

MONTANA BOARD OF HOUSING
Tax Credit and MF Loan Program Income Limits for 2014
HUD REVISED EFFECTIVE DECEMBER 18, 2013

MSA/ County	AMI	%	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)	59500	40%	17,000	19,400	21,840	24,240	26,200	28,120	30,080	32,000	\$425	\$455	\$546	\$630	\$703
		49%	21,152	24,138	27,174	30,161	32,599	34,988	37,427	39,816	\$425	\$455	\$546	\$630	\$703
		50%	21,250	24,250	27,300	30,300	32,750	35,150	37,600	40,000	\$531	\$568	\$682	\$788	\$878
		55%	23,375	26,675	30,030	33,330	36,025	38,665	41,360	44,000	\$531	\$568	\$682	\$788	\$878
		60%	25,500	29,100	32,760	36,360	39,300	42,180	45,120	48,000	\$637	\$682	\$819	\$945	\$1,054
		100%	42,500	48,500	54,600	60,600	65,500	70,300	75,200	80,000	\$1,062	\$1,137	\$1,365	\$1,576	\$1,757

Great Falls (MSA)	56200	40%	16,280	18,600	20,920	23,240	25,120	26,960	28,840	30,680	\$407	\$436	\$523	\$604	\$674
		49%	20,256	23,143	26,030	28,916	31,256	33,545	35,884	38,174	\$407	\$436	\$523	\$604	\$674
		50%	20,350	23,250	26,150	29,050	31,400	33,700	36,050	38,350	\$508	\$545	\$653	\$755	\$842
		55%	22,385	25,575	28,765	31,955	34,540	37,070	39,655	42,185	\$508	\$545	\$653	\$755	\$842
		60%	24,420	27,900	31,380	34,860	37,680	40,440	43,260	46,020	\$610	\$654	\$784	\$906	\$1,011
		100%	40,700	46,500	52,300	58,100	62,800	67,400	72,100	76,700	\$1,017	\$1,090	\$1,307	\$1,511	\$1,685

Missoula (MSA)	61200	40%	17,160	19,600	22,040	24,480	26,440	28,400	30,360	32,320	\$429	\$459	\$551	\$636	\$710
		49%	21,351	24,387	27,423	30,459	32,898	35,337	37,775	40,214	\$429	\$459	\$551	\$636	\$710
		50%	21,450	24,500	27,550	30,600	33,050	35,500	37,950	40,400	\$536	\$574	\$688	\$795	\$887
		55%	23,595	26,950	30,305	33,660	36,355	39,050	41,745	44,440	\$536	\$574	\$688	\$795	\$887
		60%	25,740	29,400	33,060	36,720	39,660	42,600	45,540	48,480	\$643	\$689	\$826	\$954	\$1,065
		100%	42,900	49,000	55,100	61,200	66,100	71,000	75,900	80,800	\$1,072	\$1,148	\$1,377	\$1,591	\$1,775

Beaver-head	61700	40%	16,600	18,960	21,320	23,680	25,600	27,480	29,400	31,280	\$415	\$444	\$533	\$616	\$687
		49%	20,655	23,591	26,527	29,464	31,853	34,192	36,581	38,920	\$415	\$444	\$533	\$616	\$687
		50%	20,750	23,700	26,650	29,600	32,000	34,350	36,750	39,100	\$518	\$555	\$666	\$770	\$858
		55%	22,825	26,070	29,315	32,560	35,200	37,785	40,425	43,010	\$518	\$555	\$666	\$770	\$858
		60%	24,900	28,440	31,980	35,520	38,400	41,220	44,100	46,920	\$622	\$666	\$799	\$924	\$1,030
		100%	41,500	47,400	53,300	59,200	64,000	68,700	73,500	78,200	\$1,037	\$1,111	\$1,332	\$1,540	\$1,717

MONTANA BOARD OF HOUSING
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HUD REVISED EFFECTIVE DECEMBER 18, 2013

MSA/ County	AMI	%	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

Carbon	59500	40%	17,000	19,400	21,840	24,240	26,200	28,120	30,080	32,000	\$425	\$455	\$546	\$630	\$703
		49%	21,152	24,138	27,174	30,161	32,599	34,988	37,427	39,816	\$425	\$455	\$546	\$630	\$703
		50%	21,250	24,250	27,300	30,300	32,750	35,150	37,600	40,000	\$531	\$568	\$682	\$788	\$878
		55%	23,375	26,675	30,030	33,330	36,025	38,665	41,360	44,000	\$531	\$568	\$682	\$788	\$878
		60%	25,500	29,100	32,760	36,360	39,300	42,180	45,120	48,000	\$637	\$682	\$819	\$945	\$1,054
		100%	42,500	48,500	54,600	60,600	65,500	70,300	75,200	80,000	\$1,062	\$1,137	\$1,365	\$1,576	\$1,757

Cascade	56200	40%	16,280	18,600	20,920	23,240	25,120	26,960	28,840	30,680	\$407	\$436	\$523	\$604	\$674
		49%	20,256	23,143	26,030	28,916	31,256	33,545	35,884	38,174	\$407	\$436	\$523	\$604	\$674
		50%	20,350	23,250	26,150	29,050	31,400	33,700	36,050	38,350	\$508	\$545	\$653	\$755	\$842
		55%	22,385	25,575	28,765	31,955	34,540	37,070	39,655	42,185	\$508	\$545	\$653	\$755	\$842
		60%	24,420	27,900	31,380	34,860	37,680	40,440	43,260	46,020	\$610	\$654	\$784	\$906	\$1,011
		100%	40,700	46,500	52,300	58,100	62,800	67,400	72,100	76,700	\$1,017	\$1,090	\$1,307	\$1,511	\$1,685

Dawson	65700	40%	18,400	21,040	23,680	26,280	28,400	30,520	32,600	34,720	\$460	\$493	\$592	\$683	\$763
		49%	22,894	26,179	29,464	32,699	35,337	37,975	40,563	43,200	\$460	\$493	\$592	\$683	\$763
		50%	23,000	26,300	29,600	32,850	35,500	38,150	40,750	43,400	\$575	\$616	\$740	\$854	\$953
		55%	25,300	28,930	32,560	36,135	39,050	41,965	44,825	47,740	\$575	\$616	\$740	\$854	\$953
		60%	27,600	31,560	35,520	39,420	42,600	45,780	48,900	52,080	\$690	\$739	\$888	\$1,025	\$1,144
		100%	46,000	52,600	59,200	65,700	71,000	76,300	81,500	86,800	\$1,150	\$1,232	\$1,480	\$1,708	\$1,907

Fallon	69200	40%	18,400	21,040	23,680	26,280	28,400	30,520	32,600	34,720	\$460	\$493	\$592	\$683	\$763
		49%	22,894	26,179	29,464	32,699	35,337	37,975	40,563	43,200	\$460	\$493	\$592	\$683	\$763
		50%	23,000	26,300	29,600	32,850	35,500	38,150	40,750	43,400	\$575	\$616	\$740	\$854	\$953
		55%	25,300	28,930	32,560	36,135	39,050	41,965	44,825	47,740	\$575	\$616	\$740	\$854	\$953
		60%	27,600	31,560	35,520	39,420	42,600	45,780	48,900	52,080	\$690	\$739	\$888	\$1,025	\$1,144
		100%	46,000	52,600	59,200	65,700	71,000	76,300	81,500	86,800	\$1,150	\$1,232	\$1,480	\$1,708	\$1,907

MONTANA BOARD OF HOUSING
Tax Credit and MF Loan Program Income Limits for 2014
HUD REVISED EFFECTIVE DECEMBER 18, 2013

MSA/ County	AMI	%	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

Gallatin	71100	40%	19,920	22,760	25,600	28,440	30,720	33,000	35,280	37,560	\$498	\$533	\$640	\$739	\$825
		49%	24,785	28,319	31,853	35,386	38,223	41,060	43,897	46,734	\$498	\$533	\$640	\$739	\$825
		50%	24,900	28,450	32,000	35,550	38,400	41,250	44,100	46,950	\$622	\$666	\$800	\$924	\$1,031
		55%	27,390	31,295	35,200	39,105	42,240	45,375	48,510	51,645	\$622	\$666	\$800	\$924	\$1,031
		60%	29,880	34,140	38,400	42,660	46,080	49,500	52,920	56,340	\$747	\$800	\$960	\$1,109	\$1,237
		100%	49,800	56,900	64,000	71,100	76,800	82,500	88,200	93,900	\$1,245	\$1,333	\$1,600	\$1,848	\$2,062

Hill	59400	40%	16,640	19,040	21,400	23,760	25,680	27,600	29,480	31,400	\$416	\$446	\$535	\$618	\$690
		49%	20,704	23,691	26,627	29,563	31,952	34,341	36,680	39,069	\$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
		55%	22,880	26,180	29,425	32,670	35,310	37,950	40,535	43,175	\$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

Jefferson	74900	40%	21,000	24,000	27,000	29,960	32,360	34,760	37,160	39,560	\$525	\$562	\$675	\$779	\$869
		49%	26,129	29,862	33,595	37,278	40,264	43,250	46,236	49,223	\$525	\$562	\$675	\$779	\$869
		50%	26,250	30,000	33,750	37,450	40,450	43,450	46,450	49,450	\$656	\$703	\$843	\$973	\$1,086
		55%	28,875	33,000	37,125	41,195	44,495	47,795	51,095	54,395	\$656	\$703	\$843	\$973	\$1,086
		60%	31,500	36,000	40,500	44,940	48,540	52,140	55,740	59,340	\$787	\$843	\$1,012	\$1,168	\$1,303
		100%	52,500	60,000	67,500	74,900	80,900	86,900	92,900	98,900	\$1,312	\$1,406	\$1,687	\$1,947	\$2,172

Lewis & Clark	70800	40%	19,840	22,680	25,520	28,320	30,600	32,880	35,120	37,400	\$496	\$531	\$638	\$736	\$822
		49%	24,686	28,220	31,753	35,237	38,074	40,911	43,698	46,535	\$496	\$531	\$638	\$736	\$822
		50%	24,800	28,350	31,900	35,400	38,250	41,100	43,900	46,750	\$620	\$664	\$797	\$920	\$1,027
		55%	27,280	31,185	35,090	38,940	42,075	45,210	48,290	51,425	\$620	\$664	\$797	\$920	\$1,027
		60%	29,760	34,020	38,280	42,480	45,900	49,320	52,680	56,100	\$744	\$797	\$957	\$1,104	\$1,233
		100%	49,600	56,700	63,800	70,800	76,500	82,200	87,800	93,500	\$1,240	\$1,328	\$1,595	\$1,841	\$2,055

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MSA/ County	AMI	%	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

Madison	58600	40%	16,440	18,760	21,120	23,440	25,320	27,200	29,080	30,960	\$411	\$440	\$528	\$609	\$680
		49%	20,455	23,342	26,279	29,165	31,504	33,844	36,183	38,522	\$411	\$440	\$528	\$609	\$680
		50%	20,550	23,450	26,400	29,300	31,650	34,000	36,350	38,700	\$513	\$550	\$660	\$761	\$850
		55%	22,605	25,795	29,040	32,230	34,815	37,400	39,985	42,570	\$513	\$550	\$660	\$761	\$850
		60%	24,660	28,140	31,680	35,160	37,980	40,800	43,620	46,440	\$616	\$660	\$792	\$914	\$1,020
		100%	41,100	46,900	52,800	58,600	63,300	68,000	72,700	77,400	\$1,027	\$1,100	\$1,320	\$1,523	\$1,700

McCone	61900	40%	17,360	19,840	22,320	24,760	26,760	28,760	30,720	32,720	\$434	\$465	\$558	\$644	\$719
		49%	21,600	24,686	27,772	30,808	33,296	35,785	38,223	40,712	\$434	\$465	\$558	\$644	\$719
		50%	21,700	24,800	27,900	30,950	33,450	35,950	38,400	40,900	\$542	\$581	\$697	\$805	\$898
		55%	23,870	27,280	30,690	34,045	36,795	39,545	42,240	44,990	\$542	\$581	\$697	\$805	\$898
		60%	26,040	29,760	33,480	37,140	40,140	43,140	46,080	49,080	\$651	\$697	\$837	\$966	\$1,078
		100%	43,400	49,600	55,800	61,900	66,900	71,900	76,800	81,800	\$1,085	\$1,162	\$1,395	\$1,610	\$1,797

Missoula	61200	40%	17,160	19,600	22,040	24,480	26,440	28,400	30,360	32,320	\$429	\$459	\$551	\$636	\$710
		49%	21,351	24,387	27,423	30,459	32,898	35,337	37,775	40,214	\$429	\$459	\$551	\$636	\$710
		50%	21,450	24,500	27,550	30,600	33,050	35,500	37,950	40,400	\$536	\$574	\$688	\$795	\$887
		55%	23,595	26,950	30,305	33,660	36,355	39,050	41,745	44,440	\$536	\$574	\$688	\$795	\$887
		60%	25,740	29,400	33,060	36,720	39,660	42,600	45,540	48,480	\$643	\$689	\$826	\$954	\$1,065
		100%	42,900	49,000	55,100	61,200	66,100	71,000	75,900	80,800	\$1,072	\$1,148	\$1,377	\$1,591	\$1,775

Phillips	58500	40%	16,400	18,720	21,080	23,400	25,280	27,160	29,040	30,920	\$410	\$439	\$527	\$608	\$679
		49%	20,406	23,292	26,229	29,115	31,455	33,794	36,133	38,472	\$410	\$439	\$527	\$608	\$679
		50%	20,500	23,400	26,350	29,250	31,600	33,950	36,300	38,650	\$512	\$548	\$658	\$760	\$848
		55%	22,550	25,740	28,985	32,175	34,760	37,345	39,930	42,515	\$512	\$548	\$658	\$760	\$848
		60%	24,600	28,080	31,620	35,100	37,920	40,740	43,560	46,380	\$615	\$658	\$790	\$912	\$1,018
		100%	41,000	46,800	52,700	58,500	63,200	67,900	72,600	77,300	\$1,025	\$1,097	\$1,317	\$1,521	\$1,697

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MSA/ County	AMI	%	Maximum Income								Maximum Rent				
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Ravalli	58400	40%	16,360	18,720	21,040	23,360	25,240	27,120	29,000	30,840	\$409	\$438	\$526	\$607	\$678
		49%	20,356	23,292	26,179	29,066	31,405	33,744	36,083	38,373	\$409	\$438	\$526	\$607	\$678
		50%	20,450	23,400	26,300	29,200	31,550	33,900	36,250	38,550	\$511	\$548	\$657	\$759	\$847
		55%	22,495	25,740	28,930	32,120	34,705	37,290	39,875	42,405	\$511	\$548	\$657	\$759	\$847
		60%	24,540	28,080	31,560	35,040	37,860	40,680	43,500	46,260	\$613	\$657	\$789	\$911	\$1,017
		100%	40,900	46,800	52,600	58,400	63,100	67,800	72,500	77,100	\$1,022	\$1,096	\$1,315	\$1,518	\$1,695

Richland	70600	40%	17,520	20,000	22,520	25,000	27,000	29,000	31,000	33,000	\$438	\$469	\$563	\$650	\$725
		49%	21,799	24,885	28,021	31,106	33,595	36,083	38,572	41,060	\$438	\$469	\$563	\$650	\$725
		50%	21,900	25,000	28,150	31,250	33,750	36,250	38,750	41,250	\$547	\$586	\$703	\$812	\$906
		55%	24,090	27,500	30,965	34,375	37,125	39,875	42,625	45,375	\$547	\$586	\$703	\$812	\$906
		60%	26,280	30,000	33,780	37,500	40,500	43,500	46,500	49,500	\$657	\$703	\$844	\$975	\$1,087
		100%	43,800	50,000	56,300	62,500	67,500	72,500	77,500	82,500	\$1,095	\$1,172	\$1,407	\$1,625	\$1,812

Rosebud	61100	40%	17,120	19,560	22,000	24,440	26,400	28,360	30,320	32,280	\$428	\$458	\$550	\$635	\$709
		49%	21,302	24,338	27,374	30,409	32,848	35,287	37,726	40,164	\$428	\$458	\$550	\$635	\$709
		50%	21,400	24,450	27,500	30,550	33,000	35,450	37,900	40,350	\$535	\$573	\$687	\$794	\$886
		55%	23,540	26,895	30,250	33,605	36,300	38,995	41,690	44,385	\$535	\$573	\$687	\$794	\$886
		60%	25,680	29,340	33,000	36,660	39,600	42,540	45,480	48,420	\$642	\$687	\$825	\$953	\$1,063
		100%	42,800	48,900	55,000	61,100	66,000	70,900	75,800	80,700	\$1,070	\$1,146	\$1,375	\$1,588	\$1,772

Sheridan	61400	40%	17,200	19,680	22,120	24,560	26,560	28,520	30,480	32,440	\$430	\$461	\$553	\$639	\$713
		49%	21,401	24,487	27,523	30,559	33,047	35,486	37,925	40,363	\$430	\$461	\$553	\$639	\$713
		50%	21,500	24,600	27,650	30,700	33,200	35,650	38,100	40,550	\$537	\$576	\$691	\$798	\$891
		55%	23,650	27,060	30,415	33,770	36,520	39,215	41,910	44,605	\$537	\$576	\$691	\$798	\$891
		60%	25,800	29,520	33,180	36,840	39,840	42,780	45,720	48,660	\$645	\$691	\$829	\$958	\$1,069
		100%	43,000	49,200	55,300	61,400	66,400	71,300	76,200	81,100	\$1,075	\$1,152	\$1,382	\$1,597	\$1,782

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Stillwater	69400	40%	19,440	22,240	25,000	27,760	30,000	32,240	34,440	36,680	\$486	\$521	\$625	\$722	\$806
		49%	24,188	27,672	31,106	34,540	37,328	40,115	42,852	45,639	\$486	\$521	\$625	\$722	\$806
		50%	24,300	27,800	31,250	34,700	37,500	40,300	43,050	45,850	\$607	\$651	\$781	\$902	\$1,007
		55%	26,730	30,580	34,375	38,170	41,250	44,330	47,355	50,435	\$607	\$651	\$781	\$902	\$1,007
		60%	29,160	33,360	37,500	41,640	45,000	48,360	51,660	55,020	\$729	\$781	\$937	\$1,083	\$1,209
		100%	48,600	55,600	62,500	69,400	75,000	80,600	86,100	91,700	\$1,215	\$1,302	\$1,562	\$1,805	\$2,015

Sweet-grass	60400	40%	16,920	19,360	21,760	24,160	26,120	28,040	29,960	31,920	\$423	\$453	\$544	\$628	\$701
		49%	22,282	25,457	28,633	31,808	34,381	36,899	39,473	41,991	\$423	\$453	\$544	\$628	\$701
		50%	21,150	24,200	27,200	30,200	32,650	35,050	37,450	39,900	\$528	\$566	\$680	\$785	\$876
		55%	23,265	26,620	29,920	33,220	35,915	38,555	41,195	43,890	\$528	\$566	\$680	\$785	\$876
		60%	25,380	29,040	32,640	36,240	39,180	42,060	44,940	47,880	\$634	\$680	\$816	\$942	\$1,051
		100%	42,300	48,400	54,400	60,400	65,300	70,100	74,900	79,800	\$1,057	\$1,133	\$1,360	\$1,571	\$1,752

Toole	65300	40%	17,120	19,560	22,000	24,440	26,400	28,360	30,320	32,280	\$428	\$458	\$550	\$635	\$709
		49%	21,302	24,338	27,374	30,409	32,848	35,287	37,726	40,164	\$428	\$458	\$550	\$635	\$709
		50%	21,400	24,450	27,500	30,550	33,000	35,450	37,900	40,350	\$535	\$573	\$687	\$794	\$886
		55%	23,540	26,895	30,250	33,605	36,300	38,995	41,690	44,385	\$535	\$573	\$687	\$794	\$886
		60%	25,680	29,340	33,000	36,660	39,600	42,540	45,480	48,420	\$642	\$687	\$825	\$953	\$1,063
		100%	42,800	48,900	55,000	61,100	66,000	70,900	75,800	80,700	\$1,070	\$1,146	\$1,375	\$1,588	\$1,772

Valley	59700	40%	16,720	19,120	21,520	23,880	25,800	27,720	29,640	31,560	\$418	\$448	\$538	\$621	\$693
		49%	20,804	23,790	26,776	29,713	32,102	34,491	36,880	39,269	\$418	\$448	\$538	\$621	\$693
		50%	20,900	23,900	26,900	29,850	32,250	34,650	37,050	39,450	\$522	\$560	\$672	\$776	\$866
		55%	22,990	26,290	29,590	32,835	35,475	38,115	40,755	43,395	\$522	\$560	\$672	\$776	\$866
		60%	25,080	28,680	32,280	35,820	38,700	41,580	44,460	47,340	\$627	\$672	\$807	\$931	\$1,039
		100%	41,800	47,800	53,800	59,700	64,500	69,300	74,100	78,900	\$1,045	\$1,120	\$1,345	\$1,552	\$1,732

MONTANA BOARD OF HOUSING
Tax Credit and MF Loan Program Income Limits for 2014
HUD REVISED EFFECTIVE DECEMBER 18, 2013

MSA/ County	AMI	%	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

Yellow-stone	59500	40%	17,000	19,400	21,840	24,240	26,200	28,120	30,080	32,000	\$425	\$455	\$546	\$630	\$703
		49%	21,152	24,138	27,174	30,161	32,599	34,988	37,427	39,816	\$425	\$455	\$546	\$630	\$703
		50%	21,250	24,250	27,300	30,300	32,750	35,150	37,600	40,000	\$531	\$568	\$682	\$788	\$878
		55%	23,375	26,675	30,030	33,330	36,025	38,665	41,360	44,000	\$531	\$568	\$682	\$788	\$878
		60%	25,500	29,100	32,760	36,360	39,300	42,180	45,120	48,000	\$637	\$682	\$819	\$945	\$1,054
		100%	42,500	48,500	54,600	60,600	65,500	70,300	75,200	80,000	\$1,062	\$1,137	\$1,365	\$1,576	\$1,757

All Other Counties	59500	40%	16,280	18,600	20,920	23,240	25,120	26,960	28,840	30,680	\$407	\$436	\$523	\$604	\$674
		49%	20,256	23,143	26,030	28,916	31,256	33,545	35,884	38,174	\$407	\$436	\$523	\$604	\$674
		50%	20,350	23,250	26,150	29,050	31,400	33,700	36,050	38,350	\$508	\$545	\$653	\$755	\$842
		55%	22,385	25,575	28,765	31,955	34,540	37,070	39,655	42,185	\$508	\$545	\$653	\$755	\$842
		60%	24,420	27,900	31,380	34,860	37,680	40,440	43,260	46,020	\$610	\$654	\$784	\$906	\$1,011
		100%	40,700	46,500	52,300	58,100	62,800	67,400	72,100	76,700	\$1,017	\$1,090	\$1,307	\$1,511	\$1,685