EightCAP, Inc.

Residential Rental Directory

Isabella County

(Last Updated: September 2022)

… a Community Action Agency

Isabella Satellite Office
1114 W High Street, Mt. Pleasant, MI 48858
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)

EightCAP, Inc. is an equal opportunity employer/program. Auxiliary aids and services are available upon request to individuals with disabilities.

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. If you do not have a phone or availability of one at this time, we do have an office located in each county we serve, with a Community Access Station (computer, printer, phone) available to use. Inform of us this need and we can arrange for the staff person to do the screening with you via phone at one of these locations at a scheduled day & time that works for both of you.

For additional Community Resources (such as food, clothing, utility assistance, etc.) please visit [www.8cap.org](http://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

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

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

## 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*

## 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*

## Other Local Cities/Counties

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

* 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](http://www.michigan.gov/mshda) and click on [Homelessness](http://www.michigan.gov/mshda) to 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](http://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

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**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.

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**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)**

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Mt. Pleasant Housing Commission  (989) 773-3784

1 W Mosher St, Mt. Pleasant, MI 48858

- Low-Income & income-based (subsidized) Public Housing in Mt. Pleasant
- Section 8 Voucher Program for all of Isabella County
- Income restrictions apply, based on income
- Elderly (50+), disabled (any age), individual & family housing available
- Applications available in person, by email, or mail. Please stop in or call to get one.
# APARTMENT COMPLEXES

## Mt. Pleasant

### 1820 SOUTH APTS

<table>
<thead>
<tr>
<th>Address</th>
<th>Phone</th>
<th>Website</th>
</tr>
</thead>
<tbody>
<tr>
<td>1820 S Crawford St, Mt. Pleasant, MI 48858</td>
<td>(989) 317-2034</td>
<td><a href="http://www.1820southapts.com">www.1820southapts.com</a></td>
</tr>
</tbody>
</table>
| ♦ Individual & family housing  
♦ 1-2 bedrooms  
♦ No section 8/Housing Choice Vouchers accepted  
♦ Pets allowed with restrictions & fees |

### Apartment Management Group (AMG)

<table>
<thead>
<tr>
<th>Address</th>
<th>Phone</th>
<th>Website</th>
</tr>
</thead>
<tbody>
<tr>
<td>3700 E Deerfield Rd, Mt. Pleasant, MI 48858</td>
<td>(989) 773-3890</td>
<td><a href="http://www.amghousing.com">www.amghousing.com</a></td>
</tr>
</tbody>
</table>
| ♦ Individual, family, and student housing  
♦ 2-6 bedrooms (Houses & Apartments including Lexington Ridge & Casa Loma Apartments)  
♦ No section 8/Housing Choice Vouchers accepted  
♦ Application fee - $25/adult (when signing lease)  
♦ Pets allowed with restrictions & fees (at select units) |

### Arboretum Apartments

<table>
<thead>
<tr>
<th>Address</th>
<th>Phone</th>
<th>Website</th>
</tr>
</thead>
<tbody>
<tr>
<td>1810 Liberty Dr, Suite 104, Mt. Pleasant, MI 48858</td>
<td>(989) 775-3200</td>
<td><a href="http://www.arboretumapartmentsmtpleasant.com">www.arboretumapartmentsmtpleasant.com</a></td>
</tr>
</tbody>
</table>
| ♦ Individual & family housing  
♦ 1-3 bedrooms  
♦ No section 8/Housing Choice Vouchers accepted  
♦ Pets allowed with restrictions & fees |

### Cambridge Terrace Apartments

<table>
<thead>
<tr>
<th>Address</th>
<th>Phone</th>
<th>Website</th>
</tr>
</thead>
<tbody>
<tr>
<td>5100 Cambridge Ln, Mt. Pleasant, MI 48858</td>
<td>(989) 772-9064</td>
<td><a href="http://www.chargerproperties.com">www.chargerproperties.com</a></td>
</tr>
</tbody>
</table>
| ♦ Individual & family housing  
♦ 1-3 bedrooms  
♦ Section 8/Housing Choice Vouchers accepted  
♦ Pets allowed with restrictions & fees  
♦ Handicap accessible |

### Canterbury East Apartments

<table>
<thead>
<tr>
<th>Address</th>
<th>Phone</th>
<th>Website</th>
</tr>
</thead>
<tbody>
<tr>
<td>1517 Canterbury Trl, Mt. Pleasant, MI 48858</td>
<td>(989) 772-1954</td>
<td><a href="http://www.canturburyeast.com">www.canturburyeast.com</a></td>
</tr>
</tbody>
</table>
| ♦ Individual & family housing  
♦ 1-2 bedrooms  
♦ No section 8/Housing Choice Vouchers accepted  
♦ Pets allowed with restrictions & fees  
♦ Handicap accessible |
### Chase Run Apartments

**Address:** 3726 S Isabella Rd, Mt. Pleasant, 48858

- **Contact:** (989) 772-7029
- **Website:** www.continentalmgt.com

- Individual & family housing – Tax credit units, max income limits & student restrictions apply
- 1-3 bedrooms
- Section 8/Housing Choice Vouchers accepted
- Application fee - $30/adult
- Pets allowed with restrictions & fees
- Handicap accessible/Barrier free may be available

### Copper Beech Townhomes

**Address:** 4750 E Bluegrass Rd, Mt. Pleasant, MI 48858

- **Contact:** (989) 779-8300
- **Website:** www.copperbeech-mtpleasant.com

- Student housing
- 1-4 bedrooms
- No section 8/Housing Choice Vouchers accepted
- Pets allowed with restrictions & fees
- Handicap accessible

### Cranbrook Terrace

**Address:** 4608 S Isabella Rd, Mt. Pleasant, MI 48858

- **Contact:** (989) 773-5075
- **Website:** www.lockwoodresidential.com

- Senior (55+) housing
- 1-2 bedrooms
- Section 8/Housing Choice Vouchers accepted
- Pets allowed with restrictions & fees
- Handicap accessible/Barrier-free may be available

### Dover Court

**Address:** 1441 E Broomfield St, Mt. Pleasant, MI 48858

- **Contact:** (989) 772-7725
- **Website:** www.kmgprestige.com

- Senior (55+) housing
- 1-2 bedrooms
- Section 8/Housing Choice Vouchers accepted
- Pets allowed with restrictions & fees
- Handicap accessible

### (The) Forum Apartments

**Address:** 950 Appian Way, Mt. Pleasant, MI 48858

- **Contact:** (989) 772-5252
- **Website:** www.princetonmanagement.com

- Individual & student housing
- 1-2 bedrooms
- No section 8/Housing Choice Vouchers accepted
- Application fee - $35/adult
- Pets allowed with restrictions & fees
Mt. Pleasant (continued)

Immanuel Village

310 S Bradley, Mt. Pleasant, MI 48858
(989) 773-7274
www.samaritas.org

- Low-income/income-based elderly (62+)/mobility-impaired (any age) housing
- 1 bedroom
- No section 8/Housing Choice Vouchers accepted
- Pets allowed with restrictions & fees
- Handicap accessible/Barrier-free may be available

Listening Ear Crisis Center

107 E Illinois St, PO Box 800, Mt. Pleasant, MI 48804
(989) 775-1515
www.listeningear.com

- Individual & Family housing
- 2-3 bedrooms apartments
- Section 8/Housing Choice Vouchers accepted (All vouchers accepted)
- Application fee - $35/adult (once called off the wait list)
- Credit & criminal background screenings

Northwinds Apartments

3176 Deerfield Rd, Mt. Pleasant, MI 48858
(989) 775-7180
www.gldmanagement.com

- Individual & family housing
- 1-3 bedroom (Apartments & townhomes)
- Section 8/Housing Choice Vouchers accepted
- No application fee
- Pets allowed with restrictions & fees
- Handicap accessible/Barrier-free may be available

Oak Tree Village

312 S Oak St, Mt. Pleasant, MI 48858
(989) 773-3625
www.princetonmanagement.com

- Income based Individual & family housing
- 1-2 bedrooms
- Section 8/Housing Choice Vouchers accepted
- Application fee - $35/adult
- Pets allowed with restrictions & fees
### Oxford I Apartments

**Address:** 1517 Canterbury Trl, Mt. Pleasant, MI 48858  
**Contact:** (989) 772-0883  
**Website:** [www.oxfordrowapts.com](http://www.oxfordrowapts.com)

- Individual & Family housing (limited number of income based units)
- 1-3 bedroom (apartments & townhomes)
- Section 8/Housing Choice Vouchers accepted
- Application fee
- Pets allowed with restrictions & fees

### Park Place CMU Apartments

**Address:** 1401 E Bellows St, E7, Mt. Pleasant, MI 48858  
**Contact:** (989) 772-4032  
**Website:** [www.princetonmanagement.com](http://www.princetonmanagement.com)

- Individual & student housing
- 1-2 bedrooms
- No section 8/Housing Choice Vouchers accepted
- Application fee -$35/adult
- Pets allowed with restrictions & fees

### (The) Reserve

**Address:** 4205 Collegiate Way, Mt. Pleasant, MI 48858  
**Contact:** (989) 607-5082  
**Website:** [www.thereservemtpleasant.com](http://www.thereservemtpleasant.com)

- Student housing
- 2-3 bedrooms
- No section 8/Housing Choice Vouchers accepted
- Pets allowed with restrictions & fees

### Rivers Bluff Townhomes

**Address:** 805 W Broadway, #1, Mt. Pleasant, MI 48858  
**Contact:** (989) 772-7725  
**Website:** [www.kmgprestige.com](http://www.kmgprestige.com)

- Income based senior (55+) housing
- 2-3 bedrooms
- Section 8/Housing Choice Vouchers accepted
- Pets allowed with restrictions & fees
- Handicap accessible/Barrier-free may be available

### Springbrook Townhomes & II

**Address:** 4650 S Isabella Rd, Mt. Pleasant, MI 48888  
**Contact:** (989) 772-5840  
**Website:** [www.lockwoodresidential.com](http://www.lockwoodresidential.com)

- Individual & Family housing, limited number of income based units
- 2-3 bedrooms
- Section 8/Housing Choice Vouchers accepted
- Application fee - $35/adult
- Pets allowed with restrictions & fees
### Stone Crest Apartments

**Address:** 2880 S Isabella Rd, Mt. Pleasant, MI 48858  
**Phone:** (989) 317-2024  
**Website:** [www.stonecrestmtpleasant.com](http://www.stonecrestmtpleasant.com)

- Individual & family housing
- 1-3 bedrooms
- No section 8/Housing Choice Vouchers accepted
- Application fee - $60 first person, $25 each additional person
- Pets allowed with restrictions & fees

### Tall Grass Apartments

**Address:** 1240 E Broomfield Rd, Mt. Pleasant, MI 48858  
**Phone:** (989) 779-7900  
**Website:** [www.tallgrassapts.com](http://www.tallgrassapts.com)

- Student, Individual & Family housing
- 2-4 bedrooms
- Pets allowed with restrictions & fees
- Handicap accessible

### The Edge At 1815

**Address:** 1815 Deming Dr, Mt. Pleasant, MI 48858  
**Phone:** (989) 317-0214  
**Website:** [www.theedgeat1815.com](http://www.theedgeat1815.com)

- Student housing
- 1-6 bedrooms
- No section 8/Housing Choice Vouchers accepted
- Application fee - $25/adult
- Pets allowed with restrictions & fees

### The Village at Bluegrass

**Address:** 4300 Collegiate Way, Mt. Pleasant, MI 48858  
**Phone:** (989) 321-2669  
**Website:** [www.villageatbluegrass.com](http://www.villageatbluegrass.com)

- Student housing
- 2-4 bedrooms
- No section 8/Housing Choice Vouchers accepted
- Pets allowed with restrictions & fees
- Handicap accessible

### Timber Creek Apartments

**Address:** 3300 E Deerfield Rd, Mt. Pleasant, MI 48858  
**Phone:** (989) 773-3300  
**Website:** [www.princetonmanagement.com](http://www.princetonmanagement.com)

- Individual & family housing
- 1-3 bedrooms
- No section 8/Housing Choice Vouchers accepted
- Application fee - $35/adult
- Pets allowed with restrictions & fees
Mt. Pleasant (continued)

United Apartments  
(989) 772-2222  
4175 E Bluegrass Rd, PO Box 222, Mt. Pleasant, MI 48804  
www.livewithunited.com  
♦ Individual & student housing  
♦ 1-6 bedrooms (apartments & houses; includes Deerfield Village, Jamestown Apts, West Campus Village, West Point Village, Yorkshire Commons & Union Square Apts)  
♦ Section 8/Housing Choice Vouchers accepted (on select units)  
♦ Pets allowed with restrictions & fees (in select units)  
♦ Applicants can text 989-607-1208

Winchester Towers  
(989) 773-4455  
2001 Elva St, Mt. Pleasant, MI 48858  
www.winchestertowers.com  
♦ Income based elderly (62+)/disabled (any age) housing  
♦ 1-2 bedrooms  
♦ No section 8/Housing Choice Vouchers accepted  
♦ No pets allowed  
♦ Handicap accessible/Barrier-free may be available

Rosebush

Rosebush Estates  
(989) 433-2169  
4220 N Mission, Rosebush, MI 48878  
www.pkhousing.com  
♦ Income based Individual & family housing  
♦ 1-3 bedrooms  
♦ Section 8/Housing Choice Vouchers accepted  
♦ Service animals only  
♦ Handicap accessible-Barrier Free may be available
Rosebush (Continued)

The Village of Rosebush Manor
4210 E Rosebush Rd, Rosebush, MI 48878

- Senior (62+) housing
- Studio & 1 bedroom
- No section 8/Housing Choice Vouchers accepted
- Pets allowed with restrictions & fees
- Handicap accessible/Barrier-free may be available

Shepherd

Maple Leaf Apartments & Town Homes
305 S Chippewa St & 240 E Salt River Dr, Shepherd, MI 48883

- Individual & family housing
- 1-3 bedrooms
- Section 8/Housing Choice Vouchers accepted
- Application fee - $30/adult
- Pets allowed with restrictions & fees
- Credit & background screenings-Some criminal history accepted
- Handicap accessible

Salt River Village II
276 S Union St, Shepherd, MI 48883

- Income based elderly (62+)/disabled (any age) housing
- 1 bedroom
- Section 8/Housing Choice Vouchers accepted
- Application fee - $17
- Medically necessary pets only
- Credit & background screenings-Some criminal history accepted
- Handicap accessible
Walnut Hills Apartments
8662 & 8666 S Shepherd Rd, Shepherd, MI 48883
♦ Senior (55+) housing
♦ 1 bedroom
♦ No section 8/Housing Choice Vouchers accepted
♦ Pets allowed with restrictions & fees
♦ No credit screening. Background screening-Some criminal history accepted
♦ Application fee - $30
♦ Handicapped accessible

Weidman
Sunset Village Apartments
3190 Sixth St, Weidman, MI 48893
♦ Income based Individual & family housing
♦ 2 bedrooms
♦ Section 8/Housing Choice Vouchers accepted
♦ Application fee -$10/application
♦ No pets allowed
♦ Credit & background screenings
♦ Handicap accessible
<table>
<thead>
<tr>
<th>MOBILE/MANUFACTURED HOME COMMUNITY</th>
<th>PHONE</th>
<th>ADDRESS</th>
<th>CITY</th>
<th>WEBSITE/EMAIL</th>
<th>RENTAL TYPE</th>
<th>ADDITIONAL INFORMATION</th>
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</thead>
<tbody>
<tr>
<td>Broadway Acres</td>
<td>(989) 773-2830</td>
<td>5400 E Kay St</td>
<td>Mt Pleasant</td>
<td>n/a</td>
<td>Lots ONLY</td>
<td>Owner occupied.</td>
</tr>
<tr>
<td>Broomfield Valley Mobile Home Park</td>
<td>(989) 644-2650</td>
<td>3033 S Coldwater Rd</td>
<td>Mt Pleasant</td>
<td>n/a</td>
<td>Lots &amp; Homes</td>
<td></td>
</tr>
<tr>
<td>Country Place Park</td>
<td>(989) 433-2134</td>
<td>4151 E Jordan Rd</td>
<td>Mt Pleasant</td>
<td>n/a</td>
<td>Lots &amp; Homes</td>
<td>No housing vouchers accepted, Pets allowed with restrictions &amp; fees, Application fee $25/adult</td>
</tr>
<tr>
<td>Crossings on Broadway</td>
<td>(989) 775-3495</td>
<td>5402 E Broadway</td>
<td>Mt Pleasant</td>
<td><a href="http://www.crossingsonbroadway.com">www.crossingsonbroadway.com</a></td>
<td>Lots &amp; Homes</td>
<td>Pets welcome, $50 application fee per household</td>
</tr>
<tr>
<td>Isabella Village Manufactured Home Community</td>
<td>(989) 773-1770</td>
<td>5232 E Broadway, #100</td>
<td>Mt Pleasant</td>
<td><a href="http://www.goldfinchmgmt.com">www.goldfinchmgmt.com</a></td>
<td>Lots &amp; Homes</td>
<td>No housing vouchers accepted, Pets allowed with restrictions &amp; fees, Application fee $30/adult</td>
</tr>
<tr>
<td>Mt. Pleasant Mobile Village</td>
<td>(989) 772-2442</td>
<td>505 S Bradley</td>
<td>Mt Pleasant</td>
<td>n/a</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Oakview Mobile Home Estates</td>
<td>(989) 772-6206</td>
<td>1800 E Jordan Rd</td>
<td>Mt Pleasant</td>
<td>n/a</td>
<td></td>
<td></td>
</tr>
<tr>
<td>LANDLORD/PROPERTY MANAGEMENT COMPANY</td>
<td>PHONE</td>
<td>WEBSITE/EMAIL</td>
<td>AREA(S) COVERED</td>
<td>UNIT TYPES</td>
<td>PETS? W/ REST &amp; FEES</td>
<td>HOUSING VOUCHERS ACCEPTED</td>
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<tr>
<td>AllCohomes LLC</td>
<td>(989) 506-6054</td>
<td><a href="http://www.allcohomes.managebuilding.com">www.allcohomes.managebuilding.com</a></td>
<td>Mt. Pleasant</td>
<td>Apartments &amp; Houses</td>
<td>Yes</td>
<td>Unknown</td>
</tr>
<tr>
<td>Bomack Properties LLC</td>
<td>(989) 621-4980</td>
<td><a href="http://www.mtbomack.com">www.mtbomack.com</a></td>
<td>Mt. Pleasant</td>
<td>Apartments &amp; Houses</td>
<td>Unknown</td>
<td>Unknown</td>
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<tr>
<td>D &amp; D Real Estate Investment LLC</td>
<td>(989) 205-4122</td>
<td>n/a</td>
<td>Mt. Pleasant</td>
<td>Apts &amp; Townhouses</td>
<td>No</td>
<td>Yes</td>
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<tr>
<td>Douglas Day Property Group</td>
<td>(989) 495-2556</td>
<td><a href="http://www.rentmp.com">www.rentmp.com</a></td>
<td>Isabella County</td>
<td>Varies</td>
<td>Yes-varies by property</td>
<td>possible on some units</td>
</tr>
<tr>
<td>Gemini Capital Management LLC</td>
<td>(616) 843-1350</td>
<td><a href="http://www.geminicapitalmgt.com">www.geminicapitalmgt.com</a></td>
<td>Mid-Michigan</td>
<td>Apartments &amp; Houses</td>
<td>Yes-varies by property</td>
<td>No</td>
</tr>
<tr>
<td>Henkel Apartments (Call or text or email <a href="mailto:mkehenkel@ymail.com">mkehenkel@ymail.com</a> for more information)</td>
<td>(989) 404-0000</td>
<td><a href="http://www.henkelapartments.com">www.henkelapartments.com</a></td>
<td>Mt. Pleasant</td>
<td>Apartments</td>
<td>Yes, select units</td>
<td>No</td>
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<tr>
<td>John Goggan</td>
<td>(989) 289-1544</td>
<td>n/a</td>
<td>Weidman</td>
<td>4-plex</td>
<td>No</td>
<td>Yes</td>
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<tr>
<td>LabBelle Realty</td>
<td>(989) 817-4935</td>
<td><a href="http://www.labellerealty.net">www.labellerealty.net</a></td>
<td>Mt. Pleasant</td>
<td>Varies</td>
<td>Yes, most units</td>
<td>Unknown</td>
</tr>
<tr>
<td>Lisa Curtiss</td>
<td>(989) 772-2358</td>
<td><a href="http://www.motzmgmt.com">www.motzmgmt.com</a></td>
<td>Mt. Pleasant</td>
<td>Varies</td>
<td>Unknown</td>
<td>Yes</td>
</tr>
<tr>
<td>Motz Management</td>
<td>(989) 289-3879</td>
<td><a href="http://www.motzmgmt.com">www.motzmgmt.com</a></td>
<td>Mt. Pleasant</td>
<td>Varies</td>
<td>No</td>
<td>Unknown</td>
</tr>
<tr>
<td>Norm Curtiss (works with most backgrounds)</td>
<td>(989) 772-2358</td>
<td>n/a</td>
<td>Mt. Pleasant</td>
<td>Varies</td>
<td>Yes, select units</td>
<td>No</td>
</tr>
<tr>
<td>Olivieri-Homes/Management</td>
<td>(989) 773-2333</td>
<td><a href="http://www.olivieri-homes.com">www.olivieri-homes.com</a></td>
<td>Mt. Pleasant</td>
<td>varies</td>
<td>Yes, select units</td>
<td>No</td>
</tr>
<tr>
<td>Partlo Property Management</td>
<td>(989) 779-9886</td>
<td><a href="http://www.partloproperty.com">www.partloproperty.com</a></td>
<td>Mt. Pleasant</td>
<td>Varies</td>
<td>Yes, select units</td>
<td>No</td>
</tr>
<tr>
<td>RAM Property MGM LLC</td>
<td>(989) 400-0201</td>
<td><a href="http://www.rentalsbyram.com">www.rentalsbyram.com</a></td>
<td>Isabella County</td>
<td>Varies</td>
<td>Yes, select units</td>
<td>No</td>
</tr>
<tr>
<td>Superior Management Systems LLC</td>
<td>(989) 463-6148</td>
<td><a href="http://www.supierirmgmtsys.com">www.supierirmgmtsys.com</a></td>
<td>Central, Eastern, Southern Michigan</td>
<td>Apartments, Townhomes, etc</td>
<td>Yes-varies by property</td>
<td>Possibly - inquire</td>
</tr>
</tbody>
</table>
ADDITIONAL RESOURCES FOR HOUSING NEEDS
Gratiot, Ionia, Isabella, & Montcalm Counties

2-1-1 Referral & Resource Line

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)

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
Gratiot, Ionia, Isabella, & Montcalm Counties

HOPWA SERVICE PROVIDERS
(Housing Opportunities for Persons With Aids)

Community Rebuilders - HOPWA
1120 Monroe Ave, NW, Grand Rapids, MI 49503
(616) 458-5102
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
913 W Holmes Rd, Suite 115, Lansing, MI 48910
(517) 394-3719
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.
301 E Genesee, Saginaw, MI, 48607
(989) 776-6000 Ext. 6516
www.sacredheartcenter.com

- HOPWA (Housing Opportunities for Persons With Aids) program provides Tenant Based Rental Assistance (TBRA), Short Term Mortgage, Rent and Utility Assistance (STMRU), 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.

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21
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.
211 IS HERE TO HELP

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

- Food
- Utilities
- Transportation
- Personal Care
- Job
- Employment
- Healthcare
- Housing
- Clothing

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
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

View verifications requested by MDHHS and upload documents to your case

Report changes about your case or Renew your benefits

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

www.michigan.gov/mibridges
hud equal access rule fact sheet

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.
<table>
<thead>
<tr>
<th>Michigan Fair Housing Agents</th>
</tr>
</thead>
</table>
| **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 |