

Tax Credit and MF Loan Program Income Limits Effective MAY 14, 2010

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%	\$17,640	\$20,160	\$22,680	\$25,200	\$27,240	\$29,240	\$31,280	\$33,280	\$441	\$472	\$567	\$655	\$731
	50%	\$22,050	\$25,200	\$28,350	\$31,500	\$34,050	\$36,550	\$39,100	\$41,600	\$551	\$590	\$708	\$819	\$913
	60%	\$26,460	\$30,240	\$34,020	\$37,800	\$40,860	\$43,860	\$46,920	\$49,920	\$661	\$708	\$850	\$983	\$1,096
	100%	\$44,100	\$50,400	\$56,700	\$63,000	\$68,100	\$73,100	\$78,200	\$83,200	\$1,102	\$1,181	\$1,417	\$1,638	\$1,827
Great Falls (MSA)	40%	\$15,440	\$17,640	\$19,840	\$22,040	\$23,840	\$25,600	\$27,360	\$29,120	\$386	\$413	\$496	\$573	\$640
	50%	\$19,300	\$22,050	\$24,800	\$27,550	\$29,800	\$32,000	\$34,200	\$36,400	\$482	\$516	\$620	\$716	\$800
	60%	\$23,160	\$26,460	\$29,760	\$33,060	\$35,760	\$38,400	\$41,040	\$43,680	\$579	\$620	\$744	\$860	\$960
	100%	\$38,600	\$44,100	\$49,600	\$55,100	\$59,600	\$64,000	\$68,400	\$72,800	\$965	\$1,033	\$1,240	\$1,433	\$1,600
Missoula (MSA)	40%	\$17,200	\$19,680	\$22,120	\$24,560	\$26,560	\$28,520	\$30,480	\$32,440	\$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
	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
Carbon	40%	\$17,640	\$20,160	\$22,680	\$25,200	\$27,240	\$29,240	\$31,280	\$33,280	\$441	\$472	\$567	\$655	\$731
	50%	\$22,050	\$25,200	\$28,350	\$31,500	\$34,050	\$36,550	\$39,100	\$41,600	\$551	\$590	\$708	\$819	\$913
	60%	\$26,460	\$30,240	\$34,020	\$37,800	\$40,860	\$43,860	\$46,920	\$49,920	\$661	\$708	\$850	\$983	\$1,096
	100%	\$44,100	\$50,400	\$56,700	\$63,000	\$68,100	\$73,100	\$78,200	\$83,200	\$1,102	\$1,181	\$1,417	\$1,638	\$1,827
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%	\$18,560	\$21,200	\$23,840	\$26,480	\$28,600	\$30,720	\$32,840	\$34,960	\$464	\$497	\$596	\$688	\$768
	50%	\$23,200	\$26,500	\$29,800	\$33,100	\$35,750	\$38,400	\$41,050	\$43,700	\$580	\$621	\$745	\$860	\$960
	60%	\$27,840	\$31,800	\$35,760	\$39,720	\$42,900	\$46,080	\$49,260	\$52,440	\$696	\$745	\$894	\$1,032	\$1,152
	100%	\$46,400	\$53,000	\$59,600	\$66,200	\$71,500	\$76,800	\$82,100	\$87,400	\$1,160	\$1,242	\$1,490	\$1,721	\$1,920
Jefferson	40%	\$19,040	\$21,760	\$24,480	\$27,160	\$29,360	\$31,520	\$33,680	\$35,880	\$476	\$510	\$612	\$706	\$788
	50%	\$23,800	\$27,200	\$30,600	\$33,950	\$36,700	\$39,400	\$42,100	\$44,850	\$595	\$637	\$765	\$883	\$985
	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%	\$47,600	\$54,400	\$61,200	\$67,900	\$73,400	\$78,800	\$84,200	\$89,700	\$1,190	\$1,275	\$1,530	\$1,766	\$1,970
Lewis and Clark	40%	\$18,400	\$21,000	\$23,640	\$26,240	\$28,360	\$30,440	\$32,560	\$34,640	\$460	\$492	\$591	\$682	\$761
	50%	\$23,000	\$26,250	\$29,550	\$32,800	\$35,450	\$38,050	\$40,700	\$43,300	\$575	\$615	\$738	\$853	\$951
	60%	\$27,600	\$31,500	\$35,460	\$39,360	\$42,540	\$45,660	\$48,840	\$51,960	\$690	\$738	\$886	\$1,023	\$1,141
	100%	\$46,000	\$52,500	\$59,100	\$65,600	\$70,900	\$76,100	\$81,400	\$86,600	\$1,150	\$1,231	\$1,477	\$1,706	\$1,902

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

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(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
Park	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%	\$15,320	\$17,520	\$19,720	\$21,880	\$23,640	\$25,400	\$27,160	\$28,920	\$383	\$410	\$493	\$569	\$635
	50%	\$19,150	\$21,900	\$24,650	\$27,350	\$29,550	\$31,750	\$33,950	\$36,150	\$478	\$513	\$616	\$711	\$793
	60%	\$22,980	\$26,280	\$29,580	\$32,820	\$35,460	\$38,100	\$40,740	\$43,380	\$574	\$615	\$739	\$853	\$952
	100%	\$38,300	\$43,800	\$49,300	\$54,700	\$59,100	\$63,500	\$67,900	\$72,300	\$957	\$1,026	\$1,232	\$1,422	\$1,587
Rosebud	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
Silver Bow	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
Stillwater	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
Sweet Grass	40%	\$15,200	\$17,360	\$19,520	\$21,680	\$23,440	\$25,160	\$26,920	\$28,640	\$380	\$407	\$488	\$564	\$629
	50%	\$19,000	\$21,700	\$24,400	\$27,100	\$29,300	\$31,450	\$33,650	\$35,800	\$475	\$508	\$610	\$705	\$786
	60%	\$22,800	\$26,040	\$29,280	\$32,520	\$35,160	\$37,740	\$40,380	\$42,960	\$570	\$610	\$732	\$846	\$943
	100%	\$38,000	\$43,400	\$48,800	\$54,200	\$58,600	\$62,900	\$67,300	\$71,600	\$950	\$1,017	\$1,220	\$1,410	\$1,572
Toole	40%	\$15,400	\$17,600	\$19,800	\$22,000	\$23,760	\$25,520	\$27,280	\$29,040	\$385	\$412	\$495	\$572	\$638
	50%	\$19,250	\$22,000	\$24,750	\$27,500	\$29,700	\$31,900	\$34,100	\$36,300	\$481	\$515	\$618	\$715	\$797
	60%	\$23,100	\$26,400	\$29,700	\$33,000	\$35,640	\$38,280	\$40,920	\$43,560	\$577	\$618	\$742	\$858	\$957
	100%	\$38,500	\$44,000	\$49,500	\$55,000	\$59,400	\$63,800	\$68,200	\$72,600	\$962	\$1,031	\$1,237	\$1,430	\$1,595
Yellowstone	40%	\$17,640	\$20,160	\$22,680	\$25,200	\$27,240	\$29,240	\$31,280	\$33,280	\$441	\$472	\$567	\$655	\$731
	50%	\$22,050	\$25,200	\$28,350	\$31,500	\$34,050	\$36,550	\$39,100	\$41,600	\$551	\$590	\$708	\$819	\$913
	60%	\$26,460	\$30,240	\$34,020	\$37,800	\$40,860	\$43,860	\$46,920	\$49,920	\$661	\$708	\$850	\$983	\$1,096
	100%	\$44,100	\$50,400	\$56,700	\$63,000	\$68,100	\$73,100	\$78,200	\$83,200	\$1,102	\$1,181	\$1,417	\$1,638	\$1,827
All Other Counties	40%	\$15,200	\$17,360	\$19,520	\$21,680	\$23,440	\$25,160	\$26,920	\$28,640	\$380	\$407	\$488	\$564	\$629
	50%	\$19,000	\$21,700	\$24,400	\$27,100	\$29,300	\$31,450	\$33,650	\$35,800	\$475	\$508	\$610	\$705	\$786
	60%	\$22,800	\$26,040	\$29,280	\$32,520	\$35,160	\$37,740	\$40,380	\$42,960	\$570	\$610	\$732	\$846	\$943
	100%	\$38,000	\$43,400	\$48,800	\$54,200	\$58,600	\$62,900	\$67,300	\$71,600	\$950	\$1,017	\$1,220	\$1,410	\$1,572