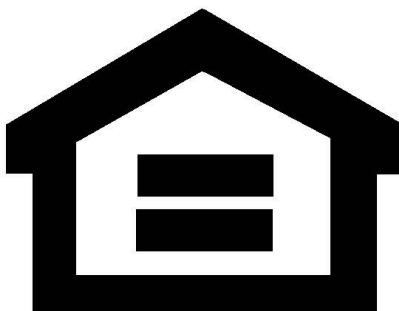


EightCAP, Inc.

Residential Rental Directory



**EQUAL HOUSING
OPPORTUNITY**

Gratiot County

(Last Updated: January 2023)

... a Community Action Agency

Gratiot Satellite Office

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

Phone: (616) 754-9315

Fax: (616) 754-9310

Administrative Office

5827 Orleans Road, Orleans, MI 48865

Phone: (616) 754-9315

Fax: (616) 754-9310

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

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

Online version available at

www.8cap.org



Are you currently in need of shelter or housing?

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

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

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

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

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

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

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

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

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

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

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

INTRODUCTION

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

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

EMERGENCY SHELTER INFORMATION

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

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

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

QUICK FIND INDEX

| | |
|--|----|
| Housing Hotline Information | 2 |
| Introduction & Emergency Shelter Information | 3 |
| Local Cities by County & Zip Codes | 5 |
| Housing Voucher/Section 8 Program Information | 6 |
| Public Housing Authorities/Agencies (PHA's)..... | 8 |
| Apartment Complexes (by City) | 9 |
| Mobile/Manufactured Home Communities | 15 |
| Landlords/Property Management Companies | 16 |
| Additional Resources for Housing Needs (including HOPWA, legal, MDDHS/2-1-1/SER/MIBridges) | 17 |
| Equal Access Information | 23 |
| Fair Housing Agents | 24 |

Additional Links for Rental Search

<http://gcherald.com/> (Gratiot County Herald)

<https://www.themorningsun.com/> (The Morning Sun)

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

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

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

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

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

Local Cities by County & Zip Codes

Gratiot County

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

Isabella County

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

Other Local Cities/Counties

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

Montcalm County

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

Ionia County

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

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

Housing Vouchers/Rental Assistance Information

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

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

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

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

Housing Choice Voucher (HCV)/Section 8 Program


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

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

MAINSTREAM VOUCHER PROGRAM

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

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

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

Housing Vouchers/Rental Assistance Information (continued)

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

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

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

Community Management Associates (CMA)

1-877-796-8883

staff@cma-inc.org

Privately Owned Subsidized Housing

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

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

HUD-Veterans Affairs Supportive Housing (HUD-VASH)

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

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

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

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

Alma Housing Commission

(989) 463-4200

400 E Warwick Dr, Alma, MI 48801

www.myalma.org/housing-commission.php

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

St. Louis Housing Commission

(989) 681-5100

308 S Delaware St, St. Louis, MI 48880

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

APARTMENT COMPLEXES

Alma

Alma Apartments

(989) 435-9349

240 Windsor St, A-1, Alma, MI 48801

<https://primepropertiesmgt.rentlinx.com>

- ◆ Individual & family housing
- ◆ 1-2 bedrooms
- ◆ Section 8/Housing Choice Vouchers accepted
- ◆ No pets allowed
- ◆ Application fee-\$30/adult
- ◆ Credit & background screenings-No drug charges and no domestic violence charges accepted
- ◆ Handicap accessible/ Barrier-free may be available

Countryside (I, II, III, IV) Apartments

(989) 466-5971

1346 Charles Ave, Alma, MI 48801

www.gldmanagement.com

- ◆ Individual & family housing - income & student restrictions apply (some low-income & tax-credit units)
- ◆ 1-3 bedrooms
- ◆ Section 8/Housing Choice Vouchers accepted
- ◆ Pets allowed with restrictions and fees
- ◆ No application fee
- ◆ Credit & background screenings- some criminal history accepted
- ◆ Handicap accessible/Barrier-free may be available

Heather Lane Apartments/Townhomes

(616) 835-3471

1589 Mary Ct, Alma, MI 48801

- ◆ Individual & family housing
- ◆ 2-3 bedrooms
- ◆ No Section 8/Housing Choice Vouchers accepted
- ◆ Pets allowed with restrictions and fees
- ◆ No application fee
- ◆ Credit & background screenings
- ◆ No handicap accessibility
- ◆ Call or text

Alma (continued)

Pine River Apartments

(989) 285-1184

502 N River Ave, Alma, MI 48801

www.pineriverapartments.com

- ◆ Individual & family housing
- ◆ 1-2 bedrooms
- ◆ Section 8/Housing Choice Vouchers accepted
- ◆ Pets allowed with restrictions & fees
- ◆ Application fee-\$20/adult
- ◆ Credit & background screenings - No violent charges, no sexual offences, no DV, no evictions
- ◆ No handicap accessibilty

Pine Villa

(989) 463-5666

425 Warwick Dr, Alma, MI 48801

www.mrdapartments.com

- ◆ Income based individual, family, elderly (62+) & disabled (any age) housing
- ◆ 1-3 bedrooms
- ◆ No Section 8/Housing Choice Vouchers accepted
- ◆ Pets allowed with restrictions & fees in elderly/disabled housing - Service animals only for Individual/family housing
- ◆ No application fee
- ◆ Credit & background screenings - some criminal history accepted
- ◆ Handicap accessible/Barrier-free may be available

Pine Winds I & II Apartments

(989) 463-2586

1050 Bridge St, Alma, MI 48801

www.mrdapartments.com

- ◆ Income based individual & family housing
- ◆ 1-2 bedrooms
- ◆ Section 8/Housing Choice Vouchers accepted (on select units)
- ◆ Service animals only
- ◆ Application fee-\$13/adult
- ◆ Credit & background screenings - some criminal history accepted
- ◆ Handicap accessible/Barrier-free may be available

Alma (continued)

Scottish Pines Senior Apartments

(989) 466-5000

1575 Pine Ave, Alma, MI 48801

www.gldmanagement.com

- ◆ Income based elderly (62+) & disabled (any age) housing
- ◆ 1-2 bedrooms
- ◆ Section 8/Housing Choice Vouchers accepted
- ◆ Pets allowed with restrictions & fees
- ◆ No application fee
- ◆ Credit & background screenings
- ◆ Handicap accessible/ Barrier-free may be available

Breckenridge

Pinestead Place

(989) 842-5805

224 Pine St, Breckenridge, MI 48615

www.kmgprestige.com

- ◆ Income based elderly (62+) & disabled (any age) housing
- ◆ 1-2 bedrooms
- ◆ No Section 8/Housing Choice Vouchers accepted
- ◆ Pets allowed with restrictions & deposit
- ◆ No application fee
- ◆ Credit & background screenings - some criminal history accepted
- ◆ Handicap accessible

Ithaca

Ithaca Apartments

(310) 266-1868

531 N Pine River St, Ithaca, MI 48847

- ◆ Individual & family housing
- ◆ 2 bedrooms
- ◆ No Section 8/Housing Choice Vouchers accepted
- ◆ Pets allowed
- ◆ Application fee-\$30/adult (due at time of screening/background check)
- ◆ Credit & background screenings

Ithaca (continued)

Ithaca I Apartments

(989) 875-7006

532 St. Johns St, Ithaca, MI 48847

www.kmgprestige.com

- ◆ Income based individual & family housing
- ◆ 2 bedrooms
- ◆ Section 8/Housing Choice Vouchers accepted
- ◆ No pets allowed
- ◆ Application fee-\$15/adult
- ◆ Credit & background screenings
- ◆ Handicap accessible/Barrier-free may be available

Park Colony Apartments

(989) 875-3873

935 E Arcada, Ithaca, MI 48847

www.kmgprestige.com

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

Pine River Meadows

(989) 307-4680

509 S Pine River St, Ithaca, MI 48847

www.mthmgt.com

- ◆ Low income elderly (62+) or disabled (any age) housing
- ◆ 1-2 bedrooms
- ◆ Section 8/Housing Choice Vouchers accepted
- ◆ Application fee-\$25/adult
- ◆ Pets allowed with restrictions & fees
- ◆ Credit & background screenings
- ◆ Handicap accessible/Barrier-free may be available

Ithaca (continued)

Union Square Apartments

(989) 875-3873

425 N Union St, Ithaca, MI 48847

www.kmgprestige.com

- ◆ Income based individual & family housing
- ◆ 1-2 bedrooms
- ◆ Section 8/Housing Choice Vouchers accepted
- ◆ Pets allowed with restrictions & fees
- ◆ Application fee
- ◆ Credit & background screenings - some criminal history accepted
- ◆ Handicap accessible/Barrier-free may be available

Perrinton

Perrinton Apartments

(517) 526-1291

404 S Robinson St, Perrinton, MI 48871

- ◆ Individual & family housing
- ◆ 1-2 bedrooms
- ◆ Section 8/Housing Choice Vouchers accepted
- ◆ Pets allowed with restrictions & fees
- ◆ No application fee
- ◆ Credit & background screening - some criminal history accepted
- ◆ Handicap accessible

St. Louis

Cambridge Woods

(989) 307-4680

203 Hidden oaks Dr, St Louis, MI 48880

www.mthmgt.com

- ◆ Low income individual & family housing
- ◆ 2-3 bedrooms
- ◆ Section 8/Housing Choice Vouchers accepted
- ◆ Pets allowed with restrictions & fees
- ◆ Application fee - \$25/per adult
- ◆ Credit & background screenings - some criminal history accepted (no CSC)
- ◆ Handicap accessible

St. Louis (continued)

Greenland Place

(989) 466-5000

129 Michigan Ave, St. Louis, MI 48880

www.gldmanagement.com

- ◆ Senior (55+) housing
- ◆ 1-2 bedrooms
- ◆ Section 8/Housing Choice Vouchers accepted
- ◆ Pets allowed with restrictions & fees
- ◆ No application fee
- ◆ Credit & background screenings

River View Place

(989) 466-5000

401 N Mill St, St. Louis, MI 48880

www.gldmanagement.com

- ◆ Income based senior (55+) housing
- ◆ 1-2 bedrooms
- ◆ Section 8/Housing Choice Vouchers accepted
- ◆ Pets allowed with restrictions & fees
- ◆ No application fee
- ◆ Credit & background screenings

Shepley Apartments

(989) 463-2586

711 Fairway Dr, St. Louis, MI 48880

www.mrdapartments.com

- ◆ Income based individual & family housing
- ◆ 1-2 bedrooms
- ◆ Section 8/Housing Choice Vouchers accepted (on select units)
- ◆ Service animals only
- ◆ Application fee - \$13/adult
- ◆ Credit & background screenings - some criminal history accepted

MOBILE/MANUFACTURED HOME COMMUNITIES

| MOBILE/MANUFACTURED HOME COMMUNITY | PHONE | ADDRESS | CITY | WEBSITE/EMAIL | TYPE | ADDITIONAL INFORMATION |
|--|----------------|----------------------------|--------------|---|--------------------|---|
| Breckenridge Manufactured Home Community | (989) 842-3393 | 452 Elm St, Lot#6 (office) | Breckenridge | n/a | Lot rental | Possible lease-to-own, Housing vouchers accepted on qualified units, Pets allowed with restrictions & fees, Application fee per adult (unless completed online) |
| Briarwood Manufactured Home Community | (989) 842-3393 | 315 Linwood Ave | Alma | n/a <div style="border: 1px solid black; padding: 5px; display: inline-block;">CLOSED</div> | Lot rental | Possible lease-to-own, Housing vouchers accepted on qualified units, Pets allowed with restrictions & fees, Application fee per adult (unless completed online) |
| Evergreen Village MHP | (989) 681-2953 | 21 Evergreen Dr | St. Louis | evergreenvillagemhc.com | Lot & home rentals | Application fee per adult |
| Meadow Lane Estates | (989) 875-4700 | 401 S St. John St | Ithaca | n/a | Lot & home rentals | Housing vouchers accepted, Pets allowed with restrictions & fees, No application fee |
| Meadows Mobile Home Park of Alma | (989) 463-5187 | 411 S Grover Ave | Alma | www.meadowsmhpalma.com | Purchases Only | Financing available for ALL credit types, No housing vouchers accepted, Pets allowed with restrictions & fees, Application fee per adult |
| Merlino's Timber Country Mobile Home Park | (989) 833-8088 | 10401 Monroe Rd | Elwell | n/a | Lot rental ONLY | Pets allowed with restrictions & fees, Application fee per household |
| Nesen's Countryside Inc | (989) 681-5505 | 600 Cheeseman | St Louis | n/a | Lot rental ONLY | Pets allowed, No application |
| Scotsdale Estates | (989) 463-3212 | 3382 Alma Dr | Alma | www.scotsdaleestates.com | Lot rental ONLY | Pets allowed with restrictions & fees, Application fee per adult |

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 |
|---|----------------|--|-------------------------------------|-----------------------------|------------------------|---------------------------|-------------------|
| 101 West Downie LLC | (434) 242-4619 | | Alma | Apartments | No | No | |
| Cornerstone Cottages LLC (Elderly friendly-across from Senior Center) | (989) 763-1333 | | Ithaca | Duplexes & Triplex | | Possibly - inquire | |
| Gemini Capital Management LLC (contact via phone or email: kyle@gemini-capitalmgt.com) | (616) 843-1350 | www.gemini-capitalmgt.com | Mid-Michigan | Apartments & Houses | Yes-varies by property | No | \$45/Couple (app) |
| 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 |
| New Horizons Property Management | (989) 760-1116 | www.centralmichiganhomes.com | Gratiot County | Apts, duplexes, houses | | Yes | \$20/Adult |
| SteleCorp (Contact Lesil Miller) | (989) 681-2660 | | Gratiot County | Apartments & houses | No | Yes | None |

ADDITIONAL RESOURCES FOR HOUSING NEEDS

Gratiot, Ionia, Isabella, & Montcalm Counties

2-1-1 Referral & Resource Line

2-1-1

Michigan

www.mi211.org

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

Michigan Department Health and Human Services (MDHHS)

(855) 275-6424

333 S Grand Ave, Lansing, MI 48909

www.michigan.gov/MDHHS

- ◆ Visit https://newmibridges.michigan.gov/s/isd-landing-page?language=en_US to apply or get to one of the offices below
- ◆ **Gratiot County: 201 Commerce Dr, Ithaca, MI 48847, (989) 875-5181**
- ◆ **Ionia County: 920 E Lincoln Ave, Ionia, MI 48846, (616) 527-5200**
- ◆ **Isabella County: 1919 Parkland Dr, Mt. Pleasant, MI 48858, (989) 772-8400**
- ◆ **Montcalm County: 609 N State St, Stanton, MI 48858, (989) 831-8400**

Gratiot Emergency Housing Corporation (GEHC)

(989) 466-0709

PO Box 611, Alma, MI 48801

www.gratiotemergencyhousingcorporation.com

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

Love, INC. (In The Name Of Christ)

(989) 681-8223

P.O. Box 151, Alma, MI 48801

www.loveincmidmichigan.com

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

ADDITIONAL RESOURCES FOR HOUSING NEEDS (Continued)

Gratiot, Ionia, Isabella, & Montcalm Counties

HOPWA SERVICE PROVIDERS (Housing Opportunities for Persons With Aids)

Community Rebuilders - HOPWA

(616) 458-5102

1120 Monroe Ave, NW, Grand Rapids, MI 49503

www.communityrebuilders.org

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

Lansing Area Aids Network

(517) 394-3719

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

www.laanonline.org

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

Sacred Heart Rehabilitation Center, Inc.

(989) 776-6000 Ext. 6516

301 E Genesee, Saginaw, MI, 48607

www.sacredheartcenter.com

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

ADDITIONAL RESOURCES FOR HOUSING NEEDS – Legal Help

Gratiot, Ionia, Isabella, & Montcalm Counties

Elder Law of Michigan

(866) 400-9164

Lansing, MI

www.elderlawofmi.org

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

Legal Services of Eastern Michigan (Gratiot & Isabella Counties)

(800) 322-4512

320 S Washington, Third Floor, Saginaw, MI 48607

www.lsem-mi.org

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

Legal Aid of Western Michigan (Ionia & Montcalm Counties)

(616) 774-0672

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

www.lawestmi.org

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

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

Cases accepted include:

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

Michigan Legal Help

www.michiganlegalhelp.org

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

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



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

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

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

Relocation Assistance

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

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

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

SER assistance may also be available for:

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

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

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

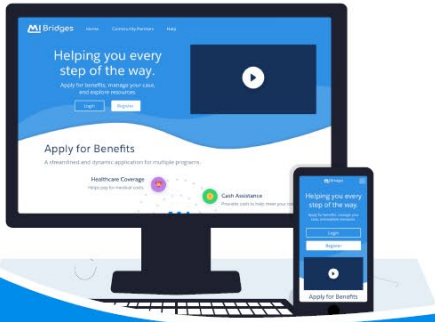
Chat 9a-5p, M-F www.hwmuw.org/211

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.

Michigan Fair Housing Agents

Fair Housing Center of West Michigan

20 Hall Street SE

Grand Rapids, MI 49507

Phone: 616-451-2980

Toll Free: 866-389-FAIR (3247)

Fax: 616-451-2657

Fair Housing Center of Southwest Michigan

405 W Michigan Avenue

Kalamazoo, MI 49007

Toll Free: 866-637-0733

Fair Housing Center of Southeast & Mid MI

P.O Box 7828

Ann Arbor, MI 48107

Toll Free: 877-979-FAIR (3247)

Fax: 734-340-6598

NOTES
