

Montana Department of Commerce

Annual Income Limits Section 8
Published by HUD, effective April 1, 2021

Extremely Low - 30% of median income
Very Low - 50% of median income
Low - 80% of median income

Market Area	Income Type	Number of Persons in Family							
		1	2	3	4	5	6	7	8
Beaverhead	Extremely Low	15,200	17,420	21,960	26,500	31,040	35,580	40,120	44,660
MFI 72,100	Very Low	25,250	28,850	32,450	36,050	38,950	41,850	44,750	47,600
	Low	40,400	46,200	51,950	57,700	62,350	66,950	71,550	76,200
Big Horn	Extremely Low	14,950	17,420	21,960	26,500	31,040	35,580	40,120	44,660
MFI 55,300	Very Low	24,850	28,400	31,950	35,500	38,350	41,200	44,050	46,900
	Low	39,800	45,450	51,150	56,800	61,350	65,900	70,450	75,000
Blaine	Extremely Low	14,950	17,420	21,960	26,500	31,040	35,580	40,120	44,660
MFI 47,300	Very Low	24,850	28,400	31,950	35,500	38,350	41,200	44,050	46,900
	Low	39,800	45,450	51,150	56,800	61,350	65,900	70,450	75,000
Broadwater	Extremely Low	15,200	17,420	21,960	26,500	31,040	35,580	40,120	44,660
MFI 72,100	Very Low	25,250	28,850	32,450	36,050	38,950	41,850	44,750	47,600
	Low	40,400	46,200	51,950	57,700	62,350	66,950	71,550	76,200
Carbon	Extremely Low	16,800	19,200	21,960	26,500	31,040	35,580	40,120	44,660
MFI 80,000	Very Low	28,000	32,000	36,000	40,000	43,200	46,400	49,600	52,800
	Low	44,800	51,200	57,600	64,000	69,150	74,250	79,400	84,500
Carter	Extremely Low	14,950	17,420	21,960	26,500	31,040	35,580	40,120	44,660
MFI 66,600	Very Low	24,850	28,400	31,950	35,500	38,350	41,200	44,050	46,900
	Low	39,800	45,450	51,150	56,800	61,350	65,900	70,450	75,000
Cascade	Extremely Low	14,950	17,420	21,960	26,500	31,040	35,580	40,120	44,660
MFI 64,900	Very Low	24,850	28,400	31,950	35,500	38,350	41,200	44,050	46,900
	Low	39,800	45,450	51,150	56,800	61,350	65,900	70,450	75,000
Chouteau	Extremely Low	14,950	17,420	21,960	26,500	31,040	35,580	40,120	44,660
MFI 54,800	Very Low	24,850	28,400	31,950	35,500	38,350	41,200	44,050	46,900
	Low	39,800	45,450	51,150	56,800	61,350	65,900	70,450	75,000
Custer	Extremely Low	16,450	18,800	21,960	26,500	31,040	35,580	40,120	44,660
MFI 78,300	Very Low	27,450	31,350	35,250	39,150	42,300	45,450	48,550	51,700
	Low	43,900	50,150	56,400	62,650	67,700	72,700	77,700	82,700
Daniels	Extremely Low	15,650	17,850	21,960	26,500	31,040	35,580	40,120	44,660
MFI 74,300	Very Low	26,050	29,750	33,450	37,150	40,150	43,100	46,100	49,050
	Low	41,650	47,600	53,550	59,450	64,250	69,000	73,750	78,500
Dawson	Extremely Low	16,000	18,300	21,960	26,500	31,040	35,580	40,120	44,660
MFI 79,000	Very Low	26,700	30,500	34,300	38,100	41,150	44,200	47,250	50,300
	Low	42,700	48,800	54,900	60,950	65,850	70,750	75,600	80,500
Deer Lodge	Extremely Low	14,950	17,420	21,960	26,500	31,040	35,580	40,120	44,660
MFI 57,900	Very Low	24,850	28,400	31,950	35,500	38,350	41,200	44,050	46,900
	Low	39,800	45,450	51,150	56,800	61,350	65,900	70,450	75,000
Fallon	Extremely Low	17,000	19,400	21,960	26,500	31,040	35,580	40,120	44,660
MFI 84,700	Very Low	28,350	32,400	36,450	40,450	43,700	46,950	50,200	53,400
	Low	45,300	51,800	58,250	64,700	69,900	75,100	80,250	85,450
Fergus	Extremely Low	14,950	17,420	21,960	26,500	31,040	35,580	40,120	44,660
MFI 60,100	Very Low	24,850	28,400	31,950	35,500	38,350	41,200	44,050	46,900
	Low	39,800	45,450	51,150	56,800	61,350	65,900	70,450	75,000
Flathead	Extremely Low	14,950	17,420	21,960	26,500	31,040	35,580	40,120	44,660
MFI 70,200	Very Low	24,850	28,400	31,950	35,500	38,350	41,200	44,050	46,900
	Low	39,800	45,450	51,150	56,800	61,350	65,900	70,450	75,000

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Market Area	Income Type	1	2	3	4	5	6	7	8
Gallatin	Extremely Low	18,700	21,350	24,000	26,650	31,040	35,580	40,120	44,660
MFI 88,900	Very Low	31,150	35,600	40,050	44,450	48,050	51,600	55,150	58,700
	Low	49,800	56,900	64,000	71,100	76,800	82,500	88,200	93,900
Garfield	Extremely Low	14,950	17,420	21,960	26,500	31,040	35,580	40,120	44,660
MFI 65,300	Very Low	24,850	28,400	31,950	35,500	38,350	41,200	44,050	46,900
	Low	39,800	45,450	51,150	56,800	61,350	65,900	70,450	75,000
Glacier	Extremely Low	14,950	17,420	21,960	26,500	31,040	35,580	40,120	44,660
MFI 50,600	Very Low	24,850	28,400	31,950	35,500	38,350	41,200	44,050	46,900
	Low	39,800	45,450	51,150	56,800	61,350	65,900	70,450	75,000
Golden Valley	Extremely Low	15,300	17,450	21,960	26,500	31,040	35,580	40,120	44,660
MFI 50,700	Very Low	25,450	29,100	32,750	36,350	39,300	42,200	45,100	48,000
	Low	40,750	46,550	52,350	58,150	62,850	67,500	72,150	76,800
Granite	Extremely Low	14,950	17,420	21,960	26,500	31,040	35,580	40,120	44,660
MFI 58,200	Very Low	24,850	28,400	31,950	35,500	38,350	41,200	44,050	46,900
	Low	39,800	45,450	51,150	56,800	61,350	65,900	70,450	75,000
Hill	Extremely Low	14,950	17,420	21,960	26,500	31,040	35,580	40,120	44,660
MFI 61,300	Very Low	24,850	28,400	31,950	35,500	38,350	41,200	44,050	46,900
	Low	39,800	45,450	51,150	56,800	61,350	65,900	70,450	75,000
Jefferson	Extremely Low	17,700	20,200	22,750	26,500	31,040	35,580	40,120	44,660
MFI 84,200	Very Low	29,500	33,700	37,900	42,100	45,500	48,850	52,250	55,600
	Low	47,150	53,900	60,650	67,350	72,750	78,150	83,550	88,950
Judith Basin	Extremely Low	14,950	17,420	21,960	26,500	31,040	35,580	40,120	44,660
MFI 61,400	Very Low	24,850	28,400	31,950	35,500	38,350	41,200	44,050	46,900
	Low	39,800	45,450	51,150	56,800	61,350	65,900	70,450	75,000
Lake	Extremely Low	14,950	17,420	21,960	26,500	31,040	35,580	40,120	44,660
MFI 60,000	Very Low	24,850	28,400	31,950	35,500	38,350	41,200	44,050	46,900
	Low	39,800	45,450	51,150	56,800	61,350	65,900	70,450	75,000
Lewis & Clark	Extremely Low	18,450	21,100	23,750	26,500	31,040	35,580	40,120	44,660
MFI 89,000	Very Low	30,800	35,200	39,600	43,950	47,500	51,000	54,500	58,050
	Low	49,250	56,250	63,300	70,300	75,950	81,550	87,200	92,800
Liberty	Extremely Low	14,950	17,420	21,960	26,500	31,040	35,580	40,120	44,660
MFI 67,000	Very Low	24,850	28,400	31,950	35,500	38,350	41,200	44,050	46,900
	Low	39,800	45,450	51,150	56,800	61,350	65,900	70,450	75,000
Lincoln	Extremely Low	14,950	17,420	21,960	26,500	31,040	35,580	40,120	44,660
MFI 49,800	Very Low	24,850	28,400	31,950	35,500	38,350	41,200	44,050	46,900
	Low	39,800	45,450	51,150	56,800	61,350	65,900	70,450	75,000
Madison	Extremely Low	14,950	17,420	21,960	26,500	31,040	35,580	40,120	44,660
MFI 64,600	Very Low	24,850	28,400	31,950	35,500	38,350	41,200	44,050	46,900
	Low	39,800	45,450	51,150	56,800	61,350	65,900	70,450	75,000
McCone	Extremely Low	14,950	17,420	21,960	26,500	31,040	35,580	40,120	44,660
MFI 62,100	Very Low	24,850	28,400	31,950	35,500	38,350	41,200	44,050	46,900
	Low	39,800	45,450	51,150	56,800	61,350	65,900	70,450	75,000
Meagher	Extremely Low	14,950	17,420	21,960	26,500	31,040	35,580	40,120	44,660
MFI 50,500	Very Low	24,850	28,400	31,950	35,500	38,350	41,200	44,050	46,900
	Low	39,800	45,450	51,150	56,800	61,350	65,900	70,450	75,000
Mineral	Extremely Low	14,950	17,420	21,960	26,500	31,040	35,580	40,120	44,660
MFI 52,700	Very Low	24,850	28,400	31,950	35,500	38,350	41,200	44,050	46,900
	Low	39,800	45,450	51,150	56,800	61,350	65,900	70,450	75,000

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Market Area	Income Type	1	2	3	4	5	6	7	8
Missoula	Extremely Low	15,800	18,050	21,960	26,500	31,040	35,580	40,120	44,660
MFI 70,900	Very Low	26,350	30,100	33,850	37,600	40,650	43,650	46,650	49,650
	Low	42,150	48,150	54,150	60,150	65,000	69,800	74,600	79,400
Musselshell	Extremely Low	14,950	17,420	21,960	26,500	31,040	35,580	40,120	44,660
MFI 54,500	Very Low	24,850	28,400	31,950	35,500	38,350	41,200	44,050	46,900
	Low	39,800	45,450	51,150	56,800	61,350	65,900	70,450	75,000
Park	Extremely Low	15,700	17,950	21,960	26,500	31,040	35,580	40,120	44,660
MFI 74,700	Very Low	26,150	29,900	33,650	37,350	40,350	43,350	46,350	49,350
	Low	41,850	47,800	53,800	59,750	64,550	69,350	74,100	78,900
Petroleum	Extremely Low	14,950	17,420	21,960	26,500	31,040	35,580	40,120	44,660
MFI 59,800	Very Low	24,850	28,400	31,950	35,500	38,350	41,200	44,050	46,900
	Low	39,800	45,450	51,150	56,800	61,350	65,900	70,450	75,000
Phillips	Extremely Low	14,950	17,420	21,960	26,500	31,040	35,580	40,120	44,660
MFI 63,400	Very Low	24,850	28,400	31,950	35,500	38,350	41,200	44,050	46,900
	Low	39,800	45,450	51,150	56,800	61,350	65,900	70,450	75,000
Pondera	Extremely Low	14,950	17,420	21,960	26,500	31,040	35,580	40,120	44,660
MFI 65,700	Very Low	24,850	28,400	31,950	35,500	38,350	41,200	44,050	46,900
	Low	39,800	45,450	51,150	56,800	61,350	65,900	70,450	75,000
Powder River	Extremely Low	14,950	17,420	21,960	26,500	31,040	35,580	40,120	44,660
MFI 61,100	Very Low	24,850	28,400	31,950	35,500	38,350	41,200	44,050	46,900
	Low	39,800	45,450	51,150	56,800	61,350	65,900	70,450	75,000
Powell	Extremely Low	14,950	17,420	21,960	26,500	31,040	35,580	40,120	44,660
MFI 66,700	Very Low	24,850	28,400	31,950	35,500	38,350	41,200	44,050	46,900
	Low	39,800	45,450	51,150	56,800	61,350	65,900	70,450	75,000
Prairie	Extremely Low	14,950	17,420	21,960	26,500	31,040	35,580	40,120	44,660
MFI 62,300	Very Low	24,850	28,400	31,950	35,500	38,350	41,200	44,050	46,900
	Low	39,800	45,450	51,150	56,800	61,350	65,900	70,450	75,000
Ravalli	Extremely Low	14,950	17,420	21,960	26,500	31,040	35,580	40,120	44,660
MFI 66,100	Very Low	24,850	28,400	31,950	35,500	38,350	41,200	44,050	46,900
	Low	39,800	45,450	51,150	56,800	61,350	65,900	70,450	75,000
Richland	Extremely Low	17,600	20,100	22,600	26,500	31,040	35,580	40,120	44,660
MFI 83,600	Very Low	29,300	33,450	37,650	41,800	45,150	48,500	51,850	55,200
	Low	46,850	53,550	60,250	66,900	72,300	77,650	83,000	88,350
Roosevelt	Extremely Low	14,950	17,420	21,960	26,500	31,040	35,580	40,120	44,660
MFI 59,300	Very Low	24,850	28,400	31,950	35,500	38,350	41,200	44,050	46,900
	Low	39,800	45,450	51,150	56,800	61,350	65,900	70,450	75,000
Rosebud	Extremely Low	15,550	17,750	21,960	26,500	31,040	35,580	40,120	44,660
MFI 73,900	Very Low	25,900	29,600	33,300	36,950	39,950	42,900	45,850	48,800
	Low	41,400	47,300	53,200	59,100	63,850	68,600	73,300	78,050
Sanders	Extremely Low	14,950	17,420	21,960	26,500	31,040	35,580	40,120	44,660
MFI 46,300	Very Low	24,850	28,400	31,950	35,500	38,350	41,200	44,050	46,900
	Low	39,800	45,450	51,150	56,800	61,350	65,900	70,450	75,000
Sheridan	Extremely Low	15,900	18,200	21,960	26,500	31,040	35,580	40,120	44,660
MFI 75,700	Very Low	26,500	30,300	34,100	37,850	40,900	43,950	46,950	50,000
	Low	42,400	48,450	54,500	60,550	65,400	70,250	75,100	79,950
Silver Bow	Extremely Low	14,950	17,420	21,960	26,500	31,040	35,580	40,120	44,660
MFI 61,100	Very Low	24,850	28,400	31,950	35,500	38,350	41,200	44,050	46,900
	Low	39,800	45,450	51,150	56,800	61,350	65,900	70,450	75,000

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Stillwater	Extremely Low	17,450	19,950	22,450	26,500	31,040	35,580	40,120	44,660
MFI 83,000	Very Low	29,050	33,200	37,350	41,500	44,850	48,150	51,500	54,800
	Low	46,500	53,150	59,800	66,400	71,750	77,050	82,350	87,650
Sweet Grass	Extremely Low	14,950	17,420	21,960	26,500	31,040	35,580	40,120	44,660
MFI 70,000	Very Low	24,850	28,400	31,950	35,500	38,350	41,200	44,050	46,900
	Low	39,800	45,450	51,150	56,800	61,350	65,900	70,450	75,000
Teton	Extremely Low	14,950	17,420	21,960	26,500	31,040	35,580	40,120	44,660
MFI 65,600	Very Low	24,850	28,400	31,950	35,500	38,350	41,200	44,050	46,900
	Low	39,800	45,450	51,150	56,800	61,350	65,900	70,450	75,000
Toole	Extremely Low	14,950	17,420	21,960	26,500	31,040	35,580	40,120	44,660
MFI 66,100	Very Low	24,850	28,400	31,950	35,500	38,350	41,200	44,050	46,900
	Low	39,800	45,450	51,150	56,800	61,350	65,900	70,450	75,000
Treasure	Extremely Low	14,950	17,420	21,960	26,500	31,040	35,580	40,120	44,660
MFI 49,500	Very Low	24,850	28,400	31,950	35,500	38,350	41,200	44,050	46,900
	Low	39,800	45,450	51,150	56,800	61,350	65,900	70,450	75,000
Valley	Extremely Low	14,950	17,420	21,960	26,500	31,040	35,580	40,120	44,660
MFI 70,200	Very Low	24,850	28,400	31,950	35,500	38,350	41,200	44,050	46,900
	Low	39,800	45,450	51,150	56,800	61,350	65,900	70,450	75,000
Wheatland	Extremely Low	14,950	17,420	21,960	26,500	31,040	35,580	40,120	44,660
MFI 47,800	Very Low	24,850	28,400	31,950	35,500	38,350	41,200	44,050	46,900
	Low	39,800	45,450	51,150	56,800	61,350	65,900	70,450	75,000
Wibaux	Extremely Low	14,950	17,420	21,960	26,500	31,040	35,580	40,120	44,660
MFI 54,700	Very Low	24,850	28,400	31,950	35,500	38,350	41,200	44,050	46,900
	Low	39,800	45,450	51,150	56,800	61,350	65,900	70,450	75,000
Yellowstone	Extremely Low	16,800	19,200	21,960	26,500	31,040	35,580	40,120	44,660
MFI 80,000	Very Low	28,000	32,000	36,000	40,000	43,200	46,400	49,600	52,800
	Low	44,800	51,200	57,600	64,000	69,150	74,250	79,400	84,500