

# HOUSING RESOURCE GUIDE



## Ionia 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)



### **Ionia Satellite Office & 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/>

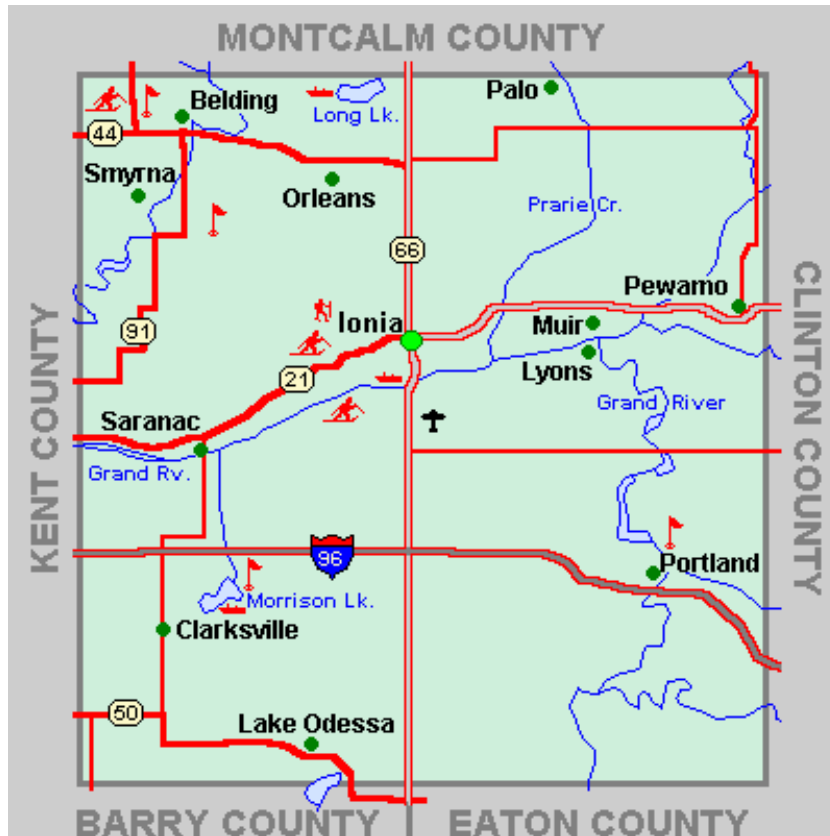
<https://www.realtor.com/>

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

<https://www.michiganhousinglocator.com>

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

## IONIA COUNTY – LOCAL CITIES & ZIP CODES



### 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*

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**

**BEDROOM**

DOOR:  
WINDOWS:  
CARPET OR FLOOR:  
WALLS:  
CEILING:  
LIGHTS & SWITCHES:  
CLOSET:  
OTHER:

**BATHROOM**

DOOR:  
WINDOW:  
FLOOR:  
WALLS:  
CEILING:  
SINK:  
TUB AND/OR SHOWER:  
TOILET:  
CABINET, SHELVES, CLOSET:  
TOWEL BARS:  
LIGHTS & SWITCHES:  
OTHER:

**BASEMENT**

**GARAGE**

**FURNITURE INVENTORY**

KITCHEN CHAIRS:  
TABLES:  
END TABLES:  
LOUNGE CHAIRS:  
SOFAS:  
LAMPS:  
DESKS:  
DESK CHAIRS:  
BOOKCASES:  
MATTRESSES:  
DRESSERS:

Use this if rental unit is furnished;  
check **condition** of items and **number** present.

SIGNATURE OF TENANT(S)  
ADDRESS OF UNIT  
SIGNATURE OF LANDLORD  
LANDLORD'S ADDRESS  
PHONE NUMBER (LANDLORD)  
DATE



**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.



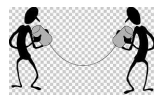
**Be friendly:** Kindness goes a long way. You don't have to build a friendship with your landlord or your neighbors but acknowledging them with a smile and a "hello" is a small gesture that can make a big difference in how they view you as a tenant.



**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)**

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### **Belding Housing Commission**

**(616) 794-1740**

*41 Belhaven St, Belding, MI 48809*

[www.belding.mi.us/housing\\_commission.php](http://www.belding.mi.us/housing_commission.php)

- ◆ Income-based housing within the City of Belding only (1-4 bedroom apartments)
- ◆ Elderly, Near elderly, Disabled, individual & family housing
- ◆ Applications available at the housing commission office, in person

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### **Ionia Housing Commission**

**(616) 527-9060**

*667 N Union St, Ionia, MI 48846*

- ◆ Low-Income Public Housing in the City of Ionia only (1-4 bedroom units)
- ◆ Section 8/HCV (Housing Choice Vouchers) Program for all of Ionia County
- ◆ Income restrictions apply, based on income, tax credits
- ◆ Elderly (62+), Disabled (any age), individual & family housing
- ◆ Applications available at the office, in person only

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### **Saranac Housing Commission**

**(616) 642-9832**

*203 Parsonage St, Saranac, MI 48881*

[www.saranachousingcommission.org](http://www.saranachousingcommission.org)

- ◆ Low-Income, Subsidized Housing in the Village of Saranac only (1-3 bedroom units)
- ◆ Income restrictions apply, based on income
- ◆ Elderly, Disabled, individual & family housing
- ◆ Applications available by fax, mail, online, or at the office lobby in person

## **APARTMENT COMPLEXES**

### **BELDING**

<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>
Brentwood I Apartments	<a href="http://www.hopenetwork.org">www.hopenetwork.org</a>	616-794-0470	Individuals, families	No	none	Yes
Brentwood II Apartments	<a href="https://americanpreferredmanagement.rentlinx.com/1180-Brentwood-St-Belding-MI-48809">https://americanpreferredmanagement.rentlinx.com/1180-Brentwood-St-Belding-MI-48809</a>	616-794-1050	Individuals, families	No	none	Yes
Crosswinds Manor	<a href="http://www.kmgprestige.com">www.kmgprestige.com</a>	616-794-1588	Elderly (62+), disabled (18+)	Yes	\$15/adult	Yes
Flats On The River	<a href="http://www.flatsontheriver.com">www.flatsontheriver.com</a>	616-794-0370	Individuals, families	Yes		No
The Springs	<a href="https://redoakmanagement.com/property/the-springs">https://redoakmanagement.com/property/the-springs</a>	616-794-2405	Individuals, families		none	Yes
West Belding Apartments	<a href="https://redoakmanagement.com/property/west-belding-apartments/">https://redoakmanagement.com/property/west-belding-apartments/</a>	616-794-2405	Individuals, families		none	Yes

### **CLARKSVILLE**

<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>
Bear Creek Villa	<a href="http://www.kmgprestige.com">www.kmgprestige.com</a>	616-693-2271	Elderly (62+), disabled (18+)	No		Yes



## **APARTMENT COMPLEXES (CONTINUED)**

### **IONIA**

<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>
Bellevue Place (I & II)	<a href="http://www.lockwoodcompanies.com">www.lockwoodcompanies.com</a>	616-522-9719	Individuals, families	Yes	\$20/adult	Yes
Charter Oaks/County Ridge Apartments	<a href="http://www.countryridgeapts.com/listings/detail/ff65688c-6e2d-486b-8ffe-79841d39a4d3">www.countryridgeapts.com/listings/detail/ff65688c-6e2d-486b-8ffe-79841d39a4d3</a>	517-599-2167	Individuals, families	Yes	\$20/adult	No
Crosswinds Apartments	<a href="http://www.mrdapartments.com">www.mrdapartments.com</a>	616-527-9543	Individuals, families	Yes	\$13/adult	Yes
Eagle's Nest Apartments		616-527-1609	Individuals			No
Heritage Motel		616-889-6103	Individuals		none	No
Northwoods Apartments		616-527-1609	Individuals			No
Oak Hills Apartments	<a href="http://rentlinx.kmgprestige.com/647-Crawford-Street-Ionia-MI-48846">http://rentlinx.kmgprestige.com/647-Crawford-Street-Ionia-MI-48846</a>	616-527-8900	Elderly (62+), disabled (18+)	Yes		Yes
Valley View I & II Apartments	<a href="http://www.chargerpropertiesmi.com/copy-of-bailey-park-apartments">www.chargerpropertiesmi.com/copy-of-bailey-park-apartments</a>	616-527-8929	Individuals, families	Yes	\$25/adult	
Valley View III Apartments		616-433-2549	Elderly (55+)	Yes	\$25/adult	Yes
Wooded View Apartments	<a href="https://redoakmanagement.com/property/wooded-view-apartments/">https://redoakmanagement.com/property/wooded-view-apartments/</a>	616-527-6266	Individuals, families		none	Yes

## **APARTMENT COMPLEXES (CONTINUED)**

### **LAKE ODESSA**

<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>
Emerson Manor Apartments		616-374-7380	Elderly (62+), disabled (18+)	Yes	\$15/adult	Yes
Lake Manor Apartments		616-374-7380	Individuals, families	No	none	Yes

### **MUIR**

<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>
Blanchard Apartments	<a href="http://rentlinx.kmgprestige.com/446-Blanchard-St-Muir-MI-48860">http://rentlinx.kmgprestige.com/446-Blanchard-St-Muir-MI-48860</a>	616-527-8900	Individuals, families	No	\$15/adult	Yes
Muir Apartments	<a href="http://redoakmanagement.com/property/muir-apartments/">http://redoakmanagement.com/property/muir-apartments/</a>	989-855-3140	Individuals, families		none	Yes

### **PEWAMO**

<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>
Countryside Apartments	<a href="mailto:petersburg@primemichigan.com">petersburg@primemichigan.com</a>	517-858-1155	Individuals 45 yrs. old+	Yes	\$40/adult	No

## **APARTMENT COMPLEXES (CONTINUED)**

### **PORTLAND**

<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>
Carriage House	<a href="http://www.carriagehouse-mrdapts.com">www.carriagehouse-mrdapts.com</a>	517-647-4910	Individuals, families	Yes	\$35/adult	No
Edgemont Apartments	<a href="http://rentlinx.kmgprestige.com/240-Charlotte-Hwy-Portland-MI-48875">http://rentlinx.kmgprestige.com/240-Charlotte-Hwy-Portland-MI-48875</a>	517-647-2371	Elderly (62+), disabled (18+)	Yes	\$15/adult	Yes
Golden Bridge Manor	<a href="http://www.facebook.com/golden.bridge.161">www.facebook.com/golden.bridge.161</a>		Seniors 55+	Yes		
Parker's Landing	<a href="https://promo.parkerslandingapartments.com/#/">https://promo.parkerslandingapartments.com/#/</a>	517-649-5175	Individuals, families	No	\$60 1st adult, \$30 each addtl adult	
Portland Apartments	<a href="http://www.portland-mrdapts.com">www.portland-mrdapts.com</a>	517-647-4970	Individuals, families	Yes	\$35	Yes
Portland School Apartments	<a href="https://portlandschool.wodagroup.com">https://portlandschool.wodagroup.com</a>	517-732-4645	Individuals, families	Yes		Yes

### **SARANAC**

<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>
Lakewood Apartments		616-642-6830	Individuals, families	Yes	\$15/adult	Yes
Saranac Gardens Apartments	<a href="mailto:petersburg@primemichigan.com">petersburg@primemichigan.com</a>	517-858-1155	Individuals, families	Yes	\$40/adult	No

## MOBILE/MANUFACTURED HOME COMMUNITIES

MOBILE/MANUFACTURED HOME COMMUNITY	PHONE	ADDRESS	CITY	WEBSITE/EMAIL	TYPE	ADDITIONAL INFORMATION
<b>Canterbury Estates - Yes Communities</b>	(616) 527-0101	360 E tuttle Rd	Ionia	<a href="http://www.yescommunities.com/canterbury-estates">www.yescommunities.com/canterbury-estates</a>	Lots & Homes	Pets allowed with restrictions & fees, application fee may apply.
<b>Evergreen MHC</b>	(616) 527-2231	2096 N State Rd	Ionia		Lots & Homes	Pets allowed with restrictions & fees, application fee may apply, may accept housing vouchers
<b>Hidden Valley Community</b>	(616) 527-4407	3856 E Stage Rd	Ionia	<a href="http://www.hiddenvalleycommunity.com">www.hiddenvalleycommunity.com</a>	Lots ONLY, or lease-to-own	email <a href="mailto:info@hiddenvalleycommunity.com">info@hiddenvalleycommunity.com</a> for more information
<b>Lakewoods Estates Mobile Home Community</b>	(616) 374-5341	1615 Tupper Lake St	Lake odessa			
<b>Parkview Estates</b>	(517) 647-4151	299 Bristie St	Portland	<a href="https://parkview-estates-mobile-home-park.business.site">https://parkview-estates-mobile-home-park.business.site</a>	Lots ONLY	or call 517-712-4833. Pets allowed with restrictions & fees, No application fee
<b>Pine Haven Estates</b>	(989) 593-3630	10400 E Pewamo Rd	Pewamo		Lots ONLY	Occasional home rental, pets allowed with restrictions & fees, no application fee
<b>Sherwood Forest</b>	(616) 523-3875	1133 Yeomans St	Ionia	<a href="https://cambiomhc.com/our-communities/sherwood-forest/">https://cambiomhc.com/our-communities/sherwood-forest/</a>	Lots ONLY	Senior community (55+ yrs old), Lease-to-own may be available, pets allowed with restrictions & fees, application fee may apply
<b>Sunset Ridge MHP</b>	(517) 647-7017	7204 E Grand River Ave	Portland	<a href="http://www.suncommunities.com/community/sunset-ridge">www.suncommunities.com/community/sunset-ridge</a>	Lots & Homes	Pets allowed with restrictions & fees, Application fee applies, no housing vouchers accepted
<b>Sunset View MHP</b>	(517) 647-7591	926 Hill St	Portland		Lots & Homes	Pets allowed with restrictions & fees, Application fee applies (\$30/adult)
<b>Wellington Estates MHP</b>	(616) 794-0831	1527 W State St	Belding	<a href="http://www.wellingtonestatescommunity.com">www.wellingtonestatescommunity.com</a>	Lots ONLY	Pets allowed with restrictions & fees, no housing vouchers accepted, application fee applies

## **LANDLORDS/PROPERTY MANAGEMENT COMPANIES**

<b>LANDLORD/PROPERTY MANAGEMENT COMPANY</b>	<b>PHONE</b>	<b>WEBSITE/EMAIL</b>	<b>AREA(S) COVERED</b>	<b>UNIT TYPES</b>	<b>PETS? W/ REST &amp; FEES</b>	<b>HOUSING VOUCHERS ACCEPTED</b>	<b>APPLICATION FEE</b>
Appleland Realty Group	616-754-3100	applelandrealtygroup.com	Belding, Carson City, Greenville	Apts & houses	Varies by property	Varies by property	\$40/adult
DCH Properties	616-302-5533	www.lookinsidehome.com	Crystal, Greenville	Apts & houses	Varies by property		
Lilac Lanes Properties	989-493-1222		Ionia & Montcalm Counties	Apts & houses	Yes	No	
Michigan Home & Land	989-352-8314	clarks.auto1@gmail.com	Lakeview	Individual, family, multi-family	No	Yes	None
Northgate Properties LLC	616-794-0561		Belding, Greenville	Apts, duplexes	No	Possibly	None
On The Mark Companies	616-293-9867	www.onthemarkcompanies.com	Montcalm County	Apts & houses	Possibly	Yes	
Rydan Investments	616-243-9352	dholwalsh@yahoo.com	Greenville	Apts & houses	Yes	No	Yes, Unknown \$
Small Town Rentals	231-937-5888		Amble, Coral, Howard City	Apts, duplexes, houses	Yes	Yes	None
Winfield Real Estate LLC	616-304-3056		Montcalm County				
Wisinski Proper	616-460-0628		Belding, Greenville, Ionia	Apts & houses	Yes	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](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 or call 1-844-275-9211 (any county)

## Michigan Department Health and Human Services (MDHHS)

(855) 275-6424

333 S Grand Ave, Lansing, MI 48909

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

- ◆ Visit [www.michigan.gov/mibridges](http://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)**

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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

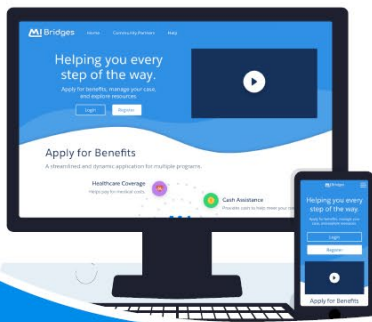
Chat 9a-5p, M-F [www.hwmuw.org/211](http://www.hwmuw.org/211)

**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

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.