

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	Heights
Bunting Street	2/3/4 bedroom units	Southside
Byrd Street	2/3/4 bedroom units	
Eagles Nest		Heights
Morgan Street	2/3/4 bedroom units	Southside
Phyllis Circle	1 Bedroom	Elderly and Disabled ONLY (Age 62)
Southside	2/3 bedroom units	*Handicapped available
St. Johns	2/3 bedroom units	Central
Woody Dr	2/3 bedroom units	West end *Handicapped available

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	Elderly (62) and Disabled only	Contact 248-4111
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HomeFront

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

Spring Garden Apts	Near West 32 nd Street	237-1907	flat rent charged
Old Town Square	202 South 28 th	237-1907	flat rent charged

Privately Owned Affordable Housing

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

Ponderosa Acres	1301 Industrial Ave	245-3197	
Big Sky Apartments	720 North 18 th Street	245-3989	<i>No choice vouchers accepted</i>
Western View	2601 Phyllis Lane	656-7194	

Elderly and Disabled

Fraser Towers	712 South 28 th Street	252-3311	<i>No choice vouchers accepted</i>
Prairie Towers	725 North 25 th Street	248-3377	<i>No choice vouchers accepted</i>
Sage Tower (50 & Up)	115 North 24 th St	248-1060	<i>No choice vouchers accepted</i>

Elderly ONLY – 62 and Up

South Forty	769 Fallow Lane	656-3950	<i>No choice vouchers accepted</i>
Magic City Terrace	1439 Main Street	248-9117	<i>No choice vouchers accepted</i>
Aspen Grove Apt	248 Wicks Lane	281-8329/ 281-8330	<i>No choice vouchers accepted</i>
Central Court Village	78 27 th Street	656-2817	<i>Age 55 and Up</i>
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	<i>No choice vouchers</i>
8 th Ave Apts	811 North 17 th	245-9998	
Big Sky Apts	720 North 18 th	245-3989	<i>No choice vouchers</i>
Brush Meadows	1203 Lake Elmo	252-8919	
Edgewood Apts	1255 Lake Elmo	252-2849	
Ponderosa Acres	1301 Industrial Ave	245-3197	<i>No choice vouchers</i>
Shiloh Glen Apts	3900 Olympic Blvd	656-4413	
Southern Lights	801 South 28 th	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 28 th St West	655-0272 /800-466-7722	<i>No Choice Vouchers Accepted</i>

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/> and Montana Department of Commerce

<https://housing.mt.gov/Rental-Housing/Housing-Choice-Voucher-Program>

Market Rate Rent

www.mthousingsearch.com

www.freerentalfinder.com

www.forrent.com

Rural Section 8 – Big Horn, Carbon, Stillwater, Sweet Grass, and greater-Yellowstone counties. Apply online at <https://housing.mt.gov>