

Montana Home Choice Coalition

Quality Housing for Seniors, Adults, Children, and Families with Disabilities

A Coalition of Montana Citizens, Advocates, Providers, Federal, State, Tribal, and Local Agencies, the Housing Finance community, Realtors, and the Home-Building industry working together to create better community housing choices for all people with disabilities.

Home CHOICE
MONTANA HOME CHOICE COALITION



A.W.A.R.E. Inc. serves as the lead coordinating agency of the Montana Home Choice Coalition.

Resource List

www.montanahomechoice.org

The AWARE Montana Home Choice Coalition's website provides useful housing information and links to other housing resources of special interest to persons and families with disabilities.

MTHousingSearch.com

MTHousingSearch.com, Montana's new on-line service where it is FREE to list rental housing, and FREE to search for your perfect rental home: www.mthousingsearch.com

Sponsored by the [Montana Board of Housing](#), MTHousingSearch.com provides detailed information about rental properties and helps people find housing to best fit their needs. The service can be accessed at no cost online 24 hours a day or through a toll-free, bilingual call center at 1-877-428-8844, available M-F, 7:00 a.m. - 6:00 p.m. Mountain Time. The fast, easy-to-use FREE search lets people look for rental housing using a wide variety of criteria including accessibility search and special mapping features. Housing listings display detailed information about each unit. The service also provides links to housing resources and helpful tools for renters such as an affordability calculator, rental checklist, and information about renter rights and responsibilities.

HUD Montana Subsidized Rentals Search tool

To find Project Based Section 8 affordable housing-rental units with a subsidy attached where you will only have to pay 30% of adjusted family income as your rent with a HUD subsidy paying the remainder-go to the link below:

<http://www.hud.gov/apps/section8/step2.cfm?state=MT%2CMontana>

Rural Development Montana Rental housing search

Rural Development subsidized apartments can often be found in Montana's smaller towns outside of the larger cities-these apartments may come with a unit subsidy where you will only have to pay 30% of adjusted family income as your rent with a subsidy paying the remainder.

http://rdmfhrentals.sc.egov.usda.gov/RDMFHRentals/select_county.jsp?st=MT&state_name=Montana&st_cd=30

State of Montana Statewide Section 8 Housing Choice Voucher Housing Assistance Program On-Line application

You can now sign-up for Montana's Department of Commerce's (MDOC) Section 8 Housing Choice Voucher Housing Assistance program on-line-see link below. You can also check your progress moving up on the Section 8 waiting list. A

Section 8 voucher allows you to rent (and now even buy under certain circumstances) housing in your community providing you monthly rental assistance to make the housing affordable.

Keep in mind that in Billings, Butte, Great Falls, Helena, Richland County, Dawson County, Ronan, and Whitefish there may be available additional locally administered Section 8 vouchers controlled by the local housing authority. You will want to sign up for both Section 8 programs –the MDOC statewide program and the local Section 8 program in these communities.

Link to MDOC Section 8 on-line application: www.housing.mt.gov/Hous_S8_Online_App.asp

Public Housing Authorities In Montana

Contact info for Montana's 15 public housing authorities located can be found at the link below:

<http://www.hud.gov/offices/pih/pha/contacts/states/mt.cfm>

Public Housing Authorities may have subsidized rentals where you only have to pay 30 % of your income of rent –no matter how little your income, and some housing authorities will also offer their own local Section 8 rental assistance or other housing assistance programs as well. Your local housing authority particularly in the larger cities may have their own website.

Disability Rights in Housing

Federal law protects the housing rights of persons with disabilities in both private and public housing.

<http://www.hud.gov/offices/fheo/disabilities/inhousing.cfm>

Federal laws define a person with a disability as "Any person who has a physical or mental impairment that substantially limits one or more major life activities; has a record of such impairment; or is regarded as having such an impairment."

In general, a physical or mental impairment includes hearing, mobility and visual impairments, chronic alcoholism, chronic mental illness, AIDS, AIDS Related Complex, serious emotional disturbance and mental retardation that substantially limits one or more major life activities. Major life activities include walking, talking, hearing, seeing, breathing, learning, performing manual tasks, and caring for oneself.

Reasonable Accommodation/Modifications: Important rights for persons with disabilities

A "reasonable accommodation" is a change, adaption or modification to a policy, program, service, which will allow a qualified person with a disability to participate fully in a program, take advantage of a service, or perform a job. Reasonable accommodations may include, for example those which are necessary in order for the person with a disability to use and enjoy a dwelling, including public and common use spaces. Since persons with disabilities may have special needs due to their disabilities, in some cases, simply treating them exactly the same as others may not ensure that they have an equal opportunity to use and enjoy a dwelling. **Reasonable accommodations may be necessary at all stages of the housing process, including application, tenancy, or to prevent eviction.**

A *Reasonable Modification* is a structural modification that is made to allow persons with disabilities the full enjoyment of the housing and related facilities, or other environment.

For more information or for assistance with a housing issue-please contact Michael M. O'Neil, AWARE Montana Home Choice Coalition at (406) 449-3120 ext. 11, or email: montanahomechoice@aware-inc.org