

HOUSING RESOURCE GUIDE



Isabella County

Online version available at
www.8cap.org



(Last Updated: July 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



Isabella Satellite Office

1114 W High Street, Mt. Pleasant, MI 48858

Phone: (616) 754-9315

Fax: (616) 754-9310

Administrative Office

5827 Orleans Road, Orleans, MI 48865

Phone: (616) 754-9315

Fax: (616) 754-9310

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

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

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, 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 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>SHELTER NAME</u>	<u>CITY</u>	<u>PHONE #</u>	<u>SHELTER TYPE</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

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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/>

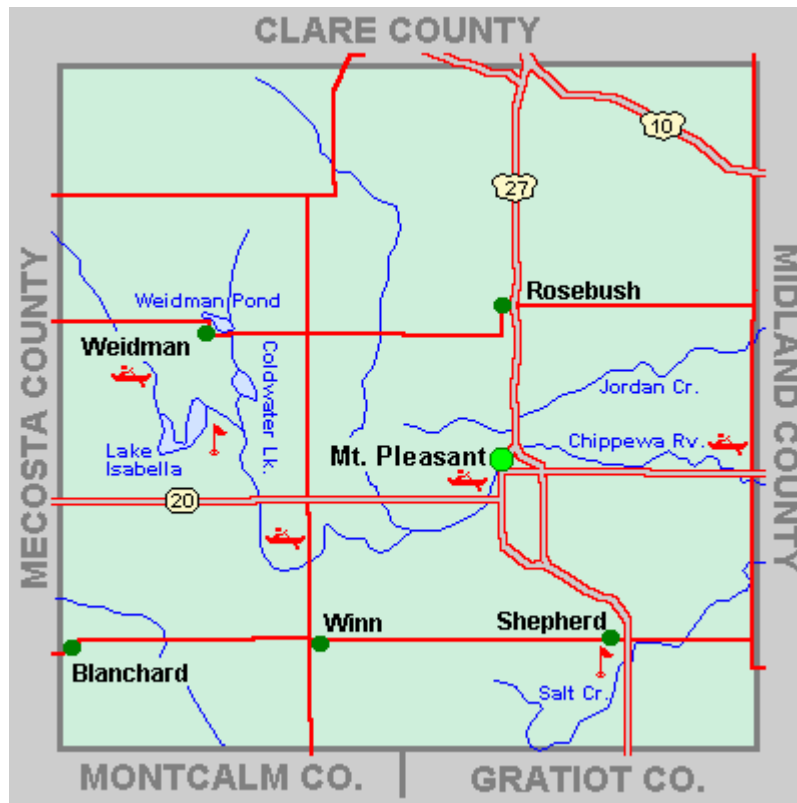
<https://grandrapids.craigslist.org/>

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

<https://www.michiganhousinglocator.com>

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

ISABELLA COUNTY – LOCAL CITIES & ZIP CODES



Isabella County

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

Not sure of your county? Live on a county line? Visit 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)
- ◆ 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 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

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.

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).

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
LIVING ROOM		
DOOR (INCLUDING LOCKS):		
WINDOWS:		
CARPET OR FLOOR:		
WALLS:		
CEILING:		
LIGHTS & SWITCHES:		
OTHER:		
DINING ROOM		
WINDOWS:		
CARPET OR FLOOR:		
WALLS:		
CEILING:		
LIGHTS & SWITCHES:		
OTHER:		
HALLWAY		
FLOOR:		
WALLS:		
CEILING:		
OTHER:		
KITCHEN		
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
BEDROOM		
DOOR:		
WINDOWS:		
CARPET OR FLOOR:		
WALLS:		
CEILING:		
LIGHTS & SWITCHES:		
CLOSET:		
OTHER:		

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

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

	BEGINNING CONDITION	ENDING CONDITION
BATHROOM		
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	Use this if rental unit is furnished; check condition of items and number present.	
KITCHEN CHAIRS:		
TABLES:		
END TABLES:		
LOUNGE CHAIRS:		
SOFAS:		
LAMPS:		
DESKS:		
DESK CHAIRS:		
BOOKCASES:		
MATTRESSES:		
DRESSERS:		
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.



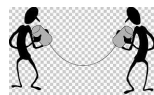
Be friendly: Kindness goes a long way. You don't have to build a friendship with your landlord or your neighbors but acknowledging them with a smile and a "hello" is a small gesture that can make a big difference in how they view you as a tenant.



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)**

Mt. Pleasant Housing Commission

(989) 773-3784

1 W Mosher St, Mt. Pleasant, MI 48858

www.mtphousing.org

- ◆ Low-Income & income-based (subsidized) Public Housing in Mt. Pleasant
- ◆ Section 8 Voucher Program for all of Isabella County
- ◆ Income restrictions apply, based on income
- ◆ Individuals, families, elderly (50+), and disabled (any age) housing available
- ◆ Applications available in person, by email (info@mphcstaff.org), or mail. Please stop in or call to get one.

APARTMENT COMPLEXES

MT. PLEASANT

APARTMENT COMPLEX	WEBSITE/EMAIL	PHONE	CLIENTELE	VOUCHERS ACCEPTED	APPLICATION FEE	May Have Income-based units
1820 SOUTH Apartments	www.1820southapts.com	989-546-4274	Individuals, families	Unknown	\$60 1st adult, \$25 each add'l	No
Apartment Management Group (AMG)	amghousing.com	989-773-3890	Individuals, families, students	No	\$25/adult	No
Arboretum Apartments	arboretumapartmentsmtpleasant.com	989-775-3200	Individuals, families	No		
Cambridge Terrace Apartments	www.chargerpropertiesmi.com/cambridge	989-772-9064	Individuals, families	Yes		No
Canterbury East Apartments	canterburyeast.com	989-772-1954	Individuals, families	No	\$50/adult	No
Chase Run Apartments	www.facebook.com/chaserunapartmentsmtpleasant	989-772-7029	Individuals, families	Yes	\$30/adult	
Copper Beach Townhomes	copperbeech-mtpleasant.com	989-779-8300	Students	No		No
Cranbrook Terrace	www.lockwoodcommunities.com/apartment-search/cranbrook-terrace	989-773-5075	55+	Yes		

APARTMENT COMPLEXES (CONTINUED)

MT. PLEASANT

APARTMENT COMPLEX	WEBSITE/EMAIL	PHONE	CLIENTELE	VOUCHERS ACCEPTED	APPLICATION FEE	May Have Income- based units
Dover Court	www.facebook.com/dovercourtapartmentsmtpleasant	989-772-7725	55+	Yes	\$25/adult	Yes
(The) Forum Apartments	princetonmanagement.com/communities/the-forum-apartments	989-772-5252	individuals, students	No	\$35/adult	No
Immanuel Village	www.samaritas.org/AffordableLiving/Locations/MountPleasant	989-773-7274	62+, mobility-impaired (any age)	No		Yes
Listening Ear Crisis Center	www.listeningear.com/rental-housing	989-775-1515	Individuals, families	Yes	\$35/adult	Yes
Northwinds Apartments		989-775-7180	Individuals, families	Yes		
Oak Tree Village	princetonmanagement.com/communities/oak-tree-village-apartments	989-773-3625	Individuals, families	Yes	\$35/adult	Yes
Oxford Row I Apartments	oxfordrowapts.com	989-772-0883	Individuals, families	Yes	\$50/adult	Yes
Oxford Row II Apartments	oxfordrowapts.com	989-772-0883	Individuals, families	No	none	Yes

APARTMENT COMPLEXES (CONTINUED)

MT. PLEASANT

APARTMENT COMPLEX	WEBSITE/EMAIL	PHONE	CLIENTELE	VOUCHERS ACCEPTED	APPLICATION FEE	May Have Income- based units
Springbrook Townhomes & II	www.lockwoodcommunities.com/apartment-search/springbrook-townhomes	989-772-5840	Individuals, families	Yes	\$35/adult	Yes
Stone Crest Apartments	www.stonecrestmtpleasant.com	989-546-7140	Individuals, families	No	\$60 1st adult, \$25 each add'l	
Tall Grass Apartments	www.tallgrassapts.com	989-779-7900	Individuals, families, students			No
The Edge At 1815	www.theedgeat1815.com	989-546-7039	Students	No	\$25/adult	No
(The) Village at Bluegrass	princetonmanagement.com/communities/the-village-at-bluegrass	989-897-0102	Students	No	\$50/adult	No
Timber Creek Apartments	princetonmanagement.com/communities/timber-creek-apartments	989-773-3300	Individuals, families	No	\$35/adult	No
United Apartments	livewithunited.com	989-772-2222	Individuals, students	No	\$30/adult	No
Winchester Towers	https://www.winchestertowers.com/	989-773-4455	62+, disabled 18+	No	none	Yes

APARTMENT COMPLEXES (CONTINUED)

ROSEBUSH

APARTMENT COMPLEX	WEBSITE/EMAIL	PHONE	CLIENTELE	VOUCHERS ACCEPTED	APPLICATION FEE	May Have Income- based units
Rosebush Estates	www.rosebushapartments.com	989-433-2169	Individuals, families	Yes		Yes

SHEPHERD

NAME	WEBSITE/EMAIL	PHONE	CLIENTELE	VOUCHERS ACCEPTED	APPLICATION FEE	May Have Income- based units
Maple Leaf Apartments/Maple Leaf Village		989-294-1414	Individuals, families	Yes	\$25/adult	
Salt River Village II		989-828-7555	62+, disabled 18+	Yes	\$17	Yes

WEIDMAN

NAME	WEBSITE/EMAIL	PHONE	CLIENTELE	VOUCHERS ACCEPTED	APP FEE	Income- based units?
Sunset Village Apartments	americanpreferredmanagement.re ntlinx.com/3190-6Th-St-Weidman- MI-48893	616-942-6553	Individuals, families	No	\$10	Yes

	<u>MOBILE/MANUFACTURED HOME COMMUNITIES</u>					
MOBILE/MANUFACTURED HOME COMMUNITY	PHONE	ADDRESS	CITY	WEBSITE/EMAIL	RENTAL TYPE	ADDITIONAL INFORMATION
Broadway Acres	(989) 773-2830	5400 E Kay St	Mt Pleasant	n/a	Lots ONLY	Owner occupied.
Broomfield Valley Mobile Home Park	(989) 644-2650	3033 S Coldwater Rd	Mt Pleasant	n/a	Lots & Homes	
Country Place Park	(989) 433-2134	4151 E Jordan Rd	Mt Pleasant	n/a	Lots & Homes	No housing vouchers accepted, Pets allowed with restrictions & fees, Application fee \$25/adult
Crossings on Broadway	(989) 775-3495	5402 E Broadway	Mt Pleasant	www.crossingsonbroadway.com	Lots & Homes	pets welcome, \$50 application fee per household
Isabella Village Manufactured Home Community	(989) 773-1770	5232 E Broadway, #100	Mt Pleasant	www.goldfinchmgmt.com	Lots & Homes	No housing vouchers accepted, Pets allowed with restrictions & fees, Application fee \$30/adult
Mt. Pleasant Mobile Village	(989) 772-2442	505 S Bradley	Mt Pleasant	n/a		
Oakview Mobile Home Estates	(989) 772-6206	1800 E Jordan Rd	Mt Pleasant	n/a		

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
AllCohomes LLC	(989) 506-6054	www.allcohomes.managebuilding.com	Mt. Pleasant	Apartments & Houses	Yes	Unknown	\$25/App
Bomack Properties LLC	(989) 621-4980	www.mtbomack.com	Mt. Pleasant	Apartments & Houses	Unknown	Unknown	Unknown
Broadway Realty Properties	(989) 953-4210	www.rentwithbroadway.com	Mt. Pleasant	Apartments & Houses	Unknown	Unknown	\$40
Central Michigan Property Management	(989) 565-0225	Email: centralmipm@gmail.com	Isabella County	Multi-plex's	Yes, select units	Yes	\$35
Cherry Street Town Houses	(989) 546-3166		Mt. Pleasant	Townhouses	Yes	Yes	\$55
D & D Real Estate Investment LLC	(989) 205-4122	n/a	Mt. Pleasant	Apts & Townhouses	No	Yes	Unknown
Douglas Day Property Group	(989) 495-2556	www.rentmp.com	Isabella County	Varies	Yes-varies by property	possible on some units	\$35/Adult
Gemini Capital Management LLC email:kyle@geminiapitalmgt.com	(616) 843-1350	www.geminicapitalmgt.com	Mid-Michigan	Apartments & Houses	Yes-varies by property	No	\$45/Couple (app)
Henkel Apartments (Call or text or email mikehenkel@ymail.com for more information)	(989) 404-0000	www.henkelapartments.com	Mt. Pleasant	Apartments	Yes, select units	No	Unknown
John Goggan	(989) 289-1544	n/a	Weidman	4-plex	No	Yes	Unknown
LaBelle Realty	(989) 817-4935	www.labellerealty.net	Mt. Pleasant	Varies	Yes, most units	Unknown	Unknown
Lisa Curtiss	(989) 772-2358		Mt. Pleasant	Varies	Unknown	Yes	No
Motz Management	(989) 289-3879	www.motzmgmt.com	Mt. Pleasant	Varies	No	Unknown	No
Norm Curtiss (works with most backgrounds)	(989) 772-2358	n/a	Mt. Pleasant	Varies	Yes, select units	No	No
Olivieri-Homes/Management	(989) 773-2333	www.olivieri-homes.com	Mt. Pleasant	varies	Yes, select units	No	No

LANDLORDS/PROPERTY MANAGEMENT COMPANIES (continued)

Partlo Property Management	(989) 779-9886	www.partloproperty.com	Mt. Pleasant	Varies	Yes, select units	No	\$50, Co App \$20
RAM Property MGM LLC (Credit/background screeningscase by case basis-please inquire. Handicap accessible may be available at select units.)	(989) 400-0201	www.rentalsbyram.com	Isabella County	Varies	Yes, select units	No	No
Superior Management Systems LLC	(989) 463-6148	www.superiormgmtsys.com	Central, Eastern. Southern Michigan	Apartments, Townhomes, etc.	Yes-varies by property	Possibly - inquire	Per Adult

ADDITIONAL RESOURCES FOR HOUSING NEEDS

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

2-1-1 Referral & Resource Line

2-1-1

Michigan

www.mi211.org

- ◆ Resource Specialists available 24/7 via phone, text, or web (see 2-1-1 info page)
- ◆ For Gratiot & Isabella Counties dial 2-1-1 or 1-888-636-4211 or visit www.211nemichigan.org.
- ◆ From any County text your zip code to 898211 or call 1-844-275-9211

Listening Ear Crisis Center

(989) 772-2918

107 E Illinois St, PO Box 800, Mt. Pleasant MI 48804

www.listeningear.com

- ◆ **24-hour crisis services**, many programs/services available including:
 - **Runaway & Homeless Youth Program (RHYP)** & Transitional Living Program
 - **Prevention Demonstration Program (PDP)**: Serves youth ages 12–21 and their families who are housed but at risk of homelessness (e.g., eviction notice, unsafe housing). Offers case management and limited financial assistance (eligibility required) to help prevent homelessness.
- ◆ **Rental housing for individuals, families, & seniors with low income in Mt. Pleasant**
 - To be placed on the wait-list for housing, contact the **Property Manager** by phone, 989-775-1515 or email: propertymanager@listeningear.com

Michigan Department Health and Human Services (MDHHS)/MIBridges

(517) 241-3740

333 S Grand Ave, Lansing, MI 48909

www.michigan.gov/mdhhs

- ◆ Visit www.michigan.gov/mibridges to apply or contact your local office below (MI Bridges Help Desk 1-844-799-9876).
- ◆ **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

MSU Extension

(989) 317-4079

200 N Main St, 3rd Floor, Room 340, Mt. Pleasant, MI 48858

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

- ◆ 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 descendant, 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)**

Community Rebuilders - HOPWA

(616) 458-5102

1120 Monroe Ave, NW, Grand Rapids, MI 49503

www.communityrebuilders.org

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

Lansing Area Aids Network

(517) 394-3719

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

www.laanonline.org

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

Sacred Heart Rehabilitation Center, Inc.

(989) 776-6000 Ext. 6516

301 E Genesee, Saginaw, MI, 48607

www.sacredheartcenter.com

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

ADDITIONAL RESOURCES FOR HOUSING NEEDS – Legal Help

Gratiot, Ionia, Isabella, & Montcalm Counties

Elder Law of Michigan

(866) 400-9164

Lansing, MI

www.elderlawofmi.org

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

Legal Services of Eastern Michigan (Gratiot & Isabella Counties)

(800) 322-4512

320 S Washington, Third Floor, Saginaw, MI 48607

www.lsem-mi.org

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

Legal Aid of Western Michigan (Ionia & Montcalm Counties)

(616) 774-0672

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

www.lawestmi.org

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

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

Cases accepted include:

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

Michigan Legal Help

www.michiganlegalhelp.org

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

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

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

Gratiot & Isabella Counties ONLY

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

Text available 24/7

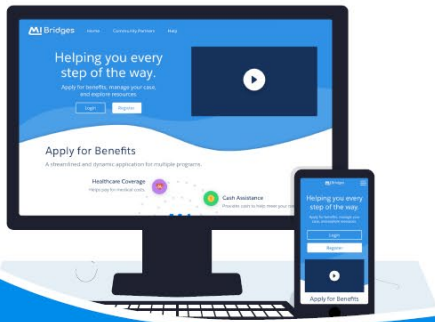
Chat 9a-5p, M-F www.hwmuw.org/211

Ionia & Montcalm Counties ONLY

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

Text available 24/7

Chat 24/7, www.211nemichigan.org



MI Bridges

Using MI Bridges You Can...



Apply for Benefits using a simplified and easy to understand application



Explore resources and save them to your MI Bridges profile



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



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.

FAIR HOUSING COMPLAINT PROCESS



WHERE TO DIRECT MSHDA FAIR HOUSING POLICY & PROGRAM COMPLAINTS?

MSHDA staff may direct
complaints to:

HAYWOOD EDWARDS
Strategist, Inclusion Specialist
517-241-6573
EdwardsH3@michigan.gov

KARA HART-NEGRICH
Staff Attorney
517-335-2273
HartNegrichK@michigan.gov

KATHY QUIGLEY
Paralegal
517-335-2134
QuigleyK@michigan.gov

WHAT IS FAIR HOUSING?

Title VIII of the U.S. Civil Rights Act, commonly known as the "Fair Housing Act" prohibits discrimination in the sale, rental, purchase, leasing, financing and/or advertising of housing based upon race, color, religion, sex (including pregnancy and sexual harassment), national origin, familial status and disability. Michigan's Elliott-Larsen Civil Rights Act also prohibits housing discrimination based on age and marital status. Further restrictions may also be imposed by municipalities pursuant to local ordinance.

WHO CAN FILE A FAIR HOUSING COMPLAINT?

Anyone! Fair housing complaints can be filed by any entity, including individuals and community organizations. The person or organization filing the complaint is known as the Complainant. The Respondent is the person or entity against whom the fair housing complaint is filed.

WHAT IS MSHDA'S PROCESS FOR HANDLING FAIR HOUSING COMPLAINTS?

The Legal Affairs Division of the Michigan State Housing Development Authority (MSHDA or the Authority) provides legal counsel to the Authority and its employees acting in the capacity of their duties only; consequently, the Authority's Legal Affairs Division is unable to provide

legal advice to third parties. A variety of legal resources are available for individuals seeking legal counsel, and the State Bar of Michigan maintains an online Lawyer Search at IRS.michbar.org/Find-a-Lawyer.

If the Complainant believes that they are the victim of unlawful discrimination, the Complainant may contact the Michigan Department of Civil Rights (MDCR), U.S. Department of Housing and Urban Development (HUD), or their local Fair Housing Center to file a complaint. A map is provided below with agencies' contact information for filing a complaint.

If the Complainant lives in a MSHDA financed development, is applying to live in a MSHDA financed development or otherwise participates in a MSHDA program and believes that they are the victim of housing discrimination, they may contact Kara Hart-Negrich at 517-335-2273 or email her at HartNegrichK@michigan.gov.

WHERE SHOULD INDIVIDUALS BE DIRECTED IF THEY HAVE FAIR HOUSING QUESTIONS?

Individuals with fair housing questions should be directed to their local Fair Housing Center, MDCR, HUD or seek private legal counsel. Entities doing business with MSHDA who have project or program related questions should direct questions to their MSHDA contact.

U.S. Department of Housing and Urban Development (HUD)
800-669-9777
www.hud.gov

Michigan Department of Civil Rights (MDCR)
800-482-3604
www.michigan.gov/mdcr

- Fair Housing Center of West Michigan
20 Hall Street SE, Grand Rapids, MI 49507
616-451-2980 | 866-389-FAIR (3247)
www.fhwm.org
- Legal Services of Eastern Michigan
436 Saginaw Street #101, Flint, MI 48502
800-322-4512
www.lsem-mi.org
- Fair Housing Center of Southwest Michigan
405 W. Michigan Avenue, Kalamazoo, MI 49007
269-276-9100 | 866-637-0733
www.fhcswm.org
- Fair Housing Center of Southeast-Mid Michigan
P.O. Box 7825, Ann Arbor, MI 48107
877-979-FAIR (3247)
www.fhcmichigan.org
- Fair Housing Center of Metro-Detroit
5555 Conner Street, Suite 2244, Detroit, MI 48213
313-579-FAIR (3247)
www.fairhousingdetroit.org

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

Fair Housing Center of Southwest Michigan

405 W Michigan Avenue
Kalamazoo, MI 49007
Toll Free: 1-866-637-0733
info@fhcswm.org
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
www.fhcmichigan.org

NOTES

This image shows a full page of blank white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, providing a template for writing or drawing. There are no margins, text, or other markings present.