

**MONTANA BOARD OF HOUSING**  
**Tax Credit and MF Loan Program Income Limits for 2016**

**HUD REVISED EFFECTIVE MARCH 28, 2016**

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)	69300	40%	18,880	21,600	24,280	26,960	29,120	31,280	33,440	35,600	\$472	\$506	\$607	\$701	\$782
		49%	23,491	26,876	30,210	33,545	36,233	38,920	41,608	44,295	\$472	\$506	\$607	\$701	\$782
		50%	23,600	27,000	30,350	33,700	36,400	39,100	41,800	44,500	\$590	\$632	\$758	\$876	\$977
		55%	25,960	29,700	33,385	37,070	40,040	43,010	45,980	48,950	\$590	\$632	\$758	\$876	\$977
		60%	28,320	32,400	36,420	40,440	43,680	46,920	50,160	53,400	\$708	\$759	\$910	\$1,051	\$1,173
		100%	47,200	54,000	60,700	67,400	72,800	78,200	83,600	89,000	\$1,180	\$1,265	\$1,517	\$1,752	\$1,955
Great Falls (MSA)	57200	40%	16,920	19,320	21,720	24,120	26,080	28,000	29,920	31,840	\$423	\$453	\$543	\$627	\$700
		49%	21,053	24,039	27,025	30,011	32,450	34,839	37,228	39,617	\$423	\$453	\$543	\$627	\$700
		50%	21,150	24,150	27,150	30,150	32,600	35,000	37,400	39,800	\$528	\$566	\$678	\$784	\$875
		55%	23,265	26,565	29,865	33,165	35,860	38,500	41,140	43,780	\$528	\$566	\$678	\$784	\$875
		60%	25,380	28,980	32,580	36,180	39,120	42,000	44,880	47,760	\$634	\$679	\$814	\$941	\$1,050
		100%	42,300	48,300	54,300	60,300	65,200	70,000	74,800	79,600	\$1,057	\$1,132	\$1,357	\$1,568	\$1,750
Missoula (MSA)	61600	40%	17,280	19,720	22,200	24,640	26,640	28,600	30,560	32,560	\$432	\$462	\$555	\$641	\$715
		49%	21,501	24,537	27,622	30,658	33,147	35,586	38,024	40,513	\$432	\$462	\$555	\$641	\$715
		50%	21,600	24,650	27,750	30,800	33,300	35,750	38,200	40,700	\$540	\$578	\$693	\$801	\$893
		55%	23,760	27,115	30,525	33,880	36,630	39,325	42,020	44,770	\$540	\$578	\$693	\$801	\$893
		60%	25,920	29,580	33,300	36,960	39,960	42,900	45,840	48,840	\$648	\$693	\$832	\$961	\$1,072
		100%	43,200	49,300	55,500	61,600	66,600	71,500	76,400	81,400	\$1,080	\$1,156	\$1,387	\$1,602	\$1,787
Carbon	69300	40%	18,880	21,600	24,280	26,960	29,120	31,280	33,440	35,600	\$472	\$506	\$607	\$701	\$782
		49%	23,491	26,876	30,210	33,545	36,233	38,920	41,608	44,295	\$472	\$506	\$607	\$701	\$782
		50%	23,600	27,000	30,350	33,700	36,400	39,100	41,800	44,500	\$590	\$632	\$758	\$876	\$977
		55%	25,960	29,700	33,385	37,070	40,040	43,010	45,980	48,950	\$590	\$632	\$758	\$876	\$977
		60%	28,320	32,400	36,420	40,440	43,680	46,920	50,160	53,400	\$708	\$759	\$910	\$1,051	\$1,173
		100%	47,200	54,000	60,700	67,400	72,800	78,200	83,600	89,000	\$1,180	\$1,265	\$1,517	\$1,752	\$1,955
Carter	61600	40%	17,280	19,720	22,200	24,640	26,640	28,600	30,560	32,560	\$432	\$462	\$555	\$641	\$715
		49%	21,501	24,537	27,622	30,658	33,147	35,586	38,024	40,513	\$432	\$462	\$555	\$641	\$715
		50%	21,600	24,650	27,750	30,800	33,300	35,750	38,200	40,700	\$540	\$578	\$693	\$801	\$893
		55%	23,760	27,115	30,525	33,880	36,630	39,325	42,020	44,770	\$540	\$578	\$693	\$801	\$893
		60%	25,920	29,580	33,300	36,960	39,960	42,900	45,840	48,840	\$648	\$693	\$832	\$961	\$1,072
		100%	43,200	49,300	55,500	61,600	66,600	71,500	76,400	81,400	\$1,080	\$1,156	\$1,387	\$1,602	\$1,787

**MONTANA BOARD OF HOUSING**  
**Tax Credit and MF Loan Program Income Limits for 2016**  
**HUD REVISED EFFECTIVE MARCH 28, 2016**

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
Daniels	61600	40%	17,280	19,720	22,200	24,640	26,640	28,600	30,560	32,560	\$432	\$462	\$555	\$641	\$715
		49%	21,501	24,537	27,622	30,658	33,147	35,586	38,024	40,513	\$432	\$462	\$555	\$641	\$715
		50%	21,600	24,650	27,750	30,800	33,300	35,750	38,200	40,700	\$540	\$578	\$693	\$801	\$893
		55%	23,760	27,115	30,525	33,880	36,630	39,325	42,020	44,770	\$540	\$578	\$693	\$801	\$893
		60%	25,920	29,580	33,300	36,960	39,960	42,900	45,840	48,840	\$648	\$693	\$832	\$961	\$1,072
		100%	43,200	49,300	55,500	61,600	66,600	71,500	76,400	81,400	\$1,080	\$1,156	\$1,387	\$1,602	\$1,787
Dawson	65200	40%	18,280	20,880	23,480	26,080	28,200	30,280	32,360	34,440	\$457	\$489	\$587	\$678	\$757
		49%	22,745	25,980	29,215	32,450	35,088	37,676	40,264	42,852	\$457	\$489	\$587	\$678	\$757
		50%	22,850	26,100	29,350	32,600	35,250	37,850	40,450	43,050	\$571	\$611	\$733	\$848	\$946
		55%	25,135	28,710	32,285	35,860	38,775	41,635	44,495	47,355	\$571	\$611	\$733	\$848	\$946
		60%	27,420	31,320	35,220	39,120	42,300	45,420	48,540	51,660	\$685	\$734	\$880	\$1,017	\$1,135
		100%	45,700	52,200	58,700	65,200	70,500	75,700	80,900	86,100	\$1,142	\$1,223	\$1,467	\$1,696	\$1,892
Fallon	68300	40%	19,160	21,880	24,600	27,320	29,520	31,720	33,880	36,080	\$479	\$513	\$615	\$710	\$793
		49%	23,840	27,224	30,609	33,993	36,730	39,468	42,155	44,893	\$479	\$513	\$615	\$710	\$793
		50%	23,950	27,350	30,750	34,150	36,900	39,650	42,350	45,100	\$598	\$641	\$768	\$888	\$991
		55%	26,345	30,085	33,825	37,565	40,590	43,615	46,585	49,610	\$598	\$641	\$768	\$888	\$991
		60%	28,740	32,820	36,900	40,980	44,280	47,580	50,820	54,120	\$718	\$769	\$922	\$1,065	\$1,189
		100%	47,900	54,700	61,500	68,300	73,800	79,300	84,700	90,200	\$1,197	\$1,282	\$1,537	\$1,776	\$1,982
Flathead	60400	40%	16,920	19,360	21,760	24,160	26,120	28,040	29,960	31,920	\$423	\$453	\$544	\$628	\$701
		49%	21,053	24,089	27,075	30,061	32,500	34,889	37,278	39,716	\$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
Gallatin	74200	40%	20,160	23,040	25,920	28,800	31,120	33,440	35,720	38,040	\$504	\$540	\$648	\$749	\$836
		49%	25,084	28,668	32,251	35,834	38,721	41,608	44,445	47,331	\$504	\$540	\$648	\$749	\$836
		50%	25,200	28,800	32,400	36,000	38,900	41,800	44,650	47,550	\$630	\$675	\$810	\$936	\$1,045
		55%	27,720	31,680	35,640	39,600	42,790	45,980	49,115	52,305	\$630	\$675	\$810	\$936	\$1,045
		60%	30,240	34,560	38,880	43,200	46,680	50,160	53,580	57,060	\$756	\$810	\$972	\$1,123	\$1,254
		100%	50,400	57,600	64,800	72,000	77,800	83,600	89,300	95,100	\$1,260	\$1,350	\$1,620	\$1,872	\$2,090

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**HUD REVISED EFFECTIVE MARCH 28, 2016**

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
Garfield	61000	40%	17,080	19,520	21,960	24,400	26,360	28,320	30,280	32,240	\$427	\$457	\$549	\$634	\$708
		49%	27,294	31,176	35,058	38,940	42,105	45,211	48,317	51,422	\$427	\$457	\$549	\$634	\$708
		50%	21,350	24,400	27,450	30,500	32,950	35,400	37,850	40,300	\$533	\$571	\$686	\$793	\$885
		55%	23,485	26,840	30,195	33,550	36,245	38,940	41,635	44,330	\$533	\$571	\$686	\$793	\$885
		60%	25,620	29,280	32,940	36,600	39,540	42,480	45,420	48,360	\$640	\$686	\$823	\$951	\$1,062
		100%	42,700	48,800	54,900	61,000	65,900	70,800	75,700	80,600	\$1,067	\$1,143	\$1,372	\$1,586	\$1,770
Jefferson	78500	40%	22,000	25,120	28,280	31,400	33,920	36,440	38,960	41,480	\$550	\$589	\$707	\$816	\$911
		49%	27,374	31,256	35,187	39,069	42,205	45,340	48,476	51,611	\$550	\$589	\$707	\$816	\$911
		50%	27,500	31,400	35,350	39,250	42,400	45,550	48,700	51,850	\$687	\$736	\$883	\$1,020	\$1,138
		55%	30,250	34,540	38,885	43,175	46,640	50,105	53,570	57,035	\$687	\$736	\$883	\$1,020	\$1,138
		60%	33,000	37,680	42,420	47,100	50,880	54,660	58,440	62,220	\$825	\$883	\$1,060	\$1,224	\$1,366
		100%	55,000	62,800	70,700	78,500	84,800	91,100	97,400	103,700	\$1,375	\$1,472	\$1,767	\$2,041	\$2,277
Lewis & Clark	67500	40%	19,600	22,400	25,200	28,000	30,240	32,480	34,720	36,960	\$490	\$525	\$630	\$728	\$812
		49%	24,387	27,871	31,355	34,839	37,626	40,413	43,200	45,987	\$490	\$525	\$630	\$728	\$812
		50%	24,500	28,000	31,500	35,000	37,800	40,600	43,400	46,200	\$612	\$656	\$787	\$910	\$1,015
		55%	26,950	30,800	34,650	38,500	41,580	44,660	47,740	50,820	\$612	\$656	\$787	\$910	\$1,015
		60%	29,400	33,600	37,800	42,000	45,360	48,720	52,080	55,440	\$735	\$787	\$945	\$1,092	\$1,218
		100%	49,000	56,000	63,000	70,000	75,600	81,200	86,800	92,400	\$1,225	\$1,312	\$1,575	\$1,820	\$2,030
Madison	63300	40%	17,760	20,280	22,800	25,320	27,360	29,400	31,400	33,440	\$444	\$475	\$570	\$658	\$735
		49%	22,098	25,233	28,369	31,504	34,043	36,581	39,069	41,608	\$444	\$475	\$570	\$658	\$735
		50%	22,200	25,350	28,500	31,650	34,200	36,750	39,250	41,800	\$555	\$594	\$712	\$823	\$918
		55%	24,420	27,885	31,350	34,815	37,620	40,425	43,175	45,980	\$555	\$594	\$712	\$823	\$918
		60%	26,640	30,420	34,200	37,980	41,040	44,100	47,100	50,160	\$666	\$713	\$855	\$987	\$1,102
		100%	44,400	50,700	57,000	63,300	68,400	73,500	78,500	83,600	\$1,110	\$1,188	\$1,425	\$1,646	\$1,837
McCone	60900	40%	17,080	19,520	21,960	24,360	26,320	28,280	30,240	32,160	\$427	\$457	\$549	\$633	\$707
		49%	21,252	24,288	27,324	30,310	32,749	35,187	37,626	40,015	\$427	\$457	\$549	\$633	\$707
		50%	21,350	24,400	27,450	30,450	32,900	35,350	37,800	40,200	\$533	\$571	\$686	\$791	\$883
		55%	23,485	26,840	30,195	33,495	36,190	38,885	41,580	44,220	\$533	\$571	\$686	\$791	\$883
		60%	25,620	29,280	32,940	36,540	39,480	42,420	45,360	48,240	\$640	\$686	\$823	\$950	\$1,060
		100%	42,700	48,800	54,900	60,900	65,800	70,700	75,600	80,400	\$1,067	\$1,143	\$1,372	\$1,583	\$1,767

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*HUD REVISED EFFECTIVE MARCH 28, 2016*

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
Missoula	61600	40%	17,280	19,720	22,200	24,640	26,640	28,600	30,560	32,560	\$432	\$462	\$555	\$641	\$715
		49%	21,501	24,537	27,622	30,658	33,147	35,586	38,024	40,513	\$432	\$462	\$555	\$641	\$715
		50%	21,600	24,650	27,750	30,800	33,300	35,750	38,200	40,700	\$540	\$578	\$693	\$801	\$893
		55%	23,760	27,115	30,525	33,880	36,630	39,325	42,020	44,770	\$540	\$578	\$693	\$801	\$893
		60%	25,920	29,580	33,300	36,960	39,960	42,900	45,840	48,840	\$648	\$693	\$832	\$961	\$1,072
		100%	43,200	49,300	55,500	61,600	66,600	71,500	76,400	81,400	\$1,080	\$1,156	\$1,387	\$1,602	\$1,787
Musselshell	60700	40%	17,000	19,440	21,880	24,280	26,240	28,200	30,120	32,080	\$425	\$455	\$547	\$631	\$705
		49%	27,592	31,534	35,476	39,418	42,593	45,768	48,889	52,064	\$425	\$455	\$547	\$631	\$705
		50%	21,250	24,300	27,350	30,350	32,800	35,250	37,650	40,100	\$531	\$569	\$683	\$789	\$881
		55%	23,375	26,730	30,085	33,385	36,080	38,775	41,415	44,110	\$531	\$569	\$683	\$789	\$881
		60%	25,500	29,160	32,820	36,420	39,360	42,300	45,180	48,120	\$637	\$683	\$820	\$947	\$1,057
		100%	42,500	48,600	54,700	60,700	65,600	70,500	75,300	80,200	\$1,062	\$1,138	\$1,367	\$1,578	\$1,762
Richland	74000	40%	19,480	22,240	25,040	27,800	30,040	32,280	34,480	36,720	\$487	\$521	\$626	\$723	\$807
		49%	24,238	27,672	31,156	34,590	37,377	40,164	42,902	45,689	\$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
		55%	26,785	30,580	34,430	38,225	41,305	44,385	47,410	50,490	\$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
Rosebud	61800	40%	17,320	19,800	22,280	24,720	26,720	28,680	30,680	32,640	\$433	\$464	\$557	\$643	\$717
		49%	21,550	24,636	27,722	30,758	33,246	35,685	38,174	40,612	\$433	\$464	\$557	\$643	\$717
		50%	21,650	24,750	27,850	30,900	33,400	35,850	38,350	40,800	\$541	\$580	\$696	\$803	\$896
		55%	23,815	27,225	30,635	33,990	36,740	39,435	42,185	44,880	\$541	\$580	\$696	\$803	\$896
		60%	25,980	29,700	33,420	37,080	40,080	43,020	46,020	48,960	\$649	\$696	\$835	\$964	\$1,075
		100%	43,300	49,500	55,700	61,800	66,800	71,700	76,700	81,600	\$1,082	\$1,160	\$1,392	\$1,607	\$1,792
Sheridan	70600	40%	19,120	21,840	24,560	27,280	29,480	31,680	33,840	36,040	\$478	\$512	\$614	\$709	\$792
		49%	23,790	27,174	30,559	33,943	36,680	39,418	42,105	44,843	\$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
		55%	26,290	30,030	33,770	37,510	40,535	43,560	46,530	49,555	\$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

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Stillwater	71200	40%	19,960	22,800	25,640	28,480	30,760	33,040	35,320	37,600	\$499	\$534	\$641	\$740	\$826
		49%	24,835	28,369	31,903	35,436	38,273	41,110	43,947	46,784	\$499	\$534	\$641	\$740	\$826
		50%	24,950	28,500	32,050	35,600	38,450	41,300	44,150	47,000	\$623	\$668	\$801	\$925	\$1,032
		55%	27,445	31,350	35,255	39,160	42,295	45,430	48,565	51,700	\$623	\$668	\$801	\$925	\$1,032
		60%	29,940	34,200	38,460	42,720	46,140	49,560	52,980	56,400	\$748	\$801	\$961	\$1,110	\$1,239
		100%	49,900	57,000	64,100	71,200	76,900	82,600	88,300	94,000	\$1,247	\$1,336	\$1,602	\$1,851	\$2,065
Wibaux	69100	40%	18,080	20,640	23,240	25,800	27,880	29,960	32,000	34,080	\$452	\$484	\$581	\$671	\$749
		49%	22,496	25,681	28,916	32,102	34,690	37,278	39,816	42,404	\$452	\$484	\$581	\$671	\$749
		50%	22,600	25,800	29,050	32,250	34,850	37,450	40,000	42,600	\$565	\$605	\$726	\$838	\$936
		55%	24,860	28,380	31,955	35,475	38,335	41,195	44,000	46,860	\$565	\$605	\$726	\$838	\$936
		60%	27,120	30,960	34,860	38,700	41,820	44,940	48,000	51,120	\$678	\$726	\$871	\$1,006	\$1,123
		100%	45,200	51,600	58,100	64,500	69,700	74,900	80,000	85,200	\$1,130	\$1,210	\$1,452	\$1,677	\$1,872
Yellowstone	69300	40%	18,880	21,600	24,280	26,960	29,120	31,280	33,440	35,600	\$472	\$506	\$607	\$701	\$782
		49%	23,491	26,876	30,210	33,545	36,233	38,920	41,608	44,295	\$472	\$506	\$607	\$701	\$782
		50%	23,600	27,000	30,350	33,700	36,400	39,100	41,800	44,500	\$590	\$632	\$758	\$876	\$977
		55%	25,960	29,700	33,385	37,070	40,040	43,010	45,980	48,950	\$590	\$632	\$758	\$876	\$977
		60%	28,320	32,400	36,420	40,440	43,680	46,920	50,160	53,400	\$708	\$759	\$910	\$1,051	\$1,173
		100%	47,200	54,000	60,700	67,400	72,800	78,200	83,600	89,000	\$1,180	\$1,265	\$1,517	\$1,752	\$1,955
All Other Counties		40%	16,920	19,320	21,720	24,120	26,080	28,000	29,920	31,840	\$423	\$453	\$543	\$627	\$700
		49%	21,053	24,039	27,025	30,011	32,450	34,839	37,228	39,617	\$423	\$453	\$543	\$627	\$700
		50%	21,150	24,150	27,150	30,150	32,600	35,000	37,400	39,800	\$528	\$566	\$678	\$784	\$875
		55%	23,265	26,565	29,865	33,165	35,860	38,500	41,140	43,780	\$528	\$566	\$678	\$784	\$875
		60%	25,380	28,980	32,580	36,180	39,120	42,000	44,880	47,760	\$634	\$679	\$814	\$941	\$1,050
		100%	42,300	48,300	54,300	60,300	65,200	70,000	74,800	79,600	\$1,057	\$1,132	\$1,357	\$1,568	\$1,750