

Park and Meagher County Affordable Housing Guide

This guide is intended to provide information about a wide range of properties in Park and Meagher Counties. There is no Public Housing Authority in our area, meaning there is no general waitlist for housing. Each property has their own application, application fee, and waitlist. To apply for a unit, contact the property you're interested in or visit their website to learn more about their application process.

Income-Restricted Subsidized Rentals

- ❖ All properties on this page are intended for lower-income renters and have income restrictions. To see if you qualify, contact each property directly.
 - Many subsidized properties are reserved for seniors/people with disabilities. Disabling conditions include physical and/or mental health diagnoses.
- ❖ All properties on this page operate waitlists which vary in length. Contact the property directly for details about waitlist length.
- ❖ *How much is rent?*
 - Subsidized units charge rent based on 30% of your household's monthly income. For example, if your monthly income is \$900, your rent will be around \$300 a month.
 - Utilities such as water, sewer, and trash service are included in rent. Some properties may charge additional fees for utilities like heat or gas.
- ❖ Housing Choice Vouchers (formerly known as Section 8 Vouchers) are *NOT* accepted at the subsidized apartment complexes listed on this page because the unit itself is subsidized.
- ❖ Are you open to living anywhere in Montana? Subsidized apartments in other parts of the state often have shorter waitlists.

<p>Timberline Apartments <i>Bosley Management</i> 1302 E Montana Livingston (406) 222-4852</p> <ul style="list-style-type: none"> • No application fee • 1, 2, 3-bed units 	<p>Miles Building <i>Resource Property Management</i> 107 S 2nd Livingston (406) 595-0837 www.thehrdc.org</p> <ul style="list-style-type: none"> • Reserved for seniors (62+) or people with disabilities • No application fee • Studio, 1-bed units • Pets allowed
<p>Sherwood Inn <i>Resource Property Management</i> 325 W Main Livingston (406) 451-1079 thehrdc.org</p> <ul style="list-style-type: none"> • Reserved for seniors (62+) or people with disabilities • No application fee • 1, 2-bed units 	<p>The Cottonwood Apartments <i>Circle K Property Management</i> 209 Dinsmore Ave Clyde Park (509) 315-4168 circlekppm.com</p> <ul style="list-style-type: none"> • No application fee • 2-bed units
<p>Summit Place <i>Resource Property Management</i> 1102 W Summit Livingston (406) 451-1079 thehrdc.org</p> <ul style="list-style-type: none"> • Reserved for people with mental disabilities • No application fee • 1-bed units 	<p>Livingston Village Apartments <i>Hope Management</i> 603 Robin Lane Livingston (406) 222-4852 hopemanagement.net</p> <ul style="list-style-type: none"> • Reserved for seniors (62+) or people with disabilities • No application fee • 1-bed units
<p>Castle Mountain Apartments <i>Resource Property Management</i> 903 4th Ave SE White Sulphur Springs (406) 547-3651 thehrdc.org</p> <ul style="list-style-type: none"> • Reserved for seniors (62+) or people with disabilities • No application fee • 1, 2-bed units • Pets allowed with approval • Includes garage 	<p>Spring Manor <i>Circle K Property Management</i> 106 South Central White Sulphur Springs (509) 315-4168 circlekppm.com</p> <ul style="list-style-type: none"> • Application fee: \$18 • 1, 2-bed units

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Property Management Companies and Market Rate Apartment Complexes

- ❖ This is a general list of apartments and property management companies. Rent prices and affordability will vary.
- ❖ Most property management companies post available units on their individual websites.
- ❖ Housing Choice Vouchers (formerly known as Section 8 Vouchers) may be accepted at these locations. Contact the property you're interested in to ask about their current Housing Choice Voucher policy.

<p>Avalon Apartments <i>Property manager: Kaylie Utter</i> #5 Avalon Court Emigrant (406) 581-5778</p>	<ul style="list-style-type: none"> • 1, 2-bed units • 4 fully handicap accessible units • No application fee • No pets allowed • Felonies case by case 	<p>Senior Citizens Apartments <i>Hannah Montana Rentals</i> 206 S Main Livingston (406) 333-2276 parkcountyseniorcenter.com</p>	<ul style="list-style-type: none"> • No app fee • Reserved for seniors (62+) • Studio, 1, 2-bed units • Credit and felonies considered case by case
<p>Ebert Apartments (406) 333-1880 219 E Callendar Livingston</p>	<ul style="list-style-type: none"> • App fee: \$20 • Studio, 1, 2-bed units • No pets allowed 	<p>Edgewater Apartments (406) 333-1880 1001 River Drive Livingston</p>	<ul style="list-style-type: none"> • App fee: \$20 • 2-bed units • No pets allowed
<p>Livingston Landlady 127 S 2nd Livingston (406) 333-2323 livingstonlandlady.com</p>	<ul style="list-style-type: none"> • No app fee • Credit considered case by case • Pets allowed with \$200 deposit 	<p>Hannah Montana Rentals 38 Willow Drive Livingston (406) 222-4700 hannahmontanarentals..com</p>	<ul style="list-style-type: none"> • App fee: \$25 • Applications accepted online
<p>Livingston Cottages <i>Resource Property Management</i> 104 Reservoir St Livingston (406) 595-0837 thehrdc.org</p>	<ul style="list-style-type: none"> • No app fee • 1, 2-bed units 	<p>Blue Bunch Flats <i>Tamarack Property Management</i> 504 S 13th Livingston (406) 252-3773 bluebunch.tamarackpm.com</p>	<ul style="list-style-type: none"> • No app fee • Studio, 1, 2-bed units
<p>H&K Montana Properties <i>Sarah Hooge</i> 1106 W Park #198 Livingston (406) 600-0065 hkmt.properties</p>	<ul style="list-style-type: none"> • App fee \$25 • Credit/felonies case by case • Pets allowed case by case 	<p>Maverick Realty 515 W Park Livingston (406) 222-0304 maverickbrokers.com</p>	<ul style="list-style-type: none"> • No app fee • No pets allowed
<p>Russ Himmelspach, Gates Group LLC 908 W Montana Livingston (406) 220-2517 mh4rent.com</p>	<ul style="list-style-type: none"> • Pets allowed case by case 	<p>Windmill Mobile Home Park 65 Billmane Lane, E2 Livingston (406) 222-2784</p>	<ul style="list-style-type: none"> • No app fee • Pets allowed case by case • Felonies case by case
<p>Cole Property Management 118 S 5th Livingston (303) 995-1731 colepmmontana.com</p>	<ul style="list-style-type: none"> • App fee \$45 		

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Facebook Marketplace, Craigslist, and Private Landlords

- ❖ Private landlords and people looking to rent rooms in their homes often advertise on Facebook Marketplace and Craigslist.
 - In many cases, private landlords have fewer restrictions related to income/credit/criminal background.
- ❖ Caution: it is common to find “scam” postings on these sites. Red flags include prices that seem “too good to be true”, a landlord who cannot meet in person to show you the property, and anyone who requests a deposit or payment before you have signed a lease or met the landlord. Refer to www.usa.gov/housing-scams for more information.
- ❖ The housing market is *extremely* competitive. Because many people will respond to each posting, it is common to not hear back after sending a message. While this can be discouraging, it is best to respond to as many postings as possible to increase your chances of hearing back.

Legal and Advocacy Services

Montana Fair Housing 501 E Front St, #533 Butte, MT 59701 (406) 782-2573 OR 1(800) 929-2611 montanafairhousing.org	<i>Montana Fair Housing's mission is to promote and ensure non-discrimination in Montana by providing resources and support related to housing rights</i>
Montana Legal Services (MLSA) 1(800) 666-6899 mtlsa.org	<i>Call or apply online to access free legal assistance and resources</i>
Montana Law Help montanalawhelp.org	<i>Montana Legal Service's online law resource hub, providing resources and information about evictions, leases, tenant's rights, and more</i>