

# HOUSING RESOURCE GUIDE



## Gratiot County

Online version available at  
[www.8cap.org](http://www.8cap.org)



(Last Updated: May 2025)



## INTRODUCTION

EightCAP, Inc. welcomes you to the latest version of the Housing Resource Guide. Our staff has compiled and maintained this guide for several years as a tool in assisting residents throughout the area find and maintain housing.

In this guide, you will find valuable information about rental housing in your community, including tips for searching for properties, contacting landlords, and being a responsible tenant. It provides geographic information for the county, details on MSHDA and housing vouchers, and lists area housing commissions/public housing authorities. Additionally, you will find names and phone numbers of local landlords and property managers who offer various rental options, such as apartments, mobile homes, duplexes, and houses, along with basic rental guidelines for these properties. The guide also includes other resources for potential assistance with housing needs.

At the time of this printing, all information in the directory was accurate, but is subject to change at any time, without our knowledge. The latest version date can be found on the cover. The newest versions available are kept posted on the EightCAP website.

EightCAP, Inc., as the Housing Assessment and Resource Agency (HARA) in the county, registers, and places homeless households on the Housing Choice Voucher (HCV) Wait list 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). If you have questions or concerns about the HCV program, your placement, the wait list, or voucher, please contact CMA directly: Community Management Associates (CMA), phone: 1-877-796-8883, or email: [staff@cma-inc.org](mailto:staff@cma-inc.org)



### **Gratiot Satellite Office**

525 N State St, Suite 2, Alma, MI 48801

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.

## 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 **Housing & Homeless Assessment Line** at

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

**Toll-Free 1-866-754-9315; then press #3**

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

You can also apply for housing services through the website:

[www.8cap.org](http://www.8cap.org), click on "See Housing Services" and then "GIMI Shelter Housing & Homeless Assistance" or simply scan the QR code with your phone.



\*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 2 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.

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.

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

For additional Resources (such as local housing information, food, clothing, utility assistance, etc.) please visit [www.8cap.org](http://www.8cap.org) and click on the *Directory* for your county.

**HOMELESS** is defined by the United States Department of Housing and Urban Development (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).

## **EMERGENCY SHELTER INFORMATION**

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

<u><b>SHELTER NAME</b></u>	<u><b>CITY</b></u>	<u><b>PHONE #</b></u>	<u><b>SHELTER TYPE</b></u>
Good Samaritan Rescue Mission	Bay City	(989) 893-5973	M/W/C/VA
Our Brothers Keeper	Big Rapids	(231) 629-8160	M/W/C/F/VA
WISE	Big Rapids	(800) 374-9473	DV
New Dawn Shelter	Gladwin	(989) 709-6089	M/W/C
Degage Ministries	Grand Rapids	(616) 454-1661	W
Mel Trotter Ministries	Grand Rapids	(616) 454-8249	M/W/C/F/VA
Have Mercy (New Leaf & Genesis II)	Greenville	(616) 225-8055	M/W/C/F/VA
RAVE (Relief After Violent Encounter)	Ionia	(800) 720-7233	DV
Loaves & Fishes Ministries	Lansing	(517) 482-2099	M/W/C
The City Rescue Mission	Lansing	(517) 485-0145	M/W
Isabella County Restoration House (ICRH)	Mt. Pleasant	(989) 400-4126	M/W/C
R·I·S·E (Recovery·Independence·Safety·Empowerment)	Mt. Pleasant	(844) 349-6177	DV
Gratiot County Hope House (GCHH)	St. Louis	(989) 948-0404	M/W/C/F/VA

For further shelter information

**DIAL 2-1-1 (or 1-844-275-9211)**

**TEXT your zip code to 898211**

**Online [www.mi211.org](http://www.mi211.org)**

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## **Additional Links for Rental Search**

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

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

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

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

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

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

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

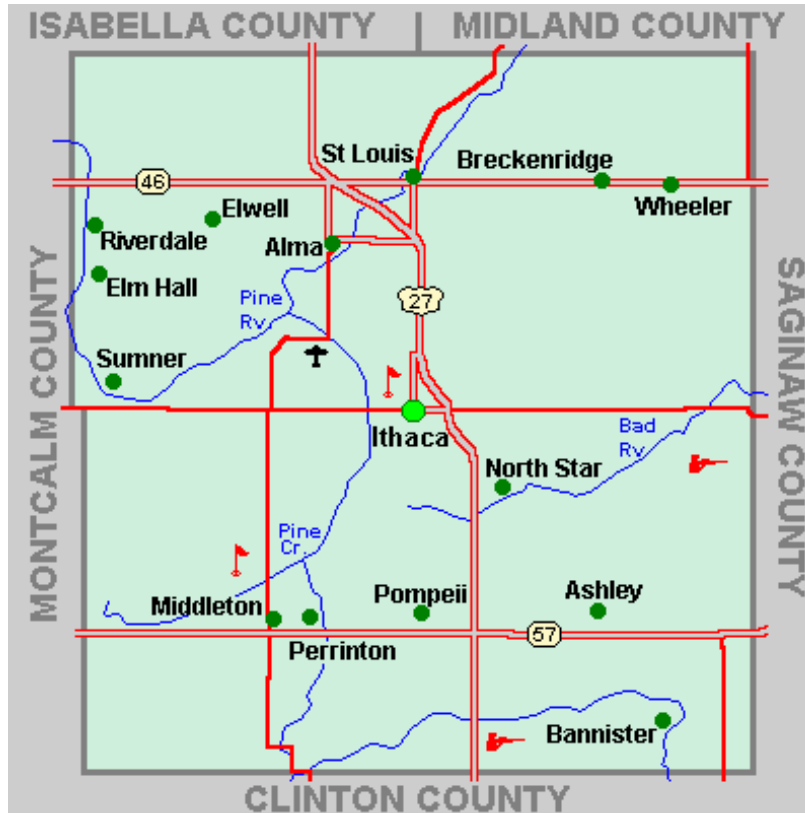
<https://www.realtor.com/>

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

<https://www.michiganhousinglocator.com>

<https://www.housing.state.us>

## GRATIOT COUNTY – LOCAL CITIES & 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*

Not sure of your county? Live on a county line? Visit [www.usps.com](http://www.usps.com) to check your address.

- Click the link above to be taken directly to the page,
- Or visit **USPS.com**,
  - Click on **QUICK TOOLS**
  - Then click **LOOK UP ZIP CODE**
  - Then click **FIND BY ADDRESS** and enter your information.

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

# Housing Vouchers/Rental Assistance Information

## **Project Based Voucher (PBV)/Public Housing/Section 811 (local Housing Commission/Authority)**

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. ([https://www.michigan.gov/mshda/rental/property-managers/compliance/income\\_rent\\_and\\_utility\\_limits](https://www.michigan.gov/mshda/rental/property-managers/compliance/income_rent_and_utility_limits))
- ◆ 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 (MSHDA)**

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 (local Housing Commission/Authority)**

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



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

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: <https://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](mailto:staff@cma-inc.org)

### **Privately Owned Subsidized Housing (Apartment Complexes)**

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.



## How to Find a Rental Unit



### Where to Look

1. The Classified section of the local newspaper.
2. Bulletin boards in local laundromats, grocery stores, banks, gas stations, etc.
3. Family & friends; they may know places that are available or becoming available.
4. Contact the apartment listings and landlords in the Housing Guide.
5. Check with real estate agents and landlords.
6. Walk/drive around areas or neighborhoods you might be interested in and look for signs posted to call.



### Things to Think About

1. What type of unit am I looking at (Single family, mobile home, apartment, duplex, etc.)?
2. What area is the unit located in (city limits, what county, school district, etc.)?
3. What utilities are and are not included in the rent?
4. Is the rental unit affordable?
5. Check with the landlord to determine any special restrictions on the unit (no smoking, no pets, etc. See the next page for “Questions to ask a Prospective Landlord” to help you make calls).
6. Check with the utility companies to determine if there are deposits required for service.



### Making an Appointment

Once you have found a rental unit and it is what you are looking for. You may want to arrive early so that you can look around the neighborhood and get a feel for the community. **Remember, meeting with the landlord is like a job interview; dress well and be pleasant. Above all, be honest.**

- Ask the owner for an appointment to see it.
- **Be sure to keep the appointment and be on time.**
- Don't bombard them with questions when you walk in.
- Pay attention to details & listen! Take notes if you need.

## Questions to ask a Prospective Landlord

1. The full address and telephone number of the unit you are interested in renting.

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2. Is there an application to complete? ☐ Yes ☐ No If Yes, is there a fee? ☐ Yes, \$ \_\_\_\_\_ ☐ No

3. The name, address, and telephone number of the property owner or the agent (different than unit).

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4. The number of bedrooms and bathrooms in the unit. \_\_\_\_\_ Bedrooms \_\_\_\_\_ Bathrooms

5. The amount of rent the landlord is asking for the unit. \$ \_\_\_\_\_ / Month

6. The amount of security deposit for the unit. \$ \_\_\_\_\_ Total Move-In Costs = \$ \_\_\_\_\_

7. Will the landlord accept Section 8/Housing Choice Vouchers? ☐ Yes ☐ No

8. What utilities, if any, are included in the rent?

☐ Heat ☐ Electric ☐ Water ☐ Sewer ☐ Cable ☐ Wi-Fi ☐ Trash ☐ Lawn Maint ☐ Snow Remvl

If utilities are **NOT** included in the rent, ask the landlord the following questions:

a. What heats the home? ☐ natural gas, ☐ propane, ☐ electric, ☐ other \_\_\_\_\_

b. What heats the water? ☐ natural gas, ☐ propane, ☐ electric, ☐ other \_\_\_\_\_

c. What type of cooking? ☐ natural gas, ☐ propane, ☐ electric, ☐ other \_\_\_\_\_

d. Do you know the average cost for utilities for this unit? \$ \_\_\_\_\_

9. Laundry facilities? ☐ W/D in unit ☐ W/D hook-up ☐ shared laundry (**NO cost**) ☐ shared laundry (**FEE**)

10. What date the unit is available? \_\_\_\_\_

11. Do you allow pets? ☐ Yes ☐ No Notes: \_\_\_\_\_

12. Is there a lease? ☐ Yes ☐ No If Yes, length of lease? \_\_\_\_\_

13. How is the rent paid? ☐ in person ☐ Bank ☐ Mobile app ☐ Check/mo ☐ Other \_\_\_\_\_

14. What is your smoking policy? **Inside:** ☐ Yes ☐ No **Outside:** ☐ Yes ☐ No **On Property:** ☐ Yes ☐ No

Notes: \_\_\_\_\_

15. Do you require a minimum income to rent this unit? ☐ Yes ☐ No \_\_\_\_\_

16. Do you work with folks who have had credit problems, criminal history, or evictions in the past?

☐ Yes ☐ No Notes: \_\_\_\_\_

17. When is the unit available to see? \_\_\_\_\_

# INVENTORY CHECKLIST\*

## COMMENCEMENT AND TERMINATION INVENTORY CHECKLIST FORM

**“YOU MUST COMPLETE THIS CHECKLIST NOTING THE CONDITION OF THE RENTAL PROPERTY AND RETURN IT TO THE LANDLORD WITHIN 7 DAYS AFTER OBTAINING POSSESSION OF THE RENTAL UNIT. YOU ARE ALSO ENTITLED TO REQUEST AND RECEIVE A COPY OF THE LAST TERMINATION INVENTORY CHECKLIST WHICH SHOWS WHAT CLAIMS WERE CHARGEABLE TO THE LAST PRIOR TENANTS.”**

	BEGINNING CONDITION	ENDING CONDITION
<b>LIVING ROOM</b>		
DOOR (INCLUDING LOCKS):		
WINDOWS:		
CARPET OR FLOOR:		
WALLS:		
CEILING:		
LIGHTS & SWITCHES:		
OTHER:		
<b>DINING ROOM</b>		
WINDOWS:		
CARPET OR FLOOR:		
WALLS:		
CEILING:		
LIGHTS & SWITCHES:		
OTHER:		
<b>HALLWAY</b>		
FLOOR:		
WALLS:		
CEILING:		
OTHER:		
<b>KITCHEN</b>		
WINDOWS:		
FLOOR:		
WALLS:		
CEILING:		
LIGHTS & SWITCHES:		
STOVE:		
REFRIGERATOR:		
SINK:		
CABINETS & COUNTER:		
OTHER:		

\* Remember! Be specific. Describe any conditions in detailed terms rather than saying “fine” or “acceptable.”

	BEGINNING CONDITION	ENDING CONDITION
<b>BEDROOM</b>		
DOOR:		
WINDOWS:		
CARPET OR FLOOR:		
WALLS:		
CEILING:		
LIGHTS & SWITCHES:		
CLOSET:		
OTHER:		

	BEGINNING CONDITION	ENDING CONDITION
<b>BEDROOM</b>		
DOOR:		
WINDOWS:		
CARPET OR FLOOR:		
WALLS:		
CEILING:		
LIGHTS & SWITCHES:		
CLOSET:		
OTHER:		

	BEGINNING CONDITION	ENDING CONDITION
<b>BEDROOM</b>		
DOOR:		
WINDOWS:		
CARPET OR FLOOR:		
WALLS:		
CEILING:		
LIGHTS & SWITCHES:		
CLOSET:		
OTHER:		

	BEGINNING CONDITION	ENDING CONDITION
<b>BATHROOM</b>		
DOOR:		
WINDOW:		
FLOOR:		
WALLS:		
CEILING:		
SINK:		
TUB AND/OR SHOWER:		
TOILET:		
CABINET, SHELVES, CLOSET:		
TOWEL BARS:		
LIGHTS & SWITCHES:		
OTHER:		

	BEGINNING CONDITION	ENDING CONDITION
<b>BEDROOM</b>		
DOOR:		
WINDOWS:		
CARPET OR FLOOR:		
WALLS:		
CEILING:		
LIGHTS & SWITCHES:		
CLOSET:		
OTHER:		
<b>BATHROOM</b>		
DOOR:		
WINDOW:		
FLOOR:		
WALLS:		
CEILING:		
SINK:		
TUB AND/OR SHOWER:		
TOILET:		
CABINET, SHELVES, CLOSET:		
TOWEL BARS:		
LIGHTS & SWITCHES:		
OTHER:		
<b>BASEMENT</b>		
<b>GARAGE</b>		
<b>FURNITURE INVENTORY</b>	Use this if rental unit is furnished; check <b>condition</b> of items and <b>number</b> present.	
KITCHEN CHAIRS:		
TABLES:		
END TABLES:		
LOUNGE CHAIRS:		
SOFAS:		
LAMPS:		
DESKS:		
DESK CHAIRS:		
BOOKCASES:		
MATTRESSES:		
DRESSERS:		
<b>SIGNATURE OF TENANT(S)</b>		
<b>ADDRESS OF UNIT</b>		
<b>SIGNATURE OF LANDLORD</b>		
<b>LANDLORD'S ADDRESS</b>		
<b>PHONE NUMBER (LANDLORD)</b>		
<b>DATE</b>		



**Be honest in your application:** As with pretty much everything else in life, honesty is the best policy when you want to be a good tenant, and it all starts with your application.



**Read the lease:** Knowing what you're agreeing to before you sign your lease is crucial for being a good tenant. Know and comply with the conditions of your lease/rental agreement. This includes not allowing pets or other people to stay in the unit if this is not allowed, taking care of the yard and trash, etc. Not removing batteries from smoke detectors or taking them when you move. Follow rules about smoking, parking, etc.



**Get all utilities put in your name immediately at the move-in:** Call the utility companies and transfer billing into your name for all utilities you are required to pay. If this is a problem, seek assistance (DHHS, EightCAP, TrueNorth, The Salvation Army, or other community agencies).



**Don't rent more than you can afford:** Part of being a good tenant is renting within your means, even when your means you don't get everything you want. The golden rule of housing costs is that they shouldn't account for more than 30 percent of your expenses every month.



**Pay your rent:** Paying your rent—and paying it on time—is one of the most basic parts of how to be a good tenant. If you know you are having problems, communicate with your landlord right away.



**Not sure about something? Just ask:** Exceptions to what is stated in your lease will need to be agreed upon between the two of you in writing. Failure to do so can result in some penalties, including fines or an eviction. It will also erode trust in your ability to be a good tenant.



**Keep it clean and properly dispose of garbage:** Cleanliness in both your apartment and any shared common

areas is a hugely important quality of a good tenant and neighbor. Landlords want tenants who will take good care of their properties and leave them exactly as they found them. While normal wear and tear is acceptable, it's on you to ensure that you do your part to keep the space clean and in good condition. Bins are usually provided, use them!



**Submit maintenance requests right away (and in writing):** If something's broken, let your landlord know so that they can address it. Especially true if it's a problem with heating, cooling, or leaking, all of which can get more difficult and expensive to solve the longer the problem goes on. In writing and taking pictures allows you both to have records of the correspondence. You are both human and people get busy and forgetful.



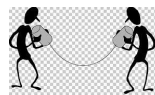
**Be friendly:** Kindness goes a long way. You don't have to build a friendship with your landlord or your neighbors but acknowledging them with a smile and a "hello" is a small gesture that can make a big difference in how they view you as a tenant.



**Keep noise levels to a minimum:** You want good neighbors, be a good neighbor. Do unto others!



**Consider purchasing renter's insurance:** Landlords carry insurance to cover their loss only. Their insurance will not cover the loss of your belongings should something occur. Some landlords do require this.



**Communicate openly and directly:** Speaking of problems, it's always better to communicate what is going on rather than letting things build up and get worse. It's always better to speak up and let your landlord know what's going on, especially since they're not necessarily on the ground at the property very often. Just remember, you are probably not the only tenant, so just make sure that not every problem is worthy of a complaint.

**\*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)**

### **Alma Housing Commission**

**(989) 463-4200**

*400 E Warwick Dr, Alma, MI 48801*

[www.myalma.org/housing-commission.php](http://www.myalma.org/housing-commission.php)

- ◆ Low-Income Public Housing in Alma (1–4-bedroom units)
- ◆ Housing Voucher Program through HUD for all of Gratiot County
- ◆ Income restrictions apply, based on income, tax credits
- ◆ Elderly (62+), disabled (any age), individual & family housing available
- ◆ Pets allowed with restrictions & fees
- ◆ Pre-Applications available on the the website
- ◆ Applications available by mail, email or in person
- ◆ Contact the Alma Housing Commission for more information

### **St. Louis Housing Commission**

**(989) 681-5100**

*308 S Delaware St, St. Louis, MI 48880*

- ◆ Low-Income Public Housing in St. Louis (1-3 bedroom units)
- ◆ HCV (Housing Choice Vouchers)/Section 8 Program through HUD, for all of Gratiot County
- ◆ Income restrictions apply, based on income, tax credits
- ◆ Elderly (62+), disabled (any age), individual & family housing available
- ◆ Applications available by mail, email or in person
- ◆ Contact the St. Louis Housing Commission for more information

## APARTMENT COMPLEXES

### ALMA

Apartment Complex	WEBSITE/EMAIL	PHONE	CLIENTELE	VOUCHERS ACCEPTED	APPLICATION FEE	May Have Income-based units
Alma Apartments		989-435-9349	Individuals, families	Yes	\$30/adult	No
Countryside (I,II,III,IV) Apartments	<a href="http://www.gldmanagement.com/countryside-i-ii-iii-iv-apartments">www.gldmanagement.com/countryside-i-ii-iii-iv-apartments</a>	989-466-5971	Individuals, families	Yes	none	Yes
Heather Lane Apartments/Townhomes		616-835-3471	Individuals, families	No	none	No
Pine River Apartments	<a href="http://www.pineriverapartments.com">www.pineriverapartments.com</a>	989-285-1184	Individuals, families	Yes	\$20/adult	No
Pine Villa	<a href="http://www.facebook.com/PineVillaApartments">www.facebook.com/PineVillaApartments</a>	989-463-5666	Individuals, families, elderly (62+), disabled (18+)	No	none	Yes
Pine Winds I & II Apartments	<a href="http://www.facebook.com/p/Pinewinds-Apartments-100053635066197">www.facebook.com/p/Pinewinds-Apartments-100053635066197</a>	989-463-2586	Individuals, families	Yes	\$13/adult	Yes
Scottish Pines Senior Apartments	<a href="http://www.gldmanagement.com/scottish-pines-apartments">www.gldmanagement.com/scottish-pines-apartments</a>	989-466-5000	Elderly (62+), disabled (18+)	Yes	none	Yes

### BRECKENRIDGE

Apartment Complex	WEBSITE/EMAIL	PHONE	CLIENTELE	VOUCHERS ACCEPTED	APPLICATION FEE	May Have Income-based units
Pinestead Place	<a href="http://rentlinx.kmgprestige.com/224-Pine-Street-Office-Breckenridge-MI-48615">http://rentlinx.kmgprestige.com/224-Pine-Street-Office-Breckenridge-MI-48615</a>	989-842-5805	Elderly (62+), disabled (18+)	No	none	Yes



## **APARTMENT COMPLEXES (CONTINUED)**

### **ITHACA**

<b>Apartment Complex</b>	<b>WEBSITE/EMAIL</b>	<b>PHONE</b>	<b>CLIENTELE</b>	<b>VOUCHERS ACCEPTED</b>	<b>APPLICATION FEE</b>	<b>May Have Income- based units</b>
Ithaca Apartments	<a href="http://www.mthmgt.com/listings/detail/f8a8d1b2-e407-43c1-9471-ee9ecf99d773">www.mthmgt.com/listings/detail/f8a8d1b2-e407-43c1-9471-ee9ecf99d773</a>	310-266-1868	Individuals, families	No	\$30/adult	No
Ithaca I Apartments	<a href="http://rentlinx.kmgprestige.com/532-S-St-Johns-Street-Ithaca-MI-48847">http://rentlinx.kmgprestige.com/532-S-St-Johns-Street-Ithaca-MI-48847</a>	989-875-7006	Individuals, families	Yes	\$15/adult	Yes
Park Colony Apartments	<a href="http://www.assistedlivingcenter.com/facilities/mi/ithaca/park-colony-apartments-48847">www.assistedlivingcenter.com/facilities/mi/ithaca/park-colony-apartments-48847</a>	989-875-3873	Elderly (62+), disabled (18+)	Yes	\$15/adult	Yes
Pine River Meadows	<a href="http://www.mthmgt.com/listings/detail/7053f7c7-a2e3-4f9d-8eba-32f4c2168985">www.mthmgt.com/listings/detail/7053f7c7-a2e3-4f9d-8eba-32f4c2168985</a>	989-307-4680	Elderly (62+), disabled (18+)	Yes	\$25/adult	
Union Square Apartments	<a href="http://rentlinx.kmgprestige.com/425-North-Union-Street-Ithaca-MI-48847">http://rentlinx.kmgprestige.com/425-North-Union-Street-Ithaca-MI-48847</a>	989-875-3873	Individuals, families	Yes	unknown	Yes

### **PERRINTON**

<b>Apartment Complex</b>	<b>WEBSITE/EMAIL</b>	<b>PHONE</b>	<b>CLIENTELE</b>	<b>VOUCHERS ACCEPTED</b>	<b>APPLICATION FEE</b>	<b>May Have Income- based units</b>
Perrinton Apartments		517-526-1291	Individuals, families	Yes	none	No

## **APARTMENT COMPLEXES (CONTINUED)**

### **St. Louis**

<b>Apartment Complex</b>	<b>WEBSITE/EMAIL</b>	<b>PHONE</b>	<b>CLIENTELE</b>	<b>VOUCHERS ACCEPTED</b>	<b>APPLICATION FEE</b>	<b>May Have Income- based units</b>
Cambridge Woods	<a href="http://www.stlouismi.com/local/cambridge-woods-apartments">www.stlouismi.com/local/cambridge-woods-apartments</a>	989-307-4680	Individuals, families	Yes	\$25/adult	No
Greenland Place	<a href="http://www.gldmanagement.com/greenland-place-apartments">www.gldmanagement.com/greenland-place-apartments</a>	989-466-5000	Seniors (55+)	Yes	none	No
River View Place	<a href="http://www.stlouismi.com/local/river-view-place-apartments">www.stlouismi.com/local/river-view-place-apartments</a>	989-466-5000	Seniors (55+)	Yes	none	Yes
Shepley Apartments	<a href="http://www.shepleyapartmentsapts.com">www.shepleyapartmentsapts.com</a>	989-463-2586	Individuals, families	Yes	\$13/adult	Yes

## MOBILE/MANUFACTURED HOME COMMUNITIES

MOBILE/MANUFACTURED HOME COMMUNITY	PHONE	ADDRESS	CITY	WEBSITE/EMAIL	TYPE	ADDITIONAL INFORMATION
<b>Alma Mobile Home Community</b>	(313) 486-1531	315 Linwood Ave	Alma	<a href="http://www.almamph.com">www.almamph.com</a>	Lot & home rentals	Call or text the ph # provided. \$40 Application fee per adult. (may be reimbursed w/ park approval)
<b>Breckenridge Manufactured Home Community</b>	(989) 842-3393	452 Elm St, Lot#6 (office)	Breckenridge	n/a	Lot rental	Possible lease-to-own, Housing vouchers accepted on qualified units, Pets allowed with restrictions & fees, Application fee per adult (unless completed online)
<b>Evergreen Village MHP</b>	(989) 681-2953	21 Evergreen Dr	St. Louis	<a href="http://evergreenvillagemhc.com">evergreenvillagemhc.com</a>	Lot & home rentals	Application fee per adult
<b>Meadow Lane Estates</b>	(989) 875-4700	401 S St. John St	Ithaca	n/a	Lot & home rentals	Housing vouchers accepted, Pets allowed with restrictions & fees, No application fee
<b>Meadows Mobile Home Park of Alma</b>	(989) 463-5187	411 S Grover Ave	Alma	<a href="http://www.meadowsmhpalma.com">www.meadowsmhpalma.com</a>	Purchases Only	Financing available for ALL credit types, No housing vouchers accepted, Pets allowed with restrictions & fees, Application fee per adult
<b>Merlino's Timber Country Mobile Home Park</b>	(989) 833-8088	10401 Monroe Rd	Elwell	n/a	Lot rental ONLY	Pets allowed with restrictions & fees, Application fee per household
<b>Nesen's Countryside Inc</b>	(989) 681-5505	600 Cheeseman	St Louis	n/a	Lot rental ONLY	Pets allowed, No application
<b>Scotsdale Estates</b>	(989) 463-3212	3382 Alma Dr	Alma	<a href="http://www.scotsdaleestates.com">www.scotsdaleestates.com</a>	Lot rental ONLY	Pets allowed with restrictions & fees, Application fee per adult
<b>Woodland Estates</b>	Unknown	953 E Monroe Rd	St. Louis	n/a		Information Unknown

## 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
<b>101 West Downie LLC</b>	(434) 242-4619		Alma	Apartments	No	No	
<b>Cornerstone Cottages LLC</b> (Elderly friendly-across from Senior Center)	(989) 763-1333		Ithaca	Duplexes & Triplex		Possibly - inquire	
<b>Gemini Capital Management LLC</b> (contact via phone or email: kyle@gemini-capitalmgt.com)	(616) 843-1350	<a href="http://www.geminicapitalmgt.com">www.geminicapitalmgt.com</a>	Mid-Michigan	Apartments & Houses	Yes-varies by property	No	\$45/Couple (app)
<b>Superior Management Systems LLC</b>	(989) 463-6148	<a href="http://www.superiormgmtsys.com">www.superiormgmtsys.com</a>	Central, Eastern. southern Michigan	Apartments, Townhomes, etc.	Yes-varies by property	Possibly - inquire	Per Adult
<b>New Horizons Property Management</b>	(989) 760-1116	<a href="http://www.centralmichiganhomes.com">www.centralmichiganhomes.com</a>	Gratiot County	Apts, duplexes, houses		Yes	\$20/Adult
<b>SteleCorp</b> (Contact Lesil Miller)	(989) 681-2660		Gratiot County	Apartments & houses	No	Yes	None

# ADDITIONAL RESOURCES FOR HOUSING NEEDS

## **Gratiot, Ionia, Isabella, & Montcalm Counties**

### 2-1-1 Referral & Resource Line

2-1-1

Michigan

[www.mi211.org](http://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](http://www.211nemichigan.org). For Ionia & Montcalm Counties dial 2-1-1 or 1-800-887-1107 or visit [www.hwmuw.org/211](http://www.hwmuw.org/211).
- ◆ From any County text your zip code to 898211.

### Gratiot Emergency Housing Corporation (GEHC)

(989) 466-0709

PO Box 611, Alma, MI 48801

[www.gratiotemergencyhousingcorporation.com](http://www.gratiotemergencyhousingcorporation.com)

- ◆ Serves Gratiot County residents ONLY
- ◆ Assistance may be available for housing, utilities, heating, equal access - No emergency shelter
- ◆ Applications available online to print or call the phone number above
- ◆ Email: [info@GratiotEmergencyHousingCorporation.com](mailto:info@GratiotEmergencyHousingCorporation.com)

### Love, INC. (In The Name Of Christ)

(989) 681-8223

P.O. Box 151, Alma, MI 48801

[www.loveincmidmichigan.com](http://www.loveincmidmichigan.com)

- ◆ Serves Gratiot County residents ONLY.
- ◆ Partner with local churches to transform lives and communities. Meeting the needs of people, where they are and in a wholistic manner.
- ◆ Call Tuesday or Thursday, 10am – 2pm to speak with a volunteer. If you call Mon/Wed/Fri, please leave a message. Email: [gratiotloveinc1@gmail.com](mailto:gratiotloveinc1@gmail.com)

### Michigan Department Health and Human Services (MDHHS)

(844) 464-3447

333 S Grand Ave, Lansing, MI 48909

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

- ◆ Visit [https://newmibridges.michigan.gov/s/isd-landing-page?language=en\\_US](https://newmibridges.michigan.gov/s/isd-landing-page?language=en_US) to apply or get to one of the offices below.
- ◆ **Gratiot County: 201 Commerce Dr, Ithaca, MI 48847**
- ◆ **Ionia County: 920 E Lincoln Ave, Ionia, MI 48846**
- ◆ **Isabella County: 1919 Parkland Dr, Mt. Pleasant, MI 48858**
- ◆ **Montcalm County: 609 N State St, Stanton, MI 48858**

### MSU Extension

(989) 317-4079

200 N Main St, 3<sup>rd</sup> Floor, Room 340, Mt. Pleasant, MI 48858

[www.canr.msu.edu/isabella](http://www.canr.msu.edu/isabella)

- ◆ Many services are available including Family Resources Management, Food & Nutrition Planning, Food Safety, Parenting Education, 4-H, **Homeowner/buyer** Education & assistance resources, budgeting skills and so much more. **No rental assistance.**
- ◆ Classes/programs offered in person and online.

### Saginaw Chippewa Indian Tribe (Housing)

(800) 894-9887

2451 Nish Na Be Anong Rd, Mt. Pleasant, MI 48858

[www.sagchip.org/housing](http://www.sagchip.org/housing)

- ◆ Dedicated to providing & advocating for affordable, attractive, safe living environments & opportunities for Native American families to become self-sufficient through sound financial choices.
- ◆ Services may include Student Rental Assistance, renting & buying a home (low income) assistance & programs, housing parks & pavilions info, financial information, and much more. **Must be a tribal member or descendent, or possibly employee/associate for most services.**

# **ADDITIONAL RESOURCES FOR HOUSING NEEDS (Continued)**

**Gratiot, Ionia, Isabella, & Montcalm Counties**

## **HOPWA SERVICE PROVIDERS** **(Housing Opportunities for Persons With Aids)**

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### **Community Rebuilders - HOPWA**

**(616) 458-5102**

*1120 Monroe Ave, NW, Grand Rapids, MI 49503*

[www.communityrebuilders.org](http://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.

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### **Lansing Area Aids Network**

**(517) 394-3719**

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

[www.laanonline.org](http://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.

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### **Sacred Heart Rehabilitation Center, Inc.**

**(989) 776-6000 Ext. 6516**

301 E Genesee, Saginaw, MI, 48607

[www.sacredheartcenter.com](http://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**

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### **Elder Law of Michigan**

**(866) 400-9164**

*Lansing, MI*

[www.elderlawofmi.org](http://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.

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### **Legal Services of Eastern Michigan (Gratiot & Isabella Counties)**

**(800) 322-4512**

*320 S Washington, Third Floor, Saginaw, MI 48607*

[www.lsem-mi.org](http://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.

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### **Legal Aid of Western Michigan (Ionia & Montcalm Counties)**

**(616) 774-0672**

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

[www.lawestmi.org](http://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

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### **Michigan Legal Help**

[www.michiganlegalhelp.org](http://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

## State Emergency Relief (SER)

### What is State Emergency Relief (SER)

SER is a crisis intervention program that can assist households with up to \$1,500 in home repair services, including flood related repairs. SER also helps Low-income households who are facing potential disconnect of energy and utility services, and those in need of deliverable fuel, relocation assistance, and several other services.

#### SER assistance may be available for:

- Relocation Assistance (evictions, homelessness, fleeing Domestic Violence, & others)
- Home Ownership assistance (property taxes, mortgages/Land Contract payments, lot rent)
- Home repairs (furnace, water heater, septic, etc.)
- Weatherization
- Heat/utility payments
- Home heating credit
- Burial/cremation needs

**Contact DHHS for more information and apply to MI Bridges to see if you qualify**

### 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.



# 2-1-1

**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**



**Housing**



**Employment**



**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](http://www.mi211.org)**

**Gratiot & Isabella Counties ONLY**

(2-1-1 NE Michigan) 1-888-636-4211

Text available 24/7

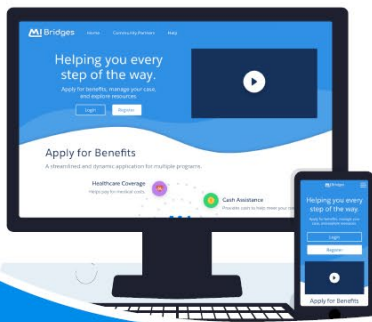
Chat 9a-5p, M-F [www.hwmuw.org/211](http://www.hwmuw.org/211)

**Ionia & Montcalm Counties ONLY**

(Heart of West Michigan United Way) 1-800-887-1107

Text available 24/7

Chat 24/7, [www.211nemichigan.org](http://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**



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**

# 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.

# **Michigan Fair Housing Agents**

## ***Fair Housing Center of West Michigan***

20 Hall Street SE  
Grand Rapids, MI 49507  
Phone: 616-451-2980  
Fax: 616-451-2657  
[www.fhcwm.org](http://www.fhcwm.org)

## ***Fair Housing Center of Southwest Michigan***

405 W Michigan Avenue  
Kalamazoo, MI 49007  
Toll Free: 1-866-637-0733  
[info@fhcswm.org](mailto:info@fhcswm.org)  
[www.fhcswm.org](http://www.fhcswm.org)

## ***Fair Housing Center of Southeast & Mid MI***

P.O Box 7825  
Ann Arbor, MI 48107  
Toll Free: 1-877-979-FAIR (3247)  
Fax: 734-340-6598  
[info@fhcmichigan.org](mailto:info@fhcmichigan.org)  
[www.fhcmichigan.org](http://www.fhcmichigan.org)

## NOTES

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