

Tax Credit and MF Loan Program Income Limits

Effective MAY 31,2011

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%	\$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
Missoula (MSA)	40%	\$16,560	\$18,920	\$21,280	\$23,640	\$25,560	\$27,440	\$29,320	\$31,240	\$414	\$443	\$532	\$615	\$686
	50%	\$20,700	\$23,650	\$26,600	\$29,550	\$31,950	\$34,300	\$36,650	\$39,050	\$517	\$554	\$665	\$768	\$857
	60%	\$24,840	\$28,380	\$31,920	\$35,460	\$38,340	\$41,160	\$43,980	\$46,860	\$621	\$665	\$798	\$922	\$1,029
	100%	\$41,400	\$47,300	\$53,200	\$59,100	\$63,900	\$68,600	\$73,300	\$78,100	\$1,035	\$1,108	\$1,330	\$1,537	\$1,715
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
Dawson	40%	\$15,960	\$18,240	\$20,520	\$22,760	\$24,600	\$26,440	\$28,240	\$30,080	\$399	\$427	\$513	\$592	\$661
	50%	\$19,950	\$22,800	\$25,650	\$28,450	\$30,750	\$33,050	\$35,300	\$37,600	\$498	\$534	\$641	\$740	\$826
	60%	\$23,940	\$27,360	\$30,780	\$34,140	\$36,900	\$39,660	\$42,360	\$45,120	\$598	\$641	\$769	\$888	\$991
	100%	\$39,900	\$45,600	\$51,300	\$56,900	\$61,500	\$66,100	\$70,600	\$75,200	\$997	\$1,068	\$1,282	\$1,480	\$1,652
Fallon	40%	\$15,960	\$18,240	\$20,520	\$22,760	\$24,600	\$26,440	\$28,240	\$30,080	\$399	\$427	\$513	\$592	\$661
	50%	\$19,950	\$22,800	\$25,650	\$28,450	\$30,750	\$33,050	\$35,300	\$37,600	\$498	\$534	\$641	\$740	\$826
	60%	\$23,940	\$27,360	\$30,780	\$34,140	\$36,900	\$39,660	\$42,360	\$45,120	\$598	\$641	\$769	\$888	\$991
	100%	\$39,900	\$45,600	\$51,300	\$56,900	\$61,500	\$66,100	\$70,600	\$75,200	\$997	\$1,068	\$1,282	\$1,480	\$1,652
Flathead	40%	\$16,000	\$18,280	\$20,560	\$22,840	\$24,680	\$26,520	\$28,360	\$30,160	\$400	\$428	\$514	\$594	\$663
	50%	\$20,000	\$22,850	\$25,700	\$28,550	\$30,850	\$33,150	\$35,450	\$37,700	\$500	\$535	\$642	\$742	\$828
	60%	\$24,000	\$27,420	\$30,840	\$34,260	\$37,020	\$39,780	\$42,540	\$45,240	\$600	\$642	\$771	\$891	\$994
	100%	\$40,000	\$45,700	\$51,400	\$57,100	\$61,700	\$66,300	\$70,900	\$75,400	\$1,000	\$1,071	\$1,285	\$1,485	\$1,657
Gallatin	40%	\$18,680	\$21,360	\$24,040	\$26,680	\$28,840	\$30,960	\$33,120	\$35,240	\$467	\$500	\$601	\$694	\$774
	50%	\$23,350	\$26,700	\$30,050	\$33,350	\$36,050	\$38,700	\$41,400	\$44,050	\$583	\$625	\$751	\$867	\$967
	60%	\$28,020	\$32,040	\$36,060	\$40,020	\$43,260	\$46,440	\$49,680	\$52,860	\$700	\$750	\$901	\$1,041	\$1,161
	100%	\$46,700	\$53,400	\$60,100	\$66,700	\$72,100	\$77,400	\$82,800	\$88,100	\$1,167	\$1,251	\$1,502	\$1,735	\$1,935
Hill	40%	\$15,960	\$18,240	\$20,520	\$22,760	\$24,600	\$26,440	\$28,240	\$30,080	\$399	\$427	\$513	\$592	\$661
	50%	\$19,950	\$22,800	\$25,650	\$28,450	\$30,750	\$33,050	\$35,300	\$37,600	\$498	\$534	\$641	\$740	\$826
	60%	\$23,940	\$27,360	\$30,780	\$34,140	\$36,900	\$39,660	\$42,360	\$45,120	\$598	\$641	\$769	\$888	\$991
	100%	\$39,900	\$45,600	\$51,300	\$56,900	\$61,500	\$66,100	\$70,600	\$75,200	\$997	\$1,068	\$1,282	\$1,480	\$1,652

Tax Credit and MF Loan Program Income Limits

Effective MAY 31,2011

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%	\$19,080	\$21,800	\$24,520	\$27,240	\$29,440	\$31,600	\$33,800	\$35,960	\$477	\$511	\$613	\$708	\$790
	50%	\$23,850	\$27,250	\$30,650	\$34,050	\$36,800	\$39,500	\$42,250	\$44,950	\$596	\$638	\$766	\$885	\$987
	60%	\$28,620	\$32,700	\$36,780	\$40,860	\$44,160	\$47,400	\$50,700	\$53,940	\$715	\$766	\$919	\$1,062	\$1,185
	100%	\$47,700	\$54,500	\$61,300	\$68,100	\$73,600	\$79,000	\$84,500	\$89,900	\$1,192	\$1,277	\$1,532	\$1,771	\$1,975
Lewis and Clark	40%	\$19,280	\$22,040	\$24,800	\$27,520	\$29,760	\$31,960	\$34,160	\$36,360	\$482	\$516	\$620	\$716	\$799
	50%	\$24,100	\$27,550	\$31,000	\$34,400	\$37,200	\$39,950	\$42,700	\$45,450	\$602	\$645	\$775	\$895	\$998
	60%	\$28,920	\$33,060	\$37,200	\$41,280	\$44,640	\$47,940	\$51,240	\$54,540	\$723	\$774	\$930	\$1,074	\$1,198
	100%	\$48,200	\$55,100	\$62,000	\$68,800	\$74,400	\$79,900	\$85,400	\$90,900	\$1,205	\$1,291	\$1,550	\$1,790	\$1,997
Missoula	40%	\$16,560	\$18,920	\$21,280	\$23,640	\$25,560	\$27,440	\$29,320	\$31,240	\$414	\$443	\$532	\$615	\$686
	50%	\$20,700	\$23,650	\$26,600	\$29,550	\$31,950	\$34,300	\$36,650	\$39,050	\$517	\$554	\$665	\$768	\$857
	60%	\$24,840	\$28,380	\$31,920	\$35,460	\$38,340	\$41,160	\$43,980	\$46,860	\$621	\$665	\$798	\$922	\$1,029
	100%	\$41,400	\$47,300	\$53,200	\$59,100	\$63,900	\$68,600	\$73,300	\$78,100	\$1,035	\$1,108	\$1,330	\$1,537	\$1,715
Ravalli	40%	\$15,680	\$17,920	\$20,160	\$22,400	\$24,200	\$26,000	\$27,800	\$29,600	\$392	\$420	\$504	\$582	\$650
	50%	\$19,600	\$22,400	\$25,200	\$28,000	\$30,250	\$32,500	\$34,750	\$37,000	\$490	\$525	\$630	\$728	\$812
	60%	\$23,520	\$26,880	\$30,240	\$33,600	\$36,300	\$39,000	\$41,700	\$44,400	\$588	\$630	\$756	\$873	\$975
	100%	\$39,200	\$44,800	\$50,400	\$56,000	\$60,500	\$65,000	\$69,500	\$74,000	\$980	\$1,050	\$1,260	\$1,456	\$1,625
Richland	40%	\$15,720	\$17,960	\$20,200	\$22,440	\$24,240	\$26,040	\$27,840	\$29,640	\$393	\$421	\$505	\$583	\$651
	50%	\$19,650	\$22,450	\$25,250	\$28,050	\$30,300	\$32,550	\$34,800	\$37,050	\$491	\$526	\$631	\$729	\$813
	60%	\$23,580	\$26,940	\$30,300	\$33,660	\$36,360	\$39,060	\$41,760	\$44,460	\$589	\$631	\$757	\$875	\$976
	100%	\$39,300	\$44,900	\$50,500	\$56,100	\$60,600	\$65,100	\$69,600	\$74,100	\$982	\$1,052	\$1,262	\$1,458	\$1,627
Rosebud	40%	\$15,840	\$18,080	\$20,360	\$22,600	\$24,440	\$26,240	\$28,040	\$29,840	\$396	\$424	\$509	\$588	\$656
	50%	\$19,800	\$22,600	\$25,450	\$28,250	\$30,550	\$32,800	\$35,050	\$37,300	\$495	\$530	\$636	\$735	\$820
	60%	\$23,760	\$27,120	\$30,540	\$33,900	\$36,660	\$39,360	\$42,060	\$44,760	\$594	\$636	\$763	\$882	\$984
	100%	\$39,600	\$45,200	\$50,900	\$56,500	\$61,100	\$65,600	\$70,100	\$74,600	\$990	\$1,060	\$1,272	\$1,470	\$1,640
Stillwater	40%	\$18,480	\$21,120	\$23,760	\$26,360	\$28,480	\$30,600	\$32,720	\$34,800	\$462	\$495	\$594	\$685	\$765
	50%	\$23,100	\$26,400	\$29,700	\$32,950	\$35,600	\$38,250	\$40,900	\$43,500	\$577	\$618	\$742	\$856	\$956
	60%	\$27,720	\$31,680	\$35,640	\$39,540	\$42,720	\$45,900	\$49,080	\$52,200	\$693	\$742	\$891	\$1,028	\$1,147
	100%	\$46,200	\$52,800	\$59,400	\$65,900	\$71,200	\$76,500	\$81,800	\$87,000	\$1,155	\$1,237	\$1,485	\$1,713	\$1,912
Sweetgrass	40%	\$15,960	\$18,240	\$20,520	\$22,760	\$24,600	\$26,440	\$28,240	\$30,080	\$399	\$427	\$513	\$592	\$661
	50%	\$19,950	\$22,800	\$25,650	\$28,450	\$30,750	\$33,050	\$35,300	\$37,600	\$498	\$534	\$641	\$740	\$826
	60%	\$23,940	\$27,360	\$30,780	\$34,140	\$36,900	\$39,660	\$42,360	\$45,120	\$598	\$641	\$769	\$888	\$991
	100%	\$39,900	\$45,600	\$51,300	\$56,900	\$61,500	\$66,100	\$70,600	\$75,200	\$997	\$1,068	\$1,282	\$1,480	\$1,652
Treasure	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
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

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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
All Other Counties	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

*any county/MSA that had a decrease in income limits based on Housing & Economic Recovery Act of July 30, 2008, an project that was placed in service as of the end of 2008 may continue to use the higher income limits from 2009.