

Tax Credit and MF Loan Program Income Limits Effective MARCH 19, 2009

(Based on HUD established Area Median Incomes)

Montana Board of Housing

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%	\$17,320	\$19,800	\$22,280	\$24,760	\$26,760	\$28,720	\$30,720	\$32,680	\$433	\$464	\$557	\$644	\$718
	50%	\$21,650	\$24,750	\$27,850	\$30,950	\$33,450	\$35,900	\$38,400	\$40,850	\$541	\$580	\$696	\$805	\$897
	60%	\$25,980	\$29,700	\$33,420	\$37,140	\$40,140	\$43,080	\$46,080	\$49,020	\$649	\$696	\$835	\$966	\$1,077
	100%	\$43,300	\$49,500	\$55,700	\$61,900	\$66,900	\$71,800	\$76,800	\$81,700	\$1,082	\$1,160	\$1,392	\$1,610	\$1,795
Great Falls (MSA)	40%	\$15,280	\$17,440	\$19,640	\$21,800	\$23,560	\$25,280	\$27,040	\$28,760	\$382	\$409	\$491	\$567	\$632
	50%	\$19,100	\$21,800	\$24,550	\$27,250	\$29,450	\$31,600	\$33,800	\$35,950	\$477	\$511	\$613	\$708	\$790
	60%	\$22,920	\$26,160	\$29,460	\$32,700	\$35,340	\$37,920	\$40,560	\$43,140	\$573	\$613	\$736	\$850	\$948
	100%	\$38,200	\$43,600	\$49,100	\$54,500	\$58,900	\$63,200	\$67,600	\$71,900	\$955	\$1,022	\$1,227	\$1,417	\$1,580
Missoula (MSA)	40%	\$16,640	\$19,000	\$21,400	\$23,760	\$25,680	\$27,560	\$29,480	\$31,360	\$416	\$445	\$535	\$618	\$689
	50%	\$20,800	\$23,750	\$26,750	\$29,700	\$32,100	\$34,450	\$36,850	\$39,200	\$520	\$556	\$668	\$772	\$861
	60%	\$24,960	\$28,500	\$32,100	\$35,640	\$38,520	\$41,340	\$44,220	\$47,040	\$624	\$668	\$802	\$927	\$1,033
	100%	\$41,600	\$47,500	\$53,500	\$59,400	\$64,200	\$68,900	\$73,700	\$78,400	\$1,040	\$1,113	\$1,337	\$1,545	\$1,722
Carbon	40%	\$17,320	\$19,800	\$22,280	\$24,760	\$26,760	\$28,720	\$30,720	\$32,680	\$433	\$464	\$557	\$644	\$718
	50%	\$21,650	\$24,750	\$27,850	\$30,950	\$33,450	\$35,900	\$38,400	\$40,850	\$541	\$580	\$696	\$805	\$897
	60%	\$25,980	\$29,700	\$33,420	\$37,140	\$40,140	\$43,080	\$46,080	\$49,020	\$649	\$696	\$835	\$966	\$1,077
	100%	\$43,300	\$49,500	\$55,700	\$61,900	\$66,900	\$71,800	\$76,800	\$81,700	\$1,082	\$1,160	\$1,392	\$1,610	\$1,795
Flathead	40%	\$15,600	\$17,840	\$20,040	\$22,280	\$24,080	\$25,840	\$27,640	\$29,400	\$390	\$418	\$501	\$579	\$646
	50%	\$19,500	\$22,300	\$25,050	\$27,850	\$30,100	\$32,300	\$34,550	\$36,750	\$487	\$522	\$626	\$724	\$807
	60%	\$23,400	\$26,760	\$30,060	\$33,420	\$36,120	\$38,760	\$41,460	\$44,100	\$585	\$627	\$751	\$869	\$969
	100%	\$39,000	\$44,600	\$50,100	\$55,700	\$60,200	\$64,600	\$69,100	\$73,500	\$975	\$1,045	\$1,252	\$1,448	\$1,615
Gallatin	40%	\$18,000	\$20,560	\$23,160	\$25,720	\$27,760	\$29,840	\$31,880	\$33,960	\$450	\$482	\$579	\$668	\$746
	50%	\$22,500	\$25,700	\$28,950	\$32,150	\$34,700	\$37,300	\$39,850	\$42,450	\$562	\$602	\$723	\$835	\$932
	60%	\$27,000	\$30,840	\$34,740	\$38,580	\$41,640	\$44,760	\$47,820	\$50,940	\$675	\$723	\$868	\$1,002	\$1,119
	100%	\$45,000	\$51,400	\$57,900	\$64,300	\$69,400	\$74,600	\$79,700	\$84,900	\$1,125	\$1,205	\$1,447	\$1,671	\$1,865
Jefferson	40%	\$18,760	\$21,440	\$24,120	\$26,800	\$28,960	\$31,080	\$33,240	\$35,360	\$469	\$502	\$603	\$697	\$777
	50%	\$23,450	\$26,800	\$30,150	\$33,500	\$36,200	\$38,850	\$41,550	\$44,200	\$586	\$628	\$753	\$871	\$971
	60%	\$28,140	\$32,160	\$36,180	\$40,200	\$43,440	\$46,620	\$49,860	\$53,040	\$703	\$753	\$904	\$1,045	\$1,165
	100%	\$46,900	\$53,600	\$60,300	\$67,000	\$72,400	\$77,700	\$83,100	\$88,400	\$1,172	\$1,256	\$1,507	\$1,742	\$1,942
Lewis and Clark	40%	\$18,360	\$20,960	\$23,600	\$26,200	\$28,280	\$30,400	\$32,480	\$34,600	\$459	\$491	\$590	\$681	\$760
	50%	\$22,950	\$26,200	\$29,500	\$32,750	\$35,350	\$38,000	\$40,600	\$43,250	\$573	\$614	\$737	\$851	\$950
	60%	\$27,540	\$31,440	\$35,400	\$39,300	\$42,420	\$45,600	\$48,720	\$51,900	\$688	\$737	\$885	\$1,021	\$1,140
	100%	\$45,900	\$52,400	\$59,000	\$65,500	\$70,700	\$76,000	\$81,200	\$86,500	\$1,147	\$1,228	\$1,475	\$1,702	\$1,900

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		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
Park	40%	\$15,560	\$17,800	\$20,000	\$22,240	\$24,000	\$25,800	\$27,560	\$29,360	\$389	\$417	\$500	\$578	\$645
	50%	\$19,450	\$22,250	\$25,000	\$27,800	\$30,000	\$32,250	\$34,450	\$36,700	\$486	\$521	\$625	\$722	\$806
	60%	\$23,340	\$26,700	\$30,000	\$33,360	\$36,000	\$38,700	\$41,340	\$44,040	\$583	\$625	\$750	\$867	\$967
	100%	\$38,900	\$44,500	\$50,000	\$55,600	\$60,000	\$64,500	\$68,900	\$73,400	\$972	\$1,042	\$1,250	\$1,445	\$1,612
Richland	40%	\$15,080	\$17,240	\$19,400	\$21,560	\$23,280	\$25,000	\$26,720	\$28,440	\$377	\$404	\$485	\$560	\$625
	50%	\$18,850	\$21,550	\$24,250	\$26,950	\$29,100	\$31,250	\$33,400	\$35,550	\$471	\$505	\$606	\$700	\$781
	60%	\$22,620	\$25,860	\$29,100	\$32,340	\$34,920	\$37,500	\$40,080	\$42,660	\$565	\$606	\$727	\$840	\$937
	100%	\$37,700	\$43,100	\$48,500	\$53,900	\$58,200	\$62,500	\$66,800	\$71,100	\$942	\$1,010	\$1,212	\$1,401	\$1,562
Rosebud	40%	\$16,000	\$18,280	\$20,560	\$22,840	\$24,680	\$26,480	\$28,320	\$30,160	\$400	\$428	\$514	\$594	\$662
	50%	\$20,000	\$22,850	\$25,700	\$28,550	\$30,850	\$33,100	\$35,400	\$37,700	\$500	\$535	\$642	\$742	\$827
	60%	\$24,000	\$27,420	\$30,840	\$34,260	\$37,020	\$39,720	\$42,480	\$45,240	\$600	\$642	\$771	\$891	\$993
	100%	\$40,000	\$45,700	\$51,400	\$57,100	\$61,700	\$66,200	\$70,800	\$75,400	\$1,000	\$1,071	\$1,285	\$1,485	\$1,655
Silver Bow	40%	\$15,120	\$17,280	\$19,440	\$21,600	\$23,320	\$25,040	\$26,800	\$28,520	\$378	\$405	\$486	\$561	\$626
	50%	\$18,900	\$21,600	\$24,300	\$27,000	\$29,150	\$31,300	\$33,500	\$35,650	\$472	\$506	\$607	\$701	\$782
	60%	\$22,680	\$25,920	\$29,160	\$32,400	\$34,980	\$37,560	\$40,200	\$42,780	\$567	\$607	\$729	\$842	\$939
	100%	\$37,800	\$43,200	\$48,600	\$54,000	\$58,300	\$62,600	\$67,000	\$71,300	\$945	\$1,012	\$1,215	\$1,403	\$1,565
Stillwater	40%	\$17,360	\$19,840	\$22,320	\$24,800	\$26,800	\$28,760	\$30,760	\$32,720	\$434	\$465	\$558	\$645	\$719
	50%	\$21,700	\$24,800	\$27,900	\$31,000	\$33,500	\$35,950	\$38,450	\$40,900	\$542	\$581	\$697	\$806	\$898
	60%	\$26,040	\$29,760	\$33,480	\$37,200	\$40,200	\$43,140	\$46,140	\$49,080	\$651	\$697	\$837	\$967	\$1,078
	100%	\$43,400	\$49,600	\$55,800	\$62,000	\$67,000	\$71,900	\$76,900	\$81,800	\$1,085	\$1,162	\$1,395	\$1,612	\$1,797
Sweet Grass	40%	\$15,720	\$18,000	\$20,240	\$22,480	\$24,280	\$26,080	\$27,880	\$29,680	\$393	\$421	\$506	\$584	\$652
	50%	\$19,650	\$22,500	\$25,300	\$28,100	\$30,350	\$32,600	\$34,850	\$37,100	\$491	\$526	\$632	\$730	\$815
	60%	\$23,580	\$27,000	\$30,360	\$33,720	\$36,420	\$39,120	\$41,820	\$44,520	\$589	\$632	\$759	\$876	\$978
	100%	\$39,300	\$45,000	\$50,600	\$56,200	\$60,700	\$65,200	\$69,700	\$74,200	\$982	\$1,053	\$1,265	\$1,461	\$1,630
Toole	40%	\$15,160	\$17,360	\$19,520	\$21,680	\$23,400	\$25,160	\$26,880	\$28,600	\$379	\$406	\$488	\$563	\$629
	50%	\$18,950	\$21,700	\$24,400	\$27,100	\$29,250	\$31,450	\$33,600	\$35,750	\$473	\$508	\$610	\$704	\$786
	60%	\$22,740	\$26,040	\$29,280	\$32,520	\$35,100	\$37,740	\$40,320	\$42,900	\$568	\$609	\$732	\$845	\$943
	100%	\$37,900	\$43,400	\$48,800	\$54,200	\$58,500	\$62,900	\$67,200	\$71,500	\$947	\$1,016	\$1,220	\$1,408	\$1,572
Yellowstone	40%	\$17,320	\$19,800	\$22,280	\$24,760	\$26,760	\$28,720	\$30,720	\$32,680	\$433	\$464	\$557	\$644	\$718
	50%	\$21,650	\$24,750	\$27,850	\$30,950	\$33,450	\$35,900	\$38,400	\$40,850	\$541	\$580	\$696	\$805	\$897
	60%	\$25,980	\$29,700	\$33,420	\$37,140	\$40,140	\$43,080	\$46,080	\$49,020	\$649	\$696	\$835	\$966	\$1,077
	100%	\$43,300	\$49,500	\$55,700	\$61,900	\$66,900	\$71,800	\$76,800	\$81,700	\$1,082	\$1,160	\$1,392	\$1,610	\$1,795
All Other Counties	40%	\$15,000	\$17,120	\$19,280	\$21,400	\$23,120	\$24,840	\$26,520	\$28,240	\$375	\$401	\$482	\$556	\$621
	50%	\$18,750	\$21,400	\$24,100	\$26,750	\$28,900	\$31,050	\$33,150	\$35,300	\$468	\$501	\$602	\$695	\$776
	60%	\$22,500	\$25,680	\$28,920	\$32,100	\$34,680	\$37,260	\$39,780	\$42,360	\$562	\$602	\$723	\$834	\$931
	100%	\$37,500	\$42,800	\$48,200	\$53,500	\$57,800	\$62,100	\$66,300	\$70,600	\$937	\$1,003	\$1,205	\$1,391	\$1,552