

EightCAP, Inc.

# Residential Rental Directory



## Gratiot County 2020

... a Community Action Agency - Daniel Petersen, President

**Gratiot Satellite Office**

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

Phone: (989) 463-5693

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](http://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](http://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)**

County	OBR	1BR	2BR	3BR	4BR	5BR	6BR	7BR	8BR	SRO	MH
Gratiot	465	541	713	889	966	1110	1255	1400	1545	348	285
Ionia	579	582	767	975	1094	1258	1422	1586	1750	434	306
Isabella	551	591	720	979	1096	1260	1424	1589	1753	413	288
Montcalm	595	598	748	969	1218	1400	1583	1766	1948	446	299

## **QUICK FIND INDEX**

Housing Hotline Information .....	2
Introduction .....	3
Rental Search Telephone Guide .....	5
Responsible Tenant Guide .....	8
Inventory Checklist Form .....	9
Local Cities by County & Zip Codes.....	11
Housing Voucher/Section 8 Program Information .....	12
Public Housing Authorities/Agencies (PHA's) .....	14
Apartment Complexes (by City) .....	15
Mobile/Manufactured Home Communities .....	21
Private Landlords/Property Managers .....	23
Emergency Shelter Information .....	25
Additional Resources for Housing Needs (including legal, MDDHS/SER/MIBridges) .....	26
Equal Access Information .....	30
Fair Housing Agents .....	31
Michigan Government Directory.....	32

## **Additional Links for Rental Search**

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

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

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

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

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

<https://centralmich.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.*

Housing Search Tracking Worksheet			
	Unit 1	Unit 2	Unit 3
Apartment address			
Date and time of appointment			
Did you fill out an application? <i>If yes, when will the landlord be contacting you with a decision?</i>	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
Did you get the apartment? <i>If yes, when is the move-in date?</i> <i>If no, what was the reason provided?</i>	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No

## Rental Search Telephone Guide – Calling About a Rental Unit (continued)

Questions About the Unit			
	Unit 1	Unit 2	Unit 3
What is the address/location of the property?			
What date is the unit available?			
Do you charge an application fee? <i>If he/she says yes: How much?</i>	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
What is the monthly rent?			
How much is the security deposit?			
What utilities would I pay?			
Do you know approximately how much utilities for that unit cost each month?			
How many people are allowed to live in the unit?			
What is the minimum lease you require (how many months)?			
Do you require me to have a certain income to rent the unit? <i>If he/she says yes: How much?</i>	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
Are there laundry facilities on-site? <i>If he/she says no: Is there a laundromat nearby?</i>	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
<i>If you have Section 8/Housing Choice Voucher:</i> Do you accept Section 8/Housing Choice Vouchers?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
<i>If you've had credit problems, a criminal history or evictions:</i> Do you work with people who have had credit problems, criminal history or evictions in the past?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
<i>If you have pet(s):</i> What is your pet policy?			

## Rental Search Telephone Guide – Calling About a Rental Unit (continued)

*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:*

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

*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: \_\_\_\_\_

---

---

---

---

---

---

## 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.”**

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

\* 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)

*A Practical Guide for Tenants and Landlords*

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

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

## 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*

### 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*

### 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*

\* 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 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 chosen 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](http://www.michigan.gov/mshda) and click on  then

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

# **Housing Vouchers/Rental Assistance Information (continued)**

## **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)**

### **Alma Housing Commission**

**(989) 463-4200**

---

*400 E Warwick Dr, Alma, MI 48801*

- ◆ Low-Income Public Housing in Alma (1-4 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 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) 463-5829**

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

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

- ◆ Individual & family housing
- ◆ 1-2 bedrooms
- ◆ Section 8/Housing Choice Vouchers accepted
- ◆ No pets allowed
- ◆ Application fee-\$25/adult
- ◆ Credit & background screenings-No drug charges and no domestic violence charges accepted
- ◆ Handicap accessible/ Barrier-free may be available
- ◆ Public transportation available

---

### **Countryside (I, II, III, IV) Apartments**

**(989) 466-5971**

*1346 Charles Ave, Alma, MI 48801*

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

- ◆ Individual & family housing
- ◆ 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
- ◆ Public transportation 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
- ◆ Public transportation available
- ◆ Call or text

## **Alma (continued)**

### **Pine River Apartments**

**(989) 285-1184**

*502 N River Ave, Alma, MI 48801*

[www.pineriverapartments.com](http://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 accessibility
- ◆ Public transportation available

### **Pine Villa**

**(989) 463-5666**

*425 Warwick Dr, Alma, MI 48801*

[www.mrdapartments.com](http://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
- ◆ Public transportation available

### **Pine Winds I & II Apartments**

**(989) 463-2586**

*1050 Bridge St, Alma, MI 48801*

[www.mrdapartments.com](http://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
- ◆ Public transportation available



## Alma (continued)

### **Scottish Pines Senior Apartments**

**(989) 466-5000**

*1575 Pine Ave, Alma, MI 48801*

[www.gldmanagement.com](http://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
- ◆ Credit & background screenings
- ◆ Handicap accessible/ Barrier-free may be available
- ◆ Public transportation available

## Breckenridge

### **Pinestead Place**

**(989) 842-5805**

*224 Pine St, Breckenridge, MI 48615*

[www.kmgprestige.com](http://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
- ◆ Credit & background screenings - some criminal history accepted
- ◆ Handicap accessible
- ◆ No public transportation available

## 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
- ◆ Limited public transportation available

# Ithaca (continued)

## **Ithaca I Apartments**

**(989) 875-7006**

*532 St. Johns St, Ithaca, MI 48847*

[www.kmgprestige.com](http://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
- ◆ Limited public transportation available

## **Park Colony Apartments**

**(989) 875-3873**

*935 E Arcada, Ithaca, MI 48847*

[www.kmgprestige.com](http://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
- ◆ Limited public transportation available

## **Pine River Meadows**

**(989) 307-4680**

*509 S Pine River St, Ithaca, MI 48847*

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

- ◆ Income based elderly (62+) or disabled (any age) housing
- ◆ 1-2 bedrooms
- ◆ Section 8/Housing Choice Vouchers accepted
- ◆ Application fee-\$25/adult or married couple
- ◆ Credit & background screenings
- ◆ Handicap accessible/Barrier-free may be available
- ◆ Limited public transportation available

## Ithaca (continued)

### **Union Square Apartments**

**(989) 828-7555**

*425 N Union St, Ithaca, MI 48847*

[www.kmgprestige.com](http://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
- ◆ Limited public transportation 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
- ◆ Limited public transportation available

## St. Louis

### **Cambridge Woods**

**(989) 307-4680**

*203 Hidden oaks Dr, St Louis, MI 48880*

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

- ◆ Individual & family housing
- ◆ 2-3 bedrooms
- ◆ Section 8/Housing Choice Vouchers accepted
- ◆ Pets allowed with restrictions & fees
- ◆ Application fee - \$25/household
- ◆ Credit & background screenings - some criminal history accepted
- ◆ Handicap accessible
- ◆ Public transportation available

## **St. Louis (continued)**

### **Greenland Place**

**(989) 466-5000**

*129 Michigan Ave, St. Louis, MI 48880*

[www.gldmanagement.com](http://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
- ◆ Public transportation available

### **River View Place**

**(989) 466-5000**

*401 N Mill St, St. Louis, MI 48880*

[www.gldmanagement.com](http://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
- ◆ Public transportation available

### **Shepley Apartments**

**(989) 463-2586**

*711 Fairway Dr, St. Louis, MI 48880*

[www.mrdapartments.com](http://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
- ◆ Public transportation available

# **MOBILE/MANUFACTURED HOME COMMUNITIES**

---

**Breckenridge Manufactured Home Community****(989) 842-3393***452 Elm St, Lot#6, Breckenridge, MI 48615*

- ◆ Lot rentals, Possible Lease to Own homes
- ◆ Section 8/Housing Choice Vouchers accepted on qualified units
- ◆ Pets allowed with restrictions & fees
- ◆ Application fee - \$20/adult
- ◆ Credit & background screenings – Some felonies accepted, NO CSC charges.
- ◆ Public transportation available

---

**Evergreen Village MHP****(989) 681-2953***21 Evergreen Dr, St. Louis, MI 48880*[www.evergreenvillagemhc.com](http://www.evergreenvillagemhc.com)

- ◆ Lot rentals & mobile home rentals
- ◆ Application fee - \$35/adult
- ◆ Credit & background screenings
- ◆ Public transportation available

---

**Meadow Lane Estates MHC****(989) 875-4700***401 S St. Johns St, Ithaca, MI 48847*[www.meadowlaneestates.com](http://www.meadowlaneestates.com)

- ◆ Lot rentals & mobile home rentals
- ◆ Section 8/Housing Choice Vouchers accepted
- ◆ Pets allowed with restrictions & fees
- ◆ No application fee
- ◆ Credit & background screenings
- ◆ Public transportation available

---

**Meadows Mobile Home Park of Alma****(989) 463-5187***411 S Grover Ave, Alma, MI 48801*

- ◆ 2-3 bedroom mobile home rentals may be available
- ◆ No Section 8/Housing Choice Vouchers accepted
- ◆ Pets allowed with restrictions/fees
- ◆ App fee \$25/adult
- ◆ Credit & background screenings
- ◆ Public transportation available

# **MOBILE/MANUFACTURED HOME COMMUNITIES**

## **(continued)**

---

**Nesen's Countryside Inc****(989) 681-5505***600 Cheeseman, St. Louis, MI 48880*

---

- ◆ Must own trailer, Lot rentals ONLY
- ◆ Pets allowed
- ◆ No application
- ◆ Public transportation available

---

**Scotsdale Estates****(989) 463-3212***3382 Alma Dr, Alma, MI 48801*[www.scotsdaleestates.com](http://www.scotsdaleestates.com)

---

- ◆ Must own trailer, Lot rentals ONLY
- ◆ Pets allowed with restrictions & fees
- ◆ Application fee - \$30/adult
- ◆ Credit & background screenings
- ◆ Public transportation available

---

**Merlino's Timber Country Mobile Home Park****(989) 833-8088***10401 Monroe Rd, Elwell, MI 48832*

---

- ◆ Must own trailer, Lot rentals ONLY
- ◆ Pets allowed with restrictions & fees
- ◆ Credit & background screenings
- ◆ Public transportation available

# **PRIVATE LANDLORDS/PROPERTY MANAGERS**

**101 West Downie LLC**

**(434) 242-4619**

*Alma, MI*

- ◆ Income based apartments in Alma
- ◆ 1-2 bedrooms
- ◆ No Section 8/Housing Choice Vouchers accepted
- ◆ No pets allowed
- ◆ Public transportation available

**Cornerstone Cottages, LLC**

**(989) 763-1333**

*E North St, Ithaca, MI 48847*

- ◆ Duplexes/Triplex in Ithaca – Elderly friendly, across from Senior Center
- ◆ 2 bedrooms
- ◆ Section 8/Housing Choice Vouchers possibly accepted – please inquire
- ◆ Handicap accessible (limited)
- ◆ Limited public transportation available

**Gemini Capital Management LLC**

**(616) 843-1350**

*325 Enterprise Dr, Breckenridge, MI 48615*

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

- ◆ Apartments & houses throughout Mid-Michigan
- ◆ 1-3 bedrooms
- ◆ No Section 8/Housing Choice Vouchers accepted
- ◆ Pets may be allowed depending on rental location
- ◆ Application fee-\$45/couple (application)
- ◆ Credit & background screenings-Only minor infractions (i.e. traffic violations) accepted
- ◆ Public transportation may be available depending on rental location
- ◆ Contact Kyle McKenzie at phone above or email: [kyle@geminicapitalmgt.com](mailto:kyle@geminicapitalmgt.com)

# **PRIVATE LANDLORDS/PROPERTY MANAGERS**

## **(continued)**

---

### **Mid Michgan Properties**

**(989) 463-6148**

*514 Wright Ave, Alma, MI 48801*

[www.989apts.com](http://www.989apts.com)

- ◆ Apartments/Townhomes in Alma, including Wright Ave Apartments, River's Edge Apartments, and Mary Court Apts/Townhomes
- ◆ 1-2 bedrooms
- ◆ Section 8/Housing Choice Vouchers accepted
- ◆ Pets allowed with restrictions and fees
- ◆ Application fee-\$35/adult
- ◆ Credit & background screenings – some criminal history accepted (case by case basis)
- ◆ Public transportation available at most locations

---

### **New Horizons Property Management**

**(989) 760-1116**

*302 N State St, Alma, MI 48801*

[www.centralmichiganhomes.us](http://www.centralmichiganhomes.us)

- ◆ Apartments, duplexes, & houses in Gratiot County area
- ◆ Section 8/Housing Choice Vouchers accepted
- ◆ Application Fee - \$20
- ◆ Public transportation available

---

### **STELECORP**

**(989) 681-2660**

*1984 W Monroe Rd, St. Louis, MI 48880*

- ◆ Apartments and houses in Gratiot County
- ◆ Section 8/Housing Choice Vouchers accepted
- ◆ No pets allowed
- ◆ No application fees
- ◆ Public transportation may be available depending on rental location
- ◆ Contact Lesil Miller at the phone number above



# EMERGENCY SHELTER INFORMATION

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

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

For further shelter information

**Dial 2-1-1**

or go to **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**

**2-1-1**

Michigan

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

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

### **Gratiot Emergency Housing Corporation (GEHC)**

**(989) 466-0709**

*PO Box 611, Alma, MI 48801*

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

- ◆ Serves Gratiot County residents only
- ◆ Assistance may be available for housing, utilities, heating, equal access - No emergency shelter
- ◆ Applications available online to print or call the phone number above

### **Have Mercy**

**(616) 225-8055**

*1015 E Washington St, Greenville, MI 48838*

[www.havemercymi.org](http://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**

**(989) 772-2918**

*PO Box 800, Mt. Pleasant, MI 48804*

[www.johnhgoodrowfund.weebly.com](http://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)**

**(855) 275-6424**

*333 S Grand Ave, Lansing, MI 48909*

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

- ◆ Visit [www.michigan.gov/mibridges](http://www.michigan.gov/mibridges) to apply or go 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

# **ADDITIONAL RESOURCES FOR HOUSING NEEDS – Legal Help**

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

---

### **Elder Law of Michigan**

**(866) 400-9164**

*Lansing, MI*

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

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

---

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

**(800) 322-4512**

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

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

Hours: Monday – Friday 9:00 am - 5:00 pm; evenings 2<sup>nd</sup> & 4<sup>th</sup> 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)**

**(888) 783-8190**

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

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

Legal Aid of Western Michigan (LAWM) is a nonprofit law firm providing free legal advice and representation to low income individuals in a broad range of areas including consumer cases, family matters, housing problems, government benefits, and more. You can apply for our services by phone or online. To apply by phone, call 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/](http://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](http://www.michiganlegalhelp.org)

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

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



## 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.

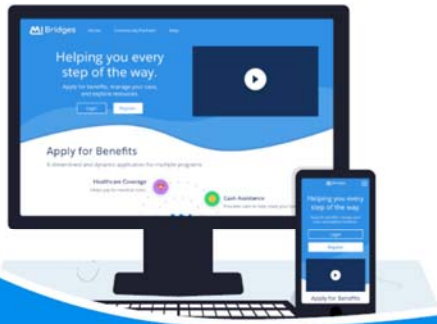
- Homeless, living in a shelter, a car, or on the street.
- Living temporarily with other persons following a fire or natural disaster that occurred not more than 60 days before the date the group files an application for emergency relief.
- Living with other persons to escape a domestic violence situation.
- 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.**



# 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

# Michigan Government Directory

## Governor

Gretchen Whitmer  
PO Box 30013  
Lansing, MI 48909  
(517) 373-3400

[Gretchen.Whitmer@michigan.gov](mailto:Gretchen.Whitmer@michigan.gov)

## Lieutenant Governor

Garlin Gilchrist II  
PO Box 30013  
Lansing, MI 48909  
(517) 373-3400

[Garlin.Gilchrist@michigan.gov](mailto:Garlin.Gilchrist@michigan.gov)

## Attorney General

Dana Nessel  
PO Box 30212  
Lansing, MI 48909  
(517) 373-1110

[miag@mi.gov](mailto:miag@mi.gov)

## Secretary of State

Jocelyn Benson  
430 West Allegan Street, 4<sup>th</sup> Floor  
Lansing, MI 48918  
(517) 373-3400

Website: [www.michigan.gov/sos](http://www.michigan.gov/sos)

## U.S. Senator

Gary Peters  
724 Hart Senate Office Building  
Washington, D.C. 20510  
(202) 224-6211

[senator@peters.senate.gov](mailto:senator@peters.senate.gov)

## U.S. Senator

Debbie Stabenow  
731 Hart Senate Office Building  
Washington, D.C. 20510  
(202) 224-4822

[senator@stabenow.gov](mailto:senator@stabenow.gov)

## 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)

## U.S. Representative

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

Rick Outman  
P.O. Box 30036  
Lansing, MI 48909  
(517) 373-3760  
[oscroutman@senate.michigan.gov](mailto:oscroutman@senate.michigan.gov)  
**District 33**  
(Includes Gratiot, Isabella, & Montcalm Counties)

## Michigan Senator

Dr. John Bizon  
P.O. Box 30036  
Lansing, MI 48909  
(517) 373-2426  
[senjbizon@senate.michigan.gov](mailto:senjbizon@senate.michigan.gov)  
**District 19**  
(Includes Ionia County)

## Michigan Representative

Julie Calley  
N-1191 House Office Building, P.O. Box 30014  
Lansing, MI 48909  
(517) 373-0842  
[JulieCalley@house.mi.gov](mailto:JulieCalley@house.mi.gov)  
**District 87** (Includes Ionia County)

## Michigan Representative

James Lower  
S-1089 House Office Building, P.O. Box 30014  
Lansing, MI 48909  
(517) 373-0834  
[JamesLower@house.mi.gov](mailto:JamesLower@house.mi.gov)  
**District 70** (Includes Gratiot & Montcalm Counties)

## Michigan Representative

Graham Filler  
N-1197 House Office Building, P.O. Box 30014  
Lansing, MI 48909  
(517) 373-1778  
[GrahamFiller@house.mi.gov](mailto:GrahamFiller@house.mi.gov)  
**District 93** (Includes Gratiot County)

## Michigan Representative

Roger Hauck  
S-1288 House Office Building, P.O. Box 30014  
Lansing, MI 48909  
(517) 373-1789  
[RogerHauck@house.mi.gov](mailto:RogerHauck@house.mi.gov)  
**District 99** (Includes Isabella County)



## NOTES

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