

Tax Credit and MF Loan Program Income Limits

HUD Revised Effective December 11, 2012

Montana Board of Housing

(Based on HUD established Area Median Incomes)

MSA/ County		Maximum Income								Maximum Rent				
		1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	Eff.	1 Bdr	2 Bdr	3 Bdr	4 Bdr
Billings (MSA)	40%	\$17,840	\$20,400	\$22,960	\$25,480	\$27,520	\$29,560	\$31,600	\$33,640	\$446	\$478	\$574	\$662	\$739
	50%	\$22,300	\$25,500	\$28,700	\$31,850	\$34,400	\$36,950	\$39,500	\$42,050	\$557	\$597	\$717	\$828	\$923
	60%	\$26,760	\$30,600	\$34,440	\$38,220	\$41,280	\$44,340	\$47,400	\$50,460	\$669	\$717	\$861	\$993	\$1,108
	100%	\$44,600	\$51,000	\$57,400	\$63,700	\$68,800	\$73,900	\$79,000	\$84,100	\$1,115	\$1,195	\$1,435	\$1,656	\$1,847
Great Falls (MSA)	40%	\$16,640	\$19,040	\$21,400	\$23,760	\$25,680	\$27,600	\$29,480	\$31,400	\$416	\$446	\$535	\$618	\$690
	50%	\$20,800	\$23,800	\$26,750	\$29,700	\$32,100	\$34,500	\$36,850	\$39,250	\$520	\$557	\$668	\$772	\$862
	60%	\$24,960	\$28,560	\$32,100	\$35,640	\$38,520	\$41,400	\$44,220	\$47,100	\$624	\$669	\$802	\$927	\$1,035
	100%	\$41,600	\$47,600	\$53,500	\$59,400	\$64,200	\$69,000	\$73,700	\$78,500	\$1,040	\$1,115	\$1,337	\$1,545	\$1,725
Missoula (MSA)	40%	\$17,600	\$20,120	\$22,640	\$25,120	\$27,160	\$29,160	\$31,160	\$33,160	\$440	\$471	\$566	\$653	\$729
	50%	\$22,000	\$25,150	\$28,300	\$31,400	\$33,950	\$36,450	\$38,950	\$41,450	\$550	\$589	\$707	\$816	\$911
	60%	\$26,400	\$30,180	\$33,960	\$37,680	\$40,740	\$43,740	\$46,740	\$49,740	\$660	\$707	\$849	\$980	\$1,093
	100%	\$44,000	\$50,300	\$56,600	\$62,800	\$67,900	\$72,900	\$77,900	\$82,900	\$1,100	\$1,178	\$1,415	\$1,633	\$1,822
Beaverhead	40%	\$15,800	\$18,080	\$20,320	\$22,560	\$24,400	\$26,200	\$28,000	\$29,800	\$395	\$423	\$508	\$587	\$655
	50%	\$19,750	\$22,600	\$25,400	\$28,200	\$30,500	\$32,750	\$35,000	\$37,250	\$493	\$529	\$635	\$733	\$818
	60%	\$23,700	\$27,120	\$30,480	\$33,840	\$36,600	\$39,300	\$42,000	\$44,700	\$592	\$635	\$762	\$880	\$982
	100%	\$39,500	\$45,200	\$50,800	\$56,400	\$61,000	\$65,500	\$70,000	\$74,500	\$987	\$1,058	\$1,270	\$1,467	\$1,637
Carbon	40%	\$17,840	\$20,400	\$22,960	\$25,480	\$27,520	\$29,560	\$31,600	\$33,640	\$446	\$478	\$574	\$662	\$739
	50%	\$22,300	\$25,500	\$28,700	\$31,850	\$34,400	\$36,950	\$39,500	\$42,050	\$557	\$597	\$717	\$828	\$923
	60%	\$26,760	\$30,600	\$34,440	\$38,220	\$41,280	\$44,340	\$47,400	\$50,460	\$669	\$717	\$861	\$993	\$1,108
	100%	\$44,600	\$51,000	\$57,400	\$63,700	\$68,800	\$73,900	\$79,000	\$84,100	\$1,115	\$1,195	\$1,435	\$1,656	\$1,847
Cascade	40%	\$16,640	\$19,040	\$21,400	\$23,760	\$25,680	\$27,600	\$29,480	\$31,400	\$416	\$446	\$535	\$618	\$690
	50%	\$20,800	\$23,800	\$26,750	\$29,700	\$32,100	\$34,500	\$36,850	\$39,250	\$520	\$557	\$668	\$772	\$862
	60%	\$24,960	\$28,560	\$32,100	\$35,640	\$38,520	\$41,400	\$44,220	\$47,100	\$624	\$669	\$802	\$927	\$1,035
	100%	\$41,600	\$47,600	\$53,500	\$59,400	\$64,200	\$69,000	\$73,700	\$78,500	\$1,040	\$1,115	\$1,337	\$1,545	\$1,725
Dawson	40%	\$17,560	\$20,040	\$22,560	\$25,040	\$27,080	\$29,080	\$31,080	\$33,080	\$439	\$470	\$564	\$651	\$727
	50%	\$21,950	\$25,050	\$28,200	\$31,300	\$33,850	\$36,350	\$38,850	\$41,350	\$548	\$587	\$705	\$814	\$908
	60%	\$26,340	\$30,060	\$33,840	\$37,560	\$40,620	\$43,620	\$46,620	\$49,620	\$658	\$705	\$846	\$977	\$1,090
	100%	\$43,900	\$50,100	\$56,400	\$62,600	\$67,700	\$72,700	\$77,700	\$82,700	\$1,097	\$1,175	\$1,410	\$1,628	\$1,817
Fallon	40%	\$17,560	\$20,040	\$22,560	\$25,040	\$27,080	\$29,080	\$31,080	\$33,080	\$439	\$470	\$564	\$651	\$727
	50%	\$21,950	\$25,050	\$28,200	\$31,300	\$33,850	\$36,350	\$38,850	\$41,350	\$548	\$587	\$705	\$814	\$908
	60%	\$26,340	\$30,060	\$33,840	\$37,560	\$40,620	\$43,620	\$46,620	\$49,620	\$658	\$705	\$846	\$977	\$1,090
	100%	\$43,900	\$50,100	\$56,400	\$62,600	\$67,700	\$72,700	\$77,700	\$82,700	\$1,097	\$1,175	\$1,410	\$1,628	\$1,817
Flathead	40%	\$15,520	\$17,760	\$19,960	\$22,160	\$23,960	\$25,720	\$27,480	\$29,280	\$388	\$416	\$499	\$576	\$643
	50%	\$19,400	\$22,200	\$24,950	\$27,700	\$29,950	\$32,150	\$34,350	\$36,600	\$485	\$520	\$623	\$720	\$803
	60%	\$23,280	\$26,640	\$29,940	\$33,240	\$35,940	\$38,580	\$41,220	\$43,920	\$582	\$624	\$748	\$864	\$964
	100%	\$38,800	\$44,400	\$49,900	\$55,400	\$59,900	\$64,300	\$68,700	\$73,200	\$970	\$1,040	\$1,247	\$1,441	\$1,607
Gallatin	40%	\$19,120	\$21,840	\$24,560	\$27,280	\$29,480	\$31,680	\$33,840	\$36,040	\$478	\$512	\$614	\$709	\$792
	50%	\$23,900	\$27,300	\$30,700	\$34,100	\$36,850	\$39,600	\$42,300	\$45,050	\$597	\$640	\$767	\$886	\$990
	60%	\$28,680	\$32,760	\$36,840	\$40,920	\$44,220	\$47,520	\$50,760	\$54,060	\$717	\$768	\$921	\$1,064	\$1,188
	100%	\$47,800	\$54,600	\$61,400	\$68,200	\$73,700	\$79,200	\$84,600	\$90,100	\$1,195	\$1,280	\$1,535	\$1,773	\$1,980
Garfield	40%	\$16,200	\$18,520	\$20,840	\$23,120	\$25,000	\$26,840	\$28,680	\$30,520	\$405	\$434	\$521	\$601	\$671
	50%	\$20,250	\$23,150	\$26,050	\$28,900	\$31,250	\$33,550	\$35,850	\$38,150	\$506	\$542	\$651	\$751	\$838
	60%	\$24,300	\$27,780	\$31,260	\$34,680	\$37,500	\$40,260	\$43,020	\$45,780	\$607	\$651	\$781	\$902	\$1,006
	100%	\$40,500	\$46,300	\$52,100	\$57,800	\$62,500	\$67,100	\$71,700	\$76,300	\$1,012	\$1,085	\$1,302	\$1,503	\$1,677
Hill	40%	\$16,680	\$19,040	\$21,440	\$23,800	\$25,720	\$27,640	\$29,520	\$31,440	\$417	\$446	\$536	\$619	\$691
	50%	\$20,850	\$23,800	\$26,800	\$29,750	\$32,150	\$34,550	\$36,900	\$39,300	\$521	\$558	\$670	\$773	\$863
	60%	\$25,020	\$28,560	\$32,160	\$35,700	\$38,580	\$41,460	\$44,280	\$47,160	\$625	\$669	\$804	\$928	\$1,036
	100%	\$41,700	\$47,600	\$53,600	\$59,500	\$64,300	\$69,100	\$73,800	\$78,600	\$1,042	\$1,116	\$1,340	\$1,547	\$1,727

Tax Credit and MF Loan Program Income Limits

HUD Revised Effective December 11, 2012

Montana Board of Housing

(Based on HUD established Area Median Incomes)

MSA/ County		Maximum Income								Maximum Rent				
		1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	Eff.	1 Bdr	2 Bdr	3 Bdr	4 Bdr
Jefferson	40%	\$20,000	\$22,880	\$25,720	\$28,560	\$30,880	\$33,160	\$35,440	\$37,720	\$500	\$536	\$643	\$743	\$829
	50%	\$25,000	\$28,600	\$32,150	\$35,700	\$38,600	\$41,450	\$44,300	\$47,150	\$625	\$670	\$803	\$928	\$1,036
	60%	\$30,000	\$34,320	\$38,580	\$42,840	\$46,320	\$49,740	\$53,160	\$56,580	\$750	\$804	\$964	\$1,114	\$1,243
	100%	\$50,000	\$57,200	\$64,300	\$71,400	\$77,200	\$82,900	\$88,600	\$94,300	\$1,250	\$1,340	\$1,607	\$1,857	\$2,072
Judith Basin	40%	\$16,240	\$18,560	\$20,880	\$23,160	\$25,040	\$26,880	\$28,720	\$30,600	\$406	\$435	\$522	\$602	\$672
	50%	\$20,300	\$23,200	\$26,100	\$28,950	\$31,300	\$33,600	\$35,900	\$38,250	\$507	\$543	\$652	\$753	\$840
	60%	\$24,360	\$27,840	\$31,320	\$34,740	\$37,560	\$40,320	\$43,080	\$45,900	\$609	\$652	\$783	\$903	\$1,008
	100%	\$40,600	\$46,400	\$52,200	\$57,900	\$62,600	\$67,200	\$71,800	\$76,500	\$1,015	\$1,087	\$1,305	\$1,506	\$1,680
Lewis and Clark	40%	\$19,520	\$22,320	\$25,120	\$27,880	\$30,120	\$32,360	\$34,600	\$36,840	\$488	\$523	\$628	\$725	\$809
	50%	\$24,400	\$27,900	\$31,400	\$34,850	\$37,650	\$40,450	\$43,250	\$46,050	\$610	\$653	\$785	\$906	\$1,011
	60%	\$29,280	\$33,480	\$37,680	\$41,820	\$45,180	\$48,540	\$51,900	\$55,260	\$732	\$784	\$942	\$1,087	\$1,213
	100%	\$48,800	\$55,800	\$62,800	\$69,700	\$75,300	\$80,900	\$86,500	\$92,100	\$1,220	\$1,307	\$1,570	\$1,812	\$2,022
Madison	40%	\$15,680	\$17,920	\$20,160	\$22,360	\$24,160	\$25,960	\$27,760	\$29,520	\$392	\$420	\$504	\$581	\$649
	50%	\$19,600	\$22,400	\$25,200	\$27,950	\$30,200	\$32,450	\$34,700	\$36,900	\$490	\$525	\$630	\$726	\$811
	60%	\$23,520	\$26,880	\$30,240	\$33,540	\$36,240	\$38,940	\$41,640	\$44,280	\$588	\$630	\$756	\$872	\$973
	100%	\$39,200	\$44,800	\$50,400	\$55,900	\$60,400	\$64,900	\$69,400	\$73,800	\$980	\$1,050	\$1,260	\$1,453	\$1,622
McCone	40%	\$16,640	\$19,040	\$21,400	\$23,760	\$25,680	\$27,600	\$29,480	\$31,400	\$416	\$446	\$535	\$618	\$690
	50%	\$20,800	\$23,800	\$26,750	\$29,700	\$32,100	\$34,500	\$36,850	\$39,250	\$520	\$557	\$668	\$772	\$862
	60%	\$24,960	\$28,560	\$32,100	\$35,640	\$38,520	\$41,400	\$44,220	\$47,100	\$624	\$669	\$802	\$927	\$1,035
	100%	\$41,600	\$47,600	\$53,500	\$59,400	\$64,200	\$69,000	\$73,700	\$78,500	\$1,040	\$1,115	\$1,337	\$1,545	\$1,725
Missoula	40%	\$17,600	\$20,120	\$22,640	\$25,120	\$27,160	\$29,160	\$31,160	\$33,160	\$440	\$471	\$566	\$653	\$729
	50%	\$22,000	\$25,150	\$28,300	\$31,400	\$33,950	\$36,450	\$38,950	\$41,450	\$550	\$589	\$707	\$816	\$911
	60%	\$26,400	\$30,180	\$33,960	\$37,680	\$40,740	\$43,740	\$46,740	\$49,740	\$660	\$707	\$849	\$980	\$1,093
	100%	\$44,000	\$50,300	\$56,600	\$62,800	\$67,900	\$72,900	\$77,900	\$82,900	\$1,100	\$1,178	\$1,415	\$1,633	\$1,822
Phillips	40%	\$16,480	\$18,840	\$21,200	\$23,520	\$25,440	\$27,320	\$29,200	\$31,080	\$412	\$441	\$530	\$612	\$683
	50%	\$20,600	\$23,550	\$26,500	\$29,400	\$31,800	\$34,150	\$36,500	\$38,850	\$515	\$551	\$662	\$765	\$853
	60%	\$24,720	\$28,260	\$31,800	\$35,280	\$38,160	\$40,980	\$43,800	\$46,620	\$618	\$662	\$795	\$918	\$1,024
	100%	\$41,200	\$47,100	\$53,000	\$58,800	\$63,600	\$68,300	\$73,000	\$77,700	\$1,030	\$1,103	\$1,325	\$1,530	\$1,707
Ravalli	40%	\$15,800	\$18,040	\$20,280	\$22,520	\$24,360	\$26,160	\$27,960	\$29,760	\$395	\$423	\$507	\$586	\$654
	50%	\$19,750	\$22,550	\$25,350	\$28,150	\$30,450	\$32,700	\$34,950	\$37,200	\$493	\$528	\$633	\$732	\$817
	60%	\$23,700	\$27,060	\$30,420	\$33,780	\$36,540	\$39,240	\$41,940	\$44,640	\$592	\$634	\$760	\$879	\$981
	100%	\$39,500	\$45,100	\$50,700	\$56,300	\$60,900	\$65,400	\$69,900	\$74,400	\$987	\$1,057	\$1,267	\$1,465	\$1,635
Richland	40%	\$16,720	\$19,080	\$21,480	\$23,840	\$25,760	\$27,680	\$29,600	\$31,480	\$418	\$447	\$537	\$620	\$692
	50%	\$20,900	\$23,850	\$26,850	\$29,800	\$32,200	\$34,600	\$37,000	\$39,350	\$522	\$559	\$671	\$775	\$865
	60%	\$25,080	\$28,620	\$32,220	\$35,760	\$38,640	\$41,520	\$44,400	\$47,220	\$627	\$671	\$805	\$930	\$1,038
	100%	\$41,800	\$47,700	\$53,700	\$59,600	\$64,400	\$69,200	\$74,000	\$78,700	\$1,045	\$1,118	\$1,342	\$1,550	\$1,730
Rosebud	40%	\$16,760	\$19,160	\$21,560	\$23,920	\$25,840	\$27,760	\$29,680	\$31,600	\$419	\$449	\$539	\$622	\$694
	50%	\$20,950	\$23,950	\$26,950	\$29,900	\$32,300	\$34,700	\$37,100	\$39,500	\$523	\$561	\$673	\$777	\$867
	60%	\$25,140	\$28,740	\$32,340	\$35,880	\$38,760	\$41,640	\$44,520	\$47,400	\$628	\$673	\$808	\$933	\$1,041
	100%	\$41,900	\$47,900	\$53,900	\$59,800	\$64,600	\$69,400	\$74,200	\$79,000	\$1,047	\$1,122	\$1,347	\$1,555	\$1,735
Sheridan	40%	\$16,480	\$18,840	\$21,200	\$23,520	\$25,440	\$27,320	\$29,200	\$31,080	\$412	\$441	\$530	\$612	\$683
	50%	\$20,600	\$23,550	\$26,500	\$29,400	\$31,800	\$34,150	\$36,500	\$38,850	\$515	\$551	\$662	\$765	\$853
	60%	\$24,720	\$28,260	\$31,800	\$35,280	\$38,160	\$40,980	\$43,800	\$46,620	\$618	\$662	\$795	\$918	\$1,024
	100%	\$41,200	\$47,100	\$53,000	\$58,800	\$63,600	\$68,300	\$73,000	\$77,700	\$1,030	\$1,103	\$1,325	\$1,530	\$1,707
Silver Bow	40%	\$15,600	\$17,800	\$20,040	\$22,240	\$24,040	\$25,800	\$27,600	\$29,360	\$390	\$417	\$501	\$578	\$645
	50%	\$19,500	\$22,250	\$25,050	\$27,800	\$30,050	\$32,250	\$34,500	\$36,700	\$487	\$521	\$626	\$723	\$806
	60%	\$23,400	\$26,700	\$30,060	\$33,360	\$36,060	\$38,700	\$41,400	\$44,040	\$585	\$626	\$751	\$867	\$967
	100%	\$39,000	\$44,500	\$50,100	\$55,600	\$60,100	\$64,500	\$69,000	\$73,400	\$975	\$1,043	\$1,252	\$1,446	\$1,612

(Based on HUD established Area Median Incomes)

MSA/ County		Maximum Income								Maximum Rent				
		1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	Eff.	1 Bdr	2 Bdr	3 Bdr	4 Bdr
Stillwater	40%	\$19,480	\$22,240	\$25,040	\$27,800	\$30,040	\$32,280	\$34,480	\$36,720	\$487	\$521	\$626	\$723	\$807
	50%	\$24,350	\$27,800	\$31,300	\$34,750	\$37,550	\$40,350	\$43,100	\$45,900	\$608	\$651	\$782	\$903	\$1,008
	60%	\$29,220	\$33,360	\$37,560	\$41,700	\$45,060	\$48,420	\$51,720	\$55,080	\$730	\$782	\$939	\$1,084	\$1,210
	100%	\$48,700	\$55,600	\$62,600	\$69,500	\$75,100	\$80,700	\$86,200	\$91,800	\$1,217	\$1,303	\$1,565	\$1,807	\$2,017
Sweetgrass	40%	\$16,840	\$19,240	\$21,640	\$24,040	\$26,000	\$27,920	\$29,840	\$31,760	\$421	\$451	\$541	\$625	\$698
	50%	\$21,050	\$24,050	\$27,050	\$30,050	\$32,500	\$34,900	\$37,300	\$39,700	\$526	\$563	\$676	\$781	\$872
	60%	\$25,260	\$28,860	\$32,460	\$36,060	\$39,000	\$41,880	\$44,760	\$47,640	\$631	\$676	\$811	\$938	\$1,047
	100%	\$42,100	\$48,100	\$54,100	\$60,100	\$65,000	\$69,800	\$74,600	\$79,400	\$1,052	\$1,127	\$1,352	\$1,563	\$1,745
Toole	40%	\$16,320	\$18,640	\$20,960	\$23,280	\$25,160	\$27,040	\$28,880	\$30,760	\$408	\$437	\$524	\$605	\$676
	50%	\$20,400	\$23,300	\$26,200	\$29,100	\$31,450	\$33,800	\$36,100	\$38,450	\$510	\$546	\$655	\$756	\$845
	60%	\$24,480	\$27,960	\$31,440	\$34,920	\$37,740	\$40,560	\$43,320	\$46,140	\$612	\$655	\$786	\$908	\$1,014
	100%	\$40,800	\$46,600	\$52,400	\$58,200	\$62,900	\$67,600	\$72,200	\$76,900	\$1,020	\$1,092	\$1,310	\$1,513	\$1,690
Treasure	40%	\$15,520	\$17,760	\$19,960	\$22,160	\$23,960	\$25,720	\$27,480	\$29,280	\$388	\$416	\$499	\$576	\$643
	50%	\$19,400	\$22,200	\$24,950	\$27,700	\$29,950	\$32,150	\$34,350	\$36,600	\$485	\$520	\$623	\$720	\$803
	60%	\$23,280	\$26,640	\$29,940	\$33,240	\$35,940	\$38,580	\$41,220	\$43,920	\$582	\$624	\$748	\$864	\$964
	100%	\$38,800	\$44,400	\$49,900	\$55,400	\$59,900	\$64,300	\$68,700	\$73,200	\$970	\$1,040	\$1,247	\$1,441	\$1,607
Valley	40%	\$16,120	\$18,400	\$20,720	\$23,000	\$24,840	\$26,680	\$28,520	\$30,360	\$403	\$431	\$518	\$598	\$667
	50%	\$20,150	\$23,000	\$25,900	\$28,750	\$31,050	\$33,350	\$35,650	\$37,950	\$503	\$539	\$647	\$747	\$833
	60%	\$24,180	\$27,600	\$31,080	\$34,500	\$37,260	\$40,020	\$42,780	\$45,540	\$604	\$647	\$777	\$897	\$1,000
	100%	\$40,300	\$46,000	\$51,800	\$57,500	\$62,100	\$66,700	\$71,300	\$75,900	\$1,007	\$1,078	\$1,295	\$1,495	\$1,667
Yellowstone	40%	\$17,840	\$20,400	\$22,960	\$25,480	\$27,520	\$29,560	\$31,600	\$33,640	\$446	\$478	\$574	\$662	\$739
	50%	\$22,300	\$25,500	\$28,700	\$31,850	\$34,400	\$36,950	\$39,500	\$42,050	\$557	\$597	\$717	\$828	\$923
	60%	\$26,760	\$30,600	\$34,440	\$38,220	\$41,280	\$44,340	\$47,400	\$50,460	\$669	\$717	\$861	\$993	\$1,108
	100%	\$44,600	\$51,000	\$57,400	\$63,700	\$68,800	\$73,900	\$79,000	\$84,100	\$1,115	\$1,195	\$1,435	\$1,656	\$1,847
All Other Counties	40%	\$15,520	\$17,760	\$19,960	\$22,160	\$23,960	\$25,720	\$27,480	\$29,280	\$388	\$416	\$499	\$576	\$643
	50%	\$19,400	\$22,200	\$24,950	\$27,700	\$29,950	\$32,150	\$34,350	\$36,600	\$485	\$520	\$623	\$720	\$803
	60%	\$23,280	\$26,640	\$29,940	\$33,240	\$35,940	\$38,580	\$41,220	\$43,920	\$582	\$624	\$748	\$864	\$964
	100%	\$38,800	\$44,400	\$49,900	\$55,400	\$59,900	\$64,300	\$68,700	\$73,200	\$970	\$1,040	\$1,247	\$1,441	\$1,607