



May 11, 2026

Dear Montana Housing Board and Staff:

Building on our intention to ongoing communication from April, HomeFront and Homeword remain committed to being transparent and keeping our valued partners up to date on progress with LB Lofts and Laurel Gardens. We are pleased to relay the following, more detailed updates to the ongoing due diligence for this project.

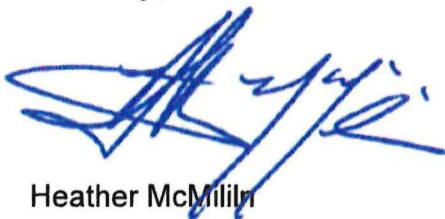
- Update to Current Due Diligence:
 - Meetings have been ongoing with High Plains Architects and Langlas Construction, working through design solutions for the most efficient approach for utilizing the PODs and creating as many homes as possible with our current budget goals. We feel close to an overall design solution to move forward for the project's permit submission to the City of Billings.
 - One of the most likely construction-saving solutions may result in a singular, simplified six-unit building design that allows for one more additional home at LB Lofts. Once we confirm this cost savings approach with Langlas Construction, Homeword and HomeFront will provide updated budgets and work through any necessary project adjustments with the appropriate agencies.
 - HomeFront and Homeword have requested the City of Billings review our general contractor procurement request with their updated procurement policies. This request has been approved by State funders. We believe strongly that bringing a general contractor on board this month to assist with formal construction numbers and site staging (removal of 79 PODs, reorganization for construction staging mentioned previously) is essential for project delivery. Staff have committed to getting back with a formal response back to us the week of May 11th.

- Raymond James and Glacier Bank have been secured for equity and lending for LB Lofts. We'll start our routine due diligence calls on May 21st and meet every week until we close and can start construction.
- Homeword with HomeFront have submitted our 4% Housing Credit application as well as a Federal Home Loan Bank – Affordable Housing Program request for Laurel Gardens.
- In the May Montana Board of Housing meeting, HomeFront and Homeword will induce the bond for the project in early June, working closely with Montana Housing. The bond inducement is reflective of the main project funding sources being secured – equity, soft funds and loans and will allow us to move to closing and begin construction this Fall.
- HomeFront remains committed to providing additional monetary resources to the project to assist with the overall project budget.

Our intention remains to close on the LB Lofts and Laurel Gardens in late summer and start construction at same time. We are eager to begin this project, so we can create these much-needed new homes that Billings residents can afford to rent. Homeword and HomeFront are committed to this project and feel we have found solutions to the previously stated challenges.

LB Lofts will soon be added to HomeFront's portfolio of quality homes serving the Billings community. We appreciate your patience and ongoing support for this much needed resource for our Billings community.

Sincerely,



Heather McMillin

Homeword Project Development Director



130 6th STREET WEST
ROOM A
COLUMBIA FALLS, MT 59912

PHONE (406) 892-4391
FAX (406) 892-4413

May 6, 2026

Board of Montana Housing
Montana Housing
301 S. Park Ave., Suite 240
Helena, MT 59620-0528

RE: Letter of Support for **Glacier View Senior**

Dear Members of the Board:

On behalf of the City of Columbia Falls, I am writing to express our support for Housing Solutions, LLC's application for Glacier View Senior, a proposed 29-unit affordable senior housing development. The City of Columbia Falls continues to experience a clear and immediate need for additional affordable rental housing, particularly for senior residents living on fixed incomes. As identified in the City's 2025 Housing Needs Study, the existing inventory of income-restricted rental housing is outdated, with two developments constructed more than two decades ago. Current senior and disability housing options are fully occupied, with waiting lists from several months to over a year. Additionally, residents earning below 60% of Area Median Income (AMI) face limited housing opportunities. This shortage represents a significant and growing challenge for a community experiencing continued population growth and increasing housing demand.

The proposed Glacier View Senior development would directly address these needs by providing 28 income-restricted homes for residents aged 55 and older, in addition to one on-site manager's unit. The project includes thoughtful design features such as a single-building layout with secured entry and elevator access, enhancing both safety and accessibility for its residents. Importantly, eight of the units will be dedicated to individuals earning at or below 30% AMI, serving one of the most vulnerable and underserved populations in our community.

The project's location is particularly well-suited for senior living. Essential services and amenities are within proximity, including Logan Health Primary Care, Sykes Pharmacy, Super 1 Foods, as well as downtown Columbia Falls, City parks, and the North Valley Senior Center. This accessibility supports independence, health, and community engagement for future residents. Ensuring that these units remain accessible to income-qualified seniors well into the future aligns with our community's goals of sustainable growth and housing stability.

Glacier View Senior is consistent with the housing priorities identified in the City's adopted planning documents, including our 2025 Housing Needs Study. The development represents a well-planned, community-oriented solution that will provide safe, stable, and affordable housing for Columbia Falls. For these reasons, the City of Columbia Falls respectfully urges Montana Housing to give favorable consideration to this application.

Sincerely,

A handwritten signature in black ink, appearing to read "Eric Hanks". The signature is written in a cursive style and is positioned above the printed name.

Eric Hanks
City Manager
(On behalf of Mayor Donald Barnhart)



MONTANA
ECONOMIC DEVELOPMENT CDFI

April 30, 2026

Tyler Currence
Housing Solutions, LLC
PO Box 2099
Missoula, MT 59806

RE: **Carter Commons II**, Great Falls Senior Affordable Housing

Dear Mr. Currence,

I am pleased to offer this letter of support for Carter Commons II, the proposed second phase of the Carter Commons senior affordable housing community in Great Falls, on behalf of the Great Falls Development Alliance (GFDA). GFDA supported the original Carter Commons proposal and is pleased to again support Housing Solutions as you seek tax credit funding for Phase II as the first phase was wildly successful.

Carter Commons II would add 23 affordable homes for seniors age 55 and older in Great Falls. Affordable housing options for seniors in the community are limited, and additional housing like this would help meet a clear and growing need. The proposed location is well suited for senior residents, with proximity to downtown, services, public transportation, and the senior center.

GFDA is a community economic development partnership and certified Community Development Financial Institution (CDFI). We are organized as a Montana non-profit 501 (c) 3 charitable corporation. GFDA is a broad public, private, nonprofit partnership that serves the Great Falls Montana MSA and the surrounding thirteen-county rural and tribal trade area of north central Montana. Our partnership includes the City of Great Falls, Cascade County, Great Falls College MSU, Little Shell Tribe of Chippewa Indians, University of Providence, Great Falls Public Schools, Great Falls International Airport Authority, Great Falls Tourism, Great Falls Area Chamber of Commerce, NeighborWorks Great Falls, Downtown Development Partnership of Great Falls, Great Falls Association of Realtors, Homebuilders Association of Great Falls, Sweetgrass Development, Great Falls Business Improvement District, Cascade County Tavern Association, Weissman Hood Institute at Touro University (WHIT) and over 130 leading local businesses and institutions who invest in our work.

Sincerely,

A handwritten signature in blue ink, appearing to read "J. Clark".

Dr. Jake Clark, Vice President for Business Development
Jake@GrowGreatFalls.org 1-406-403-4937

Great Falls Development Alliance
The Portage Building at West Bank Landing
405 3rd Street NW Suite 203
Great Falls, MT 59404

Virtual Receptionist: 1-406-564-0957
Fax: 1-406-454-2995

GrowGreatFalls.org



1801 Benefis Court Great Falls, MT 59405
Toll Free - 1.800.551.3191 Phone - 406.454.6990 Fax - 406.454.6991

May 1, 2026

Board of Montana Housing
Montana Department of Commerce
P.O. Box 200528
Helena, MT 59620-0528

RE: Letter of Support – Carter Commons II, Great Falls, MT

Dear Members of the Board:

As the Director of Cascade County Aging Services, I am pleased to write in support of Housing Solutions and their proposed Carter Commons II senior housing community in Great Falls. Our agency provided letters of support for the original Carter Commons project, and we would like to continue that support for Phase II. We provide a wide range of services to older adults across Cascade County including meals on wheels, homemaker services, Medicare and open-enrollment counseling, respite care, transportation, and information and referral services. Our mission is to allow older adults to age in place safely, independently, and with dignity. Carter Commons II directly advances that mission.

One thing that stands out about Carter Commons II is its commitment to serve very low-income seniors. Six of the 23 homes, more than a quarter of the building, will be set aside at the 30% AMI level. In our work we routinely encounter seniors who simply cannot find a safe, affordable home at a rent they can sustain. The deeply affordable units at Carter Commons II will help fill exactly that gap.

Carter Commons II is also being designed in a way that supports aging in place. Over 20% of the homes will be fully accessible. The site itself, on 3rd Street South directly adjacent to the existing Carter Commons and across from Carter Park, is well-suited for older adults. Banking, grocery, food services, the senior center, and the bus transfer station are all within easy reach, making this a community where residents can remain connected and engaged.

I respectfully urge the Board to carefully consider Carter Commons II for funding. This project, like the original project, is urgently needed in our community as a number of subsidized housing have recently changed ownership and will no longer be subsidized.

Sincerely,

A handwritten signature in blue ink that reads "Kimberliegh L. Thiel-Schaaf".

Kimberliegh L. Thiel-Schaaf, Director Cascade County – Aging Services



Yellowstone County



COMMISSIONERS
(406) 256-2701

P.O. Box 35000
Billings, MT 59107-5000
bocc@yellowstonecountymt.gov

May 11, 2026

Mr. Jason Hanson
Multi-Family Program Director
Montana Board of Housing
PO Box 200528
Helena MT 59620-2840

RE: **Majestic Landing** – Billings, MT

Dear Mr. Hanson:

As an Air Force veteran, I understand firsthand the importance of ensuring that those who have served our country have access to safe, stable, and affordable housing upon returning to civilian life. For that reason, I am proud to offer my strong support for the Majestic Landing project and its request for an allocation of Low-Income Housing Tax Credits.

The need for affordable housing in Billings continues to grow, and the shortage is especially pronounced for veterans. Majestic Landing will provide 24 much-needed housing units dedicated to serving veterans in a location near the VA, providing access to services, employment opportunities, and the broader community.

Over the years, Yellowstone County has devoted significant attention to the issue of veteran housing and the barriers many veterans face after their service. I have appreciated the opportunity to discuss this project and related housing concepts with CR Builders, and it is gratifying to see those efforts culminate in a project with the potential to make a meaningful impact.

This project is an investment in veterans and in the long-term strength of our community. I respectfully encourage favorable consideration of this application and appreciate the opportunity to express my support for Majestic Landing.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael J. Waters".

Michael J. Waters, Member
Yellowstone County Board of County Commissioners

May 11, 2026

Mr. Jason Hanson
Multi-Family Program Director
Montana Board of Housing
PO Box 200528
Helena MT 59620-2840

RE: **Majestic Landing** – Billings, MT

Dear Mr. Hanson,

As the leading voice for veterans and veteran services across the region, Volunteers of America Northern Rockies is pleased to offer this letter to display our strong support regarding the application for Low-Income Housing Tax Credits (LIHTC) to help finance Majestic Landing, the newly proposed affordable community targeted for veterans. As you know, there is a significant need for this new housing development in Billings and eastern Montana, and this allocation of LIHTC funding will no doubt benefit the Veteran community for many years to come.

CR Builders, LLC and Volunteers of America have discussed this concept and, if invited to submit a full application in August, we will continue our collaboration and will work together to formalize our relationship to ensure delivery of VOA services to Majestic Landing.

The lack of affordable housing options in Montana communities continues to affect our neighbors of all ages and income levels, including veterans. Fortunately, unique developments like Majestic Landing offer a proven solution to provide safe, dignified, and affordable housing to this community, all while located conveniently next to the Billings VA Clinic.

I appreciate your thoughtful consideration of the Majestic Landing project for an allocation of LIHTCs to bring this project to fruition.

Respectfully,



Heath A. Steel
Executive Vice President - Chief Business Officer
VOA Northern Rockies

Yellowstone County



COMMISSIONERS
(406) 256-2701

P.O. Box 35000
Billings, MT 59107-5000
bocc@yellowstonecountymt.gov

May 11, 2026

Mr. Jason Hanson
Multi-Family Program Director
Montana Board of Housing
PO Box 200528
Helena MT 59620-2840

RE: **Majestic Landing** – Billings, MT

Dear Mr. Hanson:

I am pleased to offer this letter of support for the Majestic Landing project as it seeks an allocation of Low-Income Housing Tax Credits. Like many communities, Billings is in dire need of affordable housing targeted to veterans. This project will bring 24 much-needed housing units to this community in an ideal location near the VA.

For some time now, the topic of affordable housing for veterans has been front and center in Yellowstone County. I've discussed this concept and potential options with CR Builders along the way, so it's exciting to see this project taking shape and we're pleased to express our encouragement and full support.

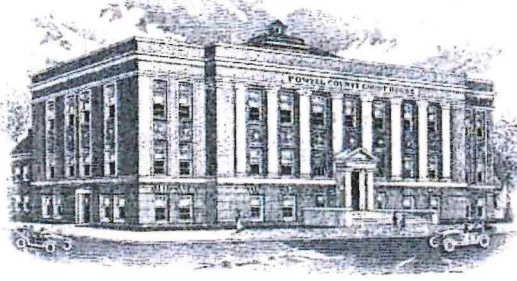
Montana has one of the highest rates of military service in the country. It is incumbent upon our community to make sure the veterans have a reliable resource base once they have reintegrated into civilian life. As indicated in market study data, there is a sizeable demand for at least 359 low-income units dedicated to veterans in Billings. Majestic Landing is a critical resource in addressing this need.

This project represents a unique opportunity to focus on veteran housing and an improved lifestyle. I appreciate your careful consideration of this opportunity.

Sincerely,

A handwritten signature in blue ink, appearing to read "Mark Morse", is written over a horizontal line.

Mark Morse, Chair
Yellowstone County Board of County Commissioners



COUNTY OF
POWELL

409 Missouri Avenue, Suite 201
Deer Lodge, Montana 59722

May 6, 2026

Board of Montana Housing
Montana Housing
301 S. Park Ave., Ste. 240
Helena, MT 59620-0528

RE: Letter of Support **Tumbleweed Court** Deer Lodge, MT

Dear Chair Posey & Members of the Board:

On behalf of Powell County, I am writing to express our support for Housing Solutions, LLC's application for Tumbleweed Court, a proposed 23-home affordable senior housing community for adults age 55 and older in Deer Lodge, Montana.

Deer Lodge is a bedroom community and supports an aging population. Much of the growth in recent years is from seniors moving to our County seat. The senior population of individuals **62 years and older in Deer Lodge is 35.7% compared to 32.7% in the state of Montana, and 20.6% in the United States.** Further, 45.2% of this population has a disability. The predominant decade housing units were built in the County was 1939 or earlier. 1958 is the median year built. This housing opportunity is a critical need for our community, solely based on statistics. As County Commissioners, we listen regularly to concerns about senior housing availability, and it is a continuing topic of discussion with the County's Council on Aging advisory board.

Tumbleweed Court would deliver 22 income-restricted one- and two-bedroom homes, plus an on-site manager's unit, in a single elevator-served building off Tumbleweed Lane. The site is also well suited to senior residents. Located less than a mile from downtown, Tumbleweed Court is within easy reach of Deer Lodge Medical Center, Safeway and its pharmacy, and Jaycee Park. With a community room, exercise room, multipurpose room, raised garden beds and secure entry, the building is designed to promote autonomy, encourage community, and allow residents to remain in their homes as they age.

Deer Lodge has a clear and growing need for affordable housing for seniors. Tumbleweed Court will help fill that gap. Thank you for your consideration of this important project for Deer Lodge.

Sincerely,
Daniel G. Sager

Presiding Officer
Board of County Commissioners

Powell County Council on Aging

409 Missouri Avenue
Suite 109
Deer Lodge, MT 59722
(406) 846-9789 Office

[www.http://powellcountymt.gov](http://powellcountymt.gov)

Coa2@powellcountymt.gov

May 4, 2026

Board of Montana Housing
Montana Housing
301 S. Park Ave., Ste. 240
Helena, MT 59620-0528

RE: Letter of Support **Tumbleweed Court** Deer Lodge, MT

Dear Chair Posey & Members of the Board:

On behalf of Powell County Council on Aging I am writing to express our support for Housing Solutions, LLC's application for Tumbleweed Court, a proposed 23-home affordable senior housing community for adults age 55 and older in Deer Lodge, Montana.

The most recent Community Health Needs Assessment (2025) for our area listed "affordable housing" as the our top need for a healthy community. We currently have no senior- specific housing in Deer Lodge. Seniors frequently come to our offices looking for housing options, and waiting lists for income-based apartments are long. I am personally aware of multiple seniors, both singles and couples who have been living in camp trailers, rather than in safe, affordable housing.

Tumbleweed Court would deliver 22 income-restricted one- and two-bedroom homes, plus an on-site manager's unit, in a single elevator-served building off Tumbleweed Lane. The unit mix is deeply affordable, with homes set aside at 30%, 40%, 50%, and 60% of area median income, ensuring the project reaches seniors on fixed and limited incomes.

The site is also well suited to senior residents. Located less than a mile from downtown, Tumbleweed Court is within easy reach of Deer Lodge Medical Center, Safeway and its pharmacy, and Jaycee Park. With a community room, exercise room, multipurpose room, raised garden beds and secure entry, the building is designed to promote autonomy, encourage community, and allow residents to remain in their homes as they age.

Deer Lodge has a clear and growing need for affordable housing for seniors. Tumbleweed Court will help fill that gap. Thank you for your consideration of this important project for Deer Lodge.

Sincerely,



Brandi Schwab
Director
Powell County Council on Aging



Hospital: 406-846-2212 · Clinic 406-846-1722

1100 Hollenback Lane · Deer Lodge, MT 59722

April 30, 2026

Chair Posey and Members of the Board
Montana Housing
301 S. Park Ave., Ste. 240
Helena, MT 59620-0528

Re: **Tumbleweed Court**; Deer Lodge, MT

Dear Chair Posey and Members of the Board -

I am writing this letter to you today to convey our strong support for the Tumbleweed Court senior housing project on behalf of Deer Lodge Medical Center. This project will plan, design and build affordable housing for senior living for the residents of Deer Lodge, which is a great need in our community.

The Tumbleweed Court senior housing project is an essential project that will address the pressing needs of affordable housing. By building housing that is located in the area of available essential needs for seniors we can greatly enhance the ease and safety for those residents. Furthermore, a developed housing project will spur economic development by both providing incentive for economic investment and a sense of place for locals.

Deer Lodge Medical Center is always concerned about the safety and well being of the citizens in our community. Therefore, we believe that the Tumbleweed Court will portray and set the standard for a safe and vibrant atmosphere. It will be one part of our city that is an enjoyable place for our senior community to live in a safe and healthy environment.

Thank you for your consideration of this project and I encourage you to approve. I am excited for the potential this housing project can bring to our seniors and our community.

Sincerely,

Jaena Richards
Chief Executive Officer
Deer Lodge Medical Center
1100 Hollenback Ln.
Deer Lodge, MT 59722
(406) 846-7717
www.dlmed.org



Letter of Support for:

5/7/26

Tumbleweed Court

To Montana Board of Housing,

I am writing to express my strong support for Tumbleweed Court in Deer Lodge Montana and their efforts to expand access for senior living in rural Montana through the creation of 23 new senior housing income restricted units.

As a HUD-certified housing counselor with Headwaters RC&D and under Neighbor Works, MT in Butte, I have firsthand experience working with individuals and families in the 7 counties of Southwest Montana who face struggles with rising/increased housing and rental costs. Through my work, I've seen rural communities who struggle to keep the labor force, hospitals, industries and police departments open due to rising housing and living costs. Deer Lodge has faced an uphill battle with the Milwaukee Railroad closure in the 1980s devastating the housing community in Deer Lodge, dropping the community from 6k to 3k in population and little to no construction for the past 40 years.

Tumbleweed Court plays an important role in addressing these needs by creating senior 55+ housing to address the housing scarcity in our rural communities and fill the void for needed affordable housing. Housing Solutions commitment to creating income restricted senior rent aligns closely with the needs of the clients we serve by increasing inventory and opening already existing homes for the prison, warm springs and hospital employees.

Based on my experience, this initiative will:

- Improve access to safe and affordable housing 55 and older
- Help open market scarcity for young industry driven families and employers
- Support underserved and low- to moderate-income households
- Contribute to tackling a surging housing crisis

In my role, I have seen how partnerships and resources like this can make a meaningful difference. I am confident that Tumbleweed Court has the capacity, vision, and community trust necessary to successfully implement this effort.

I fully support this proposal and encourage you to give it your strongest consideration. Please feel free to contact me if you have any questions or would like additional information.

Sincerely,

Brenan Hammer

Brenan Hammer

Food & Ag Director/ HUD Counselor

Headwaters RC&D

406 533 6784

bhammer@headwatersrcd.org





April 29, 2026

Chair Posey & Members of the Board
Montana Housing
301 S. Park Ave., Ste. 240
Helena, MT 59620-0528

RE: **Tumbleweed Court** Deer Lodge, MT

Dear Chair Posey & Members of the Board:

On behalf of Sun Mountain Lumber, I am writing to express our support for the Tumbleweed Court senior housing project. As the largest private employer in the Deer Lodge Valley, we believe this project will fill a critical need in our community.

Sun Mountain Lumber has called Deer Lodge home for decades and our mill directly employs roughly 125 people and indirectly hundreds more. Like many rural Montana towns, Deer Lodge faces a serious shortage of affordable housing, and suitable lots zoned for multifamily development are exceptionally rare. The need is especially acute for seniors. Many of our seniors are on fixed incomes and squeezed by high rental rates.

The site is well suited to this purpose. Located less than a mile from downtown, it is within easy reach of Deer Lodge Medical Center, Safeway (including pharmacy), the Powell County Senior Citizens Center, and Jaycee Park. With fully accessible units, rents that include all utilities, and a permanent affordability deed restriction, Tumbleweed Court will be a lasting benefit to Deer Lodge's seniors.

We are proud to support this project and strongly encourage the Board to approve the application. Thank you for your consideration of this important project for our community.

Sincerely,

A handwritten signature in blue ink that reads "Christopher Anderson". The signature is fluid and cursive, with the first name "Christopher" being more prominent than the last name "Anderson".

Christopher Anderson
VP/Controller

Montana Housing Tax Credits
Montana Board of Housing
PO Box 200528
Helena, MT 59620-0528

May 8, 2026

Re: **Tumbleweed Court** - Deer Lodge, MT
Support Letter - Tax Credit Letter of Intent phase

Dear Montana Board of Housing Members:

The well known line "Death and Taxes" in *Meet Joe Black* (Brad Pitt, 1998) resonates deeply in Senior Housing. These two facts impact our letter.

Death is a major influence on the 55 and older segment of the Deer Lodge population. A spouse dies, the beloved home of 39 years becomes a burden. Income is drastically reduced by $\frac{1}{3}$ to $\frac{1}{2}$ of the previous household income level. The search for alternative housing begins.

Deer Lodge has no designated 55 and older rent-and income restricted Senior Housing. In fact very little housing of any significance was built after the Milwaukee Railroad stopped running in the early 1980's. A once vibrant community fell from 6,000 people to 3,021 today. Deer Lodge has a 68% Homeownership Rate per the most recent census. Many of these homes are occupied by older seniors. These are the seniors who will occupy Tumbleweed Court. A recent bright spot for Powell County potential homeowners is the NeighborWorks HomeStretch Grant Program. These funds provide Down Payment Grants of up to 30% off of the purchase price. These new buyers will rebuild community vibrancy.

We need Tumbleweed Court to thrive as a community on the rebound.

Taxes owed by corporations are offset by purchasing Housing Tax Credits. This financial stream is the linchpin of Affordable Housing in Montana.

Best regards,
Desera Towle,
Housing Advocate, 210 Dixon St., Deer Lodge, MT 59722

5/6

To Whom it may concern,

As a Property Manager and the Executive Director of the Powell County Senior Center, We are in need of the 55 and over Apartments.

Our Housing in Deer Lodge Mt. is very limited.

We need to support our Senior Community.

The economy is rising, We must provide housing for our Community.

Thank you

Jeri Kratz
Executive Director.

MEMORANANDUM

TO: Montana Board Of Housing
FROM: Desera Towle, Deer Lodge Housing Advocate
RE: Montana Housing Tax Credits / **Tumbleweed Court**, Developer Housing Solutions, LLC.
DATE; May 11, 2026

LOCATION, LOCATION, LOCATION. Deer Lodge has it!

Tumbleweed Ln. is an attractive Multi-Family site for the 55-Older 23 Units and one of the few Multi-Family Sites in Deer Lodge. This reflects the dire nature of housing in Deer Lodge. No one built single family homes, apartments or commercial buildings during the last 40 years when the Milwaukee Railroad shut down. So we are starting over.

Pintler Meadows is new work force housing for State Prison and Warm Springs employees funded by the legislature. Deer Lodge nearly lost the Montana State Prison facility because of severe housing shortages. These new townhouses held lotteries to determine the first rental occupants.

Beaumont Place is a 200 unit mixed use development slowly getting off the ground. Houses are \$600,000 on up.

Yet neither of these projects answer the critical need for 55-Older income restricted apartments. The source of tenants is derived from aging homeowners. The bottleneck of few housing alternatives means people stayed in their homes beyond traditional time frames.

Building Tumbleweed Court will uncap some of the housing blockage. Housing Tax Credits are the only way to bring affordable housing construction to Deer Lodge.

We have no Housing Authority/Agency and must rely on for profit organizations such as Housing Solutions to approach our community. They have a solid track record and we welcome their collaboration with our city and county governments and the people of Deer Lodge.

Make it Happen! Make Deer Lodge 1 of the Super 8.

MOUNTAIN GOAT COUNTY

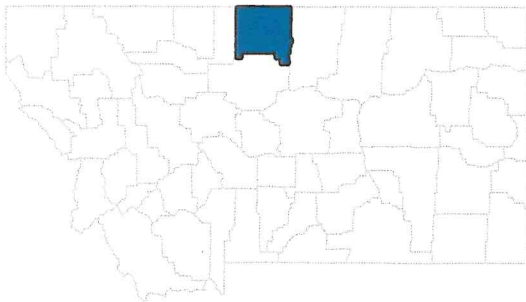
Montana should invest in policy solutions that ensure every Montanan has a home.



This interactive tool provides several indicators of rental housing affordability. This allows users to compare measures across Montana counties. County level data helps community members, advocates, and policymakers advance policy solutions that increase the supply and availability of affordable and attainable housing for Montanans.

Housing is an essential factor in whether or not Montanans have the resources they need to live healthy lives and whether neighborhoods prosper or fall behind. Today, 65 percent of Montana families living on extremely low incomes spend more than half of their limited monthly budget on housing, leaving little for other essentials, like food, clothing, and health care. Housing disparities today reflect both past exclusion and ongoing discrimination, leaving Black, Indigenous, and people of color more likely to experience housing insecurity.

Select a county below:



Statewide

Number of Renter Households **141,459**
Percent of Households Who Rent **31%**
Renters with Cost Burden **45%**
Median Income for Renter Households **\$48,192**

Profile for Hill County



Number of Renter Households
2,105



Fair Market Rent for Two-Bedroom
\$1,307



Percent of Households Who Rent
34%



Work Hours Needed at Minimum Wage to Afford a Two-Bedroom
93



Renters with Cost Burden
39%



Affordable Rent at Minimum Wage
\$564



Median Income for Renter Households
\$36,556

[Download PDF](#)

Notes: Data is not displayed if the estimate was unreliable, or if the relative standard error was more than 30 percent.

Sources: Montana Budget & Policy Center, "A Better Path to Improving Access to Housing for Our Friends and Neighbors," U.S. Census Bureau, American Community Survey 2020-2024 estimates from tables B25115, B25119, and DP04, and the U.S. Department of Housing and Urban Development, "FY 2026 Fair Market Rent."

NONINVASIVE GOAT CONCEPT



© 2000 [illegible]















