as food, clothing, utility assistance, etc.) please visit www.8cap.org and click on the Community Resource Directory for your county.

HOMELESS is defined by the United States Department of Housing and Urban Development (otherwise known as HUD) as demonstrating a lack of a fixed, regular, and adequate night-time residence meaning the household:

1. Has a primary night-time residence that is a public or private place not meant for human habitation; or,
2. Is living in a publicly or privately-operated shelter designated to provide temporary living arrangements (including congregate shelters, and hotel/motels paid for by charitable organizations or by federal, state, or local government programs, this does not include transitional housing).

INTRODUCTION

In this directory you will find valuable information for rental housing in your community. Names and phone numbers of local landlords and property managers who provide rental housing (such as apartments, mobile homes, duplexes, houses, etc.) and basic rental guidelines on those properties. At the time of this printing all information in the directory was accurate, but it can change at any time. We try to keep all contact information changes up to date, on our website at www.eightcap.org as we become aware of them.

EightCAP, Inc., as the Housing Assessment and Resource Agency (HARA) in the county, registers and places homeless households on the Housing Choice Voucher (HCV) Waitlist with a Homeless Preference Code. This rental assistance voucher program is administered by Michigan State Housing Development Authority (MSDHA) in conjunction with Community Management Associates, Inc. (CMA).

EMERGENCY SHELTER INFORMATION

Type of Shelter: M=Men W=Women C=Children F=Families DV=Domestic Violence VA=Veteran

<u>Shelter Name & City (Alphabetical by City)</u>	<u>Type of Shelter</u>	<u>Phone Number</u>
Good Samaritan Rescue Mission <i>713 9th St, Bay City, MI 48708</i>	M/W/C/VA	(989) 893-5973
New Dawn Shelter <i>137 Commerce Ct, Gladwin, MI 48624</i>	M/W/C	(989) 709-6089
Have Mercy – New Leaf <i>1015 E Washington St, Greenville, MI 48838</i>	M/W/C/F/VA	(616) 225-8055
RAVE (Relief After Violent Encounter) <i>PO Box 93, Ionia, MI 48846</i>	DV	(800) 720-7233
Isabella County Restoration House Day Shelter & Rotating Shelter (ICRH) – SEASONAL <i>120 S Pine St, Mt. Pleasant, MI 48858</i>	M/W/C	(989) 400-4126
R·I·S·E (Recovery-Independence-Safety-Empowerment) <i>PO Box 743, Mt. Pleasant, MI 48858</i>	DV	(844) 349-6177
Gratiot County Hope House <i>1001 W Washington Ave, St. Louis, MI 48880</i>	M/W/C/F/VA	(989) 948-0404

For further shelter information
Dial 2-1-1
or go to **www.mi211.org**
or **TEXT** your zip code to **898211**

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Additional Links for Rental Search

<https://thedailynews.cc/> (The Daily News)

<https://www.sentinel-standard.com/> (Ionia Sentinel Standard)

<http://www.ioniacountyshoppersguide.com/home.html> (Ionia County Shoppers Guide)

<https://www.showmethere.com/>

<https://www.facebook.com/marketplace>

<https://www.zillow.com/>

<https://grandrapids.craigslist.org/>

<https://www.realtor.com/>

Local Cities by County & Zip Codes

Gratiot County

Alma	48801
Ashley	48806
Bannister	48807*
Breckenridge	48615
Elm Hall	48830
Elwell	48832
Ithaca	48847
Middleton	48856*
North Star	48862
Perrinton	48871*
Pompeii	48874
Riverdale	48877*
St. Louis	48880
Sumner	48889
Wheeler	48662*

Isabella County

Blanchard	49310*
Mt. Pleasant (PO Box's)	48804
Mt. Pleasant	48858
Mt. Pleasant (CMU)	48859
Rosebush	48878*
Shepherd	48883*
Weidman (Lake Isabella)	48893
Winn	48896

Other Local Cities/Counties

<u>CITY</u>	<u>COUNTY</u>	<u>ZIP</u>
Barryton	Mecosta	49305*
Cedar Springs	Kent	49319
Clare	Clare	48617*
Farwell	Clare	48622*
Kent City	Kent	49330*
Lake	Clare	48632*
Mecosta	Mecosta	49332*
Merrill	Saginaw	48637*
Morley	Mecosta	49336*
Newaygo	Newaygo	49337*
Remus	Mecosta	49340*
Rockford	Kent	49341
Sand Lake	Kent	49343*
Sunfield	Eaton	48890*

Ionia County

Belding	48809*
Clarksville	48815*
Hubbardston	48845*
Ionia	48846
Lake Odessa	48849*
Lyons	48851*
Matherton	48845*
Muir	48860
Orleans	48865
Palo	48870*
Pewamo	48873*
Portland	48875*
Saranac	48881*
Smyrna	48887*

Montcalm County

Carson City	48811*
Cedar Lake	48812
Coral	49322
Crystal	48818
Edmore	48829
Fenwick	48834
Gowen	49326*
Greenville	48838*
Howard City	49329*
Lakeview	48850
McBride	48852
Pierson	49339
Sheridan	48884
Sidney	48885
Six Lakes	48886
Stanton	48888
Trufant	49347*
Vestaburg	48891*

* Addresses for this city may be
in more than one county

Housing Vouchers/Rental Assistance Information

HCV Project Based Voucher (PBV)/Public Housing/Section 811

Overseen and funded federally through HUD, administered locally by Public Housing Authorities/Agencies (PHA's), this program provides affordable apartments & houses for low-income families, the elderly, and persons with disabilities.

- ◆ Household income must fall within allowable limits set forth by HUD.
- ◆ Most assisted individuals/families will pay no more than 30% of their income towards rent.
- ◆ PHA's can choose to require residents to pay a minimum rent of \$50 even if it is more than 30% of their income, and tenants can opt to pay a flat rent based on local Fair Market Rent (FMR) regardless of their income.
- ◆ The rental voucher or reduced rental rate is only valid at that particular housing unit.
- ◆ To apply, contact your area PHA (see directory for contact information of local PHA's).

PBV waiting lists MAY remain open and county residency is not a requirement. You cannot apply online to a project-based voucher waiting list, only a Lead Agency assigned to the property can determine your initial eligibility for placement.

Housing Choice Voucher (HCV)/Section 8 Program


Administered state-wide through MSHDA and locally by PHA's. MSHDA receives federal funds from HUD to administer the voucher program. The number of vouchers vary per county and per agency. Since housing assistance is provided on behalf of the family or individual, participants are able to find their own housing, including single-family homes, townhouses, and apartments.

- ◆ Household income must fall within allowable limits set forth by HUD.
- ◆ A Household who is issued a voucher is responsible for finding suitable housing, where the owner agrees to rent under the program.
- ◆ Units do not have to be located in subsidized housing projects.
- ◆ The housing unit chose must meet Housing Quality Standards (HQS) Inspection and rental limits set forth by HUD.
- ◆ Monthly rent is based upon income, 30%, with minimum rent being \$50.
- ◆ Can only apply to open waiting lists and must be able to prove residency at the time of pull.

MAINSTREAM VOUCHER PROGRAM

Overseen and funded federally through HUD, administered locally by Public Housing Authorities/Agencies (PHA's), Public housing agencies (PHAs) can apply for **Mainstream Vouchers** when HUD issues a Notice of Funding Availability (NOFA). These are tenant-based **vouchers** must assist non-elderly persons with disabilities. Mainstream vouchers can be either tenant-based or project-based rental assistance.

To apply for the HCV wait list in your county, go to www.michigan.gov/mshda and click on  then

click  Check to see if your county is listed as open. If so, you can apply. Follow the instructions to do so. If it is not open, you will have to check back periodically and apply when it does open up. If you have already applied to a MSHDA waiting list and have a change of address, phone number, income, or family size, you must log in to Applicant Portal to update your information. If you are "literally homeless" (see

Housing Vouchers/Rental Assistance Information (continued)

HUD definition on page 1 of this directory) please contact the Housing Assessment and Resource Agency (HARA) in your area (EightCAP is the HARA for Gratiot, Ionia, Isabella, & Montcalm Counties) **Only a State approved homeless agency can qualify an applicant for the homeless preference.**

If you are currently on the Housing Choice Voucher program (HCV) and have questions, contact your Housing Agent. A current listing of Housing Agents by county is located at the following link: www.michigan.gov/mshda/rental/housing-choice-voucher/hcv-housing-agencies

The Housing Agent for Gratiot, Ionia, Isabella, & Montcalm Counties is:

Community Management Associates (CMA)

1-877-796-8883

staff@cma-inc.org

Privately Owned Subsidized Housing

Overseen and funded federally through HUD and helps apartment owners offer reduced rent to low-income households.

- ◆ Apply directly to the apartment complex.
- ◆ Household income must fall within allowable limits set forth by HUD.
- ◆ The assisted individual/family will pay 30% of their income towards rent, with a minimum rent determined by the apartment complex.
- ◆ See the listings in this directory (income-based, tax credit/LIHTC, subsidized) for more information.

HUD-Veterans Affairs Supportive Housing (HUD-VASH)

Combines HCV rental assistance for homeless Veterans with case management and clinical services provided by the Department of Veterans Affairs (VA) at VA Medical Centers and community based outreach clinics.

- ◆ Families select and rent units that meet program housing-quality standards. The PHA contracts with the owner to make payments directly to them on behalf of the individual/family.
- ◆ The assisted individual/family will pay no more than 40% of their income towards rent. You can not apply for this program on-line; you must contact your local VA or call the Section 8 office at 517-373-9344 for more information.
- ◆ The VASH program operates similarly to the Section 8 Housing Choice Voucher program, but is **only** available to homeless Veterans. Household income must fall within allowable limits set forth by HUD.
- ◆ This waiting list is open indefinitely.

***This directory is intended as a guide for assisting in finding rental housing and providing resources on such. It does *NOT* depict a complete list of *ALL* properties for rent in the community.**

PUBLIC HOUSING AUTHORITIES/AGENCIES **(PHA's)**

Greenville Housing Commission

(616) 754-7179

308 E Oak St, Greenville, MI 48838

www.greenvillehousing.org

- ◆ Low-Income Public Housing (1-5 bedroom apartments & houses) in Greenville
- ◆ Income restrictions apply, based on income
- ◆ Elderly, disabled, individual & family housing available
- ◆ Credit, criminal, & background screenings
- ◆ All active & future Section 8/Housing Choice Vouchers, as well as current waiting list applicants for Greenville now being handled by MSHDA, effective January 1, 2021.
- ◆ Accept applications on-line ONLY, (follow the website shown above, works on any device capable of accessing the internet). Resources available at the office as well.

Montcalm County Housing Commission

(231) 937-4241

120 Mulberry St, Howard City, MI 49329

www.montcohsgcomm.org

- ◆ Low-Income Rental Public Housing (1-3 bedroom units) in Howard City
- ◆ Voucher Section 8 Program is low-income rental assistance with a private landlord.
- ◆ Voucher Section 8 Program: Anyone can apply if the waitlist is open. Voucher's jurisdiction is Montcalm County, or 30 mile radius of the agency office in Howard City.
- ◆ NED; Non Elderly Disabled applicants are encouraged to apply under the voucher program
- ◆ Income restrictions apply, rent is based on 30% of the household income
- ◆ Elderly (62+), Disabled (any age), individual & family housing available under Public Housing; screening is completed on the applicants
- ◆ Credit & background screenings on both programs
- ◆ Applications available by mail or in person 24/7 in the lobby of Mulberry Estates
- ◆ Contact the office for more information by phone, mail, website, in person or by email: suzanne@mchchousing.org

APARTMENT COMPLEXES

CARSON CITY

Carson City Senior Apartments

(989) 307-4680

510 N Second St, Carson City, MI 48811

www.mthmgt.com

- ◆ Low income elderly (62+) & disabled (any age) housing
- ◆ 1 bedroom
- ◆ Section 8/Housing Choice Vouchers accepted
- ◆ Pets allowed with restrictions & fees
- ◆ Credit & background screenings
- ◆ Application fee - \$10/application
- ◆ Handicap accessible – barrier free may be available

Carson Place Apartments

(989) 584-3741

430 E Grove St, Carson City, MI 48811

www.kmgprestige.com

- ◆ Income based individual & family housing (100% rental assistance available)
- ◆ 2-3 bedrooms
- ◆ No section 8/Housing Choice Vouchers accepted
- ◆ No pets allowed (unless otherwise specified by doctor)
- ◆ Credit & background screenings-Some criminal history accepted
- ◆ No application fee
- ◆ Handicap accessible - barrier free may be available

Linden Apartments

(989) 584-3741

320 E Linden St, Carson City, MI 48811

www.kmgprestige.com

- ◆ Individual & family housing
- ◆ Rental assistance may be available (based on income)
- ◆ 1-2 bedrooms
- ◆ Section 8/Housing Choice Vouchers accepted on Fair Market Rate units only
- ◆ No pets allowed (unless otherwise specified by doctor)
- ◆ Credit & background screenings-Some criminal history accepted
- ◆ Application fee-\$15/adult
- ◆ Handicap accessible – barrier free may be available

CRYSTAL

Crystal Apartments

(517) 420-4949

311 & 315 Smith St, Crystal, MI 48818

<https://propertymanage.biz/genevainvestments/rentals/listings>

- ◆ Individual & family housing
- ◆ 1-3 bedrooms
- ◆ No Section 8/Housing Choice Vouchers accepted
- ◆ Credit & background screenings
- ◆ Application fee - \$25/person
- ◆ Handicap accessible

EDMORE

Village Crossings

(989) 427-2081

409 N First St, Apt #1, Edmore, MI 48829

www.kmgprestige.com

- ◆ Individual & family housing, tax credit property, income guidelines apply
- ◆ 1-3 bedrooms
- ◆ Section 8/Housing Choice Vouchers accepted
- ◆ Pets allowed with restrictions & fees
- ◆ Credit & background screenings-Some criminal history accepted
- ◆ Application fee-\$25/adult
- ◆ Handicap accessible – barrier free may be available

GREENVILLE

Cambridge Court Apartments

(616) 754-0235

305 S Walnut St, Greenville, MI 48838

www.pkhousing.com

- ◆ Individual & family housing, rental assistance may be available, based on income
- ◆ 1-3 bedrooms
- ◆ Section 8/Housing Choice Vouchers accepted
- ◆ No pets allowed
- ◆ Credit & background screenings-Some criminal history accepted
- ◆ Application fee - \$20/adult
- ◆ Handicap accessible – barrier free may be available

GREENVILLE (continued)

Century Place Apartments

(616) 754-5948

1200 E Washington, Greenville, MI 48838

www.kmgprestige.com

- ◆ Income based individual & family housing
- ◆ 1-2 bedrooms
- ◆ Section 8/Housing Choice Vouchers accepted
- ◆ Pets allowed with restrictions & fees
- ◆ Credit & background screenings-Some criminal history accepted
- ◆ Screening fee - \$15/adult
- ◆ Handicap accessible

Fairway Glen I & II

(989) 307-4680

719 Industrial Park Dr, Greenville, MI 48838

www.mthmgt.com

- ◆ Individual & family housing
- ◆ 2-3 bedrooms
- ◆ Section 8/Housing Choice Vouchers accepted
- ◆ Pets allowed with restrictions & fees
- ◆ Credit & background screenings-Some criminal history accepted
- ◆ Application fee-\$20/adult
- ◆ Handicap accessible

Greenbriar Apartments

(616) 754-7628

1112 Wellington Ct, Apt #102, Greenville, MI 48838

www.hopenetwork.org

- ◆ Income based individual & family housing
- ◆ 1-3 bedrooms
- ◆ No section 8/Housing Choice Vouchers accepted
- ◆ No pets allowed (Service animals only)
- ◆ Credit & background screenings-Some criminal history accepted
- ◆ No application fee

GREENVILLE (continued)

Hidden Pines Apartments

(616) 754-9605

1201 S Cedar St, Greenville, MI 48838

www.kmgprestige.com

- ◆ Income based family housing
- ◆ 2-3 bedrooms
- ◆ No section 8/Housing Choice Vouchers accepted
- ◆ No pets allowed (some exceptions with approval)
- ◆ Credit & background screenings
- ◆ No application fee

Lafayette Arms Apartments

(616) 894-8902

808-815 S Lafayette St & 809-815 S Clay St, Greenville, MI 48838

- ◆ Individual & family housing
- ◆ 2 bedroom units with garage
- ◆ Section 8/Housing Choice Vouchers accepted
- ◆ No pets allowed
- ◆ No credit screening; Background screening-Some criminal history accepted
- ◆ No application fee

Oakwood Apartments

(616) 262-0800

908 E Oak St, Greenville, MI 48838

- ◆ Individual & family housing
- ◆ 2 bedrooms
- ◆ Section 8/Housing Choice Vouchers accepted
- ◆ No pets allowed
- ◆ Application fee - \$28.50 (for background/credit/criminal screening processing)

Pine Knoll Apartments

(616) 754-8715

700 E Fairplains St, Greenville, MI 48838

www.fourmidable.com

- ◆ Income based elderly(62+) & disabled (any age) housing
- ◆ 1 bedroom
- ◆ Section 8/Housing Choice Vouchers accepted (on market-rent units only)
- ◆ Pets allowed with restrictions & fees
- ◆ Credit & background screenings-No felonies accepted
- ◆ Application fee - \$15/adult
- ◆ Handicap accessible

GREENVILLE (continued)

Pine Manor

(616) 754-9605

1201 S Cedar St, Greenville, MI 48838

www.kmgprestige.com

- ◆ Income based elderly (62+) & disabled (any age) housing (minimum rent & income restrictions)
- ◆ 1-2 bedrooms
- ◆ Section 8/Housing Choice Vouchers accepted
- ◆ Pets allowed with restrictions & fees
- ◆ Credit & background screenings
- ◆ Application fee - \$15/adult
- ◆ Handicap accessible – barrier free may be available

River's Edge Apartments

(616) 754-6169

718 N Hillcrest, Greenville, MI 48838

www.kmgprestige.com

- ◆ Income based individual & family housing
- ◆ 2-3 bedrooms
- ◆ Section 8/Housing Choice Vouchers accepted on select units
- ◆ No pets allowed (service animals only)
- ◆ Credit & background screenings-Some criminal history accepted
- ◆ No application fee

HOWARD CITY

Shaw Lane Apartments

(231) 937-5886

727 Shaw St, PO Box 247, Howard City, MI 49329

www.kmgprestige.com

- ◆ Income based individual & family housing
- ◆ 1-3 bedrooms
- ◆ Section 8/Housing Choice Vouchers accepted
- ◆ No pets allowed
- ◆ Credit & background screenings-No felonies accepted (can appeal)
- ◆ Application fee
- ◆ Handicap accessible

HOWARD CITY (continued)

Tamarack Creek Apartments

(800) 225-7982

710 W Edgerton, Howard City, MI 49329

www.stratfordgrouppltd.com

- ◆ Very low/Low income Elderly (62+) & disabled (any age) housing (rent based on income or rental assistance may be available)
- ◆ 1 bedrooms
- ◆ Section 8/Housing Choice Vouchers accepted
- ◆ Pets allowed with restrictions & fees
- ◆ Credit & background screenings-No felonies accepted
- ◆ No application fee
- ◆ Handicap accessible

SHERIDAN

Sheridan Apartments

(517) 420-4949

421 & 423 Balderson, Sheridan, MI 48884

<https://propertymanage.biz/genevainvestments/rentals/listings>

- ◆ Individual & family housing
- ◆ 1-3 bedrooms
- ◆ No section 8/Housing Choice Vouchers accepted
- ◆ Credit & background screenings
- ◆ Application fee - \$25/person
- ◆ Handicap accessible

STANTON

Mainville Apartments

(989) 831-5455

650 W Main St, Stanton, MI 48888

www.kmgprestige.com

- ◆ Income based individual & family housing
- ◆ 1-2 bedrooms
- ◆ No section 8/Housing Choice Vouchers accepted
- ◆ No pets allowed (Service animals only)
- ◆ Credit & background screenings
- ◆ Application fee-\$15/adult
- ◆ Handicap accessible – barrier free may be available

Sunshine Canyon

(989) 831-5455

650 W Main St, Stanton, MI 48888

www.kmgprestige.com

- ◆ Income based individual & family housing
- ◆ 2-3 bedrooms
- ◆ No section 8/Housing Choice Vouchers accepted
- ◆ No pets allowed (Service animals only)
- ◆ Credit & background screenings
- ◆ No application fee
- ◆ Handicap accessible

MOBILE/MANUFACTURED HOME COMMUNITIES

MOBILE/MANUFACTURED HOME COMMUNITY	PHONE	ADDRESS	CITY	WEBSITE/EMAIL	TYPE	ADDITIONAL INFORMATION
Creekview Mobile Home Park	(616) 232-8576	400 N Walnut St	Greenville		Lot rental ONLY	Senior Community (55+ yrs old), app fee \$50/person
Edmore Mobile Home Park	(989) 427-3857	525 W Gilson St	Edmore		Lot rental ONLY	App fee \$40/adult, pets allowed with restrictions & fees, credit & background screenings
Greenbriar Estates Mobile Home Park	(616) 794-3576	11345 SW Greenville Rd	Greenville	https://www.discoverpropertiesllc.com/greenbriar-estates.html	Lot rental ONLY	Pets allowed with restrictions & fees, lease to own program, app fee \$35/app & co-app
Lakeside Mobile Home Community	(616) 303-1485	12205 Hart St NE	Greenville	http://www.lakesidevillage55plus.com/	Homes for rent or sale	Senior community (55+ years old)
Pondview Estates MHC	(616) 232-2222	621 N Walnut St, #30	Greenville	http://pondviewestatesmhc.com/	Home & lot rental (mainly lot rental)	App fee may apply-contact manager, pets allowed with restrictions & fees, Housing vouchers accepted, credit & background screenings
Stanton Mobile Home Park	(989) 831-8811	410 Marjorie Dr	Stanton		Lot rental ONLY	App fee \$40/adult, pets allowed with restrictions & fees, credit & background
The Pines	(231) 937-5501	9555 Maple Hill Rd	Howard City		Home & lot rental	No housing vouchers accepted, pets allowed with restrictions & fees
Village Trails Mobile Home Park	(231) 937-9797	518 Hickory Lane	Howard City	www.bayshorehomesales.com/communities/VillageTrails	Lot rental ONLY	No housing vouchers accepted, pets allowed with restrictions & fees, credit & background screenings

LANDLORDS/PROPERTY MANAGEMENT COMPANIES

LANDLORD/PROPERTY MANAGEMENT COMPANY	PHONE	WEBSITE/EMAIL	AREA(S) COVERED	UNIT TYPES	PETS? W/ REST & FEES	HOUSING VOUCHERS ACCEPTED	APPLICATION FEE
Appleland Realty & Rentals	(616) 754-3100		Belding, Carson City, Greenville area	Apts & houses		Varies by property	\$30/adult
DCH Properties	(616) 754-7665	www.lookinsidehome.com	Crystal, Greenville area	Apts & houses			TEXT to 616-302-5533 for more info
Lilac Lanes Properties	(989) 493-1222		Ionia & Montcalm Counties	Apts & houses	Allowed with restrictions & fees	No	
Michigan Home & Land	(989) 352-8314	email for more info: clarks.auto1@gmail.com	Lakeview area	Individual, family, mutli-	No	Yes	No app fee
Northgate Properties LLC	(616) 794-0561		Belding, Greenville	Apts, duplexes	No	Possibly	No app fee
On The Mark Companies	(616) 293-9867	www.onthemarkcompanies.com	Montcalm County	Individual, family, mutli-	Possibly, with restrictions & fees	Yes	No app fee
Rydan Investments	(616) 243-9352	email for more info: dholwalsh@yahoo.com	Greenville	Apts & houses	Allowed with restrictions & fees	No	Application Fee
Small Town Rentals	(231) 937-5888		Amble, Coral, Howard City	Apts, duplexes, houses	Allowed with restrictions & fees	Yes	No app fee
Tickle Properties, LLC	(616) 425-5833	email for more info: office@targetrealtymi.com	Ionia & Montcalm Counties	Apts & houses	Allowed with restrictions & fees		No app fee
Winfield Real Estate LLC	(616) 304-3056		Montcalm County				
Wisinski Properties	(616) 460-0628		Belding, Greenville, Ionia	Apts & houses	Allowed with restrictions & fees	Yes	\$40/adult

ADDITIONAL RESOURCES FOR HOUSING NEEDS

Gratiot, Ionia, Isabella, & Montcalm Counties

2-1-1 Referral & Resource Line

2-1-1

Michigan

www.mi211.org

- ◆ Resource Specialists available 24/7 via phone, text, or web
- ◆ For Gratiot & Isabella Counties dial 2-1-1 or 1-888-636-4211 or visit www.211nemichigan.org.
For Ionia & Montcalm Counties dial 2-1-1 or 1-800-887-1107 or visit www.hwmuw.org/211.
- ◆ From any County text your zip code to 898211.

Michigan Department Health and Human Services (MDHHS)

(855) 275-6424

333 S Grand Ave, Lansing, MI 48909

www.michigan.gov/mdhhs

- ◆ Visit **www.michigan.gov/mibridges** to apply or contact one of the offices below.
- ◆ *Gratiot County:* 201 Commerce Dr, Ithaca, MI 48847, (989) 875-5181
- ◆ *Ionia County:* 920 E Lincoln Ave, Ionia, MI 48846, (616) 527-5200
- ◆ *Isabella County:* 1919 Parkland Dr, Mt. Pleasant, MI 48858, (989) 772-8400
- ◆ ***Montcalm County:* 609 N State St, Stanton, MI 48858, (989) 831-8400**

ADDITIONAL RESOURCES FOR HOUSING NEEDS (Continued)

Gratiot, Ionia, Isabella, & Montcalm Counties

HOPWA SERVICE PROVIDERS (Housing Opportunities for Persons With Aids)

Community Rebuilders - HOPWA

(616) 458-5102

1120 Monroe Ave, NW, Grand Rapids, MI 49503

www.communityrebuilders.org

- ◆ HOPWA (Housing Opportunities for Persons With Aids) program provides assistance with security deposit, rental/mortgage, and utility assistance.
- ◆ Serves Allegan, Barry, **Ionia**, Kent, **Montcalm**, and Ottawa Counties.
- ◆ Must be referred (please feel free to call **616-458-5102, ext. 130** with any questions).
- ◆ Must provide documented proof of HIV status.

Lansing Area Aids Network

(517) 394-3719

913 W Holmes Rd, Suite 115, Lansing, MI 48910

www.laanonline.org

- ◆ Provides housing assistance & related supportive services for low-income persons living with HIV/AIDS and their families.
- ◆ Serves the Capital area, including **Gratiot & Montcalm County** residents.
- ◆ Call the phone number above for more information and to make an appointment.
- ◆ Must provide proof from doctor of test results.

Sacred Heart Rehabilitation Center, Inc.

(989) 776-6000 Ext. 6516

301 E Genesee, Saginaw, MI, 48607

www.sacredheartcenter.com

- ◆ HOPWA (Housing Opportunities for Persons With Aids) program provides Tenant Based Rental Assistance (TBRA), Short Term Mortgage, Rent and Utility Assistance (STMURU), and Permanent Housing Placement (PHP) services for individuals who are living with HIV/AIDS and meet eligibility criteria.
- ◆ Serves Central, Northern, and Western Michigan areas (33 Counties) including **Isabella County**.
- ◆ For assistance, please contact Tim Neal at the phone number and extension above, or email: **tneal@sacredheartcenter.com**. Fax number (989) 776-1710.

ADDITIONAL RESOURCES FOR HOUSING NEEDS – Legal Help

Gratiot, Ionia, Isabella, & Montcalm Counties

Elder Law of Michigan

(866) 400-9164

Lansing, MI

www.elderlawofmi.org

Hours: Monday-Thursday 9:00 am – 3:00 pm. Free legal advice and information over the phone for senior citizens and people with disabilities. For housing issues, call the Legal Hotline for Michigan Seniors and specify that you have a Landlord-Tenant related problem, housing in foreclosure, etc.

Legal Services of Eastern Michigan (Gratiot & Isabella Counties)

(800) 322-4512

320 S Washington, Third Floor, Saginaw, MI 48607

www.lsem-mi.org

Hours: Monday – Friday 9:00 am - 5:00 pm; A non-profit law firm that provides free legal assistance and advice in civil matters to eligible low-income persons, such as housing, DHHS, and SSA denials, consumer, family law, bankruptcy, garnishment and more. Representation is not guaranteed. Divorce kits and clinics are also available.

Legal Aid of Western Michigan (Ionia & Montcalm Counties)

(616) 774-0672

25 Division S., Suite 300, Grand Rapids, MI 49503

www.lawestmi.org

Legal Aid of Western Michigan (LAWM) is a nonprofit law firm providing free legal advice and representation to low-income individuals in a broad range of areas including consumer cases, family matters, housing problems, government benefits, and more. You can apply for our services by phone or online. “To apply by phone, call 616-774-0672 (Monday-Friday from 8:30 AM – 12:00 PM, and 1:00 PM – 5:00 PM). People who are deaf, hard of hearing or speech-impaired may call 616-774-0672 using a relay service OR use our TTY number: 616-727-0916. To apply online, visit <https://lawestmi.org/i-need-help/> and look for the “Apply Online” section.”

HOUSING – Our primary goals are preventing homelessness, maintaining housing stability and access, and improving housing safety and quality.

Cases accepted include:

- Eviction defense
- Representing clients facing loss of a federal housing subsidy or denied access to a federal housing subsidy
- Challenging mortgage foreclosures and predatory mortgage lending and servicing practices
- Challenging land contract forfeitures and option contracts
- Mobile home park litigation
- Tax forfeiture defense
- Challenging unfair housing practices

Michigan Legal Help

www.michiganlegalhelp.org

Free help, referrals, and accurate legal information on a variety of matters, including housing issues.

Note: The website does not give legal advice and is not a substitute for having a lawyer



SER (State Emergency Relief): Home, Utilities & Burial

Immediate help may be available if you are facing conditions of extreme hardship or emergencies threatening your health and safety. State Emergency Relief and the Weatherization Assistance Program combine financial assistance and contracts with a network of nonprofit organizations to help low-income households.

Emergency support is designed to maintain low-income households that are normally able to make ends meet but occasionally need help when unexpected emergency situations arise. Emergency support is not an appropriate solution to ongoing or chronic financial difficulties. For ongoing reductions to your energy expenses, be sure to check out the Weatherization Assistance Program.

Relocation Assistance

If you need help with rent, rent arrearage, security deposits or moving expenses, and one of the following circumstances exists for your household, you may be eligible for relocation assistance.

- Homeless, living in a shelter, a car, or on the street.
- Living temporarily with other persons following a fire or natural disaster that occurred not more than 60 days before the date the group files an application for emergency relief.
- Living with other persons to escape a domestic violence situation.
- A court summons or judgment was issued which will result in the family group becoming homeless.
- Your family group needs adequate housing to avoid a foster care placement or before a child(ren) can return home from foster care.
- A MDHHS employee determines the family must be relocated from unsafe housing or for the protection of the children.
- The group receives final written notice to vacate condemned housing from a local public agency authorized to issue such an order.

Relocation housing must be affordable (total housing costs cannot exceed 75 percent of the group's net income). Applicant(s) must have good cause for non-payment of their shelter obligation during the last six months, regardless of the reason they are in need.

SER assistance may also be available for:

- Home repairs (furnace, water heater, septic)
- Burial/cremation needs
- Home Ownership assistance (property taxes, mortgages/Land Contract payments, lot rent)
- Heat/electric payments
- Weatherization
- Home heating credit

Contact DHHS for more information and apply to MIBridges to see if you qualify.



**It's not just a number,
it's a relationship.**

**No Matter What
No Matter When
211 Is Here**

How can we help?

FREE • CONFIDENTIAL • 24/7

Call 211

Text Your Zip Code to 898-211

Data and Messaging rates may apply.

**211 IS HERE
TO HELP**

CALL TEXT CHAT

**If you or someone you know
needs help with...**

Food Transportation Utilities

Personal Care Healthcare

Employment Clothing

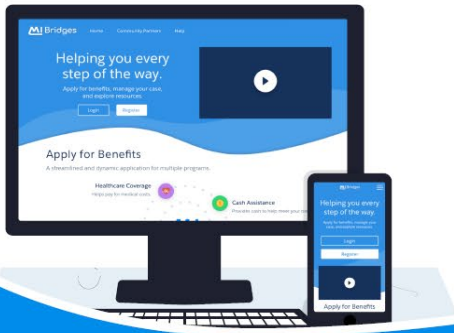
Housing

**211 connects you with thousands of
nonprofit and government resources
in your area.**

**For the Michigan Call Center, just dial 2-1-1 from any phone, 24 hours a
day, 7 days a week. You can also use the toll-free number, 1-844-875-9211
or go online to www.mi211.org**

Gratiot & Isabella Counties ONLY
(2-1-1 NE Michigan) 1-888-636-4211
Text available 24/7
Chat 9a-5p, M-F www.hwmuw.org/211

Ionia & Montcalm Counties ONLY
(Heart of West Michigan United Way) 1-800-887-1107
Text available 24/7
Chat 24/7, www.211nemichigan.org



MI Bridges

Using MI Bridges You Can...



Apply for Benefits using a simplified and easy to understand application



Explore resources and save them to your MI Bridges profile



Easily view **detailed benefit information** or **letters sent from MDHHS**



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Report changes about your case or **Renew your benefits**



Use MI Bridges in English, Spanish, or Arabic **from your phone or computer**



BACKGROUND

HUD's final rule on Equal Access in accordance with an individual's gender in Community Planning and Development Program's was published on September 21, 2016. Its purpose is to protect lesbian, gay, bisexual and transgender individuals and families from discrimination in Department of Housing and Urban Development (HUD) programs and to set an example to the private market.

Note: This rule is not a law, or an amendment to the federal Fair Housing Act, which protects against discrimination in housing based on race, color, national origin, religion, sex, disability, or familial status (whether or not you have children). It is simply a new regulation applied to HUD-funded housing and housing providers.



DEFINITIONS

Sexual Orientation: Refers to whether a person identifies as homosexual, heterosexual, or bisexual.

Perceived Gender Identity: Refers to the gender with which a person is perceived to identify based on that person's appearance, behavior, expression, or gender-related characteristics, sex assigned at birth, or identification in documents. This includes types of gender expression not stereotypically associated with the sex a person was assigned at birth.

THE RULE:



EQUAL ACCESS PROVISION

The rule establishes a new Equal Access Provision

- Housing that is financed, insured, or assisted by HUD must be made available without regard to actual or perceived sexual orientation, gender identity, or marital status.
- Types of HUD funding the rule covers: HUD Community Planning and Development (CPD) Programs, including the Emergency Solutions Grant (ESG), Housing Opportunities for Persons with Aids (HOPWA), Shelter Plus Care (S+C), Supportive Housing Program and any other HUD-assisted programs. Private housing providers with no FHA loan are not subject.



FEDERAL HOUSING ADMINISTRATION LOANS

The rule adds sexual orientation and gender identity to the existing FHA equal access provision

- Prohibits lenders from determining eligibility for FHA-insured loans on actual or perceived sexual orientation and gender identity.



DEFINITION OF FAMILY

The rule clarifies the definition of "family" and "household" to include LGBT inclusive language

- "Family" now includes persons regardless of actual or perceived sexual orientation, gender identity, or marital status.
- This is crucial because the definition of family determines who is eligible to participate in a HUD program.
- Applies to certain programs only: Emergency Solution Grant (ESG), Section 8, Public Housing, FHA, Community Development Block Grants, Housing Opportunities for Persons with AIDS (HOPWA), 202/811 (elderly and disabled assisted housing).



PROHIBITION OF INQUIRIES

The rule prohibits inquiries about sexual orientation and gender identity

- Prohibits owners and operators of HUD-funded housing, or HUD insured housing (FHA loans), from inquiring about an applicant or occupant's sexual orientation or gender identity, or denying an applicant housing on that basis.
- Any mortgage lender that provides FHA loans must follow this provision, even if an individual is seeking a non-FHA loan.

Michigan

Fair Housing Agents

Fair Housing Center of West Michigan

20 Hall Street SE

Grand Rapids, MI 49507

Phone: 616-451-2980

Toll Free: 866-389-FAIR (3247)

Fax: 616-451-2657

Fair Housing Center of Southwest Michigan

405 W Michigan Avenue

Kalamazoo, MI 49007

Toll Free: 866-637-0733

Fair Housing Center of Southeast & Mid MI

P.O Box 7828

Ann Arbor, MI 48107

Toll Free: 877-979-FAIR (3247)

Fax: 734-340-6598

