EightCAP, Inc.

Residential Rental Directory

Ionia County
2020

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

Administrative Office
5827 Orleans Road, Orleans, MI 48865
Phone: (616) 754-9315
Fax: (616) 754-9310
Michigan Relay Center: (800) 649-3777 (Voice and TDD)

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

Online version available at

www.8cap.org
Are you facing eviction?
Are you homeless?
Call EightCAP, Inc.’s Housing & Homeless Hotline at

1-866-754-9315 x 3335

You may be eligible for housing services through EightCAP, Inc. Housing Grants.

You will be asked to leave a message. Please speak slowly and clearly, leaving your name, phone number, the county which you currently reside, & 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 exception of holidays.

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

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

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

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

EightCAP, Inc. HOUSING PROGRAMS – EightCAP, Inc. Housing Programs assists low-income households with rental assistance, deposit assistance, emergency shelter, (hotel/motel vouchers) and limited utility payment assistance; these services are offered through the Emergency Solutions Grant and the Emergency Shelter Program.

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 barriers that are present and 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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</table>
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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/
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>
<th>Unit 1</th>
<th>Unit 2</th>
<th>Unit 3</th>
</tr>
</thead>
<tbody>
<tr>
<td>Apartment address</td>
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<tr>
<td>Date and time of appointment</td>
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<td></td>
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<tr>
<td>Did you fill out an application?</td>
<td>□ Yes</td>
<td>□ No</td>
<td>□ Yes</td>
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<tr>
<td>If yes, when will the landlord be contacting you with a decision?</td>
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<tr>
<td>Did you get the apartment?</td>
<td>□ Yes</td>
<td>□ No</td>
<td>□ Yes</td>
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<tr>
<td>If yes, when is the move-in date?</td>
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<tr>
<td>If no, what was the reason provided?</td>
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</tr>
<tr>
<td>Questions About the Unit</td>
<td>Unit 1</td>
<td>Unit 2</td>
<td>Unit 3</td>
</tr>
<tr>
<td>----------------------------------------------------------------------------------------</td>
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<tr>
<td>What is the address of the property?</td>
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<tr>
<td>What date is the unit available?</td>
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<tr>
<td>Do you charge an application fee?</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><em>If he/she says yes:</em> How much?</td>
<td>□ Yes □ No</td>
<td>□ Yes □ No</td>
<td>□ Yes □ No</td>
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<tr>
<td>What is the monthly rent?</td>
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<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>
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<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>
<td>□ Yes □ No</td>
<td>□ Yes □ No</td>
<td>□ Yes □ No</td>
</tr>
<tr>
<td>Do you require me to have a certain income to rent the unit?</td>
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<tr>
<td><em>If he/she says yes:</em> How much?</td>
<td>□ Yes □ No</td>
<td>□ Yes □ No</td>
<td>□ Yes □ No</td>
</tr>
<tr>
<td>Are there laundry facilities on-site?</td>
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<tr>
<td><em>If he/she says no:</em> Is there a laundromat nearby?</td>
<td>□ Yes □ No</td>
<td>□ Yes □ No</td>
<td>□ Yes □ No</td>
</tr>
<tr>
<td>If you have Section 8/Housing Choice Voucher:</td>
<td>□ Yes □ No</td>
<td>□ Yes □ No</td>
<td>□ Yes □ No</td>
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<tr>
<td>Do you accept Section 8/Housing Choice Vouchers?</td>
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<tr>
<td><em>If you’ve had credit problems, a criminal history or evictions:</em></td>
<td>□ Yes □ No</td>
<td>□ Yes □ No</td>
<td>□ Yes □ No</td>
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<tr>
<td>Do you work with people who have had credit problems, criminal</td>
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<tr>
<td>history or evictions in the past?</td>
<td>□ Yes □ No</td>
<td>□ Yes □ No</td>
<td>□ Yes □ No</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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</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: ______________________________________________________
  ____________________________________________________________________
  ____________________________________________________________________
  ____________________________________________________________________
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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<th></th>
<th>BEGINNING CONDITION</th>
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<td><strong>LIVING ROOM</strong></td>
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<td>DOOR (INCLUDING LOCKS):</td>
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<td>WINDOWS:</td>
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<td>CARPET OR FLOOR:</td>
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<td>CEILING:</td>
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<td>LIGHTS &amp; SWITCHES:</td>
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<td>OTHER:</td>
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<td><strong>DINING ROOM</strong></td>
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<td>CABINETS &amp; COUNTER:</td>
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<td><strong>BEDROOM</strong></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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<tr>
<th><strong>BEDROOM</strong></th>
<th><strong>BEGINNING CONDITION</strong></th>
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<td>TUB AND/OR SHOWER:</td>
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<td>TOILET</td>
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<td>CABINET, SHELVES, CLOSET:</td>
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<td>TOWEL BARS:</td>
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<td>LIGHTS &amp; SWITCHES:</td>
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<th><strong>BASEMENT</strong></th>
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<thead>
<tr>
<th><strong>FURNITURE INVENTORY</strong></th>
<th></th>
<th>Use this if rental unit is furnished:</th>
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</thead>
<tbody>
<tr>
<td>KITCHEN CHAIRS:</td>
<td></td>
<td>check <strong>condition</strong> of items and <strong>number</strong> present.</td>
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<tr>
<td>TABLES</td>
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<td>END TABLES</td>
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<tr>
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***Use additional pages as necessary for added rooms and notes***

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

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<thead>
<tr>
<th>Gratiot County</th>
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<th>Other Local Cities/Counties</th>
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<td>Sand Lake</td>
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<tr>
<td>Sunfield</td>
<td>Eaton</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.
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.
Belding Housing Commission  
41 Belhaven St, Belding, MI 48809  
www.belding.mi.us/housing_commission.php  
(616) 794-1740  

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

Ionia Housing Commission  
667 N Union St, Ionia, MI 48846  
www.ioniach Housing.commission.php  
(616) 527-9060  

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

Saranac Housing Commission  
203 Parsonage St, Saranac, MI 48881  
www.saranachhousingcommission.org  
(616) 642-9832

- Low-Income Public Housing in the Village of Saranac only (1-3 bedroom units)  
- Income restrictions apply, based on income  
- Elderly (62+), Disabled (any age), individual & family housing  
- Applications available by fax, mail, online, or at the office lobby in person
APARTMENT COMPLEXES

Belding

Brentwood I Apartments

1129 Brentwood St, Belding, MI 48809

(616) 794-0470

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

1129 Brentwood St, Belding, MI 48809

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

Brentwood II Apartments

1180 Brentwood St, Belding, MI 48809

(616) 794-1050

- Income based individual & family housing
- 1-2 bedrooms
- No Section 8/Housing Choice Vouchers accepted
- No pets allowed
- No application fee
- Credit & background screenings-No evictions, no criminal record
- Public transportation available

Crosswinds Manor

901 N Bridge St, Belding, MI 48809

(616) 794-1588

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

www.kmgprestige.com

www.hopenetwork.org
Belding (continued)

Flats On The River
101 N Front St, Belding, MI 48809
(616) 794-0370
www.flatsontheriver.com

- Individual & family housing
- 1-3 bedrooms
- Section 8/Housing Choice Vouchers accepted
- Pets allowed with restrictions & fees
- Public transportation available

Clarksville

Bear Creek Villa
179 E Ferney St, Clarksville, MI 48815
(616) 693-2271
www.kmgprestige.com

- Income based elderly (62+) & disabled (any age) housing
- 1 bedroom
- Section 8/Housing Choice Vouchers accepted
- Handicap accessible
- No public transportation available

Belleview Place (I & II)
129 Belleview Dr, Ionia, MI 48846
(616) 522-9719
www.mthmgt.com

- Individual & family housing (some tax credit units)
- 1-4 bedrooms
- Section 8/Housing Choice Vouchers accepted
- Pets allowed with restrictions
- Application Fee-$20 per household
- Credit & background screenings-No felonies accepted
- Handicap accessible
- Public transportation available
Charter Oaks Apartments

634 Morse St, Ionia, MI 48846
(616) 522-3845
www.mthmgt.com

♦ Individual & family housing
♦ 1-2 bedrooms
♦ Section 8/Housing Choice Vouchers accepted
♦ Pets allowed with restrictions
♦ Application fee - $20/adult
♦ Handicap accessible
♦ Public transportation available

Crosswinds Apartments

844 Prospect St, Ionia, MI 48846
(616) 527-9543
www.mrdapartments.com

♦ Income based individual & family housing
♦ 1-2 bedrooms
♦ Section 8/Housing Choice Vouchers accepted
♦ Service pets only
♦ Screening fee-$13/adult
♦ Credit & background screenings-Some criminal history accepted
♦ Handicap accessible
♦ Public transportation available

Eagle's Nest Apartments

600 N State St, Ionia, MI 48846
(616) 527-1609

♦ Efficiency apartments
♦ Weekly & monthly rates
♦ Public transportation available

Heritage Motel

3590 S State Rd, Ionia, MI 48846
(616) 889-6103

♦ Efficiency apartments
♦ Weekly & monthly rates
♦ Public transportation available
Ionia (continued)

Northwoods Apartments
2062 N State Rd, Ionia, MI 48846
(616) 527-1609

- Efficiency apartments
- Weekly & monthly rates
- Public transportation available

Oak Hills Apartments
647 Crawford St, Ionia, MI 48846
www.kmgprestige.com
(616) 527-8900

- Income based elderly (62+) & disabled (any age) housing
- 1 bedroom
- Section 8/Housing Choice Vouchers accepted
- Pets allowed with restrictions
- Application fee
- Credit & background screenings-No felonies accepted
- Handicapped
- Public transportation available

Valley View I & II Apartments
741 Valley View Dr, Ionia, MI 48846
www.kmgprestige.com
(616) 527-8929

- Individual & family housing (some tax credit units)
- 1-3 bedrooms
- Section 8/Housing Choice Vouchers accepted
- Pets allowed with restrictions & fees
- Application fee - $25/adult
- Credit & background screenings-Some criminal history accepted, No felonies
- Handicapped
- Public transportation available

Valley View III Apartments
751 Valley View Dr, Ionia, MI 48846
www.kmgprestige.com
(616) 527-8929

- Income based senior (55+) housing
- 1-2 bedrooms
- Pets allowed with restrictions & fees
- Application fee - $25/adult
- Credit & background screenings-Some criminal history accepted (no felonies)
- Handicapped
- Public transportation available
Lake Odessa

Emerson Manor Apartments  (616) 374-4160
1175 Emerson St, Lake Odessa, MI 48849
www.kmgprestige.com

- Income based elderly (62+) & disabled (any age) housing
- 1-2 bedrooms
- Section 8/Housing Choice Vouchers accepted
- Pets allowed with restrictions & fees
- Application fee - $15/adult
- Credit & background screenings
- Handicap accessible
- No public transportation available

Lake Manor Apartments  (616) 374-7380
1059 Emerson Dr, Lake Odessa, MI 48849
www.kmgprestige.com

- Income based individual & family housing
- 1-2 bedrooms
- No Section 8/Housing Choice Vouchers accepted
- No pets allowed (Service animals only)
- No application fee
- Credit & background screenings
- No public transportation available

Muir

Blanchard Apartments  (989) 584-3741
446 Blanchard St, Muir, MI 48860
www.kmgprestige.com

- Income based individual & family housing, rental assistance available
- 1-2 bedrooms
- No Section 8/Housing Choice Vouchers accepted
- No pets allowed
- Application fee-$15/adult
- Handicap accessible
- Limited public transportation available
Pewamo

Countryside Apartments
140 W North St, Pewamo, MI 48873

- Individual housing for 45 years of age and over
- 1 bedroom
- Section 8/Housing Choice Vouchers accepted
- No Pets-Service animals only
- Application fee - $25/adult
- Credit & background screenings-Case by case basis
- Handicap accessible
- No public transportation available

Portland

Carriage House
206 Hill St, Portland, MI 48875

- Individual & family housing
- 1-2 bedrooms
- Section 8/Housing Choice Vouchers accepted
- Pets allowed with restrictions & fees
- Screening fee - $30/adult
- Credit & background screenings-Some criminal history accepted
- No public transportation available

Edgemont Apartments
240 Charlotte Hwy, Portland, MI 48875

- Income based elderly (62+) & disabled housing
- 1 bedroom
- Section 8/Housing Choice Vouchers accepted
- Pets allowed with restrictions
- Handicap accessible
- No public transportation available
Portland (continued)

Golden Bridge Manor
(517) 647-0707
248 Divine Hwy, Portland, MI 48875
www.kmgprestige.com

- Age 55+ housing
- 1-2 bedrooms
- Section 8/Housing Choice Vouchers accepted
- Pets allowed with restrictions
- Handicap accessible
- No public transportation available

Parkers Landing Apartments
(517) 647-5000
712 Parkers Dr, Portland, MI 48875
www.gillespie-group.com

- Individual & family housing
- 1-3 bedrooms
- No section 8/Housing Choice Vouchers accepted
- Pets allowed with restrictions & fees
- Application fee - $50 first person (adult), $25 each additional person (adult)
- Handicap accessible
- No public transportation available

Portland Apartments
(517) 647-4910
1800 Lillian Blvd, Portland, MI 48875
www.mrdapartments.com

- Individual & family housing (some market rate & some income-based units)
- 1-2 bedrooms
- Section 8/Housing Choice Vouchers accepted (market rate units only)
- Pets allowed with restrictions & fees (in select units)
- Screening fee - $30 (on market rent units only)
- Credit & background screenings - Some criminal history accepted
- Handicap accessible
- No public transportation available
Portland (continued)

Portland School Apartments
306 Brush St, Portland, MI 48875
(517) 732-4645
www.wodagroup.com

♦ Income based individual & family housing
♦ 1-3 bedrooms
♦ Section 8/Housing Choice Vouchers accepted
♦ Pets allowed with restrictions & fees
♦ Application fee - $35/adult
♦ Handicap accessible
♦ No public transportation available

Saranac

Lakewood Apartments
222 Parsonage St, Saranac, MI 48881
(616) 642-6830
www.kmgprestige.com

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

Saranac Gardens Apartments
375 Summit, Saranac, MI 48881
(616) 755-0486

♦ Individual & family housing
♦ 1-2 bedrooms
♦ Section 8/Housing Choice Vouchers accepted
♦ No pets allowed
♦ Application fee - $25/adult
♦ Credit & background screenings-Case by case basis
♦ Handicap accessible
♦ Limited public transportation available
MOBILE/MANUFACTURED HOME COMMUNITIES

Canterbury Estates  
(616) 597-3110  
360 E Tuttle Rd, Ionia, MI 48846  
www.meritusmhc.com/community/canterbury-estates

- Owner occupied-lot rental only or lease to own  
- Section 8/housing Choice Vouchers accepted (restrictions apply – please inquire)  
- Pets allowed with restrictions & fees  
- Credit and background screenings-No felonies accepted  
- Application fee - $25/adult (maximum $50 and specials often)

Evergreen MHC  
(616) 527-2231  
2096 N State Rd, Ionia, MI 48846

- Mobile Home & lot rentals  
- Pets allowed with restrictions & fees  
- Credit and background screenings-Some criminal history accepted  
- No application fee

Hidden Valley Community  
(616) 527-4407  
3856 E Stage Rd, Ionia, MI 48846  
www.hiddenvalleycommunity.com

- Owner occupied-lot rental only or lease to own may be available

Lakewoods Estates Mobile Home Community  
(616) 374-5341  
1615 Tupper Lake St, Lake Odessa, MI 48849

- Owner occupied-lot rental only  
- Pets allowed with restrictions & fees  
- Credit & background screenings  
- No application fee

Parkview Estates  
(517) 647-4151  
299 Bristie St, Portland, MI 48875  
https://parkview-estates-mobile-home-park.business.site

- Owner occupied-lot rental only  
- Pets allowed with restrictions & fees  
- Credit & background screenings  
- No application fee

Pine Haven Estates  
(989) 593-3630  
10400 E Pawamo Rd, Pewamo, MI 48873

- Owner occupied-lot rental only (occasional home rentals)  
- Pets allowed with restrictions & fees  
- Credit & background screenings  
- No application fee
MOBILE/MANUFACTURED HOME COMMUNITIES

(continued)

Sherwood Forest
1133 Yeomans St, Ionia, MI 48846
www.sherwoodforestmhc.com

- Owner occupied-lot rental only or lease to own may be available
- Application fee - $25/adult (additional fees may apply)

Sunset Ridge MHP
7204 E Grand River Ave, Portland, MI 48875
www.suncommunities.com/community/sunset-ridge

- Mobile/Manufactured Home & lot rentals
- No Section 8/Housing Choice Vouchers accepted
- Pets allowed with restrictions and fees
- Credit & background screenings
- Application fee - $30/adult

Sunset View MHP
926 Hill St, Portland, MI 48875

- Mobile home & lot rentals

Wellington Estates MHP
1527 W State St, Belding, MI 48809
www.wellingtonestatescommunity.com

- Owner occupied-lot rental only
- No Section 8/Housing Choice Vouchers accepted
- Pets allowed (please inquire if restrictions and/or fees)
- Credit/background screenings
- Application fee

Woodcreek Village Estates
6664 N State Rd, Orleans, MI 48865

- Owner occupied-lot rental only
- Pets allowed with restrictions & fees
- Credit & background screenings
- No application fee
Dan & Kacy Goeckel  (517) 647-1938
Portland, MI 48875

- Apartments (house) in Ionia
- 1 bedroom units
- Section 8/Housing Choice Vouchers accepted
- Pets allowed with restrictions & fees
- No application fee
- Background screening-No felonies accepted

Hotel California  (616) 527-4437
661 W Main St, Ionia, MI 48846

- Boarding House in Ionia-Single rooms
- No Section 8/Housing Choice Vouchers accepted
- No children allowed
- Pets considered
- No application fee
- No credit or background screenings
- Public transportation available

Ionia Rentals  (616) 841-5377
319 W Main St, Ionia, MI 48838  www.ioniarentals.com

- Apartments, duplexes, & houses in Ionia
- 1-4 bedrooms & efficiency units
- Pets allowed with restrictions & fees (at some locations)
- Application fee - $5/adult
- Public transportation available

Mike Rockafellow  (616) 460-9440
610 Crawford, Ionia, MI 48846

- Apartments, duplexes, houses, & mobile homes in Ionia & Orleans
- 1-4 bedrooms
- Pets allowed (may be restrictions & fees-please inquire)
<table>
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<tr>
<th>Landlord/Manager</th>
<th>Phone Number</th>
<th>Address</th>
<th>Email</th>
<th>Services/Features</th>
</tr>
</thead>
<tbody>
<tr>
<td>Northgate Properties LLC</td>
<td>(616) 794-0561</td>
<td>9111 W Belding Rd, Belding, MI 48809</td>
<td></td>
<td>Apartments &amp; Duplexes in Belding &amp; Greenville area, 1-2 bedrooms, Section 8/Housing Choice Vouchers possibly accepted, No pets allowed, Background screenigns, No application fee, Public transportaion may be available at some properties</td>
</tr>
<tr>
<td>Tickle Properties, LLC</td>
<td>(616) 425-5833</td>
<td>2815 Michigan St NE, Suite D, Grand Rapids MI, 49506</td>
<td><a href="mailto:office@targetrealtymi.com">office@targetrealtymi.com</a></td>
<td>Apartments &amp; houses in Montcalm &amp; Ionia Counties, Pets allowed with restrictions &amp; fees, No application fee</td>
</tr>
<tr>
<td>Wisinski Properties</td>
<td>(616) 460-0628</td>
<td>PO Box 51, Greenville, MI 48838</td>
<td></td>
<td>Apartments &amp; Houses in Belding, Greenville, &amp; Ionia areas, Section 8/Housing Choice Vouchers accepted, Pets accepted with restrictions &amp; fees, Application fee - $40/adult, Background/credit/criminal screenings- Some criminal history accepted</td>
</tr>
<tr>
<td>Shelter Name &amp; City</td>
<td>Type of Shelter</td>
<td>Phone Number</td>
<td></td>
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<td></td>
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<tr>
<td>Good Samaritan Rescue Mission</td>
<td>M/W/C/VA</td>
<td>(989) 893-5973</td>
<td></td>
<td></td>
</tr>
<tr>
<td>713 9th St, Bay City, MI 48708</td>
<td>M/W/C</td>
<td>(989) 709-6089</td>
<td></td>
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<tr>
<td>New Dawn Shelter</td>
<td>M/W/C</td>
<td>(616) 225-8055</td>
<td></td>
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</tr>
<tr>
<td>137 Commerce Ct, Gladwin, MI 48624</td>
<td>M/W/C</td>
<td>(800) 720-7233</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Have Mercy – New Leaf</td>
<td>M/W/C/F/VA</td>
<td>(989) 854-0183</td>
<td></td>
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</tr>
<tr>
<td>1015 E Washington St, Greenville, MI 48838</td>
<td>M/W/C</td>
<td>(844) 349-6177</td>
<td></td>
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</tr>
<tr>
<td>R·I·S·E (Recovery-Independence-Safety-Empowerment)</td>
<td>DV</td>
<td>(989) 948-0404</td>
<td></td>
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</tr>
<tr>
<td>PO Box 93, Ionia, MI 48846</td>
<td>M/W/C</td>
<td></td>
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<tr>
<td>Isabella County Restoration House Day Shelter &amp; Rotating Shelter – SEASONAL</td>
<td>M/W/C</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>120 S Pine St, Mt. Pleasant, MI 48858</td>
<td>M/W/C</td>
<td></td>
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</tr>
<tr>
<td>R·I·S·E (Recovery-Independence-Safety-Empowerment)</td>
<td>DV</td>
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</tr>
<tr>
<td>PO Box 743, Mt. Pleasant, MI 48858</td>
<td>DV</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Gratiot County Hope House – SEASONAL</td>
<td>M/W/C</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1001 W Washington Ave, St. Louis, MI 48880</td>
<td>M/W/C</td>
<td></td>
<td></td>
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</tr>
</tbody>
</table>

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  
www.mi211.org

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

Gratiot Emergency Housing Corporation (GEHC)  
PO Box 611, Alma, MI 48801

- 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

- 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

- 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

- 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
ADDITIONAL RESOURCES FOR HOUSING NEEDS – Legal Help
Gratiot, Ionia, Isabella, & Montcalm Counties

Elder Law of Michigan (866) 400-9164
Lansing, MI  www.elderlawofmi.org

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

Legal Services of Eastern Michigan (Gratiot & Isabella Counties) (800) 322-4512
320 S Washington, Third Floor, Saginaw, MI 48607  www.lsem-mi.org

Hours: Monday – Friday 9:00 am - 5:00 pm; 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) (888) 783-8190
25 Division S., Suite 300, Grand Rapids, MI 49503  www.lawestmi.org

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

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>
</tr>
</thead>
<tbody>
<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>
</tr>
<tr>
<td>Fax: 734-340-6598</td>
</tr>
</tbody>
</table>
### Michigan Government Directory

#### 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)

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#### Michigan Representative

**Julie Calley**  
N-1191 House Office Building, P.O. Box 30014  
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(517) 373-0842  
JulieCalley@house.mi.gov  
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#### Michigan Senator

**Rick Outman**  
P.O. Box 30036  
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osc stoutman@senate.michigan.gov  
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#### Michigan Representative

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#### U.S. Senator

**Justin Amash**  
106 Cannon House Office Building  
Washington, D.C. 20515  
(202) 225-3831  
Website: [https://amash.house.gov](https://amash.house.gov)  
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**Roger Hauck**  
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**District 93** (Includes Gratiot County)

---

#### Secretary of State

**Jocelyn Benson**  
731 West Allegan Street, 4th 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  
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#### Lieutenant Governor

**Garlin Gilchrist II**  
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(517) 373-3400  
GarlinGilchrist@michigan.gov

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#### U.S. Representative

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117 Cannon House Office Building  
Washington, D.C. 20515  
(202) 225-3561  
Website: [https://moolenaar.house.gov](https://moolenaar.house.gov)  
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**James Lower**  
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