EightCAP, Inc.

Residential Rental Directory

Montcalm County 2020

… a Community Action Agency - Daniel Petersen, President

Montcalm Satellite Office
906 Oak Drive, Greenville, MI 48838
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)

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 **Housing & Homeless Hotline** at

1-866-754-9315 x 3335

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

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**, with the exception of holidays.

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

The Housing Hotline Specialist 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](http://www.8cap.org) and click on the Community Resource Directory for your county.

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. Call the Housing Hotline to learn of any programs that provide this assistance. Please note that demand for these services far exceeds the resources available.

**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. HOUSING PROGRAMS – EightCAP, Inc. Housing Programs assist low-income households with rental assistance, deposit assistance, emergency shelter, (hotel/motel vouchers) and limited utility payment assistance:

Through the Supportive Services for Veterans Families, services may include; rental assistance, deposit assistance, emergency shelter stays, moving costs, emergency housing services, transportation assistance, and limited car repair assistance. These services are available to low-income households, who have served at least one-day active duty and were discharged under any other circumstances than dishonorable.

The Rapid Rehousing Programs are available to literally homeless households, with or without children. This program may pay for up to 18 months of rental assistance and security deposit. It is an intensive case management program where clients work to address present barriers, develop skills to retain housing, and become self-sufficient.

EightCAP, Inc., as the Housing Assessment and Resource Agency (HARA) in the county, registers and places homeless households on the Housing Choice Voucher 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).

FAIR MARKET RENT (as of 10/01/2019)

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Additional Links for Rental Search

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

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

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

https://www.showmetherent.com/

https://www.facebook.com/marketplace

https://www.zillow.com/

https://grandrapids.craigslist.org/
**Rental Search Telephone Guide – Calling About a Rental Unit**

**REVIEW THIS GUIDE BEFORE YOU START MAKING CALLS**

**Directions:** This worksheet is designed to help you determine whether a unit would be appropriate for you and, if applicable, your family. The questions about screening are important because many landlords charge an application fee to screen for criminal history, credit history, and rental history. If you know in advance the “tolerance level” of the landlord (that is, whether the landlord will rent to people in your situation), you can decide if it would be worth paying the fee and applying for the apartment or house.

**TIPS TO HELP YOU WITH THE CALL**
- If possible, call from a quiet place so you can hear the landlord. It is also better if the landlord does not hear a lot of noise (like people yelling) in the background.
- Make sure to review the list of questions on the next page and write your answers down so you are prepared when you call the landlord. Be prepared, if asked about past issues with evictions or criminal records, to answer questions about your circumstances, explaining what changes you have made/are making to prevent similar problems again.
- Know when you can move.
- Write down the name of the person you talked to, their phone number, and the date you made the call in case you need to call back and ask more questions or to reschedule an appointment.
- Since you may have to contact several landlords to find housing, use the “Housing Search Tracking Worksheet” (below) to help you remember when you have scheduled an appointment to look at the unit, where you have submitted applications, and when and whom you need to follow up with about the unit.

**TELEPHONE SCRIPT**

“Hello, my name is _______. I’m looking for a (1, 2, 3, 4, 5) bedroom apartment/house for (this month, next month, two months from now). Do you have any available units? 

*If the landlord does not have any available units:* “Do you have any other properties with a vacancy?”

*If the landlord does have a vacancy, ask the following questions and be sure to write down the answers. If the landlord has two or more units, write down the answers for each unit.*

<table>
<thead>
<tr>
<th>Housing Search Tracking Worksheet</th>
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<tbody>
<tr>
<td><strong>Unit 1</strong></td>
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<tr>
<td><strong>Unit 2</strong></td>
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<tr>
<td><strong>Unit 3</strong></td>
</tr>
<tr>
<td>Apartment address</td>
</tr>
<tr>
<td>Date and time of appointment</td>
</tr>
<tr>
<td>Did you fill out an application?</td>
</tr>
<tr>
<td><em>If yes, when will the landlord be contacting you with a decision?</em></td>
</tr>
<tr>
<td>Did you get the apartment?</td>
</tr>
<tr>
<td><em>If yes, when is the move-in date?</em></td>
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<tr>
<td><em>If no, what was the reason provided?</em></td>
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<tr>
<td>Questions About the Unit</td>
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<tr>
<td>--------------------------</td>
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<tr>
<td>What is the address/location of the property?</td>
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<tr>
<td>What date is the unit available?</td>
</tr>
<tr>
<td>Do you charge an application fee?</td>
</tr>
<tr>
<td>If he/she says yes: How much?</td>
</tr>
<tr>
<td>What is the monthly rent?</td>
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<tr>
<td>How much is the security deposit?</td>
</tr>
<tr>
<td>What utilities would I pay?</td>
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<tr>
<td>Do you know approximately how much utilities for that unit cost each month?</td>
</tr>
<tr>
<td>How many people are allowed to live in the unit?</td>
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<tr>
<td>What is the minimum lease you require (how many months)?</td>
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<tr>
<td>Do you require me to have a certain income to rent the unit?</td>
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<tr>
<td>If he/she says yes: How much?</td>
</tr>
<tr>
<td>Are there laundry facilities on-site?</td>
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<tr>
<td>If he/she says no: Is there a laundromat nearby?</td>
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<tr>
<td>If you have Section 8/Housing Choice Voucher:</td>
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<tr>
<td>Do you accept Section 8/Housing Choice Vouchers?</td>
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<tr>
<td>If you’ve had credit problems, a criminal history or evictions:</td>
</tr>
<tr>
<td>Do you work with people who have had credit problems, criminal history or evictions in the past?</td>
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<tr>
<td>If you have pet(s):</td>
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<tr>
<td>What is your pet policy?</td>
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</tbody>
</table>
The landlord may ask you to explain the circumstances if you have bad credit, a criminal history, or prior evictions. They may want to know dates, places, and if you owe any money. The best response is to be truthful, take responsibility for your mistakes, and talk about what you are doing to make sure it never happens again. You may want to write some notes about your circumstances below to make sure you are prepared to answer the landlord’s questions.

________________________________________________________________________________________
________________________________________________________________________________________
________________________________________________________________________________________
________________________________________________________________________________________
________________________________________________________________________________________
________________________________________________________________________________________

Here are things that might show a landlord how you are improving your life:

☐ employed for ___ months/years
☐ going to school (or job training)
☐ working with a credit counselor
☐ paying off money you owe
☐ established a savings account
☐ taking classes on budgeting your money
☐ completed treatment and sober
☐ working with a social worker
☐ ended a bad relationship
☐ taking classes about being a better tenant

If the landlord is willing to work with you:

• Is it possible to set up a time to see the apartment? When? _________________________
• Can you give me directions from [where you are living/staying]?________________________
  ______________________________________________________________
  ______________________________________________________________
  ______________________________________________________________
• May I have your name again, in case I need to call you back? _________________________
• And what is the best number to reach you at? ______________________________________
• Additional notes: ______________________________________________________________
  ______________________________________________________________
  ______________________________________________________________
  ______________________________________________________________
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  ______________________________________________________________
RESPONSIBLE TENANT GUIDE

➢ READ YOUR LEASE
A lease is a binding legal agreement. Read your lease word by word and understand it. If you have any questions, ask the landlord.

➢ DO NOT CHANGE THE RULES
Follow the rules listed in the lease. Do not change these rules unless you get written permission from the landlord. Make sure to keep a copy if written permission is obtained.

➢ MAINTAIN PROPERTY IN GOOD ORDER
Keep the property in good order and inform the landlord when repairs are needed, allowing him/her or others access to your unit.

➢ SUBMIT ALL MAINTENANCE REQUESTS IN WRITING
Put all maintenance requests in writing and submit to the landlord. Make sure to keep a copy for yourself.

➢ ALLOW THE LANDLORD TO DO ROUTINE INSPECTIONS

➢ ACCIDENTAL DAMAGE
If accidental damage happens, report it to the landlord immediately.

➢ INFORM THE LANDLORD OF CHANGES
Inform the landlord if there are any changes of who is living at the property.

➢ LANDLORD APPROVAL IS NEEDED BEFORE GETTING PETS

➢ DO NOT RENT OUT (SUB-LEASE)
Do not rent out or sub-lease any part of the property without the landlord’s permission.

➢ DO UNTO OTHERS AS YOU WOULD HAVE DONE TO YOU
Be a respectful tenant and neighbor.

➢ BE AWARE OF NOISE LEVELS
Creating noise that is too loud to talk over will probably disturb others.

➢ STAY AWAY FROM ACTIVITIES THAT HARM THE PROPERTY, CAUSE NUISANCE, OR BREAK THE LAW

➢ RESPECT YOUR HOME
Keep your home clean and sanitary. This includes cleaning up dishes in a timely manner and taking out trash on a regular basis. If you have pets, pick up after them.

➢ ALWAYS KEEP FOOD PROPERLY STORED TO AVOID ATTRACTING INSECTS AND RODENTS

➢ “NO SMOKING” RESIDENCE
if you reside in a “no smoking” residence and you have been provided the rules related to no smoking, you will need to follow those rules or you will be breaking your lease agreement.

➢ PAY YOUR RENT ON TIME
Many leases have a “grace period” of a few days before a late fee is charged onto the monthly rent. After the grace period, late fees will be added to your monthly rent. Paying your rent on time not only saves you money but helps you maintain a trustworthy relationship with your landlord.

➢ GIVE PROPER NOTICE WHEN ENDING YOUR LEASE AGREEMENT AND CLEAN THE RENTAL UNIT
Check your lease for the required amount of notice needed by landlord. Leave the unit in the same, if not better condition than it was in when you moved in.
**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.”

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<td>CABINETS &amp; COUNTER:</td>
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* Remember! Be specific. Describe any conditions in detailed terms rather than saying “fine” or “acceptable.”

(State of Michigan Landlord-Tenant Act 1972, Section 554.608)
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<td>DRESSERS</td>
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**Signature of Tenant(s)**

**Address of Unit**

**Signature of Landlord**

**Landlord's Address**

**Phone Number (Landlord)**

**Date**

***Use additional pages as necessary for added rooms and notes***

"A Practical Guide for Tenants and Landlords"
### Local Cities by County & Zip Codes

#### Gratiot County
<table>
<thead>
<tr>
<th>City</th>
<th>Zip</th>
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<tbody>
<tr>
<td>Alma</td>
<td>48801</td>
</tr>
<tr>
<td>Ashley</td>
<td>48806</td>
</tr>
<tr>
<td>Bannister</td>
<td>48807*</td>
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<td>Breckenridge</td>
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<td>Middleton</td>
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<td>North Star</td>
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<td>Perrinton</td>
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<td>Riverdale</td>
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<td>Sumner</td>
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#### Isabella County
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<td>Blanchard</td>
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<tr>
<td>Mt. Pleasant (PO Box’s)</td>
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<td>Mt. Pleasant (CMU)</td>
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<td>Shepherd</td>
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<td>Weidman (Lake Isabella)</td>
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<td>Winn</td>
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#### Other Local Cities/Counties
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#### Montcalm County
<table>
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<td>Carson City</td>
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<td>Crystal</td>
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<td>Fenwick</td>
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<td>Gowen</td>
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<td>Greenville</td>
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<td>Howard City</td>
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<td>McBride</td>
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<td>Vestaburg</td>
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* Addresses for this city may be in more than one county
Housing Vouchers/Rental Assistance Information

HCV Project Based Voucher (PBV)/Public Housing
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 Reant (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.

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 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.
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.
PUBLIC HOUSING AUTHORITIES/AGENCIES

(PHA’s)

Greenville Housing Commission
308 Oak St, Greenville, MI 48838
(616) 754-7179
www.greenvillehousing.org

- Low-Income Public Housing (1-4 bedroom apartments & houses) in Greenville
- Section 8 Voucher Program for Greenville
- Income restrictions apply, based on income
- Elderly (62+), disabled (any age), individual & family housing available
- Credit, criminal, & background screenings
- Accept applications on-line ONLY, (follow the website shown above, works on any device capable of accessing the internet) Resources available at the office as well

Montcalm County Housing Commission
120 Mulberry St, Howard City, MI 49329
(231) 937-4241
www.montcohscomm.org

- Low-Income Public Housing (1-3 bedroom units) in Howard City
- Section 8 Voucher Program: Anyone can apply, voucher must be used in Ionia, Isabella, Montcalm Counties, or 30 mile radius of the agency office in Howard City
- Income restrictions apply, based on 30% of the household income
- Elderly (62+), disabled (any age), individual & family housing available
- Credit & background screenings
- Applications available by fax, mail, email or in person 24/7 in the lobby of Mulberry Estates
- Contact the office for more information
APARTMENT COMPLEXES

CARSON CITY

Carson City Senior Apartments
510 N Second St, Carson City, MI 48811
(989) 307-4680

- Income based elderly (62+) & disabled (any age) housing
- 1 bedroom
- Section 8/Housing Choice Vouchers accepted
- Credit & background screenings
- Application fee - $10/application
- Handicap accessible
- No public transportation

Carson Place Apartments
430 E Grove St, Carson City, MI 48811
(989) 584-3741

- Income based individual & family housing (100% rental assistance available)
- 2-3 bedrooms
- No section 8/Housing Choice Vouchers accepted
- No pets allowed (unless otherwise specified by doctor)
- Credit & background screenings-Some criminal history accepted
- No application fee
- Handicap accessible
- No public transportation

Linden Apartments
320 E Linden St, Carson City, MI 48811
(989) 584-3741

- Individual & family housing
- Rental assistance may be available (based on income)
- 1-2 bedrooms
- Section 8/Housing Choice Vouchers accepted on Fair Market Rate units only
- No pets allowed (unless otherwise specified by doctor)
- Credit & background screenings-Some criminal history accepted
- Application fee-$15/adult
- Handicap accessible
- No public transportation
CRYSTAL

Crystal Apartments
311 & 315 Smith St, Crystal, MI 48818
(517) 420-4949
www.genevainvestments.propertymanage.biz

- Individual & family housing
- 1-3 bedrooms
- Section 8/Housing Choice Vouchers accepted
- Credit & background screenings
- Handicap accessible
- No public transportation

EDMORE

Village Crossings
409 N First St, Edmore, MI 48829
(989) 427-2081
www.kmgprestige.com

- Individual & family housing, tax credit property, income guidelines apply
- 1-3 bedrooms
- Section 8/Housing Choice Vouchers accepted
- No pets allowed
- Credit & background screenings-Some criminal history accepted
- Application fee-$25/adult
- Handicap accessible
- No public transportation

GREENVILLE

Cambridge Court Apartments
305 S Walnut St, Greenville, MI 48838
(616) 754-0235
www.pkhousing.com

- Individual & family housing, rental assistance may be available
- 1-3 bedrooms
- Section 8/Housing Choice Vouchers accepted
- No pets allowed
- Credit & background screenings-Some criminal history accepted
- Application fee - $20/adult
- Handicap accessible
- Public transportation available
Century Place Apartments
1200 E Washington, Greenville, MI 48838
(616) 754-5948
www.kmgprestige.com

- Income based individual & family housing
- 1-2 bedrooms
- Section 8/Housing Choice Vouchers accepted
- Pets allowed with restrictions & fees (no dogs & Support/service animals only)
- Credit & background screenings-Some criminal history accepted
- Screening fee - $15/adult
- Handicap accessible
- Public transportation available

Fairway Glen I & II
719 Industrial Park Dr, Greenville, MI 48838
(517) 599-2167
www.mthmgt.com

- Individual & family housing
- 2-3 bedrooms
- Section 8/Housing Choice Vouchers accepted
- Pets allowed with restrictions & fees
- Credit & background screenings-Some criminal history accepted
- Application fee-$20/adult
- Handicap accessible
- Public transportation available

Greenbriar Apartments
1112 Wellington Ct, Apt #102, Greenville, MI 48838
(616) 754-7628
www.hopenetwork.org

- Income based individual & family housing
- 1-3 bedrooms
- No section 8/Housing Choice Vouchers accepted
- No pets allowed (Service animals only)
- Credit & background screenings-Some criminal history accepted
- No application fee
- Public transportation available
GREENVILLE (continued)

Hidden Pines Apartments  (616) 754-9605
1201 S Cedar St, Greenville, MI 48838  www.kmgprestige.com

- Income based family housing  
- 2-3 bedrooms  
- No section 8/Housing Choice Vouchers accepted  
- No pets allowed (some exceptions with approval)  
- Credit & background screenings  
- No application fee  
- Public transportation available

Lafayette Arms Apartments  (616) 894-8902
808-815 S Lafayette St & 809-815 S Clay St, Greenville, MI 48838

- Individual & family housing  
- 2 bedroom units with garage  
- Section 8/Housing Choice Vouchers accepted  
- No pets allowed  
- No credit screening; Background screening-Some criminal history accepted  
- No application fee  
- Public transportation available

Oakwood Apartments  (616) 262-0800
908 E Oak St, Greenville, MI 48838

- Individual & family housing  
- 2 bedrooms  
- Section 8/Housing Choice Vouchers accepted  
- No pets allowed  
- Application fee - $28.50 (for background/credit/criminal screening processing)  
- Public transportation available

Pine Knoll Apartments  (616) 754-8715
700 E Fairplains St, Greenville, MI 48838  www.fourmidable.com

- Income based elderly(62+) & disabled (any age) housing  
- 1 bedroom  
- Section 8/Housing Choice Vouchers accepted (on market-rent units only)  
- Pets allowed with restrictions & fees  
- Credit & background screenings-No felonies accepted  
- Application fee-$15/adult  
- Handicap accessible  
- Public transportation available
GREENVILLE (continued)

Pine Manor
1201 S Cedar St, Greenville, MI 48838
(616) 754-9605
www.kmgprestige.com

- Income based elderly (62+) & disabled (any age) housing (minimum rent & income restrictions)
- 1-2 bedrooms
- Section 8/Housing Choice Vouchers accepted
- Pets allowed with restrictions & fees
- Credit & background screenings
- Application fee - $15/adult
- Handicap accessible
- Public transportation available

River's Edge Apartments
718 N Hillcrest, Greenville, MI 48838
(616) 754-6169
www.kmgprestige.com

- Income based individual & family housing
- 2-3 bedrooms
- Section 8/Housing Choice Vouchers
- Pets allowed with restrictions & fees
- Credit & background screenings - Some criminal history accepted
- No application fee
- Public transportation available

HOWARD CITY

Shaw Lane Apartments
727 Shaw St, PO Box 247, Howard City, MI 49329
(231) 937-5886
www.kmgprestige.com

- Income based individual & family housing
- 1-3 bedrooms
- Section 8/Housing Choice Vouchers accepted
- No pets allowed
- Credit & background screenings - No felonies accepted (can appeal)
- Application fee
- Handicap accessible
- No public transportation
HOWARD CITY (continued)

Tamarack Creek Apartments (231) 937-5069
710 W Edgerton, Howard City, MI 49329
www.stratfordgroupltd.com

- Very low/Low income Elderly (62+) & disabled (any age) housing (rent based on income or rental assistance may be available)
- 1 bedrooms
- Section 8/Housing Choice Vouchers accepted
- Pets allowed with restrictions & fees
- Credit & background screenings-No felonies accepted
- No application fee
- Handicap accessible
- No public transportation

LAKEVIEW

Cloverlane Apartments (989) 352-5051
208 Cloverlane, Lakeview, MI 48850
www.kmgprestige.com

- Income based individual & family housing
- 1-2 bedrooms
- No Section 8/Housing Choice Vouchers accepted
- No pets allowed
- Credit & background screenings-No felonies accepted
- Application fee-$15/adult
- Handicap accessible
- No public transportation

SHERIDAN

Sheridan Apartments (517) 420-4949
421 & 423 Balderson, Sheridan, MI 48884
www.genevainvestments.propertymanage.biz

- Individual & family housing
- 1-3 bedrooms
- No section 8/Housing Choice Vouchers accepted
- Credit & background screenings
- Handicap accessible
- No public transportation
Mainville Apartments  
(989) 831-5455  
650 W Main St, Stanton, MI 48888  
www.kmgprestige.com

- Income based individual & family housing
- 1-2 bedrooms
- No pet section 8/Housing Choice Vouchers accepted
- Pets allowed (Service animals only)
- Credit & background screenings
- Application fee-$15/adult
- Handicap accessible
- No public transportation

Sunshine Canyon  
(989) 831-5455  
650 W Main St, Stanton, MI 48888  
www.kmgprestige.com

- Income based individual & family housing
- 2-3 bedrooms
- No section 8/Housing Choice Vouchers accepted
- Pets allowed (Service animals only)
- Credit & background screenings
- No application fee
- Handicap accessible
- No public transportation
Creekview Mobile Home Park  
400 N Walnut St, Greenville, MI 48838
- Owner occupied-Lot rental only
- Senior (55+) Community
- Application fee-$50/person
- Public transportation available

Edmore Mobile Home Park  
525 W Gilson St, Edmore, MI 48829
- No public transportation

Greenbriar Estates Mobile Home Park  
11345 SW Greenville Rd, Greenville, MI 48838  
www.discoverpropertiesllc.com
- Owner occupied-Lot rental only
- Application fee - $35/adult
- Public transportation available

Lakeside Mobile Home Community  
12205 Hart St NE, Greenville, MI 48838  
www.lakesidevillage55plus.com
- Owner occupied-Lot rental only
- Senior (55+) Community
- No public transportation available

Pondview Estates MHC  
621 N Walnut St, #30, Greenville, MI 48838  
www.pondviewestatesmhc.com
- Mobile Home & lot rentals (mainly owner-occupied)
- Application fee may apply – contact manager
- Pets allowed with restrictions & fees
- Section 8/Housing Choice Vouchers accepted
- Credit & background screenings
- Public transportation available
Stanton Mobile Home Park
402 Marjorie Dr, Stanton, MI 48888

- Public transportation not available

Tamarack Pines Estates, Ltd
9555 Maple Hill Rd, Howard City, MI 49329

- Mobile Home & lot rentals
- No section 8/Housing Choice Vouchers accepted
- Pets allowed with restrictions & fees
- Public transportation not available

Village Trails Mobile Home Park
518 Hickory Ln, Howard City, MI 49329

- Owner occupied-Lot rental only
- Pets allowed with restrictions & fees
- Application fee-please inquire (specials often)
PRIVATE LANDLORDS/PROPERTY MANAGERS

Appleland Realty  
(616) 754-3100  
108 S Lafayette St, Greenville, MI 48838  
www.applelandrealty.com

♦ Apartments & Houses in Belding, Greenville, Carson City & surrounding areas  
♦ Section 8/Housing Choice Vouchers accepted on some properties  
♦ Application Fee - $25/adult (application available online)  
♦ Public transportaion may be available at some properties

DCH Properties  
(616) 754-7665  
5976 S Greenville Rd, Box 341, Greenville, MI 48838  
www.lookinsidehome.com

♦ Apartments & Houses in Crystal, Greenville, & surrounding areas  
♦ 1-5 bedrooms  
♦ Text 616-302-5533 for more information  
♦ Public transportaion may be available at some properties

Lilac Lanes Properties  
(989) 493-1222  
Sheridan, MI 48884

♦ Apartments & Houses in Ionia & Montcalm Counties  
♦ 1-3+ bedrooms  
♦ No section 8/Housing Choice Vouchers accepted  
♦ Pets allowed with restrictions & fees, at most properties (maximum 2)  
♦ Public transportaion may be available at some properties

Michigan Home & Land  
(989) 352-8314  
PO Box 262, Lakeview, MI 48850  
email: clarks.auto1@gmail.com

♦ Individual, family, & multi-family housing in Lakeview area  
♦ Section 8/Housing Choice Vouchers accepted  
♦ No pets allowed  
♦ No application fee  
♦ Background, credit, & criminal screenings

Northgate Properties LLC  
(616) 794-0561  
911 W Belding Rd, Belding, MI 48809

♦ Apartments & Duplexes in Belding & Greenville area  
♦ 1-2 bedrooms  
♦ Section 8/Housing Choice Vouchers possibly accepted  
♦ No pets allowed  
♦ Background screenings  
♦ No application fee
On The Mark Companies
3094 S Sheridan Rd, Sidney, MI 48885
(616) 293-9867
www.onthemarkcompanies.com

- Individual, family, & multi-family housing in Montcalm County
- 1-5 bedrooms
- Section 8/Housing Choice Vouchers accepted
- Pets negotiable with restrictions & fees (no cats)
- No application fee
- Credit & background screenings-Most criminal history accepted

Rydan Investments
Grand Rapids, MI 49516
(616) 243-9352
email: dholwalsh@yahoo.com

- Apartments & Houses in Greenville area
- Income requirements
- No section 8/Housing Choice Vouchers accepted
- Pets allowed with restrictions & fees, no cats or dogs
- Application fee
- Credit & background screenings-Some criminal history accepted

Small Town Rentals
5555 Amy School Rd, Howard City, MI 48829
(231) 937-5888

- Apartments, duplexes, houses in Amble, Coral, & Howard City areas
- 1-5 bedrooms
- Section 8/Housing Choice Vouchers accepted
- Pets allowed with restrictions/fees
- No application fee
- Credit & background screenings-Most criminal history accepted
- Some handicap accessible

Tickle Properties, LLC
2815 Michigan St NE, Suite D, Grand Rapids MI, 49506
(616) 425-5833
email: office@targetrealtymi.com

- Apartments & houses in Montcalm & Ionia Counties
- Pets allowed with restrictions & fees
- No application fee
PRIVATE LANDLORDS/PROPERTY MANAGERS

(continued)

Winfield Real Estate, LLC
(616) 304-3056
PO Box 8, Coral, MI 49322
♦ Rentals throughout Montcalm County

Wisinski Properties
(616) 460-0628
PO Box 51, Greenville, MI 48838
♦ Apartments & Houses in Belding, Greenville, & Ionia areas
♦ Section 8/Housing Choice Vouchers accepted
♦ Pets accepted with restrictions & fees
♦ Application fee - $40/adult
♦ Background/credit/criminal screenings- Some criminal history accepted
**EMERGENCY SHELTER INFORMATION**

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

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<th>Type of Shelter</th>
<th>Phone Number</th>
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<tr>
<td>Good Samaritan Rescue Mission</td>
<td>M/W/C/VA</td>
<td>(989) 893-5973</td>
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<tr>
<td>713 9th St, Bay City, MI 48708</td>
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<tr>
<td>New Dawn Shelter</td>
<td>M/W/C</td>
<td>(989) 709-6089</td>
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<td>137 Commerce Ct, Gladwin, MI 48624</td>
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<tr>
<td>Have Mercy – New Leaf</td>
<td>M/W/C</td>
<td>(616) 225-8055</td>
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<tr>
<td>1015 E Washington St, Greenville, MI 48838</td>
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<tr>
<td>RAVE (Relief After Violent Encounter)</td>
<td>M/W/C/F/VA</td>
<td>(800) 720-7233</td>
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<tr>
<td>PO Box 93, Ionia, MI 48846</td>
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<tr>
<td>Isabella County Restoration House Day Shelter &amp; Rotating Shelter – SEASONAL</td>
<td>M/W/C</td>
<td>(989) 854-0183</td>
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<tr>
<td>120 S Pine St, Mt. Pleasant, MI 48858</td>
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<tr>
<td>R·I·S·E (Recovery-Independence-Safety-Empowerment)</td>
<td>DV</td>
<td>(844) 349-6177</td>
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<tr>
<td>PO Box 743, Mt. Pleasant, MI 48858</td>
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<tr>
<td>Gratiot County Hope House – SEASONAL</td>
<td>M/W/C</td>
<td>(989) 948-0404</td>
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<tr>
<td>1001 W Washington Ave, St. Louis, MI 48880</td>
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</tbody>
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For further shelter information

**Dial 2-1-1**

or go to [www.mi211.org](http://www.mi211.org)

or **TEXT** your zip code to **898211**
ADDITIONAL RESOURCES FOR HOUSING NEEDS
Gratiot, Ionia, Isabella, & Montcalm Counties

2-1-1 Referral & Resource Line
Michigan

- 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.

Gratiot Emergency Housing Corporation (GEHC)

PO Box 611, Alma, MI 48801
(989) 466-0709
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

Have Mercy

1015 E Washington St, Greenville, MI 48838
(616) 225-8055
www.havemercymi.org

- Serves men, women, couples & families of Ionia, Montcalm, and northern Kent County
- Emergency housing services, interim housing, and men’s sober living facility

John H Goodrow Fund

PO Box 800, Mt. Pleasant, MI 48804
(989) 772-2918
www.johnhgoodrowfund.weebly.com

- Emergency aid may be available for transportation, shelter, clothing, medical, gasoline, personal care, utilities, or other forms of assistance.
- Isabella County residents only
- Contact Listening Ear to apply (phone number listed above)

Michigan Department Health and Human Services (MDHHS)

333 S Grand Ave, Lansing, MI 48909
(855) 275-6424
www.michigan.gov/mdhhs

- Visit www.michigan.gov/mibridges to apply or got 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
Elder Law of Michigan
Lansing, MI
(866) 400-9164
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)
320 S Washington, Third Floor, Saginaw, MI 48607
(800) 322-4512
www.lsem-mi.org

Hours: Monday – Friday 9:00 am - 5:00 pm; evenings 2nd & 4th Mondays each month 5:00 pm - 7:00 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)
25 Division S., Suite 300, Grand Rapids, MI 49503
(888) 783-8190
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 the Counsel and Advocacy Law Line (CALL) at (888) 783-8190. CALL is available Monday, Tuesday, & Thursday from 9:00 a.m. to 5:00 p.m., Wednesday from 9:00 am to 6:00 pm, and Friday from 9:00 a.m. to 1:00 p.m. Individuals who are deaf, hard of hearing or speech-impaired can call 616-727-0916, which is Legal Aid of Western Michigan’s TTY number, or contact CALL using a relay service. To apply online, please visit www.lawestmi.org/i-need-help/.

**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.
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

MDHHS www.michigan.gov/mibridges
HUD EQUAL ACCESS RULE FACT SHEET

BACKGROUND

HUD’s final rule on Equal Access in accordance with an individual’s gender in Community Planning and Development Program’s was published on September 21, 2016. Its purpose is to protect lesbian, gay, bisexual and transgender individuals and families from discrimination in Department of Housing and Urban Development (HUD) programs and to set an example to the private market.

Note: This rule is not a law, or an amendment to the federal Fair Housing Act, which protects against discrimination in housing based on race, color, national origin, religion, sex, disability, or familial status (whether or not you have children). It is simply a new regulation applied to HUD-funded housing and housing providers.

DEFINITIONS

Sexual Orientation: Refers to whether a person identifies as homosexual, heterosexual, or bisexual.

Perceived Gender Identity: Refers to the gender with which a person is perceived to identify based on that person’s appearance, behavior, expression, or gender-related characteristics, sex assigned at birth, or identification in documents. This includes types of gender expression not stereotypically associated with the sex a person was assigned at birth.

THE RULE:

EQUAL ACCESS PROVISION

The rule establishes a new Equal Access Provision

- Housing that is financed, insured, or assisted by HUD must be made available without regard to actual or perceived sexual orientation, gender identity, or marital status.

- Types of HUD funding the rule covers: HUD Community Planning and Development (CPD) Programs, including the Emergency Solutions Grant (ESG), Housing Opportunities for Persons with AIDS (HOPWA), Shelter Plus Care (S+C), Supportive Housing Program and any other HUD-assisted programs. Private housing providers with no FHA loan are not subject.

FEDERAL HOUSING ADMINISTRATION LOANS

The rule adds sexual orientation and gender identity to the existing FHA equal access provision

- Prohibits lenders from determining eligibility for FHA-insured loans on actual or perceived sexual orientation and gender identity.

DEFINITION OF FAMILY

The rule clarifies the definition of “family” and “household” to include LGBT inclusive language

- “Family” now includes persons regardless of actual or perceived sexual orientation, gender identity, or marital status.

- This is crucial because the definition of family determines who is eligible to participate in a HUD program.

- Applies to certain programs only: Emergency Solution Grant (ESG), Section 8, Public Housing, FHA, Community Development Block Grants, Housing Opportunities for Persons with AIDS (HOPWA), 202/811 (elderly and disabled assisted housing).

PROHIBITION OF INQUIRIES

The rule prohibits inquiries about sexual orientation and gender identity

- Prohibits owners and operators of HUD-funded housing, or HUD insured housing (FHA loans), from inquiring about an applicant or occupant’s sexual orientation or gender identity, or denying an applicant housing on that basis.

- Any mortgage lender that provides FHA loans must follow this provision, even if an individual is seeking a non-FHA loan.
<table>
<thead>
<tr>
<th>Michigan Fair Housing Agents</th>
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<tr>
<td><strong>Fair Housing Center of West Michigan</strong></td>
</tr>
<tr>
<td>20 Hall Street SE</td>
</tr>
<tr>
<td>Grand Rapids, MI 49507</td>
</tr>
<tr>
<td>Phone: 616-451-2980</td>
</tr>
<tr>
<td>Toll Free: 866-389-FAIR (3247)</td>
</tr>
<tr>
<td>Fax: 616-451-2657</td>
</tr>
<tr>
<td><strong>Fair Housing Center of Southwest Michigan</strong></td>
</tr>
<tr>
<td>405 W Michigan Avenue</td>
</tr>
<tr>
<td>Kalamazoo, MI 49007</td>
</tr>
<tr>
<td>Toll Free: 866-637-0733</td>
</tr>
<tr>
<td><strong>Fair Housing Center of Southeast &amp; Mid MI</strong></td>
</tr>
<tr>
<td>P.O Box 7828</td>
</tr>
<tr>
<td>Ann Arbor, MI 48107</td>
</tr>
<tr>
<td>Toll Free: 877-979-FAIR (3247)</td>
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<tr>
<td>Fax: 734-340-6598</td>
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<tr>
<td><strong>Michigan Government Directory</strong></td>
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<tr>
<td><strong>Governor</strong></td>
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</tbody>
</table>
| Gretchen Whitmer  
PO Box 30013  
Lansing, MI 48909  
(517) 373-3400  
Gretchen.Whitmer@michigan.gov | Garlin Gilchrist II  
PO Box 30013  
Lansing, MI 48909  
(517) 373-3400  
Garlin.Gilchrist@michigan.gov |
| **Attorney General** | **Secretary of State** |
| Dana Nessell  
PO Box 30212  
Lansing, MI 48909  
(517) 373-1110  
miag@mi.gov | Jocelyn Benson  
430 West Allegan Street, 4th Floor  
Lansing, MI 48918  
(517) 373-3400  
Website: www.michigan.gov/sos |
| **U.S. Senator** | **U.S. Senator** |
| Gary Peters  
724 Hart Senate Office Building  
Washington, D.C. 20510  
(202) 224-6211  
senator@peters.senate.gov | Debbie Stabenow  
731 Hart Senate Office Building  
Washington, D.C. 20510  
(202) 224-3561  
senator@stabenow.gov |
| **U.S. Representative** | **U.S. Representative** |
| Justin Amash  
106 Cannon House Office Building  
Washington, D.C. 20515  
(202) 225-3831  
Website: https://amash.house.gov  
District 3 (Includes Ionia & Montcalm Counties) | John Moolenaar  
117 Cannon House Office Building  
Washington, D.C. 20515  
(202) 225-3561  
Website: https://moolenaar.house.gov  
District 4 (Includes Isabella & Montcalm Counties) |
| **Michigan Senator** | **Michigan Senator** |
| Rick Outman  
P.O. Box 30036  
Lansing, MI 48909  
(517) 373-3760  
oscroutman@senate.michigan.gov  
District 33 (Includes Gratiot, Isabella, & Montcalm Counties) | Dr. John Bizon  
P.O. Box 30036  
Lansing, MI 48909  
(517) 373-2426  
senjbizon@senate.michigan.gov  
District 19 (Includes Ionia County) |
| **Michigan Representative** | **Michigan Representative** |
| Julie Calley  
N-1191 House Office Building, P.O. Box 30014  
Lansing, MI 48909  
(517) 373-0842  
JulieCalley@house.mi.gov  
District 87 (Includes Ionia County) | James Lower  
S-1089 House Office Building, P.O. Box 30014  
Lansing, MI 48909  
(517) 373-0834  
JamesLower@house.mi.gov  
District 70 (Includes Gratiot & Montcalm Counties) |
| **Michigan Representative** | **Michigan Representative** |
| Graham Filler  
N-1197 House Office Building, P.O. Box 30014  
Lansing, MI 48909  
(517) 373-1778  
GrahamFiller@house.mi.gov  
District 93 (Includes Gratiot County) | Roger Hauck  
S-1288 House Office Building, P.O. Box 30014  
Lansing, MI 48909  
(517) 373-1789  
RogerHauck@house.mi.gov  
District 99 (Includes Isabella County) |