Rental Housing Options

Emergency Rental Assistance – Homeless

- Must be living in a car or on the street or shelter – 406-247-4732

Affordable Housing

- Subsidized housing generally administered by Housing Authority, other non-profit organizations, or private companies

Public Housing

Housing developments or single family dwellings that are owned and managed by local housing authorities and rented to income and program eligible individuals and families. Eligible households pay approximately 30% of their adjusted gross income for rent.

1. Individuals and families must be at or below 80% of the area median income. Rent is based on 30% of adjusted gross income or a flat rate. Apply for this housing through the HomeFront, 245-6391 or on line at https://homefrontpartners.org/

Billings Heights
- 1/2/3 bedroom units

Bunting Street
- 2/3/4 bedroom units

Byrd Street
- 2/3/4 bedroom units

Eagles Nest
- 1/2/3 bedroom units

Morgan Street
- 2/3/4 bedroom units

Phyllis Circle
- 1 Bedroom

Southside
- 2/3 bedroom units

St. Johns
- 2/3 bedroom units

Woody Dr
- 2/3 bedroom units

Project Based Section 8 Housing

A government funded program that provides rental housing to low income households in privately owned and managed rental units. The subsidy stays with the building; when you move out, you no longer have rental assistance. Most units rental cost will be 30% of your household adjusted gross income. Individuals or families must be at or below 50% of the area median income.

Pleasantview Apts 825 Ave D
- 1/2 bedroom units

Spring Garden Apts
- Near West 32nd Street

Old Town Square
- 202 South 28th

HomeFront

Individuals or families who apply must be at or below 50% of the area median income.

Pleasantview Apts 825 Ave D
- 1/2 bedroom units

Spring Garden Apts
- Near West 32nd Street

Old Town Square
- 202 South 28th

Privately Owned Affordable Housing

Elderly and Families – Age generally 62 and up (but may vary)

Ponderosa Acres
- 1301 Industrial Ave

Big Sky Apartments
- 720 North 18th Street

Western View
- 2601 Phyllis Lane

Elderly and Disabled

Fraser Towers
- 712 South 28th Street

Prairie Towers
- 725 North 25th Street

Sage Tower (50 & Up)
- 115 North 24th St

No choice vouchers accepted

Contact 248-4111

No choice vouchers accepted

No choice vouchers accepted
**Elderly ONLY – 62 and Up**

- **South Forty**
  - 769 Fallow Lane
  - 656-3950
  - *No choice vouchers accepted*

- **Magic City Terrace**
  - 1439 Main Street
  - 248-9117
  - *No choice vouchers accepted*

- **Aspen Grove Apt**
  - 248 Wicks Lane
  - 281-8329/ 281-8330
  - *No choice vouchers accepted*

- **Central Court Village**
  - 78 27th Street
  - 656-2817
  - *Age 55 and Up*

- **Heights Centennial I**
  - 1512 Lake Elmo
  - 245-9998
  - *Choice Voucher Only*

- **Heights Centennial II**
  - 1512 Lake Elmo
  - 245-9998
  - *Choice Voucher Only*

**Family Units**

- **Rose Park Plaza**
  - 2325 Avenue C
  - 652-1335
  - *No choice vouchers*

- **8th Ave Apts**
  - 811 North 17th
  - 245-9998

- **Big Sky Apts**
  - 720 North 18th
  - 245-3989
  - *No choice vouchers*

- **Brush Meadows**
  - 1203 Lake Elmo
  - 252-8919

- **Edgewood Apts**
  - 1255 Lake Elmo
  - 252-2849

- **Ponderosa Acres**
  - 1301 Industrial Ave
  - 245-3197
  - *No choice vouchers*

- **Shiloh Glen Apts**
  - 3900 Olympic Blvd
  - 656-4413

- **Southern Lights**
  - 801 South 28th
  - 208-9773

- **Western View**
  - 2604 Phyllis
  - 656-7194

**Disabled**

- **Beartooth Homes**
  - 2110 Overland
  - 652-5443

- **Sunrise Manor**
  - 1300 Ave C
  - 248-4211

- **Grandview/Accessible**
  - 1151 28th St West
  - 655-0272 /800-466-7722
  - *No Choice Vouchers Accepted*

**Low Income Housing Tax Credits**

Federal housing tax credits are awarded to developers of qualified projects. A tax credit property can, in turn offer lower, more affordable rents.

Individuals and families must be at or below 60 to 80% of the area median income. A flat rate is charged.

- **Whitetail Run Apartments**
  - Heights
  - 237-1907
  - *non-smoking/ no pets*

- **Shiloh Glen Apartments**
  - 3900 Olympic
  - 656-4413

- **Lake Elmo LTD/Edgewood**
  - 1225 Lake Elmo
  - 252-2849

**Section 8 Housing Choice Vouchers**

A federally supported, tenant-based housing program that provides assistance in the form of vouchers that enable income eligible families to find and lease approved privately owned housing where the landlord has agreed to enter into a contract with the housing authority and/or finance agency. Apply through HomeFront [https://homefrontpartners.org/](https://homefrontpartners.org/) and Montana Department of Commerce [https://housing.mt.gov/Rental-Housing/Housing-Choice-Voucher-Program](https://housing.mt.gov/Rental-Housing/Housing-Choice-Voucher-Program)

**Market Rate Rent**

- [www.mthousingsearch.com](http://www.mthousingsearch.com)
- [www.freerentalfinder.com](http://www.freerentalfinder.com)
- [www.forrent.com](http://www.forrent.com)

**Rural Section 8** – Big Horn, Carbon, Stillwater, Sweet Grass, and greater-Yellowstone counties. Apply online at [https://housing.mt.gov](https://housing.mt.gov)