



mid michigan
COMMUNITY
Action

"Helping People, Changing Lives."

Rental Directory

Arenac & Bay County

**If you are homeless, please
contact via text or calling**

877-213-5955

Mission Statement

Mid Michigan Community Action guides local residents on the path to self-sufficiency through empowerment, education and community enrichment.

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INTRODUCTION

Mid-Michigan Community Action Agency services as the Housing Assessment Resource Agency (HARA) in six counties across Mid-Michigan. Our programs are designed to assist literally homeless households with rental assistance, deposit assistance, and emergency shelter.

What is the Purpose of this Directory?

In this directory, you will find valuable information for rental housing in your community. This includes names and phone numbers of local landlords and property managers, and the basic rental guidelines for their properties. In addition, this directory provides you with additional resources in the area, and helpful tips on how to apply for housing and how to be a quality tenant.

WHAT IS FAIR MARKET RENT?

Every year, the United States Department of Housing and Urban Development (HUD) estimates Fair Market Rent for urban and rural areas across the nation.

Fair Market Rent can help determine how much a rental payment should be based on location and the number of bedrooms in the unit. Below are the estimated fair cost of rent in Arenac and Bay Counties:

County	SRO	0 BR	1BR	2BR	3BR	4BR
Arenac	474	633	689	905	1275	1288
Bay	548	731	736	937	1246	1367

Updated 10/1/2023

A Single Room is a unit for one person in a multi-unit housing building that contains units. A unit typically consists of a single room. The SRO building typically contains a shared bath and may also include a shared common kitchen and common activity area.

Fair Market for unit sizes larger than four bedrooms is calculated by adding 15 percent to the four-bedroom FMR, for each extra bedroom. For example, the FMR for a five-bedroom unit is 1.15 times the four-bedroom FMR, and the FMR for a six-bedroom unit is 1.30 times the four-bedroom FMR.

FINDING THE RIGHT RENTAL

This section is designed to help you find the right rental for you and your household. Choosing a unit that is affordable and will be a good fit will lead to better long-term stability.

Before paying a rental application fee, it is important to know if the landlord will screen your criminal history, credit history, and rental history. If you know in advance whether the landlord will rent to people in your situation, you may decide if it would be worth paying the application fee.

How Do I Get Ready?

- Choose a few rental properties that fit your household. Use the *Housing Search Tracker* to help you remember when you have scheduled an appointment to look at the unit, if you applied, and when or whom you need to follow up about the unit.
- 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 in the background.
- If asked about past issues with evictions or criminal records, be prepared to explain the circumstances, what changes you have made or are making to prevent similar issues from occurring again.
- Know when you are prepared or able to move.
- Write down the name of the person you talked to, his or her phone number, and the date you made the call.

What Should I Say?

If someone answers: "Hello my name is _____. I am 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 you leave a message: "Hello my name is _____. I am looking for a (1,2,3,4,5) bedroom apartment/house for (this month, two months from now). If you could call me back at _____ it would be greatly appreciated. Thank you.

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 questions below and write the response in the space provided.

What If They Ask About My Past?

The landlord may ask you to explain the circumstances if you have bad credit, a criminal history, or prior evictions. 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. On the lines provided below, you might want to write some notes to make sure you are prepared to answer the landlord's questions. In addition, below you will also find suggestions 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*
- *Establish a saving account.*
- *Taking classes on budgeting your money*
- *Becoming informed on how to be a good tenant*
- *Working with a case manager*
- *Talking to a counselor*
- *Ending a bad relationship*
- *Completed treatment or been sober for ___ years.*

What if I want to see the place?

- *“Is it possible to set up a time to see the apartment?” _____*
- *“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?” _____*

Be sure to thank him or her before hanging up.

TIPS FOR BEING A QUALITY TENANT

1. Know and comply with the conditions of your lease or rental agreement.

This includes not allowing pets or other people to stay in your unit if it is not allowed in your lease, take care of yard, snow removal, etc. In addition, follow rules about smoking, parking, etc.

2. Get all utilities put in your name immediately at move-in.

Call utility companies and transfer billing in your name for all utilities you are required to pay. If utilities are provided from landlord, find out what to expect from them moving forward.

3. Refrain from damaging the premises or allowing guest to cause damage.

Remember that this is now the home in which you live. For example, cleaning up carpet spills or coloring on the walls. If damage does occur, let landlord know as soon as possible! Do not worry, you will not get in trouble. It is best to be honest instead of hiding it.

4. Keep your unit clean and properly dispose of garbage.

Do not let garage build up and try to dispose of it weekly. A clean home is a happy home!

5. Submit requests to your landlord in writing to avoid disputes and misunderstandings; keep copies of all responses.

It does not have to be a formal letter or email, just something stating what you are requesting and why it is important to you. Also, make the tone polite and reasonable.

6. Notify your landlord in writing of needed repairs to keep unit in good working order.

Landlords appreciate knowing if something is not working properly. If you are having issues contacting landlord, let case manager know right away.

7. Allow your landlord to enter your unit for safety or maintenance reasons, with proper advanced notice.

Generally, landlords will give 24 hours' notice before entering except in the case of an emergency.

8. Keep noise levels to a minimum.

You want good neighbors, so also try to be a good neighbor.

9. Consider purchasing renter's insurance to cover your personal property in the event of a loss.

Be aware that landlords carry insurance to cover their losses only. Their insurance will not cover the loss of your belongings should something tragic occur like a flood or fire.

10. Give proper advanced notice to your landlord about your intentions to vacate the property, with consideration of the terms of your lease or rental agreement.

Thirty days' notice is usually the norms but review your lease to know for sure. In addition, some landlords may require you to complete certain tasks before vacating so you can avoid losing our security deposit. For example, remove ALL items from unit, clean certain areas, etc.

11. Always ask for receipts or use money orders when giving landlords rent or deposits.

This will help keep a record of the amount that has been paid just in case there are any confusions between you and your landlord.

APARTMENT COMPLEXES IN ARENAC COUNTY

Country Gardens II Apartments

517 S. Court Street, Au Gres, MI 48703 989-646-2297 gldmanagement.com

Services Provided:

- Individual & family income-based housing
- 1–2-bedroom units available
- Duplex and ranch style units.
- Housing Choice Vouchers accepted (Section 8).
- Free and online application.
- Water, heat, sewer, trash pick-up included.
- Pets welcome.

Hickory Hollow Apartments

513 S Court St, Au Gres, MI 48703 989-646-2297 gldmanagment.com

Services Provided:

- Individual & family income-based housing
- 2-bedroom units available
- Housing Choice Vouchers accepted (Section 8).
- Water, sewer, and trash included.
- Central air, on-site laundry facilities, playground, and basketball court

Mill Creek Apartments

415 Mill Street, Standish, MI 48658 989-846-9705 gldmanagement.com

Services Provided:

- Individual & family income-based housing
- 1–2-bedroom units available
- Subsidized housing
- Housing Choice Vouchers accepted (Section 8).
- Sewer, trash, and water included.
- Patio/balcony, on-site laundry facilities, playground, and picnic area.
- 24-hour maintenance
- Smoke free living environment

Riverside Manor Apartments

544 N. Main Street, Au Gres, MI 48703 989-646-2297 gldmanagement.com

Services Provided:

- Individual & family income-based housing.
- Subsidized housing
- 1–3-bedroom units available
- Housing Choice Vouchers accepted (Section 8).
- No application fees.
- Sewer, water, and trash all included.
- Private patio, on-site laundry facilities, and picnic and playground area.
- 24-hour maintenance.
- Smoke free living environment.

Willow Creek Apartments I & II

917 E Cedar Street, Standish, MI 48658

989-846-4434

gldmanagement.com

Services Provided:

- Subsidized and Income-based housing.
- Senior housing 62 years of age /or older and Disabled of any age housing.
- 1–2-bedroom units available
- Housing Choice Vouchers accepted (Section 8).
- Online application. No application fees.
- Heat, sewer, trash removal, and water all included.
- Community room, patios, and on-site laundry facilities
- Garbage disposal, electric range, refrigerators provided.
- Smoke free living environment, and no stairs to climb.

Rousseau Apartments 1

615 S Main Street, Au Gres, MI 48703

989-876-8585

Services Provided:

- Individual & family housing
- 1–2-bedroom units available
- Does not accept Housing Choice Voucher (Section 8).
- Pets welcome with breed and weight restrictions. There are additional pet fees.
- Barrier free units available.
- Online and in person applications. \$35 per adult application fee.
- Heat and sewer included.

Rousseau Apartments 2

603 S Main Street, Au Gres, MI 48703

989-876-8585

Services Provided:

- Individual & family housing
- 1-2 bedroom
- Does not accept Housing Choice Voucher (Section 8).
- Online and in person applications. \$35 per adult application fee.
- Sewer and heat included.
- Pets welcome with breed and weight restrictions. There are additional pet fees.

Von Steinwehr Apartments 1

409 Diane Court, Standish, MI 48658

989-846-6421

vonsteinwehr-mrdapts.com

Services Provided:

- Individual & family housing
- Conventional Housing.
- 1–2-bedroom units available
- Does not accept Housing Choice Voucher (Section 8).
- Online and in person application. \$35 application fee per adult.
- Heat and sewer included. Monthly water fee.
- Pets welcome with breed and weight restrictions. Maximum of 2 pets allowed. \$350 pet deposit, and \$35 pet rent per month, per pet.

Von Steinwehr Apartments 2

455 Mill Street, Standish, MI 48658

989-846-6421

vonsteinwehr-mrdapts.com

Services Provided:

- Individual & family housing
- 1–2-bedroom units available
- Conventional Housing.
- Does not accept Housing Choice Voucher (Section 8).
- Online and in person application. \$35 application fee per adult.
- Heat and sewer included. Monthly water fee.
- Pets welcome with breed and weight restrictions. Maximum of 2 pets allowed. \$350 pet deposit, and \$35 pet rent per month, per pet

Woodsvew Manor

200 Elm Street #1, Standish, MI 48658

989-846-4404

www.medallionmgmt.com

Services Provided:

- Individual and family housing
- 1–2-bedroom units available
- Housing Choice Vouchers accepted (Section 8).
- Application available in person and through email.
- Trash, heat, and water included.
- Support animals allowed.
- Maximum of 1 pet. Must complete animal paperwork such as proof of pet vaccinations.
- Range, and refrigerator provided

APARTMENT COMPLEXES IN BAY COUNTY

Bay City Housing Commission

315 14th St, Bay City, MI 48708

989-892-9581

baycityhousing.com

Services Provided:

- Low-income public housing
- Single Family and Duplex Homes.
- Senior disabled and family housing.
- Housing Choice Vouchers accepted (Section 8).
- Online applications.
- Pets are welcome.
- Playground, Picnic area and patio/balcony.

Malony Manor (Bay City Housing Commission)

210 Fitzhugh St, Bay City, MI 48708

989-892-9581

baycityhousing.com

Services Provided:

- Senior, disabled, and handicapped low-income housing.
- 1-bedroom units available.
- High rise community.
- Rent is 30% of Adjusted Gross Income (Subsidized housing).
- Security deposit is equal to one month's rent.
- Water, heat, electric, gas and trash included.
- Pets welcome.
- On-site coin laundry.

Maplewood Manor (Bay City Housing Commission)

1200 N Madison Ave, Bay City, MI 48708

989-892-9581

baycityhousing.com

Services Provided:

- Low-income elderly (65+) housing
- Disabled and handicapped housing
- 1-bedroom units available
- High rise community
- Heat, water, electric, gas and trash included.
- Rent is 30% of Adjusted Gross Income (Subsidized housing).
- Security deposit is equal to one month's rent.
- Pets welcome.
- On-site coin laundry

Pine Towers (Bay City Housing Commission)

306 S Walnut St, Bay City, MI 48706

989-892-9581

baycityhousing.com

Services Provided:

- Low-income elderly (65+) housing
- 1-bedroom units available
- High rise community
- 30% Adjusted Gross Income.
- All utilities included.
- Pets welcome.
- On-site coin laundry

Smith Manor (Bay City Housing Commission)

600 N Van Buren St #1, Bay City, MI 48708 989-892-9581 baycityhousing.com

Services Provided:

- Low-income individual housing
- High rise community
- 30% of Adjusted Gross Income
- 1-bedroom units available
- Electric, gas, heat, water, and trash included.
- Pets welcome
- Each unit comes with an assigned parking spot and in unit laundry.

Alderwood Estates

4015 Cambria Drive, Bay City, MI 48706 989-667-1358 pedcorliving.com

Services Provided:

- Individual & family housing
- Available units 1-3 bedroom
- Housing Choice Vouchers accepted (Section 8).
- \$13 application fee and \$100 security deposit
- Water and trash removal included.
- Pets welcome. Maximum of 1 pet. \$200 pet fee and \$20 a month pet fee.
- First floor is handicap accessible,
- The outdoor area included with pool, playground, and private patio/balcony.

Bangor Downs

3325 Alarie Drive, Bay City, MI 48706 989-686-4130 bangordowns.net

Services Provided:

- Subsidized Housing
- 1–4-bedroom units; 2–3-bedroom townhouses
- Income based individual & family housing.
- Does not accept Housing Choice Vouchers (Section 8).
- In person application. Photo ID needed for applicants over 18.
- Water and trash included.
- Birds and fish are allowed.

Bay Valley Harbor

2486 N Harbor Dr, Bay City, MI 48706 989-684-2298 continentalmgt.com

Services Provided:

- Individual & family housing
- 1–3-bedroom units available
- Housing Choice Voucher accepted (Section 8).
- Water, trash removal and sewer included.
- Pet friendly
- Each unit has A/C, washer, and dryer.
- ADA Accessible .

Center Ridge Arms

798 N Pine Rd, Essexville, MI 48732

989-895-8191

continentalmgt.com

Services Provided:

- Income-based elderly and disability housing
- Area Median Income (AMI) used for eligibility.
- 1–2-bedroom units available
- Project Based Vouchers.
- Housing Choice Vouchers accepted (Section 8).
- In person application. No application fees.
- Gas, electric, water, trash and sewer included.
- Pets allowed.
- Walking trail, gazebo, picnic area and common room. Laundry facilities available.

Baytown

1114 N Jackson Street, Bay City, MI 48708

989-892-9111

wingatecompanies.com

Services Provided:

- Individual & family housing
- 1–3-bedroom units available
- Project-Based Rental Assistance
- Housing Choice Vouchers accepted (Section 8).
- Area Median Income (AMI) used for eligibility.
- Minimum contribution \$25 regardless of income
- Paper application. No application fees.
- Water, sewer, trash, and snow removal included. Resident pays electric and gas.
- No pets except service animals.

Bradley House

100 15th Street, Bay City, MI 48706

989-893-2007

wingatecompanies.com

Services Provided:

- Income-based elderly and disability housing. 50+ and disabled or 62 years old.
- 1–2-bedroom units available
- Project Based Rental Assistance
- Minimum contribution \$25 regardless of income
- Area Median Income (AMI) used for eligibility.
- Housing Choice Vouchers accepted (Section 8).
- HUD rental assistance program
- In person application. No application fees.
- Resident pays for electric bill. Everything else is included. Pets welcome with restrictions. \$300 pet deposit.

Bramblewood Cooperative

3258 Kiesel Road, Bay City, MI 48706

989-684-4500

bramblewoodcoop.com

Services Provided:

- Income-based individual and family housing.
- 1–4-bedroom units available
- Project Based Rental Assistance. Must qualify for subsidy.
- Minimum contribution \$25 regardless of income
- Area Median Income (AMI) used for eligibility.
- In person application. Also available on website and Facebook. No application fees. There is a background and credit check.
- Gas and water included. Residents are responsible for electric.
- 2 pet maximum. \$100 deposit per pet.
- Private patios and Central air.

Country Meadows

3799 State Street Rd, Bay City, MI 48706

989-671-0153

countrymeadowssenior.com

Services Provided:

- Housing for ages 55+. Senior community.
- Housing Choice Vouchers accepted (Section 8).
- 1–2-bedroom units available.
- In person application. \$50 application fee. Need ID and proof of income for application.
- Water, sewer, and trash removal included. Resident pays Consumers bill.
- Pets allowed.
- Electric stove and garbage disposal. On-site laundry, Community rooms, and patio/balcony.

East Bay Village

1877 W East Bay Parkway, Bay City, MI 48706

989-787-3559

eastbayvillage.com

Services Provided:

- Individual & family housing
- 1–3-bedroom units; 2–3-bedroom townhouses available
- Does not accept Housing Choice Voucher (Section 8).
- Online application. Application fee of \$35
- Gas included.
- Pets welcome. Pet fee and deposit required for animals-dog \$200, Cat \$100.

Huntington Place

837 N Scheurmann Rd, Essexville, MI 48732

833-232-7418

huntington-placeapartments.com

Services Provided:

- Individual & family housing
- 1–2-bedroom units available
- Does not accept Housing Choice Voucher (Section 8).
- Online application. \$30 application fee per person over 18 years old. 3rd party screening checking credit score and criminal history.
- Water, sewer, and trash removal included. Resident pays Consumer bill.
- Pets allowed. Breed restrictions for some dogs. \$250 one-time pet fee and \$30 monthly fee.
- BBQ, picnic area, Pool, and Balcony/Patio.

Garfield Manor

1011 Fraser St, Bay City, MI 48706

989-892-4213

rentlinx.kmgprestige.com

Services Provided:

- Elderly (55+) housing
- Area Median Income (AMI) used for eligibility for some units.
- 1-bedroom units available
- Housing Choice Vouchers accepted (Section 8).
- Electric, gas, heat, and water included.
- Pets are welcome with restrictions.
- Garbage disposal, microwave, refrigerator provided. In unit washer and dryer.

Auburn Square Apartments

4815 Garfield Road, Bay City, MI 48611

989-486-9332

gldmanagment.com

Services Provided:

- Subsidized housing
- Income based individual & family housing.
- 1–2-bedroom units available
- Housing Choice Vouchers accepted (Section 8).
- Heat, water, sewer and trash included.
- Pets welcome.
- Playground, Picnic area and patio/balcony. Range, and Refrigerator included.
- Smoke free living environment.

Heather Downs Apartments

174 Moll St, Auburn, MI 48611

989-486-9332

gldmanagement.com

Services Provided:

- Income based individual & family housing.
- 1–2-bedroom units available
- Housing Choice Vouchers accepted (Section 8).
- Online application. No application fees.
- Trash pick-up included.
- Pets welcome.
- Barrier Free units available.
- Microwave, Range, Refrigerator included.
- Smoke free living environment.

Erin Manor

103 Erin Court, Auburn, MI 48611

989-486-9332

gldmanagement.com

Services Provided:

- Individual housing
- 1-bedroom units available
- Housing Choice Vouchers accepted (Section 8).
- Online application. No application fees.
- All kitchen appliances, washer & dryer included. Personal garage, and front/back yard.
- No stairs to climb.
- 24-hour emergency maintenance, and smoke free living environment.

Liberty Square Apartments

311 S 5th Street, Linwood, MI 48634

989-879-4024

gldmanagement.com

Services Provided:

- Senior & disability housing (ages 55+)
- 1–2-bedroom units available
- Housing Choice Vouchers accepted (Section 8).
- Online application and no application fees.
- Heat, water, sewer, and trash removal included.
- Pets are welcome.
- Barrier free units available.
- Smoke free living environment.

Pinconning Senior Apartments

300 N Street, Pinconning, MI 48650

989-879-6522

www.gldmanagment.com

Services Provided:

- Elderly (62+) or/and disabled housing
- 1-bedroom units available
- 30% of adjusted income
- Housing Choice Vouchers accepted (Section 8).
- Heat, water, sewer, and trash removal included.
- Provides range/oven, refrigerator, and garbage disposal.
- Community room and monthly activities

Riverwalk Meadows

505 Germania St, Bay City, MI 48706

989-895-5005

www.gldmanagement.com

Services Provided:

- Elderly (55+) housing & community
- 1–2-bedroom units available
- Housing Choice Vouchers accepted (Section 8).
- Online application. No application fees.
- Some restrictions on pets
- Heat, sewer, water, and trash included.
- No stairs to climb, 24 Hr. maintenance, smoke free living environment.

Whispering Pines Apartments

101 Whispering Pines Blvd., Pinconning MI, 48650

989-879-4024

gldmanagment.com

Services Provided:

- 1–2-bedroom apartment homes.
- Rent is based on income.
- Housing Choice Vouchers accepted (Section 8).
- Online application. No application fees.
- Trash pickup included in rent.
- Smoke free. Barrier free units available.

Midland Senior Manor

4700 Fox Pointe Drive, Bay City, MI. 48706

989-671-0786

Services Provided:

- Elderly (55+) and/or disabled housing. Not income-based housing.
- 1–2-bedroom units available
- Housing Choice Vouchers accepted (Section 8).
- Print and complete application. ID needed. \$25 application fee per adult.
- Water and sewer included. Residents pays electric and gas bills.
- Cats allowed. Dogs allowed with doctor's order. \$200 one-time pet fee.
- Oven/range, refrigerator, washer & dryer in each unit.

Pineview Apartments

854 N Pine Rd, Essexville, MI 48732 989-894-0491 www.preservationmanagement.com

Services Provided:

- Low-income elderly (62+) and/or disabled housing
- Some units are subsidized housing.
- 1–2-bedroom units available
- Housing Choice Voucher accepted (Section 8).
- Online application.
- Heat, water, snow and trash removal included.
- Dogs and cats welcome.
- Community room, library and sitting area included. Elevator accessible.

Sheridan Arms

1300 Center Ave, Bay City, MI 48708 989-893-7061 niche4design.rentlinx.com

Services Provided:

- Individual & family housing
- 1–3-bedroom units available
- Housing Choice Vouchers are accepted (Section 8).
- Must tour complex to receive application. \$20 application fee.
- Heat, water, sewer, and trash included. Resident pays electricity.
- \$250 pet deposit plus \$40 per month for pet rental. Cats are allowed. Residents can have a maximum of 2 cats.

Tradewinds East Apartments

501 Tradewinds Dr, Essexville, MI 48732 989-894-0625 1sthousing.com

Services Provided:

- Individual & family housing
- Subsidized housing (Section 236 housing)
- Project Based Voucher Units
- 1–3-bedroom units
- Housing Choice Vouchers are accepted (Section 8).
- In person application. ID, Social Security card, and Birth Certificate needed. No application fees.
- Gas, sewer, water, trash removal included.
- Cats are allowed. Other animals are allowed for medical purposes like service animals. \$200 pet fee. 1 pet limit.

Village of Hampton Meadows

700 N Pine Road, Bay City, MI 48706 989-892-1912 www.pvm.org

Services Provided:

- Income based elderly housing & community.
- Senior housing (62+)
- 1-bedroom units available.
- Rent is based on income. Project based housing assistance.
- Does not accept. Housing Choice Voucher (Section 8).
- No online application. Available through mail, email, or fax. No application fees.
- Resident responsible for Consumers bill.
- Pet Friendly. Each type of pet has its own restrictions and policies. \$300 deposit and no monthly fee.
- Planned events on premise.

Bay Manor Apartments

3465 Kiesel Rd Bay City, MI 48706

989-684-7450

chargerpropertiesmi.com

Services Provided:

- 1–2-bedroom apartments
- Housing Choice Vouchers accepted (Section 8).
- Online and in person application. \$35 application fee for every applicant over 18. ID and paystubs needed for application.
- Heat and trash included. Flat fee for water. Resident is responsible for Consumers bill.
- Pet friendly with breed and weight restrictions. Maximum of 2 pets allowed. \$250 pet deposit and \$25 per month pet fee.

Golfview Apartments

1777 Golfview Drive #3, Essexville, MI 48732

989-892-1451

chargerpropertiesmi.com

Services Provided:

- 1–2-bedroom apartments
- Housing Choice Vouchers accepted (Section 8).
- Online and in person application. \$35 application fee for every applicant over 18.
- Heat and trash included. Flat fee for water. Resident is responsible for Consumers bill.
- Pet friendly with breed and weight restrictions. Maximum of 2 pets allowed. \$250 pet deposit and \$25 per month pet fee.
- Residents must have renters' insurance.
- Air conditioning.

Old Orchard by the Bay Apartments

440 Old Orchard Dr, Essexville, MI 48732

989-892-5702

www.chargerproperties.com

Services Provided:

- Individual & family housing
- 1–2-bedroom units available. Apartments and townhomes.
- Housing Choice Vouchers accepted (Section 8).
- In person and online applications. Application fee of \$35 per adult. Each adult needs to fill out an application.
- No dogs allowed. Maximum of 2 cats allowed. \$200 pet deposit. Pet fee of \$25 a month.
- 24-hour emergency maintenance
- Range, microwave, refrigerator, and garbage disposal provided.
- Patio/balcony, Clubhouse, pool, playground, and basketball court on premises.

Eagle Ridge Villas Apartments

1924 North Villa Court Essexville, MI 48732 989-795-5036 eagleridgevillasapts.com

Services Provided:

- 1-bedroom apartments
- Does not accept Housing Choice Voucher (Section 8).
- Online application. \$35 application fee per adult.
- Heat included in rent. Resident responsible for Consumers Energy bill. Monthly heat, water, and sewer charge.
- Breed restrictions for dogs and additional pet fees.

Orchard Manor Apartments

4700 Fox Pointe Dr, Bay City, MI 48706 989-684-7392 showmetherent.com

Services Provided:

- 2-bedroom apartments.
- Housing Choice Vouchers accepted (Section 8).
- Application available through email. \$35 application fee per adult.
- Resident needs credit score of 595 or higher and no past evictions
- Heat and water included in the rent.
- Pets welcome with restrictions. There are pet fees.

Raven Lane Apartments

4495 Raven Lane, Bay City, MI 48706 989-671-0786 showmetherent.com

Services Provided:

- 1-bedroom apartments.
- Housing Choice Vouchers are accepted (Section 8).
- Online application.
- Water included. Resident pays electric and heat.

Shirwinjo Apartments

301 Shirwinjo Dr., Bay City, MI 48706 989-671-0786 showmetherent.com

Services Provided:

- 1-bedroom apartments.
- Housing Choice Vouchers accepted (Section 8).
- Online application.
- Water included in utilities. Resident pays electricity.

Webb Drive Apartments

715 Webb Dr, Bay City, MI 48706 989-671-0786 showmetherent.com

Services Provided:

- 1–2-bedroom apartments.
- Housing Choice Voucher accepted (Section 8).
- Online application.
- Gas, heat, and water included in the rent. Resident pays electricity.

Village Square

902 N. Scheurmann Rd, Essexville, MI 48732 989-895-5731 showmetherent.com

Services Provided:

- 1–2-bedroom apartments.
- Online application.
- Gas, Heat, water, and trash pick-up included in rent. Resident pays electricity.
- Cats allowed with a \$200 cat fee.

MOBILE HOME PARKS

White Birch Village

2421 E. Birch Drive, Kawkawlin, MI 48631

989-683-4379

cambiomhc.com

Services Provided:

- Rentals and homes for sale.
- 2-3 bedrooms
- Online and in person applications. \$30 application fee per adult. Two-part lease.
- 2 pet limits with \$25 pet fee, per pet, monthly.
- Water and trash fee. Residents responsible for Consumers bill.
- Does not accept Housing Choice Voucher (Section 8).

Bay Village Mobile Home Estate

1274 W Hampton Road, Essexville, MI 48732

989-778-1447

Services provided:

- Rentals
- Does not accept Housing Choice Vouchers (Section 8).
- Application fee of \$40. Year on job needed.
- No utilities included in rent.

West Shore Estates

3201 S Euclid Ave, Bay City, MI 48706

989-785-7160

westshoreestatesmhc.com

Services Provided:

- Rentals.
- Does not accept Housing Choice Vouchers (Section 8).
- Online application. \$50 application fee for every adult.
- No utilities included in rent.
- 2 pet limits. There are breed restrictions. \$25 per pet monthly fee.

Willow Tree Village

3840 N Riata Dr, Bay City, MI 48706

989-239-7802

- Rentals and homes for sale.
- Online and in person applications. \$25 application fee per adult.
- 1 vaccinated/licensed pet allowed. \$25 pet rent.
- Trash and lawn care included.
- Housing Choice Voucher accepted based on unit (Section 8).

Riverview Estate

765 River Rd Bay City, MI 48708

989-893-8011

vineyardsmg.com

Services Provided:

- Rentals
- Online application. Paystubs and ID needed. \$35 application fee.
- No utilities included in rent.
- No cats. Dogs of certain breeds are allowed.

OTHER HOUSING RESOURCES

There are other housing opportunities outside of traditional complexes that allow for flexibility for the tenant. This is great for individuals that are not able to meet the criteria for traditional complexes. Some resources to find nontraditional housing opportunities are Facebook and Craigslist. There is often housing available on these sites. However, beware of scams when looking at these platforms. Two more sites to find housing are at:

- affordablehousing.com
- housing.state.mi.us/

These links may be repeat complexes, and some are singular units with private landlords.

SCAMS

Be aware of housing and rental scams when looking for housing. Once you send money or share your personal information you are not able to get it back. If you do find a rental scam you can report it to the local law enforcement agency and the website where it was posted.

Warning signs of a scam are:

- The price is too good to be true.
- You can't tour the property.
- They ask for money before signing the lease.
- You have to pay in an unusual way.
- They rush you into a deal.

Avoid scams by:

- Looking at the property before signing the lease or paying.
- Consider the price of the rental and the Fair Market Rent for the area.
- Don't pay in cash, wire transfers, crypto currency, gift cards or through Venmo or PayPal.
- Protect your personal information and be careful who you send it to.
- Take your time looking at the property and don't be rushed into a deal.
- Google the address and landlord to see if it is listed anywhere else and if all information aligns.

ADDITIONAL RESOURCES

For a comprehensive resource directory, call 2-1-1. It is available 24 hours a day, 7 days a week, 365 days a year. If you are calling from outside Michigan or have any difficulty reaching 2-1-1 from your phone, dial 1-844-875-9211. **For all emergencies, call 9-1-1.**

Emergency Contacts

Arenac County Sheriff's Department.....	989-846-3002
Bay County Sheriff's Department.....	989-895-4050
Standish Area Fire Authority	989-846-9155
Omer Fire Department.....	989-653-2211
Bay City Fire Department.....	989-892-8601
Pinconning – Fraser Township Volunteer Fire Department.....	989-879-4018
Poison Control Center.....	800-222-1222

Hotlines

Suicide and Crisis Lifeline.....	988
National Domestic Violence Hotline.....	800-799-7233
LGBTQ+ National Hotline.....	1-888-843-4564
Listening Ear Crisis Center.....	989-386-2774
Veteran Crisis Line.....	Dial 988 then Press 1
Substance Abuse and Mental Health Services National Helpline.....	1-800-662-4357
Wise: Women's Crisis Line.....	231-796-6600
HELP Line (Health Eligibility Law Project).....	810-238-8053

Transportation

Arena Transit Authority.....	989-846-7500
Bay Metro Transportation.....	989-894-2900 ext. 2
Non-Emergency Medical Transport.....	211

Department of Health and Human Services

Arenac County MDHHS.....	989-846-5500
Bay County MDHHS.....	989-895-2100

MI Bridges.....1-844-799-9876

Legal Aid

Legal Services of Eastern Michigan (Existing clients).....800-322-4512

Legal Services of Eastern Michigan (New clients).....1-888-783-8190

Lakeshore Legal Aid.....888-783-8190

Pantry and Food Assistance

Mid-Michigan Community Action Agency.....989-386-3805

United Way Bay County.....989-893-7508

Bay-Arenac Diaper Bank (Multiple locations).....

 Area Baby Closet-Pinconning United Methodist Church.....989-879-3271

 United Way.....989-893-7508

Resurrection of the Lord.....989-846-9565

Sterling United Methodist.....989-654-2291

Community of Christ.....989-867-4335

Beacon of Light UMC Food Pantry.....989-654-3439

American Red Cross-Arenac.....989-846-6333

Au Gres Christian Charities co St Mark Catholic Church.....989-876-7925

Good Samaritan Rescue Mission.....989-893-5973

Salvation Army.....989-893-3041

Safe Harbor Community Center.....989-372-8541

Employment Services

 Michigan Works! Arenac County Service Center.....989-846-2111

 Michigan Works! Service Center-Bay.....833-531-1945

Mental Health and Substance Use Services

 Bay Arenac Behavioral Health.....989-895-2300

Senior Services

 Arenac County Council on Aging-Sunrise Side Senior Services.....989-653-2692

 Department on Aging (Bay County).....989-895-410

HOUSING SEARCH TRACKER

Name of Apartment Complex:	
Questions about the Apartment	
Contact phone number	
Date and time called	
<i>If answered:</i> Who did you speak with? <i>If no answer:</i> Did you leave a message?	
What is the address of the property?	
What date is the unit available?	
Is the application online or on paper?	
Do you charge an application fee?	Yes No
<i>If yes:</i> How much?	\$ _____
What is the monthly rent?	\$ _____
How much is the security deposit?	\$ _____
What utilities are included? What utilities am I responsible for?	
Do you have an estimate how much utilities cost each month?	\$ _____
What else will I have to pay? (garage, laundry, key deposit, internet)	
What is the minimum lease you require (how many months)?	
Are there laundry facilities on-site or in the unit?	Yes No

Screening Questions <i>(Ask only the questions that apply to your situation)</i>	
<p><i>If you have a Section 8/Housing Choice Voucher:</i></p> <p>Do you accept Section 8 or Housing Choice Vouchers?</p>	<p>Yes No</p>
<p><i>If applicable:</i> Do you work with people who have had credit problems, criminal history, or evictions?</p>	<p>Yes No</p>
<p><i>If applicable:</i> What are your rules about pets?</p> <p>Is there a pet fee?</p> <p><i>If yes:</i> How much?</p>	<p>Yes No</p> <p>Yes No</p> <p>\$_____</p>
<p><i>If applicable:</i> Are there special accommodations for (specific medical concern)?</p>	<p>Yes No</p>
Follow Up	
<p>Did you schedule an appointment?</p> <p><i>If yes:</i> date and time of appointment</p>	<p>Yes No</p> <p>When: _____</p>
<p>Did you fill out an application?</p> <p><i>If yes:</i> When will the landlord be in contacting you with a decision?</p>	<p>Yes No</p> <p>When: _____</p>
<p>Where you approved for the apartment?</p> <p><i>If yes:</i> When is the move-in date?</p> <p><i>If no:</i> What is the reason?</p>	<p>Yes No</p> <p>When: _____</p>
<p>Additional notes:</p>	

HOUSING SEARCH TRACKER

Name of Apartment Complex:	
Questions about the Apartment	
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Date and time called	
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What is the monthly rent?	\$ _____
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What utilities are included? What utilities am I responsible for?	
Do you have an estimate how much utilities cost each month?	\$ _____
What else will I have to pay? (garage, laundry, key deposit, internet)	
What is the minimum lease you require (how many months)?	
Are there laundry facilities on-site or in the unit?	Yes No

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