




Gallatin County Affordable Housing Guide

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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 and/or people with disabilities. Disabling conditions include physical and/or mental health diagnoses.
- ❖ *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.
- ❖ Housing Choice Vouchers (formerly known as Section 8) are not accepted at these properties because the unit itself is subsidized. **Please see the last page of this guide for information about Housing Choice Vouchers.**
- ❖ Are you open to living anywhere in Montana? Subsidized apartments in other parts of the state often have shorter waitlists.

Bridger Heights <i>11 Residential</i> 802 N Grand Bozeman (406) 587-3921 11residential.com/communities/montana	<ul style="list-style-type: none"> Must have a need for at least 2 bedroom unit (i.e. a family; room for medical equipment) No application fee 2, 3, 4-bed units 	Darlington Manor <i>Resource Property Management</i> 606 N 5 th Bozeman (406) 587-2981 or (406) 946-1540 thehrdc.org/rpm 	<ul style="list-style-type: none"> Reserved for seniors (62+) and/or people with disabilities No application fee Studio, 1-bed units Income limits Credit/felonies case by case ESAs accepted Limited number subsidized units
Boulevard Apartments <i>Resource Property Management</i> 6 W Babcock Bozeman (406) 585-4859 thehrdc.org/rpm 	<ul style="list-style-type: none"> No application fee Studio, 1 and 2-bed units Credit/felonies case by case ESAs accepted 	Legion Villa 1215 Durston Bozeman (406) 587-7612	<ul style="list-style-type: none"> Reserved for seniors (62+) or people with disabilities No application fee 1, 2-bed units
Summer Wood Apartments <i>Accessible Space</i> 1441 N 15 th Bozeman (406) 585-2806 or (800) 466-7722 accessiblespace.org	<ul style="list-style-type: none"> Reserved for seniors (62+) No application fee 1-bed units Approved pets allowed 	Spring Run Apartments <i>Accessible Space</i> 1325 N 15 th Bozeman (406) 585-1421 or (800) 466-7722 accessiblespace.org	<ul style="list-style-type: none"> Reserved for people with disabilities No application fee 1, 2-bed units Approved pets allowed
Big Sky Villas <i>Resource Property Management</i> 204 W Jefferson Ave Belgrade (406) 388-2097 thehrdc.org/rpm 	<ul style="list-style-type: none"> No application fee 1, 2, 3-bed units Credit/felonies case by case Service animals/ESAs accepted 	Gallatin Forks Apartments <i>Syringa Property Management</i> 402 to 408 W Main Manhattan (406) 284-2727 gallatinforks.com	<ul style="list-style-type: none"> Application fee: \$25 per adult 1, 2-bed units Pets allowed
Timberline Apartments <i>Syringa Property Management</i> 1006 Cardinal Dr Belgrade (406) 388-9088 timberlinebelgrade.com	<ul style="list-style-type: none"> Reserved for seniors/people with disabilities Application fee: \$25 per adult 1-bed units Pets allowed 	South Lake Apartments 620 Firehole Ave West Yellowstone (406) 646-9700	<ul style="list-style-type: none"> No application fee 1, 2-bed units

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Income-Restricted Affordable Properties

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- ❖ 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.

Dorothy Eck & Homestead Apartments <i>Resource Property Management</i> 701 Farmhouse Lane Bozeman (406) 595-3779 thehrdc.org/rpm 	<ul style="list-style-type: none"> Reserved for people with mental disabilities No application fee Credit/felonies case by case Service animals/ESAs accepted 	Timber Ridge Apartments <i>Highland Property Management</i> 2725 Tschache Ln Bozeman (406) 333-8965 leasehighland.com	<ul style="list-style-type: none"> Reserved for seniors (55+) 1, 2 bed units Pets allowed
Gallatin Manor 1806 W. Beall Bozeman (406) 587-1591	<ul style="list-style-type: none"> Monthly income must be 3x rent No felonies; credit considered case by case 2, 3-bed units No pets 	Stoneridge Apartments <i>Highland Property Management</i> 2725 Tschache Lane Bozeman (406) 333-8965 leasehighland.com	<ul style="list-style-type: none"> Monthly income must be 2.5x rent No past evictions/utilities in collections 2,3-bed family units Pets allowed
Bridger Apartments <i>Alliance Property Management</i> 2555 W College Bozeman (406) 585-0880 alliancepropmgmt.com	<ul style="list-style-type: none"> App fee: \$50 per adult No felonies/past evictions 550+ credit score or cosigner 1, 2, 3-bed units Pets allowed 	Haggerty Lane Apartments <i>Devco</i> 1992 Little Cottage Lane Bozeman (406) 404-8595 kennedy.bryant@devcous.com	<ul style="list-style-type: none"> App fee: \$30 No felonies/past evictions Credit considered case by case 2-bed units Pets allowed; pet rent charged
Pond Row Apartments <i>Alliance Property Management</i> Pond Row Bozeman (406) 585-0880 alliancepropmgmt.com	<ul style="list-style-type: none"> App fee: \$50 per adult No felonies/past evictions that appear on a credit report 550+ credit score or cosigner 2-3 bed units Pets allowed 	Dairy Keep Apartments <i>Alliance Property Management</i> 606 N 4th Bozeman (406) 585-0880 alliancepropmgmt.com	<ul style="list-style-type: none"> App fee: \$50 per adult No felonies/past evictions 550+ credit score or cosigner No past due utilities 2-3 bed units No pets
Gallatin Trails Apartments <i>11 Residential</i> 101 Jackrabbit Lane Belgrade (833) 237-7318 11residential.com/communities/montana	<ul style="list-style-type: none"> No past evictions Credit/felonies case by case Pets allowed 	Baxter Apartments <i>Devco</i> 2651 Trade Wind Ln Bozeman (406) 556-9870 (406) 404-8595 kennedy.bryant@devcous.com	<ul style="list-style-type: none"> App fee: \$30 No felonies/past evictions 1, 2-bed units Credit considered case by case Pets allowed

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Larkspur Commons <i>Homeward</i> 1241 N 12 th Ave Bozeman (406) 577-2199 larkspurcommons.com	<ul style="list-style-type: none"> • Felonies case by case • No past evictions • No utilities in collections • 1, 2, 3-bed units • Pets allowed 	Colorado Apartments <i>Resource Property Management</i> 700 Colorado St Belgrade (406) 388-2097 thehrdc.org/rpm 	<ul style="list-style-type: none"> • Reserved for seniors (62+) and/or people with disabilities • No application fee • Credit/felonies case by case • 1-bed units • Service animals/ESAs accepted
Cottages at Menicucci Square <i>Resource Property Management</i> 90 7th St Belgrade (406)-595-3779 thehrdc.org/rpm 	<ul style="list-style-type: none"> • No application fee • Credit/felonies case by case • 1, 2-bed units • Service animals/ESAs accepted 	Cowdrey Apartments* <i>Josh, Golden Rule Rentals</i> Office: 504 S 22nd Bozeman Units in Bozeman, Belgrade, Manhattan (406) 600-8126	<ul style="list-style-type: none"> • No income restriction/requirement • Credit/felonies case by case • No pets
West Main Flats 2307 W Main, #100 Bozeman (406) 586-1441 westmainflats.com	<ul style="list-style-type: none"> • Monthly income must be 3x rent • Studio, 1, 2-bed units • Credit case by case; no outstanding debts to past landlords allowed • No pets 	Perennial Park Apartments 1683 Tschache Lane Bozeman (406) 577-2240 perennialparkmt.com	<ul style="list-style-type: none"> • Reserved for seniors (55+) • Felonies/credit case by case • No evictions in last 3 years • 1, 2-bed units • Pet friendly: \$300 deposit and \$50/month pet rent

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Arrowleaf Park Apartments 1619 Tschache Lane Bozeman (406) 404-1108 arrowleafpark.com	<ul style="list-style-type: none"> Felonies/credit case by case Income limits No evictions in last 3 years 1, 2, 3-bed units Pet friendly-\$300 deposit and \$50/month pet rent 	River View Apartments (Big Sky) 35 and 45 River Bluff Road Big Sky (406) 926-1401 bigskyhousingtrust.org/riverview-apartments	<ul style="list-style-type: none"> 1, 2, 3-bed units No application fee Income limits (see website) Credit/felonies case by case Pets allowed
Bridger Peaks Village Devco 1483 N. 15 th Bozeman (425) 585-2003 devcous.com kennedy.bryant@devcous.com	<ul style="list-style-type: none"> Reserved for seniors (55+) Credit considered case by case App fee: \$30 1, 2-bed units 	West Babcock Apartments Resource Property Management 1-8 N 24th Ave Bozeman (406) 595-3779 thehrdc.org/rpm 	<ul style="list-style-type: none"> 2 and 3-bed units No app fee Felonies case-by-case (no violent or drug related) Credit and evictions considered case by case. ESA/service animals allowed
Baxter Apartments Devco 2651 Trade Wind Ln Bozeman (425) 585-2003 devcous.com kennedy.bryant@devcous.com	<ul style="list-style-type: none"> App fee: \$30 Credit considered case by case No felonies/past evictions 1, 2-bed units Pets allowed 	Haggerty Lane Apartments Devco 1992 Little Cottage Ln Bozeman (425) 585-2003 devcous.com kennedy.bryant@devcous.com	<ul style="list-style-type: none"> 2 bedroom units No app fee No felonies/past evictions Credit considered case by case. Pets allowed; pet rent charged
Castlebar Apartments* Devco 1201 N. 25 th Bozeman (425) 585-2003 devcous.com kennedy.bryant@devcous.com	<ul style="list-style-type: none"> Monthly income must be 2x rent App fee: \$35 Credit/felonies case by case No past evictions 2, 3-bed units Pets allowed 	Comstock Apartments Devco 777 Haggerty Lane Bozeman (425) 585-2003 devcous.com kennedy.bryant@devcous.com	<ul style="list-style-type: none"> App fee: \$30 No felonies/past evictions Credit considered case by case 1, 2, 3-bed units Pets allowed

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Property Management Companies and Market Rate Apartment Complexes

- ❖ This is a general list of property management companies in Bozeman. Rent prices and affordability will vary.
- ❖ Many property management companies post available units on their individual websites.

Luna Properties 605 W Peach #201 Bozeman (406) 582-7490 lunaproperties.biz	<ul style="list-style-type: none"> • Monthly income must=3x rent • Must have 600+ credit score or cosigner • Pets allowed in some units 	Aspen Properties 720 W Babcock Bozeman (406) 587-3261 aspenpropertiesbozeman.com	<ul style="list-style-type: none"> • Monthly income must equal 3x rent • Credit case by case • Pets allowed in some units
Absolute Property Management 3701 Trakker Trail, #1-A1 Bozeman (406) 586-1503 bozemanrental.com	<ul style="list-style-type: none"> • Proof of income • 600+ credit score • Pets allowed in some units • Felonies case by case 	Platinum Property Management 2149 Durston Rd # 34 Bozeman (406) 577-1477 platinumbozeman.com	<ul style="list-style-type: none"> • Apply online • Pets case by case • Credit and felonies case by case
Peak Property Management 716 S 20 th Ave, #102 Bozeman (406) 585-7776 rentbozeman.com	<ul style="list-style-type: none"> • Credit/ felonies case by case • Pets case by case 	CS Property Management 2246 Boot Hill Ct, #2 Bozeman (406) 600-2877 csmontana.com	<ul style="list-style-type: none"> • Felonies case by case • Pets allowed in some units
Ironhorse Property Management 3701 Trakker Trail #2A Bozeman (406) 586-4933 ironhorsemgmt.com	<ul style="list-style-type: none"> • No past evictions/poor credit/felonies 	Rental Professionals 2137 W Durston, # 25 Bozeman (406) 585-1775 rentalprofessionalsonline.com	<ul style="list-style-type: none"> • Pets allowed in some units • Credit case by case • No felonies
Byrd Property Management 2245 W. Koch, #B Bozeman (406) 587-2524 byrdpm.com	<ul style="list-style-type: none"> • No past evictions/poor credit/felonies • No pets 	Minnick Management 16 N 9th Ave, #6 Bozeman (406) 556-7187 minnickmanagement.com	<ul style="list-style-type: none"> • Felonies case by case • Credit case by case; cosigner accepted
Legacy Properties 288 W Haley Springs Rd, #2B Bozeman (406) 577-1470 bozemanlegacy.com	<ul style="list-style-type: none"> • Monthly income must = 3x rent • Felonies case by case • Pets case by case 	Above & Beyond Property Management 3731 Equestrian Lane, #106 Bozeman (406) 551-2093 aboveandbeyondrentals.com	<ul style="list-style-type: none"> • Monthly income must = 2.5x rent • Good rental history • Must have 625+ credit score or cosigner • Pets allowed in some units • Felonies case by case
Mountain View Apartments* 603 Emily Drive Bozeman (406) 587-7788 mountainviewapts.net	<ul style="list-style-type: none"> • Monthly income must = 3-4x rent • No past evictions/poor credit; cosigners accepted • Felonies case by case • Some Pets allowed. • 2, 3-bed units 	Infinite Property Management 11 W Main, #103 Belgrade (406) 518-1146 infinitemt.com	<ul style="list-style-type: none"> • App fee: \$45 • Monthly income must equal 3x rent • Must have 650+ credit score or cosigner • Pets allowed in some units

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Greentree Apartments <i>Peak Property Management</i> 716 S. 20th Ave, #102 Bozeman (406) 585-7776 rentgreentree.com	<ul style="list-style-type: none"> • Monthly income must = 3x rent • App fee \$40 • Felonies case by case • No pets 	Creekside Apartments <i>Rental Professionals</i> 2137 W. Durston, #25 (406) 585-1775 creeksidemnt.net	<ul style="list-style-type: none"> • No past evictions/poor credit/felonies • Pets allowed
Brookside Apartments <i>Bridger Property Management</i> 2123 W College Bozeman (406) 556-9900 bridgerproperty.com	<ul style="list-style-type: none"> • App fee: \$20 per adult applicant • Monthly income must=3x rent • Credit/felonies case by case; cosigner accepted • 1, 2, 3-bed units 	Kagy Village Apartments <i>Bridger Property Management</i> 2211 Remington Way Bozeman (406) 556-9900 bridgerproperty.com	<ul style="list-style-type: none"> • App fee: \$20 per adult applicant • Monthly income must=3x rent • Credit/felonies case by case; cosigner accepted • 1, 2-bed units
Saddleview Apartments 710 Haggerty Lane Bozeman (406) 219-2212 saddleviewapartments.com	<ul style="list-style-type: none"> • 1, 2, 3-bed units • Credit considered case by case • No evictions/felonies/bankruptcies in past 7 years • Pets allowed 	Tempest Court <i>Rental Professionals</i> 1546 Tempest Court Bozeman (406) 585-1775 rentalprofessionalsonline.com	<ul style="list-style-type: none"> • No past evictions/poor credit/felonies • Pets allowed
Wagon Wheel Park* 2220 W. Main Bozeman (406) 586-2391	<ul style="list-style-type: none"> • No felonies • Pets case by case 	CR Management 1276 N. 15 th Ave #103 Bozeman (406) 522-0312 crm-properties.com	<ul style="list-style-type: none"> • Apply online • No pets • Income must be 3x rent • Credit score must be over 650

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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 <https://www.equifax.com/personal/education/identity-theft/articles/-/learn/how-to-spot-rental-scams/> for more information.
- ❖ The Bozeman 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.

Housing Choice Vouchers

- ❖ Housing Choice Vouchers subsidize your rent, ensuring you pay no more than 30% of your monthly income toward your rent.
- ❖ Vouchers are administered by the Montana Department of Commerce, and HRDC has field agents who can assist you once you reach the top of the waitlist.
- ❖ Because these vouchers are associated with the tenant rather than a specific building, you have the choice to use the voucher on any properties that accept vouchers.
- ❖ Rent limits apply and change each calendar year. Check the state’s voucher website to learn about rent limits: <https://housing.mt.gov/Rental-Assistance/Housing-Choice-Voucher-Program>
- ❖ Apply for a voucher online at <https://www.waitlistcheck.com/MT849-303>

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>
Tenant Advocate: Jean Nedrud (406) 581-8003 jean8003@gmail.com	<i>Provides information about laws and responsibilities for both tenants and landlords in Gallatin County</i>

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