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## Mishawaka apartment complex named in federal housing complaint

Apartment complex named in federal housing complaint

By Ted Booker South Bend Tribune Updated 5 hrs ago





MISHAWAKA — A Mishawaka apartment complex is among 20 properties listed in a federal complaint against a property management company accused of unlawfully refusing to offer units to families with children.

Edison Pointe Apartments, on St. Andrews Circle, is among properties across Indiana, Ohio and Michigan owned by Indianapolis-based AMP Residential that are listed in the housing discrimination complaint, jointly filed by five nonprofit housing organizations.

The properties are allegedly operating in violation of the federal Fair Housing Act, according to the complaint, which was recently submitted to the U.S. Department of Housing and Urban Development. It alleges AMP's occupancy policy has restricted the ability of families with children to find affordable and safe rental housing.

The complaint states that AMP has an occupancy standard of no more than two people per bedroom in each apartment or town home, regardless of the size of its units. And the standard fails to account for whether additional rooms in units — such as a den or office — could serve as living space for children.

The complaint also alleges that AMP enforces its occupancy policy without paying attention to municipal health and property maintenance codes for rental properties, which establish the square footage required for occupants.

Housing organizations investigated the company's occupancy standards at apartment complexes in different regions across Indiana, Michigan and Ohio.

Earlier this year, the policy at Edison Pointe Apartments was investigated by the Indianapolis-based Fair Housing Center of Central Indiana, the complaint states. The investigation found the complex has two-bedroom units in which a family of five could live, based on occupancy restrictions in Mishawaka. But a leasing agent at the complex allegedly told an investigator that a family with three children could not rent a two-bedroom apartment because its maximum occupancy was two people per bedroom.

Amy Nelson, executive director of FHCCI, said she is hopeful that HUD will swiftly order AMP to loosen its occupancy standards at its properties, allowing families with children to rent its apartments.

“Families with children already have limited rental options, and this is an example of where their options are extremely limited,” said Nelson, who could not estimate when HUD could resolve the complaint. “The apartment complexes in this complaint were those that we felt had enough square footage to support more individuals.”

Michael Humphrey, owner and chief executive officer of AMP, did not return a call Wednesday seeking comment. Edison Pointe declined to comment.

Other organizations that filed the complaint were the Fair Housing Center of West Michigan, Fair Housing Center of Southeast & Mid Michigan, Fair Housing Center of Southwest Michigan and the Miami Valley Fair Housing Center in Ohio.

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On the Web

See the complaint:

<https://goo.gl/Af0YhN>

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