

**Federal Housing Programs:**  
a critical source of housing in  
**Montana**



# **Federal Housing Programs:**

## Benefiting Montana's Families and Communities

This document lists the federally funded affordable housing across the state of Montana. Housing is showcased by county and by each of Montana's seven Tribal Reservations. The appendix includes information on the individual Housing Programs, as well as a description and reference to the model used in estimating the jobs and income created by the development and the rehabilitation of affordable housing in Montana.

The Montana Department of Commerce Housing Division is proud of our work as administrators of the Federal Housing Programs that create affordable housing across our state. We know how valuable it is to each individual family and to the communities that need housing for the seniors, the working families, the disabled and the low-income individuals who live there.

If you have questions, please contact:  
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# Montana

## County QuickFacts, U.S. Census Bureau

### People QuickFacts

Population, 2010:	989,415
Population, % change, 2000 to 2010:	9.7%
Persons under 5 years, percent, 2010:	6.3%
Persons under 18 years, percent, 2010:	22.6%
Persons 65 years and over, percent, 2010:	14.8%
Persons 65 years and over, percent, 2025:	22.6% to 27%

(Source: NPA Data Service, Inc, 2008)

Bachelor's degree or higher, 2006-2010:	27.9%
Veterans:	100,874
Mean Travel Time to Work (minutes), 2006-2010:	17.7
Housing Units, 2010:	482,825
Homeownership Rate, 2006-2010:	69%
Housing Units in Multi-unit buildings, 2006-2010:	16.3%
Median value of owner-occupied, 2006-2010:	\$ 173,300
Households, 2006-2010:	401,328
Persons per household, 2006-2010:	2.36
Per Capita Money Income in 2010:	\$ 23,836
Median Household Income, 2006-2010:	\$ 43,872
Persons below poverty level, percent, 2006-2010:	14.5%
Building Permits (Business QuickFacts), 2010:	2,022



State Capital: **Helena**

### Geography QuickFacts

Land area in square miles, 2010:	145,545
Persons per square mile, 2010:	6.8

# Montana

## Summary Housing Information

### Montana Department of Commerce:

MBOH Loans:	39,839
MBOH Reverse Annuity Mortgages (RAM):	120
Housing Choice Vouchers:	3,595
Shelter Plus Vouchers:	40
VASH Vouchers:	135
Moderate Rehabilitation Units:	327
Low Income Housing Tax Credit Units:	5,868
Project-Based Section 8 Units:	4,655
HOME Program Units:	1,417

### Public Housing Authorities (Montana has 21 PHAs):

PHA Units:	3,670
PHA Vouchers:	1,743
Shelter Plus Vouchers:	147
VASH Vouchers:	77
Mutual Help:	1,640
Low Rent:	1,634
Homebuyer Assistance:	88

USDA Rural Development Units:	2,323
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# Beaverhead County

County QuickFacts, U.S. Census Bureau

Beaverhead

## People QuickFacts

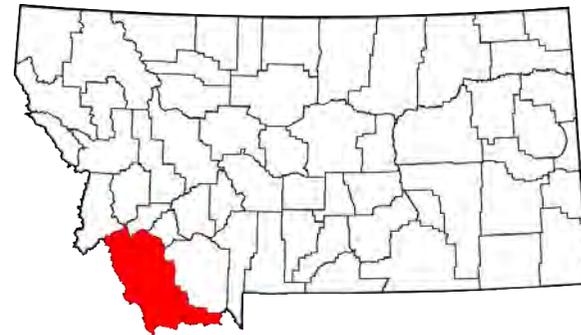
Population, 2010:	9,246
Population, % change, 2000 to 2010:	0.5%
Persons under 5 years, percent, 2010:	5.3%
Persons under 18 years, percent, 2010:	20.1%
Persons 65 years and over, percent, 2010:	16.9%
Persons 65 years and over, percent, 2025:	22.6% to 27%

(Source: NPA Data Service, Inc, 2008)

Bachelor's degree or higher, 2006-2010:	30.4%
Veterans:	1,110
Mean Travel Time to Work (minutes), 2006-2010:	13.7
Housing Units, 2010:	5,273
Homeownership Rate, 2006-2010:	64.7%
Housing Units in Multi-unit buildings, 2006-2010:	7.8%
Median value of owner-occupied, 2006-2010:	\$ 169,700
Households, 2006-2010:	3,918
Persons per household, 2006-2010:	2.26
Per Capita Money Income in 2010:	\$ 21,110
Median Household Income, 2006-2010:	\$ 38,264
Persons below poverty level, percent, 2006-2010:	15%
Building Permits (Business QuickFacts), 2010:	13



County Courthouse: **Dillon**



## Geography QuickFacts

Land area (square miles), 2010:	5,541.6
Persons per square mile, 2010:	1.7

# Beaverhead County

## Summary Housing Information

Montana Department of Commerce:

MBOH Loans:	151
MBOH Reverse Annuity Mortgages (RAM):	5
Housing Choice Vouchers:	See Appendix
Moderate Rehabilitation Units:	See Appendix
Low Income Housing Tax Credit Units:	24
Project-Based Section 8 Units:	92
HOME Program Units:	8

## General Information

Population:	3,617
Median Age:	38.9
Median Household Income:	\$ 32,436
Per Capita Income:	\$ 17,207
Median House Value:	\$ 123,443
Median Gross Rent:	\$ 574
% of Renters:	45%

# Dillon



## Beaverhead Villa

### Project Information

Type of Housing: [Family](#)

Number of Units: [42](#)

Address: [400 North Idaho Street](#)

**Project-Based  
Section 8**

# Dillon

## General Information

Population:	3,617
Median Age:	38.9
Median Household Income:	\$ 32,436
Per Capita Income:	\$ 17,207
Median House Value:	\$ 123,443
Median Gross Rent:	\$ 574
% of Renters:	45%

## Bicentennial Apartments

### Project Information

Type of Housing: [Elderly / Disabled](#)

Number of Units: [50](#)

Address: [76 West Center Street](#)



**Project-Based  
Section 8**

## General Information

Population:	3,617
Median Age:	38.9
Median Household Income:	\$ 32,436
Per Capita Income:	\$ 17,207
Median House Value:	\$ 123,443
Median Gross Rent:	\$ 574
% of Renters:	45%

# Dillon

## Snowcrest Apartments



## Project Information

Type of Housing: [Family](#)  
Number of Units: [24](#)  
Address: [124 Skihi Street](#)  
Year built: [2003](#)  
Jobs Created, first-year impact: [29.28](#)  
Local Income Created, first-year impact: [\\$ 1,896,000](#)  
Revenue Created for Local Govt, first-year: [\\$ 198,480](#)  
Jobs Created, annually recurring: [7.2](#)  
Local Income Created, annually recurring: [\\$ 576,000](#)  
Revenue Created for Local Govt, recurring: [\\$ 105,840](#)

**Low Income Housing  
Tax Credits**



# Big Horn County

## County QuickFacts, U.S. Census Bureau

### People QuickFacts

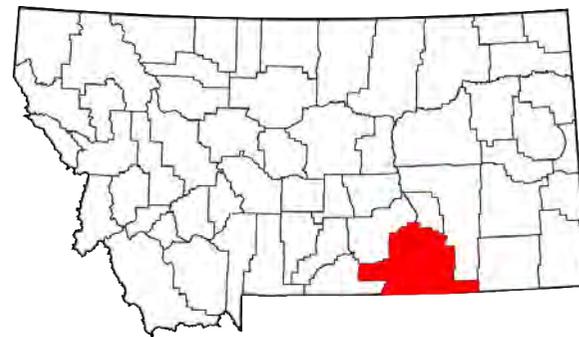
Population, 2010:	12,865
Population, % change, 2000 to 2010:	1.5%
Persons under 5 years, percent, 2010:	10.5%
Persons under 18 years, percent, 2010:	33.2%
Persons 65 years and over, percent, 2010:	10%
Persons 65 years and over, percent, 2025:	18% to 22.5%

(Source: NPA Data Service, Inc, 2008)

Bachelor's degree or higher, 2006-2010:	12.6%
Veterans:	790
Mean Travel Time to Work (minutes), 2006-2010:	19
Housing Units, 2010:	4,695
Homeownership Rate, 2006-2010:	66.6%
Housing Units in Multi-unit buildings, 2006-2010:	9.9%
Median value of owner-occupied, 2006-2010:	\$ 89,700
Households, 2006-2010:	3,584
Persons per household, 2006-2010:	3.52
Per Capita Money Income in 2010:	\$ 15,066
Median Household Income, 2006-2010:	\$ 36,550
Persons below poverty level, percent, 2006-2010:	23.5%
Building Permits (Business QuickFacts), 2010:	0



County Courthouse: **Hardin**



### Geography QuickFacts

Land area in square miles, 2010:	4,995.4
Persons per square mile, 2010:	2.6

Big Horn

# Big Horn County

## Summary Housing Information

### Montana Department of Commerce:

MBOH Loans:	145
Housing Choice Vouchers:	See Appendix
Moderate Rehabilitation Units:	See Appendix
Low Income Housing Tax Credit Units:	40

USDA Rural Development Units: 93

## General Information

Population:	35,323
Median Age:	3.8
Median Household Income:	\$ 27,363
Per Capita Income:	\$ 13,676
Median House Value:	\$ 84,942
Median Gross Rent:	\$ 481
% of Renters:	42%

# Hardin



## Fifth Street Apartments

### Project Information

Type of Housing: **Family**  
Number of Units: **16**  
Address: **720 & 724 Fifth Street**  
Year built: **1992**  
Jobs Created, first-year impact: **19.5**  
Local Income Created, first-year impact: **\$ 1,264,000**  
Revenue Created for Local Govt, first-year: **\$ 132,320**  
Jobs Created, annually recurring: **4.8**  
Local Income Created, annually recurring: **\$ 384,000**  
Revenue Created for Local Govt, recurring: **\$ 70,560**

**Low Income Housing  
Tax Credits**

**USDA  
Rural Development**

# Hardin

## General Information

Population:	35,323
Median Age:	3.8
Median Household Income:	\$ 27,363
Per Capita Income:	\$ 13,676
Median House Value:	\$ 84,942
Median Gross Rent:	\$ 481
% of Renters:	42%

## Rangeview Apartments



## Project Information

Low Income Housing  
Tax Credits

USDA  
Rural Development

Type of Housing: **Elderly**

Number of Units: **24**

Address: **Rangeview Drive**

Year built: **1996**

Jobs Created, first-year impact: **27.1**

Local Income Created, first-year impact: **\$ 1,752,000**

Revenue Created for Local Govt, first-year: **\$ 184,320**

Jobs Created, annually recurring: **7.7**

Local Income Created, annually recurring: **\$ 552,000**

Revenue Created for Local Govt, recurring: **\$ 94,800**

# Blaine County

## County QuickFacts, U.S. Census Bureau

### People QuickFacts

Population, 2010:	6,491
Population, % change, 2000 to 2010:	-7.4%
Persons under 5 years, percent, 2010:	8.9%
Persons under 18 years, percent, 2010:	30%
Persons 65 years and over, percent, 2010:	13.5%
Persons 65 years and over, percent, 2025:	18% to 22.5%

(Source: NPA Data Service, Inc, 2008)

Bachelor's degree or higher, 2006-2010:	17.2%
Veterans:	674
Mean Travel Time to Work (minutes), 2006-2010:	13.3
Housing Units, 2010:	2,843
Homeownership Rate, 2006-2010:	63.4%
Housing Units in Multi-unit buildings, 2006-2010:	10%
Median value of owner-occupied, 2006-2010:	\$ 73,100
Households, 2006-2010:	2,338
Persons per household, 2006-2010:	2.71
Per Capita Money Income in 2010:	\$ 16,813
Median Household Income, 2006-2010:	\$ 37,034
Persons below poverty level, percent, 2006-2010:	29%
Building Permits (Business QuickFacts), 2010:	0



County Courthouse: **Chinook**



### Geography QuickFacts

Land area in square miles, 2010:	4,227.5
Persons per square mile, 2010:	1.5

Blaine

# Blaine County

## Summary Housing Information

### Montana Department of Commerce:

MBOH Loans:	167
MBOH Reverse Annuity Mortgages (RAM):	999
Housing Choice Vouchers:	See Appendix
Moderate Rehabilitation Units:	See Appendix
Low Income Housing Tax Credit Units:	122
Project-Based Section 8 Units:	25
HOME Program Units:	8

USDA Rural Development Units: 53

## General Information

Population:	147 (2007)
Median Age:	38.3
Median Household Income:	\$ 38,726
Per Capita Income:	\$ 11,723
Median House Value:	\$ 82,019
Median Gross Rent:	\$ 457
% of Renters:	11%

# Fort Belknap



## Fort Belknap Agency #1

## Project Information

Type of Housing: **Family**  
Number of Units: **11**  
Address: **1113 to 1123 Agency Way**  
Year built: **2000**  
Jobs Created, first-year impact: **13.4**  
Local Income Created, first-year impact: **\$ 86,9000**  
Revenue Created for Local Govt, first-year: **\$ 90,970**  
Jobs Created, annually recurring: **3.3**  
Local Income Created, annually recurring: **\$ 264,000**  
Revenue Created for Local Govt, recurring: **\$ 48,510**

**Low Income Housing  
Tax Credits**

**USDA  
Rural Development**

# Harlem

## General Information

Population:	788
Median Age:	36.9
Median Household Income:	\$ 27,692
Per Capita Income:	\$ 11,647
Median House Value:	\$ 59,600
Median Gross Rent:	\$ 420
% of Renters:	40%

## Fort Belknap Housing III



## Project Information

**Low Income Housing  
Tax Credits**

Type of Housing: **Family**

Number of Units: **24**

Address: **Scattered Site Project**

Year built: **2006**

Jobs Created, first-year impact: **29.3**

Local Income Created, first-year impact: **\$ 1,896,000**

Revenue Created for Local Govt, first-year: **\$ 198,480**

Jobs Created, annually recurring: **7.2**

Local Income Created, annually recurring: **\$ 576,000**

Revenue Created for Local Govt, recurring: **\$ 105,840**

## General Information

Population:	788
Median Age:	36.9
Median Household Income:	\$ 27,692
Per Capita Income:	\$ 11,647
Median House Value:	\$ 59,600
Median Gross Rent:	\$ 420
% of Renters:	40%

# Harlem



## Fort Belknap Renovation Project

### Project Information

Type of Housing: **Family**  
Number of Units: **52**  
Address: **Scattered Site Project**  
Year built: **2005**  
Jobs Created, first-year impact: **63.4**  
Local Income Created, first-year impact: **\$ 4,108,000**  
Revenue Created for Local Govt, first-year: **\$ 430,040**  
Jobs Created, annually recurring: **15.6**  
Local Income Created, annually recurring: **\$ 1,248,000**  
Revenue Created for Local Govt, recurring: **\$ 229,320**

**Low Income Housing  
Tax Credits**

# Hays

## General Information

Population:	653 (2007)
Median Age:	21.9
Median Household Income:	\$ 27,010
Per Capita Income:	\$ 10,681
Median House Value:	\$ 29,691
Median Gross Rent:	\$ 280
% of Renters:	55%

## Fort Belknap Southern I



## Project Information

Low Income Housing  
Tax Credits

USDA  
Rural Development

Type of Housing: [Family](#)

Number of Units: 11

Address: [Scattered Site Project](#)

Year built: 2000

Jobs Created, first-year impact: 13.4

Local Income Created, first-year impact: \$ 869,000

Revenue Created for Local Govt, first-year: \$ 90,970

Jobs Created, annually recurring: 3.3

Local Income Created, annually recurring: \$ 264,000

Revenue Created for Local Govt, recurring: \$ 48,510

## General Information

Population:	12724
Median Age:	2.8
Median Household Income:	\$ 42,540
Per Capita Income:	\$ 22,668
Median House Value:	\$ 84,071
Median Gross Rent:	\$ 447
% of Renters:	34%

# Chinook



## Grande Villa Apartments

### Project Information

Type of Housing: [Elderly / Disabled](#)  
Number of Units: [25](#)  
Address: [301 Pennsylvania Avenue](#)

**Project-Based  
Section 8**

# Chinook

## General Information

Population:	12,724
Median Age:	2.8
Median Household Income:	\$ 42,540
Per Capita Income:	\$ 22,668
Median House Value:	\$ 84,071
Median Gross Rent:	\$ 447
% of Renters:	34%

## Hillcrest Apartments



## Project Information

Low Income Housing  
Tax Credits

USDA  
Rural Development

Type of Housing: **Family**

Number of Units: **12**

Address: **126 Ohio**

Year built: **1996**

Jobs Created, first-year impact: **14.6**

Local Income Created, first-year impact: **\$ 948,000**

Revenue Created for Local Govt, first-year: **\$ 99,240**

Jobs Created, annually recurring: **3.6**

Local Income Created, annually recurring: **\$ 288,000**

Revenue Created for Local Govt, recurring: **\$ 52,920**

# Broadwater County

## County QuickFacts, U.S. Census Bureau

### People QuickFacts

Population, 2010:	5,612
Population, % change, 2000 to 2010:	28%
Persons under 5 years, percent, 2010:	5.8%
Persons under 18 years, percent, 2010:	22.5%
Persons 65 years and over, percent, 2010:	17.8%
Persons 65 years and over, percent, 2025:	22.6% to 27%
(Source: NPA Data Service, Inc, 2008)	
Bachelor's degree or higher, 2006-2010:	15.2%
Veterans:	668
Mean Travel Time to Work (minutes), 2006-2010:	25.6
Housing Units, 2010:	2,695
Homeownership Rate, 2006-2010:	78.7%
Housing Units in Multi-unit buildings, 2006-2010:	4.3%
Median value of owner-occupied, 2006-2010:	\$ 159,700
Households, 2006-2010:	1,878
Persons per household, 2006-2010:	2.76
Per Capita Money Income in 2010:	\$ 19,606
Median Household Income, 2006-2010:	\$ 44,667
Persons below poverty level, percent, 2006-2010:	10.1%
Building Permits (Business QuickFacts), 2010:	3



County Courthouse: **Townsend**



**Broadwater**

### Geography QuickFacts

Land area in square miles, 2010:	1,192.5
Persons per square mile, 2010:	4.7

# Broadwater County

## Summary Housing Information

### Montana Department of Commerce:

MBOH Loans:	136
MBOH Reverse Annuity Mortgages (RAM):	2
Housing Choice Vouchers:	See Appendix
Moderate Rehabilitation Units:	See Appendix
HOME Program Units:	10

USDA Rural Development Units: 20

# Carbon County

## County QuickFacts, U.S. Census Bureau

### People QuickFacts

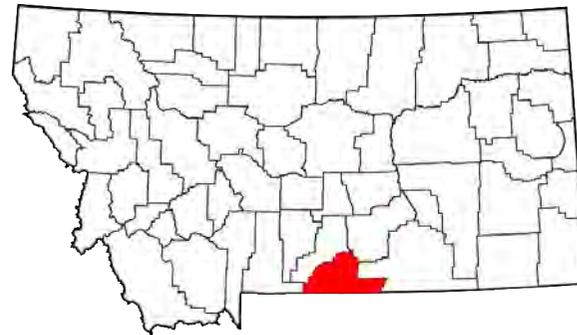
Population, 2010:	10,078
Population, % change, 2000 to 2010:	5.5%
Persons under 5 years, percent, 2010:	4.1%
Persons under 18 years, percent, 2010:	19.7%
Persons 65 years and over, percent, 2010:	18.8%
Persons 65 years and over, percent, 2025:	27.1% to 39.5%

(Source: NPA Data Service, Inc, 2008)

Bachelor's degree or higher, 2006-2010:	28.5%
Veterans:	1,100
Mean Travel Time to Work (minutes), 2006-2010:	23.3
Housing Units, 2010:	6,441
Homeownership Rate, 2006-2010:	72.9%
Housing Units in Multi-unit buildings, 2006-2010:	4.9%
Median value of owner-occupied, 2006-2010:	\$ 200,700
Households, 2006-2010:	4,149
Persons per household, 2006-2010:	2.37
Per Capita Money Income in 2010:	\$ 24,983
Median Household Income, 2006-2010:	\$ 49,010
Persons below poverty level, percent, 2006-2010:	12.2%
Building Permits (Business QuickFacts), 2010:	9



County Courthouse: **Red Lodge**



### Geography QuickFacts

Land area in square miles, 2010:	2,048.7
Persons per square mile, 2010:	4.9

Carbon

# Carbon County

## Summary Housing Information

### Montana Department of Commerce:

MBOH Loans:	192
MBOH Reverse Annuity Mortgages (RAM):	2
Housing Choice Vouchers:	See Appendix
Moderate Rehabilitation Units:	See Appendix
Low Income Housing Tax Credit Units:	34
Project-Based Section 8 Units:	34
HOME Program Units:	22

USDA Rural Development Units:	55
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## General Information

Population:	24,834
Median Age:	1.7
Median Household Income:	\$ 49,231
Per Capita Income:	\$ 24,866
Median House Value:	\$ 197,182
Median Gross Rent:	\$ 595
% of Renters:	39%

# Red Lodge

## Beartooth Homes



## Project Information

Type of Housing: [Elderly / Disabled](#)

Number of Units: [16](#)

Address: [223 Cooper & 1002 White](#)

**Project-Based  
Section 8**

# Bridger

## General Information

Population:	736
Median Age:	39.6
Median Household Income:	\$ 41,042
Per Capita Income:	\$ 20,210
Median House Value:	\$ 112,458
Median Gross Rent:	\$ 408
% of Renters:	34%

## Campbell Courts Apartments

### Project Information

Type of Housing: [Elderly / Disabled](#)

Number of Units: 18

Address: [502 South 4th Avenue](#)



**USDA**  
**Rural Development**

**Project-Based**  
**Section 8**

## General Information

Population:	639
Median Age:	44.2
Median Household Income:	\$ 41,238
Per Capita Income:	\$ 21,041
Median House Value:	\$ 145,195
Median Gross Rent:	\$ 621
% of Renters:	35%

# Joliet



## J & L Rental

## Project Information

Type of Housing: **Family**  
Number of Units: **1**  
Address: **406 South First Street**  
Year built: **1993**  
Jobs Created, first-year impact: **1.2**  
Local Income Created, first-year impact: **\$ 79,000**  
Revenue Created for Local Govt, first-year: **\$ 8,270**  
Jobs Created, annually recurring: **0.3**  
Local Income Created, annually recurring: **\$ 24,000**  
Revenue Created for Local Govt, recurring: **\$ 4,410**

**Low Income Housing  
Tax Credits**

# Red Lodge

## General Information

Population:	24,834
Median Age:	1.7
Median Household Income:	\$ 49,231
Per Capita Income:	\$ 24,866
Median House Value:	\$ 197,182
Median Gross Rent:	\$ 595
% of Renters:	39%

## Mountain View Apartments



## Project Information

**Low Income Housing  
Tax Credits**

Type of Housing: **Family**

Number of Units: **32**

Address: **522 North Airport Road**

Year built: **1998**

Jobs Created, first-year impact: **39**

Local Income Created, first-year impact: **\$ 2,528,000**

Revenue Created for Local Govt, first-year: **\$ 264,640**

Jobs Created, annually recurring: **9.6**

Local Income Created, annually recurring: **\$ 768,000**

Revenue Created for Local Govt, recurring: **\$ 141,120**

# Carter County

## County QuickFacts, U.S. Census Bureau

### People QuickFacts

Population, 2010:	1,160
Population, % change, 2000 to 2010:	-14.7%
Persons under 5 years, percent, 2010:	3.4%
Persons under 18 years, percent, 2010:	17.5%
Persons 65 years and over, percent, 2010:	23.2%
Persons 65 years and over, percent, 2025:	27.1% to 39.5%

(Source: NPA Data Service, Inc, 2008)

Bachelor's degree or higher, 2006-2010:	15.2%
Veterans:	140
Mean Travel Time to Work (minutes), 2006-2010:	13
Housing Units, 2010:	810
Homeownership Rate, 2006-2010:	75%
Housing Units in Multi-unit buildings, 2006-2010:	2.5%
Median value of owner-occupied, 2006-2010:	\$ 66,200
Households, 2006-2010:	580
Persons per household, 2006-2010:	2.21
Per Capita Money Income in 2010:	\$ 20,681
Median Household Income, 2006-2010:	\$ 35,703
Persons below poverty level, percent, 2006-2010:	14%
Building Permits (Business QuickFacts), 2010:	0



County Courthouse: **Ekalaka**



### Geography QuickFacts

Land area in square miles, 2010:	3,340.7
Persons per square mile, 2010:	0.3

# Carter County

## Summary Housing Information

Montana Department of Commerce:

MBOH Loans:	3
Housing Choice Vouchers:	See Appendix
Moderate Rehabilitation Units:	See Appendix

# Cascade County

County QuickFacts, U.S. Census Bureau

## People QuickFacts

Population, 2010:	81,327
Population, % change, 2000 to 2010:	1.2%
Persons under 5 years, percent, 2010:	6.8%
Persons under 18 years, percent, 2010:	22.9%
Persons 65 years and over, percent, 2010:	15.6%
Persons 65 years and over, percent, 2025:	22.6% to 27%

(Source: NPA Data Service, Inc, 2008)

Bachelor's degree or higher, 2006-2010:	23.9%
Veterans:	11,445
Mean Travel Time to Work (minutes), 2006-2010:	15.9
Housing Units, 2010:	37,276
Homeownership Rate, 2006-2010:	66.8%
Housing Units in Multi-unit buildings, 2006-2010:	23.3%
Median value of owner-occupied, 2006-2010:	\$ 146,600
Households, 2006-2010:	33,164
Persons per household, 2006-2010:	2.37
Per Capita Money Income in 2010:	\$ 22,963
Median Household Income, 2006-2010:	\$ 42,389
Persons below poverty level, percent, 2006-2010:	13.5%
Building Permits (Business QuickFacts), 2010:	150



County Courthouse: **Great Falls**



## Geography QuickFacts

Land area in square miles, 2010:	2,698.1
Persons per square mile, 2010:	30.1

# Cascade County

## Summary Housing Information

### Montana Department of Commerce:

MBOH Loans:	7,133
MBOH Reverse Annuity Mortgages (RAM):	14
Housing Choice Vouchers:	See Appendix
Moderate Rehabilitation Units:	See Appendix
Low Income Housing Tax Credit Units:	335
Project-Based Section 8 Units:	584
HOME Program Units:	16

### Great Falls Public Housing Authority:

PHA Units:	490
PHA Vouchers:	265
HOME Program Units	16

## General Information

Population:	59,366
Median Age:	37.8
Median Household Income:	\$ 39,315
Per Capita Income:	\$ 22,173
Median House Value:	\$ 148,185
Median Gross Rent:	\$ 525
% of Renters:	37%

# Great Falls



## Aspen Village

### Project Information

Type of Housing: [Family](#)

Number of Units: [60](#)

Address: [3010 11th Avenue South](#)

**Project-Based  
Section 8**

# Great Falls

## General Information

Population:	59,366
Median Age:	37.8
Median Household Income:	\$ 39,315
Per Capita Income:	\$ 22,173
Median House Value:	\$ 148,185
Median Gross Rent:	\$ 525
% of Renters:	37%

## Autumn Run Apartments



## Low Income Housing Tax Credits

## Project Information

Type of Housing:	Family
Number of Units:	121
Address:	4101 Central Avenue
Year built:	1997
Jobs Created, first-year impact:	147.6
Local Income Created, first-year impact:	\$ 9,559,000
Revenue Created for Local Govt, first-year:	\$1,000,670
Jobs Created, annually recurring:	36.3
Local Income Created, annually recurring:	\$2,904,000
Revenue Created for Local Govt, recurring:	\$ 533,610

## General Information

Population:	59,366
Median Age:	37.8
Median Household Income:	\$ 39,315
Per Capita Income:	\$ 22,173
Median House Value:	\$ 148,185
Median Gross Rent:	\$ 525
% of Renters:	37%

# Great Falls



## Broadview Manor Apartments

### Project Information

Type of Housing: [Family](#)

Number of Units: [20](#)

Address: [710 4th Avenue NW](#)

**Project-Based  
Section 8**

# Great Falls

## General Information

Population:	59,366
Median Age:	37.8
Median Household Income:	\$ 39,315
Per Capita Income:	\$ 22,173
Median House Value:	\$ 148,185
Median Gross Rent:	\$ 525
% of Renters:	37%

## Cascade Ridge Senior Living



## Project Information

**Low Income Housing  
Tax Credits**

Type of Housing: **Elderly (55+)**

Number of Units: **40**

Address: **3001 15th Avenue South**

Year built: **2012**

Jobs Created, first-year impact: **45.2**

Local Income Created, first-year impact: **\$ 2,920,000**

Revenue Created for Local Govt, first-year: **\$ 307,200**

Jobs Created, annually recurring: **12.8**

Local Income Created, annually recurring: **\$ 920,000**

Revenue Created for Local Govt, recurring: **\$ 158,000**

## General Information

Population:	59,366
Median Age:	37.8
Median Household Income:	\$ 39,315
Per Capita Income:	\$ 22,173
Median House Value:	\$ 148,185
Median Gross Rent:	\$ 525
% of Renters:	37%

# Great Falls

## Centennial Village



## Project Information

Type of Housing: [Family](#)  
Number of Units: [48](#)  
Address: [700 4th Avenue NW](#)

**Project-Based  
Section 8**

# Great Falls

## General Information

Population:	59,366
Median Age:	37.8
Median Household Income:	\$ 39,315
Per Capita Income:	\$ 22,173
Median House Value:	\$ 148,185
Median Gross Rent:	\$ 525
% of Renters:	37%

## The Elmwoods



## Project Information

Type of Housing: [Family](#)

Number of Units: 18

Address: [609 4th Avenue South](#)

**Project-Based  
Section 8**

## General Information

Population:	59,366
Median Age:	37.8
Median Household Income:	\$ 39,315
Per Capita Income:	\$ 22,173
Median House Value:	\$ 148,185
Median Gross Rent:	\$ 525
% of Renters:	37%

# Great Falls

## Franklin School

### Project Information

Type of Housing: **Family**

Number of Units: **40**

Address: **820 First Avenue SW**

Year of first rehabilitation: **1989**

Jobs Created, first-year impact: **24.8**

Local Income Created, first-year impact: **\$ 2,082,280**

Revenue Created for Local Govt, first-year: **\$ 362,880**

Residential Property Taxes, annually recurring: **\$13,680**

Year of second rehabilitation: **2009**

Jobs Created, first-year impact: **24.8**

Local Income Created, first-year impact: **\$ 2,082,280**

Revenue Created for Local Govt, first-year: **\$ 362,880**

Residential Property Taxes, annually recurring: **\$13,680**



**Low Income Housing  
Tax Credits**

# Belt

## General Information

Population:	589
Median Age:	39
Median Household Income:	\$ 42,707
Per Capita Income:	\$ 16,512
Median House Value:	\$110,751
Median Gross Rent:	\$ 550
% of Renters:	28%

## Golden Valley Homes

### Project Information

Type of Housing: [Elderly / Disabled](#)

Number of Units: [21](#)

Address: [300 Millard](#)



**Project-Based  
Section 8**

## General Information

Population:	59,366
Median Age:	37.8
Median Household Income:	\$ 39,315
Per Capita Income:	\$ 22,173
Median House Value:	\$ 148,185
Median Gross Rent:	\$ 525
% of Renters:	37%

# Great Falls



## Grandview Plaza

### Project Information

Type of Housing: [Family](#)

Number of Units: [9](#)

Address: [1317 7th Street South](#)

**Project-Based  
Section 8**

# Great Falls

## General Information

Population:	59,366
Median Age:	37.8
Median Household Income:	\$ 39,315
Per Capita Income:	\$ 22,173
Median House Value:	\$ 148,185
Median Gross Rent:	\$ 525
% of Renters:	37%

## Mountain View



## Project Information

**Low Income Housing  
Tax Credits**

Type of Housing: **Family**

Number of Units: **47**

Address: **2300 16th Avenue South**

Year built: **1995**

Jobs Created, first-year impact: **57.3**

Local Income Created, first-year impact: **\$ 3,713,000**

Revenue Created for Local Govt, first-year: **\$ 388,690**

Jobs Created, annually recurring: **14.1**

Local Income Created, annually recurring: **\$1,128,000**

Revenue Created for Local Govt, recurring: **\$ 207,270**

## General Information

Population:	59,366
Median Age:	37.8
Median Household Income:	\$ 39,315
Per Capita Income:	\$ 22,173
Median House Value:	\$ 148,185
Median Gross Rent:	\$ 525
% of Renters:	37%

# Great Falls

## Park Manor



## Project Information

Type of Housing: [Elderly / Disabled](#)

Number of Units: [103](#)

Address: [100 Central Avenue](#)

**Project-Based  
Section 8**

# Great Falls

## General Information

Population:	59,366
Median Age:	37.8
Median Household Income:	\$ 39,315
Per Capita Income:	\$ 22,173
Median House Value:	\$ 148,185
Median Gross Rent:	\$ 525
% of Renters:	37%



## Parkview Apartments

**Project-Based  
Section 8**

## Project Information

Type of Housing: [Family](#)

Number of Units: [83](#)

Address: [624 5th Avenue NW](#)

## General Information

Population:	770
Median Age:	39.7
Median Household Income:	\$ 31,806
Per Capita Income:	\$ 20,100
Median House Value:	\$ 117,285
Median Gross Rent:	\$ 500
% of Renters:	34%

# Cascade

## Quiet Day Manor



## Project Information

Type of Housing: [Elderly / Disabled](#)  
Number of Units: [20](#)  
Address: [200 4th Avenue North](#)

**Project-Based  
Section 8**

# Great Falls

## General Information

Population:	59,366
Median Age:	37.8
Median Household Income:	\$ 39,315
Per Capita Income:	\$ 22,173
Median House Value:	\$ 148,185
Median Gross Rent:	\$ 525
% of Renters:	37%

## Rainbow House



## Project Information

Type of Housing: [Elderly / Disabled](#)  
Number of Units: [40](#)  
Address: [626 13th Avenue South](#)

**Project-Based  
Section 8**

## General Information

Population:	59,366
Median Age:	37.8
Median Household Income:	\$ 39,315
Per Capita Income:	\$ 22,173
Median House Value:	\$ 148,185
Median Gross Rent:	\$ 525
% of Renters:	37%

# Great Falls



## Sunshine Village

### Project Information

Type of Housing: [Elderly / Disabled](#)

Number of Units: [70](#)

Address: [600 13th Avenue South](#)

**Project-Based  
Section 8**

# Great Falls

## General Information

Population:	59,366
Median Age:	37.8
Median Household Income:	\$ 39,315
Per Capita Income:	\$ 22,173
Median House Value:	\$ 148,185
Median Gross Rent:	\$ 525
% of Renters:	37%



## Town Site NHS Apartments

**Low Income Housing  
Tax Credits**

## Project Information

Type of Housing: **Family**

Number of Units: **20**

Address: **820 7th Avenue South**

Year built: **1995**

Jobs Created, first-year impact: **24.4**

Local Income Created, first-year impact: **\$1,580,000**

Revenue Created for Local Govt, first-year: **\$ 165,400**

Jobs Created, annually recurring: **6**

Local Income Created, annually recurring: **\$ 80,000**

Revenue Created for Local Govt, recurring: **\$ 88,200**

## General Information

Population:	59,366
Median Age:	37.8
Median Household Income:	\$ 39,315
Per Capita Income:	\$ 22,173
Median House Value:	\$ 148,185
Median Gross Rent:	\$ 525
% of Renters:	37%

# Great Falls



## Vista Villa Apartments

### Project Information

Type of Housing: [Family](#)  
Number of Units: [92](#)  
Address: [715 3rd Avenue North](#)

**Project-Based  
Section 8**



# Chouteau County

County QuickFacts, U.S. Census Bureau

Chouteau

## People QuickFacts

Population, 2010:	5,813
Population, % change, 2000 to 2010:	-2.6%
Persons under 5 years, percent, 2010:	7.1%
Persons under 18 years, percent, 2010:	26.7%
Persons 65 years and over, percent, 2010:	17.3%
Persons 65 years and over, percent, 2025:	27.1% to 39.5%

(Source: NPA Data Service, Inc, 2008)

Bachelor's degree or higher, 2006-2010:	22.5%
Veterans:	584
Mean Travel Time to Work (minutes), 2006-2010:	18.6
Housing Units, 2010:	2,879
Homeownership Rate, 2006-2010:	66.3%
Housing Units in Multi-unit buildings, 2006-2010:	5.1%
Median value of owner-occupied, 2006-2010:	\$ 107,000
Households, 2006-2010:	2,170
Persons per household, 2006-2010:	2.6
Per Capita Money Income in 2010:	\$ 20,202
Median Household Income, 2006-2010:	\$ 41,064
Persons below poverty level, percent, 2006-2010:	21%
Building Permits (Business QuickFacts), 2010:	0



County Courthouse: **Fort Benton**



## Geography QuickFacts

Land area in square miles, 2010:	3,972.4
Persons per square mile, 2010:	1.5

# Chouteau County

## Summary Housing Information

### Montana Department of Commerce:

MBOH Loans:	79
Housing Choice Vouchers:	See Appendix
Moderate Rehabilitation Units:	See Appendix
Low Income Housing Tax Credit Units:	10
Project-Based Section 8 Units:	34

USDA Rural Development Units:	18
-------------------------------	----

## General Information

Population:	14,434
Median Age:	3.2
Median Household Income:	\$ 34,885
Per Capita Income:	\$ 21,549
Median House Value:	\$ 118,440
Median Gross Rent:	\$ 513
% of Renters:	24%

# Fort Benton



## Sunrise Bluff Estates

### Project Information

Type of Housing: [Elderly / Disabled](#)

Number of Units: [34](#)

Address: [711 21st Street](#)

**Project-Based  
Section 8**



# Custer County

## County QuickFacts, U.S. Census Bureau

### People QuickFacts

Population, 2010:	11,699
Population, % change, 2000 to 2010:	0%
Persons under 5 years, percent, 2010:	6.2%
Persons under 18 years, percent, 2010:	22.7%
Persons 65 years and over, percent, 2010:	17.5%
Persons 65 years and over, percent, 2025:	27.1% to 39.5%

(Source: NPA Data Service, Inc, 2008)

Bachelor's degree or higher, 2006-2010:	19.2%
Veterans:	1,220
Mean Travel Time to Work (minutes), 2006-2010:	14.3
Housing Units, 2010:	5,560
Homeownership Rate, 2006-2010:	65.6%
Housing Units in Multi-unit buildings, 2006-2010:	11.2%
Median value of owner-occupied, 2006-2010:	\$ 86,700
Households, 2006-2010:	5,168
Persons per household, 2006-2010:	2.18
Per Capita Money Income in 2010:	\$ 21,676
Median Household Income, 2006-2010:	\$ 38,913
Persons below poverty level, percent, 2006-2010:	15.7%
Building Permits (Business QuickFacts), 2010:	6



County Courthouse: **Miles City**

Custer



### Geography QuickFacts

Land area in square miles, 2010: 3,783.3

Persons per square mile, 2010: 3.1

# Custer County

## Summary Housing Information

### Montana Department of Commerce:

MBOH Loans:	699
MBOH Reverse Annuity Mortgages (RAM):	2
Housing Choice Vouchers:	See Appendix
Moderate Rehabilitation Units:	See Appendix
Low Income Housing Tax Credit Units:	53
Project-Based Section 8 Units:	65
HOME Program Units:	21

### Miles City Housing Authority:

PHA Units:	36
------------	----

USDA Rural Development Units:	29
-------------------------------	----

## General Information

Population:	81,233
Median Age:	8.9
Median Household Income:	\$ 36,886
Per Capita Income:	\$ 19,851
Median House Value:	\$ 76,132
Median Gross Rent:	\$ 443
% of Renters:	32%

# Miles City



## Cornerstone Apartments

Home Investment Partnerships  
HOME Program

Low Income Housing  
Tax Credits

USDA  
Rural Development

## Project Information

Type of Housing: Family  
Number of Units: 21  
Address: 310 North Jordan  
Year of rehabilitation: 2006  
Jobs Created, first-year impact: 13  
Local Income Created, first-year impact: \$ 1,093,197  
Revenue Created for Local Govt, first-year: \$ 190,512  
Residential Property Taxes, annually recurring: \$ 7,182

# Miles City

## General Information

Population:	81,233
Median Age:	8.9
Median Household Income:	\$ 36,886
Per Capita Income:	\$ 19,851
Median House Value:	\$ 76,132
Median Gross Rent:	\$ 443
% of Renters:	32%

## Custer Villa Apartments



Low Income Housing  
Tax Credits

Project-Based  
Section 8

## Project Information

Type of Housing: Family  
Number of Units: 32  
Address: 210 Arrowhead Drive  
Year of rehabilitation: 1999  
Jobs Created, first-year impact: 19.8  
Local Income Created, first-year impact: \$ 1,665,824  
Revenue Created for Local Govt, first-year: \$ 290,304  
Residential Property Taxes, annually recurring: \$ 10,944

## General Information

Population:	81,233
Median Age:	8.9
Median Household Income:	\$ 36,886
Per Capita Income:	\$ 19,851
Median House Value:	\$ 76,132
Median Gross Rent:	\$ 443
% of Renters:	32%

# Miles City



## Miles City Eagles Manor

### Project Information

Type of Housing: [Elderly / Disabled](#)  
Number of Units: [33](#)  
Address: [1000 Palmer](#)

**Project-Based  
Section 8**



# Daniels County

## County QuickFacts, U.S. Census Bureau

### People QuickFacts

Population, 2010:	1,751
Population, % change, 2000 to 2010:	-13.2%
Persons under 5 years, percent, 2010:	5.6%
Persons under 18 years, percent, 2010:	21%
Persons 65 years and over, percent, 2010:	24.8%
Persons 65 years and over, percent, 2025:	27.1% to 39.5%

(Source: NPA Data Service, Inc, 2008)

Bachelor's degree or higher, 2006-2010:	19.7%
Veterans:	184
Mean Travel Time to Work (minutes), 2006-2010:	12.5
Housing Units, 2010:	1,111
Homeownership Rate, 2006-2010:	81.9%
Housing Units in Multi-unit buildings, 2006-2010:	4.8%
Median value of owner-occupied, 2006-2010:	\$ 77,300
Households, 2006-2010:	773
Persons per household, 2006-2010:	2.12
Per Capita Money Income in 2010:	\$ 24,737
Median Household Income, 2006-2010:	\$ 38,125
Persons below poverty level, percent, 2006-2010:	14.1%
Building Permits (Business QuickFacts), 2010:	1



County Courthouse: **Scobey**



### Geography QuickFacts

Land area in square miles, 2010:	1,426.1
Persons per square mile, 2010:	1.2

Daniels

# Daniels County

## Summary Housing Information

### Montana Department of Commerce:

MBOH Loans:	9
Housing Choice Vouchers:	See Appendix
Moderate Rehabilitation Units:	See Appendix
Low Income Housing Tax Credit Units:	11
Project-Based Section 8 Units:	8

USDA Rural Development Units:	25
-------------------------------	----

## General Information

Population:	924
Median Age:	49.6
Median Household Income:	\$ 30,321
Per Capita Income:	\$ 21,118
Median House Value:	\$ 70,476
Median Gross Rent:	\$ 326
% of Renters:	22%

# Scobey



## Grandview Apartments

## Project Information

Type of Housing: **Family**  
Number of Units: **8**  
Address: **202 B Street**

**Project-Based  
Section 8**



# Dawson County

## County QuickFacts, U.S. Census Bureau

### People QuickFacts

Population, 2010:	8,966
Population, % change, 2000 to 2010:	-1%
Persons under 5 years, percent, 2010:	6.1%
Persons under 18 years, percent, 2010:	20.8%
Persons 65 years and over, percent, 2010:	17.9%
Persons 65 years and over, percent, 2025:	27.1% to 39.5%

(Source: NPA Data Service, Inc, 2008)

Bachelor's degree or higher, 2006-2010:	18.4%
Veterans:	1,005
Mean Travel Time to Work (minutes), 2006-2010:	16.6
Housing Units, 2010:	4,233
Homeownership Rate, 2006-2010:	74%
Housing Units in Multi-unit buildings, 2006-2010:	10.6%
Median value of owner-occupied, 2006-2010:	\$ 100,300
Households, 2006-2010:	3,715
Persons per household, 2006-2010:	2.17
Per Capita Money Income in 2010:	\$ 24,602
Median Household Income, 2006-2010:	\$ 50,752
Persons below poverty level, percent, 2006-2010:	9.3%
Building Permits (Business QuickFacts), 2010:	1



County Courthouse: **Glendive**



**Dawson**

### Geography QuickFacts

Land area in square miles, 2010:	2,371.8
Persons per square mile, 2010:	3.8

# Dawson County

## Summary Housing Information

### Montana Department of Commerce:

MBOH Loans:	440
Housing Choice Vouchers:	See Appendix
Moderate Rehabilitation Units:	See Appendix
Low Income Housing Tax Credit Units:	18
HOME Program Units:	28

### Dawson County Housing Authority:

PHA Units:	81
PHA Vouchers:	92

USDA Rural Development Units:	40
-------------------------------	----

## General Information

Population:	4,628
Median Age:	41.5
Median Household Income:	\$ 42,059
Per Capita Income:	\$ 20,704
Median House Value:	\$ 109,521
Median Gross Rent:	\$ 439
% of Renters:	34%

# Glendive



## Makoshika Estates

Home Investment Partnerships  
HOME Program

Low Income Housing  
Tax Credits

## Project Information

Type of Housing: [Elderly / Disabled](#)  
Number of Units: 18  
Address: [660 Grant](#)  
Year built: [2007 & 2008](#)  
Jobs Created, first-year impact: 20.3  
Local Income Created, first-year impact: \$ 1,314,000  
Revenue Created for Local Govt, first-year: \$ 138,240  
Jobs Created, annually recurring: 5.8  
Local Income Created, annually recurring: \$ 414,000  
Revenue Created for Local Govt, recurring: \$ 71,100



# Deer Lodge County

## County QuickFacts, U.S. Census Bureau

### People QuickFacts

Population, 2010:	9,298
Population, % change, 2000 to 2010:	-1.3%
Persons under 5 years, percent, 2010:	4.5%
Persons under 18 years, percent, 2010:	18.9%
Persons 65 years and over, percent, 2010:	19.2%
Persons 65 years and over, percent, 2025:	27.1% to 39.5%

(Source: NPA Data Service, Inc, 2008)

Bachelor's degree or higher, 2006-2010:	18.8%
Veterans:	1,369
Mean Travel Time to Work (minutes), 2006-2010:	21.5
Housing Units, 2010:	5,122
Homeownership Rate, 2006-2010:	72.7%
Housing Units in Multi-unit buildings, 2006-2010:	11.2%
Median value of owner-occupied, 2006-2010:	\$ 102,600
Households, 2006-2010:	4,136
Persons per household, 2006-2010:	1.92
Per Capita Money Income in 2010:	\$ 21,921
Median Household Income, 2006-2010:	\$ 35,310
Persons below poverty level, percent, 2006-2010:	21.2%
Building Permits (Business QuickFacts), 2010:	17



County Courthouse: **Anaconda**



### Geography QuickFacts

Land area in square miles, 2010:	736.5
Persons per square mile, 2010:	12.6

# Deer Lodge County

## Summary Housing Information

### Montana Department of Commerce:

MBOH Loans:	310
MBOH Reverse Annuity Mortgages (RAM):	2
Housing Choice Vouchers:	See Appendix
Moderate Rehabilitation Units:	See Appendix
Low Income Housing Tax Credit Units:	10
Project-Based Section 8 Units:	22

### Anaconda Housing Authority:

PHA Units:	170
PHA Vouchers:	1

## General Information

Population:	7,626 (2007)
Median Age:	42
Median Household Income:	\$ 32,473
Per Capita Income:	\$ 20,281
Median House Value:	\$ 100,296
Median Gross Rent:	\$ 452
% of Renters:	26%

# Anaconda



## Georgetown Commons

## Project Information

Type of Housing: **Family**  
Number of Units: **10**  
Address: **Pennsylvania & Cedar Street**  
Year built: **2004**  
Jobs Created, first-year impact: **12.2**  
Local Income Created, first-year impact: **\$ 790,000**  
Revenue Created for Local Govt, first-year: **\$ 82,700**  
Jobs Created, annually recurring: **3**  
Local Income Created, annually recurring: **\$ 240,000**  
Revenue Created for Local Govt, recurring: **\$ 44,100**

**Low Income Housing  
Tax Credits**

# Anaconda

## General Information

Population:	7,626 (2007)
Median Age:	42
Median Household Income:	\$ 32,473
Per Capita Income:	\$ 20,281
Median House Value:	\$ 100,296
Median Gross Rent:	\$ 452
% of Renters:	26%

## Hearthstone

### Project Information

Type of Housing: [Elderly / Disabled](#)

Number of Units: [22](#)

Address: [400 Oak Street](#)



**Project-Based  
Section 8**

# Fallon County

## County QuickFacts, U.S. Census Bureau

### People QuickFacts

Population, 2010:	2,890
Population, % change, 2000 to 2010:	1.9%
Persons under 5 years, percent, 2010:	7.5%
Persons under 18 years, percent, 2010:	23.5%
Persons 65 years and over, percent, 2010:	17.4%
Persons 65 years and over, percent, 2025:	22.6% to 27%

(Source: NPA Data Service, Inc, 2008)

Bachelor's degree or higher, 2006-2010:	15.7%
Veterans:	203
Mean Travel Time to Work (minutes), 2006-2010:	11.3
Housing Units, 2010:	1,470
Homeownership Rate, 2006-2010:	76.2%
Housing Units in Multi-unit buildings, 2006-2010:	5.1%
Median value of owner-occupied, 2006-2010:	\$ 86,700
Households, 2006-2010:	1,193
Persons per household, 2006-2010:	2.36
Per Capita Money Income in 2010:	\$ 26,819
Median Household Income, 2006-2010:	\$ 52,529
Persons below poverty level, percent, 2006-2010:	8.5%
Building Permits (Business QuickFacts), 2010:	6



County Courthouse: **Baker**



### Geography QuickFacts

Land area in square miles, 2010:	1,620.77
Persons per square mile, 2010:	1.8

Fallon

# Fallon County

## Summary Housing Information

Montana Department of Commerce:

MBOH Loans:	54
Housing Choice Vouchers:	See Appendix
Moderate Rehabilitation Units:	See Appendix
Project-Based Section 8 Units:	15

## General Information

Population:	1,640
Median Age:	40.3
Median Household Income:	\$ 46,463
Per Capita Income:	\$ 27,375
Median House Value:	\$ 88,583
Median Gross Rent:	\$ 431
% of Renters:	25%

# Baker



## Prairie Manor

### Project Information

Type of Housing: [Elderly / Disabled](#)

Number of Units: [15](#)

Address: [200 Montana Avenue](#)

**Project-Based  
Section 8**



# Fergus County

County QuickFacts, U.S. Census Bureau

## People QuickFacts

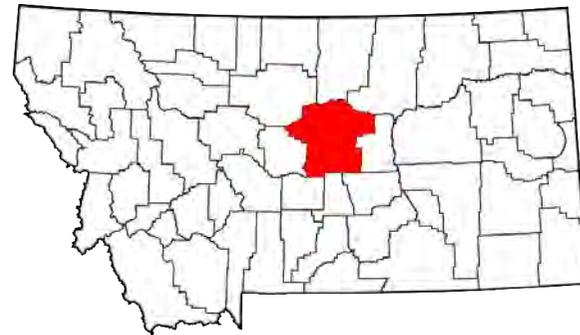
Population, 2010:	11,586
Population, % change, 2000 to 2010:	-2.6%
Persons under 5 years, percent, 2010:	5.4%
Persons under 18 years, percent, 2010:	20.2%
Persons 65 years and over, percent, 2010:	21.5%
Persons 65 years and over, percent, 2025:	27.1% to 39.5%

(Source: NPA Data Service, Inc, 2008)

Bachelor's degree or higher, 2006-2010:	23%
Veterans:	1,336
Mean Travel Time to Work (minutes), 2006-2010:	13.8
Housing Units, 2010:	5,836
Homeownership Rate, 2006-2010:	71.7%
Housing Units in Multi-unit buildings, 2006-2010:	13.7%
Median value of owner-occupied, 2006-2010:	\$ 104,100
Households, 2006-2010:	4,966
Persons per household, 2006-2010:	2.26
Per Capita Money Income in 2010:	\$ 22,295
Median Household Income, 2006-2010:	\$ 37,607
Persons below poverty level, percent, 2006-2010:	14.7%
Building Permits (Business QuickFacts), 2010:	1



County Courthouse: **Lewistown**



## Geography QuickFacts

Land area in square miles, 2010:	4,339.8
Persons per square mile, 2010:	2.7

# Fergus County

## Summary Housing Information

### Montana Department of Commerce:

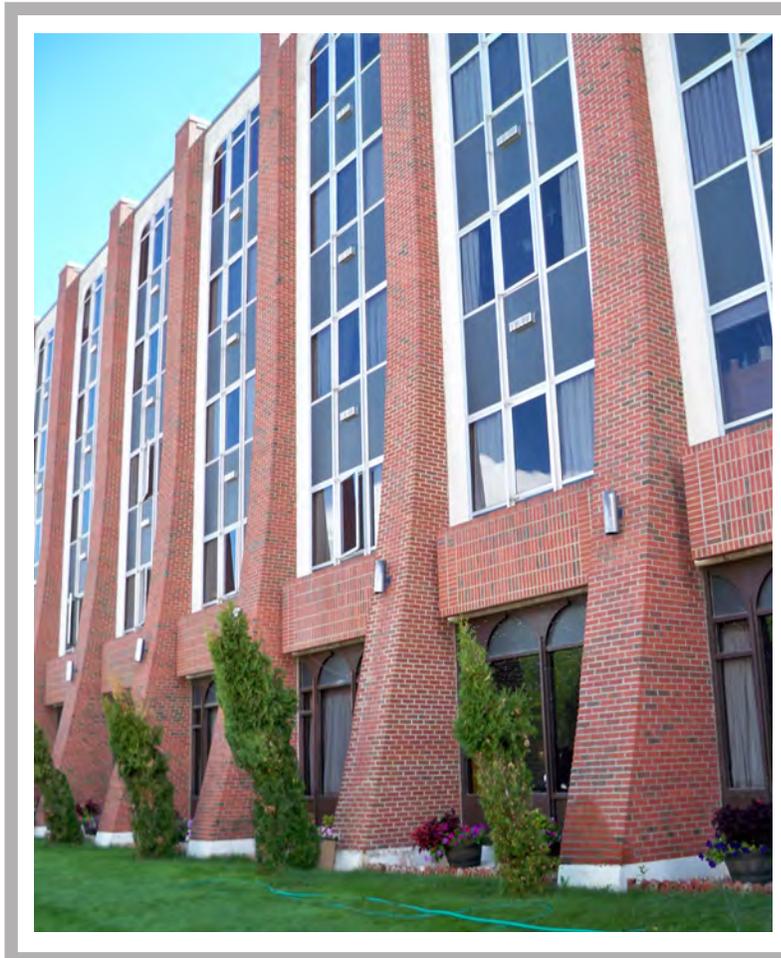
MBOH Loans:	326
MBOH Reverse Annuity Mortgages (RAM):	1
Housing Choice Vouchers:	See Appendix
Moderate Rehabilitation Units:	See Appendix
Low Income Housing Tax Credit Units:	24
Project-Based Section 8 Units:	58
HOME Program Units:	30

USDA Rural Development Units: 20

## General Information

Population:	5,933
Median Age:	42.9
Median Household Income:	\$ 31,164
Per Capita Income:	\$ 19,001
Median House Value:	\$ 102,561
Median Gross Rent:	\$ 411
% of Renters:	31%

# Lewistown



## Lewistown Eagles Manor

### Project Information

Type of Housing: [Elderly / Disabled](#)

Number of Units: 15

Address: [211 West Juneaux](#)

**Project-Based  
Section 8**

# Lewistown

## General Information

Population:	5,933
Median Age:	42.9
Median Household Income:	\$ 31,164
Per Capita Income:	\$ 19,001
Median House Value:	\$ 102,561
Median Gross Rent:	\$ 411
% of Renters:	31%

## The Meadows



## Project Information

Type of Housing: [Elderly / Disabled](#)

Number of Units: [35](#)

Address: [603 Brassey Street](#)

**Project-Based  
Section 8**

## General Information

Population:	5,933
Median Age:	42.9
Median Household Income:	\$ 31,164
Per Capita Income:	\$ 19,001
Median House Value:	\$ 102,561
Median Gross Rent:	\$ 411
% of Renters:	31%

# Lewistown



## Ouellette Place

Home Investment Partnerships  
HOME Program

Low Income Housing  
Tax Credits

USDA  
Rural Development

## Project Information

Type of Housing: **Family**  
Number of Units: **24**  
Address: **405 St. Joseph Drive**  
Year built: **2009**  
Jobs Created, first-year impact: **29.3**  
Local Income Created, first-year impact: **\$ 1,896,000**  
Revenue Created for Local Govt, first-year: **\$ 198,480**  
Jobs Created, annually recurring: **7.2**  
Local Income Created, annually recurring: **\$ 576,000**  
Revenue Created for Local Govt, recurring: **\$ 105,840**

# Lewistown

## General Information

Population:	5,933
Median Age:	42.9
Median Household Income:	\$ 31,164
Per Capita Income:	\$ 19,001
Median House Value:	\$ 102,561
Median Gross Rent:	\$ 411
% of Renters:	31%

## Snowy Mountain Homes

### Project Information

Type of Housing: [Elderly / Disabled](#)

Number of Units: [8](#)

Address: [134 Mt Pleasant Street](#)



**Project-Based  
Section 8**

# Flathead County

## County QuickFacts, U.S. Census Bureau

Flathead

### People QuickFacts

Population, 2010:	90,928
Population, % change, 2000 to 2010:	22.1%
Persons under 5 years, percent, 2010:	6.3%
Persons under 18 years, percent, 2010:	23.4%
Persons 65 years and over, percent, 2010:	14.4%
Persons 65 years and over, percent, 2025:	18% to 22.5%

(Source: NPA Data Service, Inc, 2008)

Bachelor's degree or higher, 2006-2010:	26.7%
Veterans:	9,307
Mean Travel Time to Work (minutes), 2006-2010:	18.2
Housing Units, 2010:	46,963
Homeownership Rate, 2006-2010:	71.5%
Housing Units in Multi-unit buildings, 2006-2010:	13.8%
Median value of owner-occupied, 2006-2010:	\$ 231,800
Households, 2006-2010:	36,348
Persons per household, 2006-2010:	2.43
Per Capita Money Income in 2010:	\$ 24,721
Median Household Income, 2006-2010:	\$ 44,998
Persons below poverty level, percent, 2006-2010:	11.7%
Building Permits (Business QuickFacts), 2010:	154



County Courthouse: **Kalispell**



### Geography QuickFacts

Land area in square miles, 2010:	5,087.6
Persons per square mile, 2010:	17.9

# Flathead County

## Summary Housing Information

### Montana Department of Commerce:

MBOH Loans:	3,477
MBOH Reverse Annuity Mortgages (RAM):	8
Housing Choice Vouchers:	See Appendix
Moderate Rehabilitation Units:	See Appendix
Low Income Housing Tax Credit Units:	857
Project-Based Section 8 Units:	374
HOME Program Units:	157

### Whitefish Housing Authority:

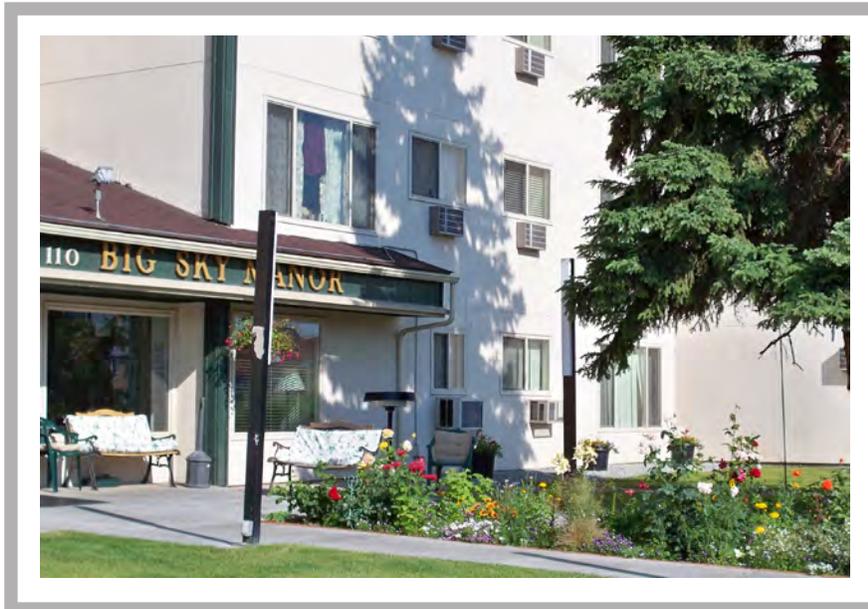
PHA Units:	50
PHA Vouchers:	16

USDA Rural Development Units: 486

## General Information

Population:	21,640
Median Age:	37.7
Median Household Income:	\$ 40,992
Per Capita Income:	\$ 20,760
Median House Value:	\$ 192,414
Median Gross Rent:	\$ 630
% of Renters:	44%

# Kalispell



## Big Sky Manor

### Project Information

Type of Housing: **Elderly / Disabled**  
Number of Units: **60**  
Address: **110 Second Avenue West**  
Year of rehabilitation: **1999**  
Jobs Created, first-year impact: **37.2**  
Local Income Created, first-year impact: **\$ 3,123,420**  
Revenue Created for Local Govt, first-year: **\$ 544,320**  
Residential Property Taxes, annually recurring: **\$ 20,520**

**Low Income Housing  
Tax Credits**

**Project-Based  
Section 8**

# Kalispell

## General Information

Population:	21,640
Median Age:	37.7
Median Household Income:	\$ 40,992
Per Capita Income:	\$ 20,760
Median House Value:	\$ 192,414
Median Gross Rent:	\$ 630
% of Renters:	44%

## Centre Court



Home Investment Partnerships  
HOME Program

Low Income Housing  
Tax Credits

## Project Information

Type of Housing: [Elderly / Disabled](#)

Number of Units: 40

Address: [2nd Ave West, between 1st & 2nd St](#)

Year built: 2001

Jobs Created, first-year impact: 48.8

Local Income Created, first-year impact: \$ 3,160,000

Revenue Created for Local Govt, first-year: \$ 330,800

Jobs Created, annually recurring: 12

Local Income Created, annually recurring: \$ 960,000

Revenue Created for Local Govt, recurring: \$ 176,400

## General Information

Population:	21,640
Median Age:	37.7
Median Household Income:	\$ 40,992
Per Capita Income:	\$ 20,760
Median House Value:	\$ 192,414
Median Gross Rent:	\$ 630
% of Renters:	44%

# Kalispell



## Cherry Orchard

### Project Information

Type of Housing: [Elderly / Disabled](#)  
Number of Units: [24](#)  
Address: [West Liberty](#)  
Year built: [1998](#)  
Jobs Created, first-year impact: [27.1](#)  
Local Income Created, first-year impact: [\\$ 1,752,000](#)  
Revenue Created for Local Govt, first-year: [\\$ 184,320](#)  
Jobs Created, annually recurring: [7.7](#)  
Local Income Created, annually recurring: [\\$ 552,000](#)  
Revenue Created for Local Govt, recurring: [\\$ 94,800](#)

**Low Income Housing  
Tax Credits**

**USDA  
Rural Development**

# Columbia Falls

## General Information

Population:	5,361
Median Age:	35.7
Median Household Income:	\$ 39,758
Per Capita Income:	\$ 18,059
Median House Value:	\$ 178,041
Median Gross Rent:	\$ 703
% of Renters:	34%

## Columbia Arms



## Project Information

Low Income Housing  
Tax Credits

USDA  
Rural Development

Type of Housing: **Elderly / Disabled**

Number of Units: **12**

Address: **810 5th Street West**

Year built: **1990**

Jobs Created, first-year impact: **13.6**

Local Income Created, first-year impact: **\$ 876,000**

Revenue Created for Local Govt, first-year: **\$ 92,160**

Jobs Created, annually recurring: **3.8**

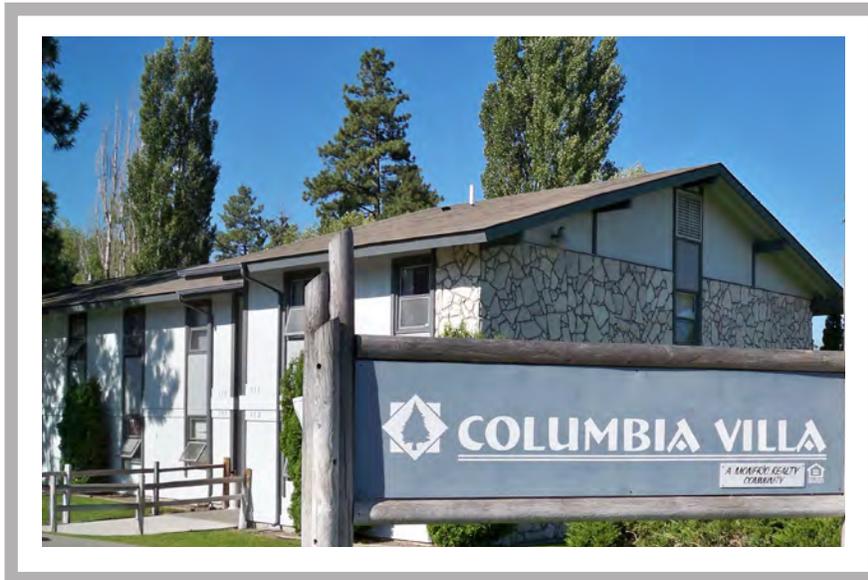
Local Income Created, annually recurring: **\$ 276,000**

Revenue Created for Local Govt, recurring: **\$ 47,400**

## General Information

Population:	5,361
Median Age:	35.7
Median Household Income:	\$ 39,758
Per Capita Income:	\$ 18,059
Median House Value:	\$ 178,041
Median Gross Rent:	\$ 703
% of Renters:	34%

# Columbia Falls



## Columbia Villa Apartments

### Project Information

Type of Housing: **Family**  
Number of Units: **36**  
Address: **700 7th Street**  
Year of rehabilitation: **1999**  
Jobs Created, first-year impact: **22.3**  
Local Income Created, first-year impact: **\$ 1,874,052**  
Revenue Created for Local Govt, first-year: **\$ 326,592**  
Residential Property Taxes, annually recurring: **\$ 12,312**

**Low Income Housing  
Tax Credits**

**Project-Based  
Section 8**

# Big Fork

## General Information

Population:	1,658 (2007)
Median Age:	50.5
Median Household Income:	\$ 69,042
Per Capita Income:	\$ 32,491
Median House Value:	\$ 314,745
Median Gross Rent:	\$ 662
% of Renters:	31%

## Crestview Apartments



**Low Income Housing  
Tax Credits**

**USDA  
Rural Development**

## Project Information

Type of Housing: **Elderly / Disabled**  
Number of Units: **24**  
Address: **103 Crestview Drive**  
Year of rehabilitation: **2006**  
Jobs Created, first-year impact: **14.9**  
Local Income Created, first-year impact: **\$ 1,249,368**  
Revenue Created for Local Govt, first-year: **\$ 217,728**  
Residential Property Taxes, annually recurring: **\$ 8,208**

## General Information

Population:	21,640
Median Age:	37.7
Median Household Income:	\$ 40,992
Per Capita Income:	\$ 20,760
Median House Value:	\$ 192,414
Median Gross Rent:	\$ 630
% of Renters:	44%

# Kalispell

## El Dorita Apartments



## Project Information

Type of Housing: [Family](#)  
Number of Units: [36](#)  
Address: [420 Liberty Street](#)

**Project-Based  
Section 8**

# Kalispell

## General Information

Population:	21,640
Median Age:	37.7
Median Household Income:	\$ 40,992
Per Capita Income:	\$ 20,760
Median House Value:	\$ 192,414
Median Gross Rent:	\$ 630
% of Renters:	44%

## The Elms

### Project Information

Type of Housing: [Elderly / Disabled](#)

Number of Units: 41

Address: [330 3rd Avenue West](#)



**Project-Based  
Section 8**

## General Information

Population:	21,640
Median Age:	37.7
Median Household Income:	\$ 40,992
Per Capita Income:	\$ 20,760
Median House Value:	\$ 192,414
Median Gross Rent:	\$ 630
% of Renters:	44%

# Kalispell



## Fernwell Apartments

### Project Information

Type of Housing: **Family**  
Number of Units: **36**  
Address: **20 4th Avenue East**  
Year built: **1994**  
Jobs Created, first-year impact: **43.9**  
Local Income Created, first-year impact: **\$ 2,844,000**  
Revenue Created for Local Govt, first-year: **\$ 297,720**  
Jobs Created, annually recurring: **10.8**  
Local Income Created, annually recurring: **\$ 864,000**  
Revenue Created for Local Govt, recurring: **\$ 158,760**

**Low Income Housing  
Tax Credits**

# Kalispell

## General Information

Population:	21,640
Median Age:	37.7
Median Household Income:	\$ 40,992
Per Capita Income:	\$ 20,760
Median House Value:	\$ 192,414
Median Gross Rent:	\$ 630
% of Renters:	44%

## Glacier Manor Apartments



**Low Income Housing  
Tax Credits**

**Project-Based  
Section 8**

## Project Information

Type of Housing: **Elderly / Disabled**

Number of Units: **61**

Address: **506 1st Avenue West**

Year of rehabilitation: **2008**

Jobs Created, first-year impact: **37.8**

Local Income Created, first-year impact: **\$ 3,175,477**

Revenue Created for Local Govt, first-year: **\$ 553,392**

Residential Property Taxes, annually recurring: **\$ 20,862**

## General Information

Population:	5873 (2007)
Median Age:	37.3
Median Household Income:	\$ 45,438
Per Capita Income:	\$ 26,030
Median House Value:	\$ 328,489
Median Gross Rent:	\$ 733
% of Renters:	45%

# Whitefish



## Hailey Apartments

### Project Information

Type of Housing: **Family**  
Number of Units: **10**  
Address: **3602 Winter Lane**  
Year built: **2002**  
Jobs Created, first-year impact: **12.2**  
Local Income Created, first-year impact: **\$ 790,000**  
Revenue Created for Local Govt, first-year: **\$ 82,700**  
Jobs Created, annually recurring: **3**  
Local Income Created, annually recurring: **\$ 240,000**  
Revenue Created for Local Govt, recurring: **\$ 44,100**

**Low Income Housing  
Tax Credits**

# Kalispell

## General Information

Population:	21,640
Median Age:	37.7
Median Household Income:	\$ 40,992
Per Capita Income:	\$ 20,760
Median House Value:	\$ 192,414
Median Gross Rent:	\$ 630
% of Renters:	44%

## Kalispell Senior Apartments



## Project Information

**Low Income Housing  
Tax Credits**

**USDA  
Rural Development**

Type of Housing: **Elderly / Disabled**

Number of Units: **39**

Address: **320 Two Mile Drive**

Year built: **1990**

Jobs Created, first-year impact: **44.1**

Local Income Created, first-year impact: **\$ 2,847,000**

Revenue Created for Local Govt, first-year: **\$ 299,520**

Jobs Created, annually recurring: **12.5**

Local Income Created, annually recurring: **\$ 897,000**

Revenue Created for Local Govt, recurring: **\$ 154,050**

## General Information

Population:	1,658 (2007)
Median Age:	50.5
Median Household Income:	\$ 69,042
Per Capita Income:	\$ 32,491
Median House Value:	\$ 314,745
Median Gross Rent:	\$ 662
% of Renters:	31%

# Big Fork



## Little Jon Apartments

### Project Information

Type of Housing: **Family**  
Number of Units: **32**  
Address: **1150 to 1156 Grand Avenue**  
Year built: **1994**  
Jobs Created, first-year impact: **39.1**  
Local Income Created, first-year impact: **\$ 2,528,000**  
Revenue Created for Local Govt, first-year: **\$ 264,640**  
Jobs Created, annually recurring: **9.6**  
Local Income Created, annually recurring: **\$ 768,000**  
Revenue Created for Local Govt, recurring: **\$ 141,120**

**Low Income Housing  
Tax Credits**

**USDA  
Rural Development**

# Kalispell

## General Information

Population:	21,640
Median Age:	37.7
Median Household Income:	\$ 40,992
Per Capita Income:	\$ 20,760
Median House Value:	\$ 192,414
Median Gross Rent:	\$ 630
% of Renters:	44%

## Meridian Pointe Apartments I & II



## Project Information

**Low Income Housing  
Tax Credits**

Type of Housing: **Family**

Number of Units: **64**

Address: **1055 North Meridian**

Year built: **1992 & 1993**

Jobs Created, first-year impact: **78.1**

Local Income Created, first-year impact: **\$ 5,056,000**

Revenue Created for Local Govt, first-year: **\$ 529,280**

Jobs Created, annually recurring: **19.2**

Local Income Created, annually recurring: **\$ 1,536,000**

Revenue Created for Local Govt, recurring: **\$ 282,240**

## General Information

Population:	5,873 (2007)
Median Age:	37.3
Median Household Income:	\$ 45,438
Per Capita Income:	\$ 26,030
Median House Value:	\$ 328,489
Median Gross Rent:	\$ 733
% of Renters:	45%

# Whitefish



## Mountain Apartments

## Project Information

Type of Housing:	Family
Number of Units:	30
Address:	430 Colorado
Year built:	2000 & 2001
Jobs Created, first-year impact:	36.6
Local Income Created, first-year impact:	\$ 2,370,000
Revenue Created for Local Govt, first-year:	\$ 248,100
Jobs Created, annually recurring:	9
Local Income Created, annually recurring:	\$ 720,000
Revenue Created for Local Govt, recurring:	\$ 132,300

Low Income Housing  
Tax Credits

# Whitefish

## General Information

Population:	5,873 (2007)
Median Age:	37.3
Median Household Income:	\$ 45,438
Per Capita Income:	\$ 26,030
Median House Value:	\$ 328,489
Median Gross Rent:	\$ 733
% of Renters:	45%

## Mountain Senior Apartments



## Project Information

**Low Income Housing  
Tax Credits**

Type of Housing: **Elderly / Disabled**

Number of Units: **30**

Address: **River Ranch Drive**

Year built: **2002**

Jobs Created, first-year impact: **33.9**

Local Income Created, first-year impact: **\$ 2,190,000**

Revenue Created for Local Govt, first-year: **\$ 230,400**

Jobs Created, annually recurring: **9.6**

Local Income Created, annually recurring: **\$ 690,000**

Revenue Created for Local Govt, recurring: **\$ 118,500**

## General Information

Population:	21,640
Median Age:	37.7
Median Household Income:	\$ 40,992
Per Capita Income:	\$ 20,760
Median House Value:	\$ 192,414
Median Gross Rent:	\$ 630
% of Renters:	44%

# Kalispell



## Spring Creek Apartments

## Project Information

Type of Housing: **Family**  
Number of Units: **67**  
Address: **10 Apple Way Drive**  
Year built: **2008 & 2009**  
Jobs Created, first-year impact: **81.7**  
Local Income Created, first-year impact: **\$ 5,293,000**  
Revenue Created for Local Govt, first-year: **\$ 554,090**  
Jobs Created, annually recurring: **20.1**  
Local Income Created, annually recurring: **\$ 1,608,000**  
Revenue Created for Local Govt, recurring: **\$ 295,470**

**Low Income Housing  
Tax Credits**

# Whitefish

## General Information

Population:	5,873 (2007)
Median Age:	37.3
Median Household Income:	\$ 45,438
Per Capita Income:	\$ 26,030
Median House Value:	\$ 328,489
Median Gross Rent:	\$ 733
% of Renters:	45%

## Stone Creek Apartments



## Project Information

Low Income Housing  
Tax Credits

USDA  
Rural Development

Type of Housing: **Elderly / Disabled**

Number of Units: **40**

Address: **819 to 885 Ashtar**

Year built: **1991**

Jobs Created, first-year impact: **45.2**

Local Income Created, first-year impact: **\$ 2,920,000**

Revenue Created for Local Govt, first-year: **\$ 307,200**

Jobs Created, annually recurring: **12.8**

Local Income Created, annually recurring: **\$ 920,000**

Revenue Created for Local Govt, recurring: **\$ 158,000**

## General Information

Population:	21,640
Median Age:	37.7
Median Household Income:	\$ 40,992
Per Capita Income:	\$ 20,760
Median House Value:	\$ 192,414
Median Gross Rent:	\$ 630
% of Renters:	44%

# Kalispell



## Sunridge Pointe Valley View

### Project Information

Type of Housing: **Family**  
Number of Units: **52**  
Address: **400 Liberty Street**  
Year of rehabilitation: **1999**  
Jobs Created, first-year impact: **32.2**  
Local Income Created, first-year impact: **\$ 2,706,964**  
Revenue Created for Local Govt, first-year: **\$ 471,744**  
Residential Property Taxes, annually recurring: **\$ 17,784**

**Low Income Housing  
Tax Credits**

**Project-Based  
Section 8**

# Columbia Falls

## General Information

Population:	5,361
Median Age:	35.7
Median Household Income:	\$ 39,758
Per Capita Income:	\$ 18,059
Median House Value:	\$ 178,041
Median Gross Rent:	\$ 703
% of Renters:	34%

## Teakettle Vista Apartments



## Project Information

**Low Income Housing  
Tax Credits**

**USDA  
Rural Development**

Type of Housing: **Elderly / Disabled**

Number of Units: **20**

Address: **12 Avenue West & 12 Street West**

Year built: **1999**

Jobs Created, first-year impact: **22.6**

Local Income Created, first-year impact: **\$ 1,460,000**

Revenue Created for Local Govt, first-year: **\$ 153,600**

Jobs Created, annually recurring: **6.4**

Local Income Created, annually recurring: **\$ 460,000**

Revenue Created for Local Govt, recurring: **\$ 79,000**

## General Information

Population:	5,361
Median Age:	35.7
Median Household Income:	\$ 39,758
Per Capita Income:	\$ 18,059
Median House Value:	\$ 178,041
Median Gross Rent:	\$ 703
% of Renters:	34%

# Columbia Falls



## Teakettle Vista Apartments II

### Project Information

Type of Housing: [Elderly / Disabled](#)  
Number of Units: [24](#)  
Address: [12 Avenue West & 12 Street West](#)  
Year built: [2002](#)  
Jobs Created, first-year impact: [27.1](#)  
Local Income Created, first-year impact: [\\$ 1,752,000](#)  
Revenue Created for Local Govt, first-year: [\\$ 184,320](#)  
Jobs Created, annually recurring: [7.7](#)  
Local Income Created, annually recurring: [\\$ 552,000](#)  
Revenue Created for Local Govt, recurring: [\\$ 94,800](#)

Home Investment Partnerships  
HOME Program

Low Income Housing  
Tax Credits

USDA  
Rural Development

# Kalispell

## General Information

Population:	21,640
Median Age:	37.7
Median Household Income:	\$ 40,992
Per Capita Income:	\$ 20,760
Median House Value:	\$ 192,414
Median Gross Rent:	\$ 630
% of Renters:	44%

## Timber Hills



## Project Information

Type of Housing: Family  
Number of Units: 20  
Address: 95 to 105 Windward Way

**Project-Based  
Section 8**

## General Information

Population:	21,640
Median Age:	37.7
Median Household Income:	\$ 40,992
Per Capita Income:	\$ 20,760
Median House Value:	\$ 192,414
Median Gross Rent:	\$ 630
% of Renters:	44%

# Kalispell



## Treasure State Plaza Apartments

### Project Information

Type of Housing: **Elderly / Disabled**  
Number of Units: **38**  
Address: **600 Liberty Street**  
Year of rehabilitation: **2008**  
Jobs Created, first-year impact: **23.6**  
Local Income Created, first-year impact: **\$ 1,978,166**  
Revenue Created for Local Govt, first-year: **\$ 344,736**  
Residential Property Taxes, annually recurring: **\$ 12,996**

**Low Income Housing  
Tax Credits**

**Project-Based  
Section 8**

# Kalispell

## General Information

Population:	21,640
Median Age:	37.7
Median Household Income:	\$ 40,992
Per Capita Income:	\$ 20,760
Median House Value:	\$ 192,414
Median Gross Rent:	\$ 630
% of Renters:	44%

## Westgate Senior Apartments



Home Investment Partnerships  
HOME Program

Low Income Housing  
Tax Credits

USDA  
Rural Development

## Project Information

Type of Housing: **Elderly / Disabled**

Number of Units: **24**

Address: **Corporate Drive**

Year built: **1999**

Jobs Created, first-year impact: **27.1**

Local Income Created, first-year impact: **\$ 1,752,000**

Revenue Created for Local Govt, first-year: **\$ 184,320**

Jobs Created, annually recurring: **7.7**

Local Income Created, annually recurring: **\$ 552,000**

Revenue Created for Local Govt, recurring: **\$ 94,800**

## General Information

Population:	21,640
Median Age:	37.7
Median Household Income:	\$ 40,992
Per Capita Income:	\$ 20,760
Median House Value:	\$ 192,414
Median Gross Rent:	\$ 630
% of Renters:	44%

# Kalispell

## Westwind Village



## Project Information

Type of Housing: **Family**  
Number of Units: **34**  
Address: **486 Two Mile Drive**  
Year built: **1994**  
Jobs Created, first-year impact: **41.5**  
Local Income Created, first-year impact: **\$ 2,686,000**  
Revenue Created for Local Govt, first-year: **\$ 281,180**  
Jobs Created, annually recurring: **10.2**  
Local Income Created, annually recurring: **\$ 816,000**  
Revenue Created for Local Govt, recurring: **\$ 149,940**

**Low Income Housing  
Tax Credits**

**USDA  
Rural Development**

# Whitefish

## General Information

Population:	5,873 (2007)
Median Age:	37.3
Median Household Income:	\$ 45,438
Per Capita Income:	\$ 26,030
Median House Value:	\$ 328,489
Median Gross Rent:	\$ 733
% of Renters:	45%

## Whitefish Manor



## Project Information

Type of Housing: [Elderly / Disabled](#)  
Number of Units: 30  
Address: [1345 East 7th Street](#)

**Project-Based  
Section 8**

# Gallatin County

## County QuickFacts, U.S. Census Bureau

### People QuickFacts

Population, 2010:	89,513
Population, % change, 2000 to 2010:	32%
Persons under 5 years, percent, 2010:	6.4%
Persons under 18 years, percent, 2010:	20.9%
Persons 65 years and over, percent, 2010:	9.5%
Persons 65 years and over, percent, 2025:	13.5% to 17.9%

(Source: NPA Data Service, Inc, 2008)

Bachelor's degree or higher, 2006-2010:	45%
Veterans:	6,293
Mean Travel Time to Work (minutes), 2006-2010:	18.3
Housing Units, 2010:	42,289
Homeownership Rate, 2006-2010:	62.3%
Housing Units in Multi-unit buildings, 2006-2010:	25.3%
Median value of owner-occupied, 2006-2010:	\$ 277,300
Households, 2006-2010:	35,753
Persons per household, 2006-2010:	2.34
Per Capita Money Income in 2010:	\$ 27,423
Median Household Income, 2006-2010:	\$ 50,136
Persons below poverty level, percent, 2006-2010:	13.5%
Building Permits (Business QuickFacts), 2010:	398



County Courthouse: **Bozeman**



### Geography QuickFacts

Land area in square miles, 2010:	2,602.6
Persons per square mile, 2010:	34.4

Gallatin

# Gallatin County

## Summary Housing Information

### Montana Department of Commerce:

MBOH Loans:	1,614
MBOH Reverse Annuity Mortgages (RAM):	6
Housing Choice Vouchers:	See Appendix
Moderate Rehabilitation Units:	See Appendix
Low Income Housing Tax Credit Units:	617
Project-Based Section 8 Units:	210
HOME Program Units:	57

USDA Rural Development Units: 78

## General Information

Population:	39,282
Median Age:	25.4
Median Household Income:	\$ 38,507
Per Capita Income:	\$ 23,028
Median House Value:	\$ 265,719
Median Gross Rent:	\$ 787
% of Renters:	57%

# Bozeman



## Aspen Meadows

### Project Information

Type of Housing: **Family**  
Number of Units: **48**  
Address: **1062 Oak Street**  
Year built: **1998**  
Jobs Created, first-year impact: **58.6**  
Local Income Created, first-year impact: **\$ 3,792,000**  
Revenue Created for Local Govt, first-year: **\$ 396,960**  
Jobs Created, annually recurring: **14.4**  
Local Income Created, annually recurring: **\$ 1,152,000**  
Revenue Created for Local Govt, recurring: **\$ 211,680**

**Low Income Housing  
Tax Credits**

# Bozeman

## General Information

Population:	39,282
Median Age:	25.4
Median Household Income:	\$ 38,507
Per Capita Income:	\$ 23,028
Median House Value:	\$ 265,719
Median Gross Rent:	\$ 787
% of Renters:	57%

## Baxter Apartments



**Low Income Housing  
Tax Credits**

## Project Information

Type of Housing: **Family**  
Number of Units: **48**  
Address: **2635 Tradewind Lane**  
Year built: **2005**  
Jobs Created, first-year impact: **58.6**  
Local Income Created, first-year impact: **\$ 3,792,000**  
Revenue Created for Local Govt, first-year: **\$ 396,960**  
Jobs Created, annually recurring: **14.4**  
Local Income Created, annually recurring: **\$ 1,152,000**  
Revenue Created for Local Govt, recurring: **\$ 211,680**

## General Information

Population:	39,282
Median Age:	25.4
Median Household Income:	\$ 38,507
Per Capita Income:	\$ 23,028
Median House Value:	\$ 265,719
Median Gross Rent:	\$ 787
% of Renters:	57%

# Bozeman



## Bridger Apartments

### Project Information

Type of Housing: [Family](#)  
Number of Units: [44](#)  
Address: [2517 West Collage Avenue](#)  
Year built: [2002](#)  
Jobs Created, first-year impact: [53.7](#)  
Local Income Created, first-year impact: [\\$ 3,476,000](#)  
Revenue Created for Local Govt, first-year: [\\$ 363,880](#)  
Jobs Created, annually recurring: [13.2](#)  
Local Income Created, annually recurring: [\\$ 1,056,000](#)  
Revenue Created for Local Govt, recurring: [\\$ 194,040](#)

**Low Income Housing  
Tax Credits**

# Bozeman

## General Information

Population:	39,282
Median Age:	25.4
Median Household Income:	\$ 38,507
Per Capita Income:	\$ 23,028
Median House Value:	\$ 265,719
Median Gross Rent:	\$ 787
% of Renters:	57%

## Bridger II Apartments



## Project Information

**Low Income Housing  
Tax Credits**

Type of Housing: **Family**

Number of Units: **46**

Address: **2500 West College Avenue**

Year built: **2004**

Jobs Created, first-year impact: **56.1**

Local Income Created, first-year impact: **\$ 3,634,000**

Revenue Created for Local Govt, first-year: **\$ 380,420**

Jobs Created, annually recurring: **13.8**

Local Income Created, annually recurring: **\$ 1,104,000**

Revenue Created for Local Govt, recurring: **\$ 202,860**

## General Information

Population:	39,282
Median Age:	25.4
Median Household Income:	\$ 38,507
Per Capita Income:	\$ 23,028
Median House Value:	\$ 265,719
Median Gross Rent:	\$ 787
% of Renters:	57%

# Bozeman



## Bridger Peak

## Project Information

Type of Housing: [Elderly / Disabled](#)  
Number of Units: [61](#)  
Address: [1483 North 15th Avenue](#)  
Year built: [2003](#)  
Jobs Created, first-year impact: [68.9](#)  
Local Income Created, first-year impact: [\\$ 4,453,000](#)  
Revenue Created for Local Govt, first-year: [\\$ 468,480](#)  
Jobs Created, annually recurring: [19.5](#)  
Local Income Created, annually recurring: [\\$ 1,403,000](#)  
Revenue Created for Local Govt, recurring: [\\$ 240,950](#)

**Low Income Housing  
Tax Credits**

# Bozeman

## General Information

Population:	39,282
Median Age:	25.4
Median Household Income:	\$ 38,507
Per Capita Income:	\$ 23,028
Median House Value:	\$ 265,719
Median Gross Rent:	\$ 787
% of Renters:	57%

## Castle Bar Apartments



## Project Information

**Low Income Housing  
Tax Credits**

Type of Housing: **Family**

Number of Units: **36**

Address: **1201 North 25th Street**

Year built: **1998**

Jobs Created, first-year impact: **43.9**

Local Income Created, first-year impact: **\$ 2,844,000**

Revenue Created for Local Govt, first-year: **\$ 297,720**

Jobs Created, annually recurring: **10.8**

Local Income Created, annually recurring: **\$ 864,000**

Revenue Created for Local Govt, recurring: **\$ 158,760**

## General Information

Population:	39,282
Median Age:	25.4
Median Household Income:	\$ 38,507
Per Capita Income:	\$ 23,028
Median House Value:	\$ 265,719
Median Gross Rent:	\$ 787
% of Renters:	57%

# Bozeman



## Castle Bar II Apartments

### Project Information

Type of Housing: **Family**  
Number of Units: **36**  
Address: **1201 North 25th Street**  
Year built: **2001**  
Jobs Created, first-year impact: **43.9**  
Local Income Created, first-year impact: **\$ 2,844,000**  
Revenue Created for Local Govt, first-year: **\$ 297,720**  
Jobs Created, annually recurring: **10.8**  
Local Income Created, annually recurring: **\$ 864,000**  
Revenue Created for Local Govt, recurring: **\$ 158,760**

**Low Income Housing  
Tax Credits**

# Bozeman

## General Information

Population:	39,282
Median Age:	25.4
Median Household Income:	\$ 38,507
Per Capita Income:	\$ 23,028
Median House Value:	\$ 265,719
Median Gross Rent:	\$ 787
% of Renters:	57%

## Comstock Apartments



## Project Information

**Low Income Housing  
Tax Credits**

Type of Housing: **Family**

Number of Units: **24**

Address: **777 Haggerty Lane**

Year built: **1994**

Jobs Created, first-year impact: **29.3**

Local Income Created, first-year impact: **\$ 1,896,000**

Revenue Created for Local Govt, first-year: **\$ 198,480**

Jobs Created, annually recurring: **7.2**

Local Income Created, annually recurring: **\$ 576,000**

Revenue Created for Local Govt, recurring: **\$ 105,840**

## General Information

Population:	39,282
Median Age:	25.4
Median Household Income:	\$ 38,507
Per Capita Income:	\$ 23,028
Median House Value:	\$ 265,719
Median Gross Rent:	\$ 787
% of Renters:	57%

# Bozeman



## Comstock II Apartments

### Project Information

Type of Housing:	Family
Number of Units:	34
Address:	777 Haggerty Lane
Year built:	1998
Jobs Created, first-year impact:	41.5
Local Income Created, first-year impact:	\$ 2,686,000
Revenue Created for Local Govt, first-year:	\$ 281,180
Jobs Created, annually recurring:	10.2
Local Income Created, annually recurring:	\$ 816,000
Revenue Created for Local Govt, recurring:	\$ 149,940

**Low Income Housing  
Tax Credits**

# Bozeman

## General Information

Population:	39,282
Median Age:	25.4
Median Household Income:	\$ 38,507
Per Capita Income:	\$ 23,028
Median House Value:	\$ 265,719
Median Gross Rent:	\$ 787
% of Renters:	57%

## Comstock III Apartments



## Project Information

**Low Income Housing  
Tax Credits**

Type of Housing: **Family**

Number of Units: **28**

Address: **777 Haggerty Lane**

Year built: **2000**

Jobs Created, first-year impact: **34.2**

Local Income Created, first-year impact: **\$ 2,212,000**

Revenue Created for Local Govt, first-year: **\$ 231,560**

Jobs Created, annually recurring: **8.4**

Local Income Created, annually recurring: **\$ 672,000**

Revenue Created for Local Govt, recurring: **\$ 123,480**

## General Information

Population:	39,282
Median Age:	25.4
Median Household Income:	\$ 38,507
Per Capita Income:	\$ 23,028
Median House Value:	\$ 265,719
Median Gross Rent:	\$ 787
% of Renters:	57%

# Bozeman



## Darlinton Manor Apartments

### Project Information

Type of Housing: **Elderly / Disabled**  
Number of Units: **100**  
Address: **606 North 5th Street**  
Year of rehabilitation: **1999**  
Jobs Created, first-year impact: **62**  
Local Income Created, first-year impact: **\$ 5,205,700**  
Revenue Created for Local Govt, first-year: **\$ 907,200**  
Residential Property Taxes, annually recurring: **\$ 34,200**

**Low Income Housing  
Tax Credits**

**Project-Based  
Section 8**

# Belgrade

## General Information

Population:	8,192
Median Age:	29.1
Median Household Income:	\$ 40,901
Per Capita Income:	\$ 18,634
Median House Value:	\$ 188,495
Median Gross Rent:	\$ 754
% of Renters:	37%

## Farmhouse Apartments



## Project Information

**Low Income Housing  
Tax Credits**

Type of Housing: **Family**

Number of Units: **32**

Address: **101 Jackrabbit Road**

Year built: **1994**

Jobs Created, first-year impact: **39.1**

Local Income Created, first-year impact: **\$ 528,000**

Revenue Created for Local Govt, first-year: **\$ 264,640**

Jobs Created, annually recurring: **8.4**

Local Income Created, annually recurring: **\$ 672,000**

Revenue Created for Local Govt, recurring: **\$ 123,480**

## General Information

Population:	8,192
Median Age:	29.1
Median Household Income:	\$ 40,901
Per Capita Income:	\$ 18,634
Median House Value:	\$ 188,495
Median Gross Rent:	\$ 754
% of Renters:	37%

# Belgrade



## Farmhouse II Apartments

## Project Information

Type of Housing: **Family**  
Number of Units: **16**  
Address: **101 Jackrabbit Road**  
Year built: **1996**  
Jobs Created, first-year impact: **19.5**  
Local Income Created, first-year impact: **\$ 1,264,000**  
Revenue Created for Local Govt, first-year: **\$ 132,320**  
Jobs Created, annually recurring: **4.8**  
Local Income Created, annually recurring: **\$ 384,000**  
Revenue Created for Local Govt, recurring: **\$ 70,560**

**Low Income Housing  
Tax Credits**

# Belgrade

## General Information

Population:	8,192
Median Age:	29.1
Median Household Income:	\$ 40,901
Per Capita Income:	\$ 18,634
Median House Value:	\$ 188,495
Median Gross Rent:	\$ 754
% of Renters:	37%

## Farmhouse III Apartments



## Project Information

**Low Income Housing  
Tax Credits**

Type of Housing: **Family**

Number of Units: **12**

Address: **101 Jackrabbit Road**

Year built: **2000**

Jobs Created, first-year impact: **14.6**

Local Income Created, first-year impact: **\$ 948,000**

Revenue Created for Local Govt, first-year: **\$ 99,240**

Jobs Created, annually recurring: **3.6**

Local Income Created, annually recurring: **\$ 288,000**

Revenue Created for Local Govt, recurring: **\$ 52,920**

## General Information

Population:	39,282
Median Age:	25.4
Median Household Income:	\$ 38,507
Per Capita Income:	\$ 23,028
Median House Value:	\$ 265,719
Median Gross Rent:	\$ 787
% of Renters:	57%

# Bozeman

## Greenwood Plaza



## Project Information

Type of Housing: [Family](#)  
Number of Units: [50](#)  
Address: [802 North Grand Avenue](#)

**Project-Based  
Section 8**

# Bozeman

## General Information

Population:	39,282
Median Age:	25.4
Median Household Income:	\$ 38,507
Per Capita Income:	\$ 23,028
Median House Value:	\$ 265,719
Median Gross Rent:	\$ 787
% of Renters:	57%

## Legion Villa



## Project Information

Type of Housing: [Elderly / Disabled](#)  
Number of Units: [60](#)  
Address: [1215 West Durston Road](#)

**Project-Based  
Section 8**

## General Information

Population:	8,192
Median Age:	29.1
Median Household Income:	\$ 40,901
Per Capita Income:	\$ 18,634
Median House Value:	\$ 188,495
Median Gross Rent:	\$ 754
% of Renters:	37%

# Belgrade



## Timberline Apartments

### Project Information

Type of Housing: **Family**  
Number of Units: **24**  
Address: **1006 Cardinal Drive**  
Year built: **1997**  
Jobs Created, first-year impact: **29.3**  
Local Income Created, first-year impact: **\$ 1,896,000**  
Revenue Created for Local Govt, first-year: **\$ 198,480**  
Jobs Created, annually recurring: **7.2**  
Local Income Created, annually recurring: **\$ 576,000**  
Revenue Created for Local Govt, recurring: **\$ 105,840**

**Low Income Housing  
Tax Credits**

**USDA  
Rural Development**



# Garfield County

## County QuickFacts, U.S. Census Bureau

### People QuickFacts

Population, 2010:	1,206
Population, % change, 2000 to 2010:	-5.7%
Persons under 5 years, percent, 2010:	6.6%
Persons under 18 years, percent, 2010:	23.1%
Persons 65 years and over, percent, 2010:	20.6%
Persons 65 years and over, percent, 2025:	27.1% to 39.5%

(Source: NPA Data Service, Inc, 2008)

Bachelor's degree or higher, 2006-2010:	14.1%
Veterans:	145
Mean Travel Time to Work (minutes), 2006-2010:	11.4
Housing Units, 2010:	844
Homeownership Rate, 2006-2010:	79.4%
Housing Units in Multi-unit buildings, 2006-2010:	2.8%
Median value of owner-occupied, 2006-2010:	\$ 68,800
Households, 2006-2010:	506
Persons per household, 2006-2010:	2.42
Per Capita Money Income in 2010:	\$ 22,424
Median Household Income, 2006-2010:	\$ 42,955
Persons below poverty level, percent, 2006-2010:	10.7%
Building Permits (Business QuickFacts), 2010:	2



County Courthouse: **Jordan**



### Geography QuickFacts

Land area in square miles, 2010:	4,675.3
Persons per square mile, 2010:	0.3

Garfield

# Garfield County

## Summary Housing Information

Montana Department of Commerce:

MBOH Loans:	8
Housing Choice Vouchers:	See Appendix
Moderate Rehabilitation Units:	See Appendix

Garfield

# Glacier County

## County QuickFacts, U.S. Census Bureau

### People QuickFacts

Population, 2010:	13,399
Population, % change, 2000 to 2010:	1.1%
Persons under 5 years, percent, 2010:	9.2%
Persons under 18 years, percent, 2010:	31.6%
Persons 65 years and over, percent, 2010:	10.6%
Persons 65 years and over, percent, 2025:	18% to 22.5%

(Source: NPA Data Service, Inc, 2008)

Bachelor's degree or higher, 2006-2010:	15.6%
Veterans:	979
Mean Travel Time to Work (minutes), 2006-2010:	11.4
Housing Units, 2010:	5,348
Homeownership Rate, 2006-2010:	59%
Housing Units in Multi-unit buildings, 2006-2010:	13.9%
Median value of owner-occupied, 2006-2010:	\$ 73,600
Households, 2006-2010:	4,253
Persons per household, 2006-2010:	3.09
Per Capita Money Income in 2010:	\$ 17,053
Median Household Income, 2006-2010:	\$ 38,075
Persons below poverty level, percent, 2006-2010:	25.4%
Building Permits (Business QuickFacts), 2010:	1



County Courthouse: **Cut Bank**



**Glacier**

### Geography QuickFacts

Land area in square miles, 2010:	2,995.9
Persons per square mile, 2010:	4.5

# Glacier County

## Summary Housing Information

### Montana Department of Commerce:

MBOH Loans:	214
MBOH Reverse Annuity Mortgages (RAM):	4
Housing Choice Vouchers:	See Appendix
Moderate Rehabilitation Units:	See Appendix
Low Income Housing Tax Credit Units:	149
Project-Based Section 8 Units:	36

USDA Rural Development Units:	101
-------------------------------	-----

## General Information

Population:	650
Median Age:	21.3
Median Household Income:	\$ 21,281
Per Capita Income:	\$ 8,053
Median House Value:	\$ 37,196
Median Gross Rent:	\$ 276
% of Renters:	66%

# Heart Butte

## Country Estates



## Project Information

Type of Housing: **Family**  
Number of Units: **35**  
Address: **Scattered Site Project**  
Year built: **2003**  
Jobs Created, first-year impact: **42.7**  
Local Income Created, first-year impact: **\$ 2,765,000**  
Revenue Created for Local Govt, first-year: **\$ 289,450**  
Jobs Created, annually recurring: **10.5**  
Local Income Created, annually recurring: **\$ 840,000**  
Revenue Created for Local Govt, recurring: **\$ 154,350**

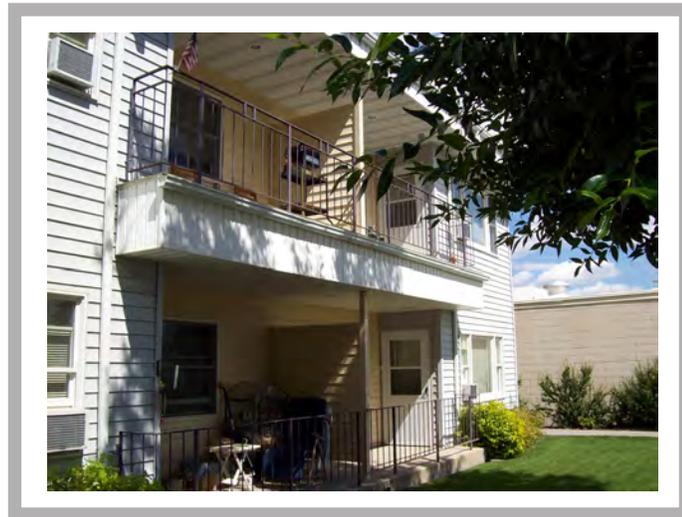
**Low Income Housing  
Tax Credits**

# Cut Bank

## General Information

Population:	3,153
Median Age:	39.2
Median Household Income:	\$ 44,035
Per Capita Income:	\$ 20,586
Median House Value:	\$ 78,633
Median Gross Rent:	\$ 620
% of Renters:	25%

## Cut Bank Villas



## Project Information

Low Income Housing  
Tax Credits

USDA  
Rural Development

Type of Housing: [Elderly / Disabled](#)

Number of Units: 19

Address: [33 First Avenue SE](#)

Year built: 1991

Jobs Created, first-year impact: 21.5

Local Income Created, first-year impact: \$ 1,387,000

Revenue Created for Local Govt, first-year: \$ 145,920

Jobs Created, annually recurring: 6.1

Local Income Created, annually recurring: \$ 437,000

Revenue Created for Local Govt, recurring: \$ 75,050

## General Information

Population:	3,153
Median Age:	39.2
Median Household Income:	\$ 44,035
Per Capita Income:	\$ 20,586
Median House Value:	\$ 78,633
Median Gross Rent:	\$ 620
% of Renters:	25%

# Cut Bank

## Glacier Ridge



## Project Information

Type of Housing: [Family](#)

Number of Units: [36](#)

Address: [520 2nd Street SW](#)

**Project-Based  
Section 8**

# Browning

## General Information

Population:	1,079
Median Age:	31.4
Median Household Income:	\$ 25,169
Per Capita Income:	\$ 10,959
Median House Value:	\$ 45,462
Median Gross Rent:	\$ 478
% of Renters:	41%

## Irvin Tract Rehab Project



## Project Information

Low Income Housing  
Tax Credits

Type of Housing: **Family**

Number of Units: **50**

Address: **Browning**

Year built: **2006**

Jobs Created, first-year impact: **61**

Local Income Created, first-year impact: **\$ 3,950,000**

Revenue Created for Local Govt, first-year: **\$ 413,500**

Jobs Created, annually recurring: **15**

Local Income Created, annually recurring: **\$ 1,200,000**

Revenue Created for Local Govt, recurring: **\$ 220,500**

## General Information

Population:	650
Median Age:	21.3
Median Household Income:	\$ 21,281
Per Capita Income:	\$ 8,053
Median House Value:	\$ 37,196
Median Gross Rent:	\$ 276
% of Renters:	66%

# Heart Butte



## North Country Estates

## Project Information

Type of Housing: **Family**  
Number of Units: **25**  
Address: **Scattered Site Project**  
Year built: **2005**  
Jobs Created, first-year impact: **30.5**  
Local Income Created, first-year impact: **\$ 1,975,000**  
Revenue Created for Local Govt, first-year: **\$ 206,750**  
Jobs Created, annually recurring: **7.5**  
Local Income Created, annually recurring: **\$ 600,000**  
Revenue Created for Local Govt, recurring: **\$ 110,250**

**Low Income Housing  
Tax Credits**

**USDA  
Rural Development**

# Browning

## General Information

Population:	1,079
Median Age:	31.4
Median Household Income:	\$ 25,169
Per Capita Income:	\$ 10,959
Median House Value:	\$ 45,462
Median Gross Rent:	\$ 478
% of Renters:	41%

## South Flat Iron



## Project Information

**Low Income Housing  
Tax Credits**

Type of Housing: **Family**

Number of Units: **20**

Address: **South Flat Iron**

Year built: **2001**

Jobs Created, first-year impact: **24.4**

Local Income Created, first-year impact: **\$ 1,580,000**

Revenue Created for Local Govt, first-year: **\$ 165,400**

Jobs Created, annually recurring: **6**

Local Income Created, annually recurring: **\$ 480,000**

Revenue Created for Local Govt, recurring: **\$ 88,200**

# Golden Valley County

## County QuickFacts, U.S. Census Bureau

### People QuickFacts

Population, 2010:	884
Population, % change, 2000 to 2010:	-15.2%
Persons under 5 years, percent, 2010:	3.1%
Persons under 18 years, percent, 2010:	21.7%
Persons 65 years and over, percent, 2010:	21.4%
Persons 65 years and over, percent, 2025:	22.6% to 27%

(Source: NPA Data Service, Inc, 2008)

Bachelor's degree or higher, 2006-2010:	23.7%
Veterans:	82
Mean Travel Time to Work (minutes), 2006-2010:	30.7
Housing Units, 2010:	476
Homeownership Rate, 2006-2010:	76%
Housing Units in Multi-unit buildings, 2006-2010:	0%
Median value of owner-occupied, 2006-2010:	\$ 90,900
Households, 2006-2010:	334
Persons per household, 2006-2010:	2.43
Per Capita Money Income in 2010:	\$ 19,319
Median Household Income, 2006-2010:	\$ 35,726
Persons below poverty level, percent, 2006-2010:	10.9%
Building Permits (Business QuickFacts), 2010:	0



County Courthouse: **Ryegate**



### Geography QuickFacts

Land area in square miles, 2010:	1175.3
Persons per square mile, 2010:	0.8

Golden Valley

# Golden Valley County

## Summary Housing Information

Montana Department of Commerce:

MBOH Loans: 9

Housing Choice Vouchers: See Appendix

Moderate Rehabilitation Units: See Appendix

# Granite County

## County QuickFacts, U.S. Census Bureau

### People QuickFacts

Population, 2010:	3,079
Population, % change, 2000 to 2010:	8.8%
Persons under 5 years, percent, 2010:	3.8%
Persons under 18 years, percent, 2010:	17%
Persons 65 years and over, percent, 2010:	24.5%
Persons 65 years and over, percent, 2025:	27.1% to 39.5%
(Source: NPA Data Service, Inc, 2008)	
Bachelor's degree or higher, 2006-2010:	23.9%
Veterans:	407
Mean Travel Time to Work (minutes), 2006-2010:	22.2
Housing Units, 2010:	2,822
Homeownership Rate, 2006-2010:	76.4%
Housing Units in Multi-unit buildings, 2006-2010:	4.5%
Median value of owner-occupied, 2006-2010:	\$ 169,900
Households, 2006-2010:	1,461
Persons per household, 2006-2010:	2.08
Per Capita Money Income in 2010:	\$ 23,222
Median Household Income, 2006-2010:	\$ 26,052
Persons below poverty level, percent, 2006-2010:	12.1%
Building Permits (Business QuickFacts), 2010:	0



County Courthouse: **Philipsburg**



### Geography QuickFacts

Land area in square miles, 2010:	1,727.4
Persons per square mile, 2010:	1.8

# Granite County

## Summary Housing Information

Montana Department of Commerce:

MBOH Loans: 19

Housing Choice Vouchers: See Appendix

Moderate Rehabilitation Units: See Appendix

USDA Rural Development Units: 13

# Hill County

## County QuickFacts, U.S. Census Bureau

Hill

### People QuickFacts

Population, 2010:	16,096
Population, % change, 2000 to 2010:	-3.5%
Persons under 5 years, percent, 2010:	7.8%
Persons under 18 years, percent, 2010:	26.8%
Persons 65 years and over, percent, 2010:	12.7%
Persons 65 years and over, percent, 2025:	18% to 22.5%

(Source: NPA Data Service, Inc, 2008)

Bachelor's degree or higher, 2006-2010:	20.4%
Veterans:	1,570
Mean Travel Time to Work (minutes), 2006-2010:	14
Housing Units, 2010:	7,250
Homeownership Rate, 2006-2010:	68.2%
Housing Units in Multi-unit buildings, 2006-2010:	15.2%
Median value of owner-occupied, 2006-2010:	\$ 109,000
Households, 2006-2010:	6,086
Persons per household, 2006-2010:	2.54
Per Capita Money Income in 2010:	\$ 21,420
Median Household Income, 2006-2010:	\$ 43,606
Persons below poverty level, percent, 2006-2010:	17.9%
Building Permits (Business QuickFacts), 2010:	7



County Courthouse: **Havre**



### Geography QuickFacts

Land area in square miles, 2010:	2,898.9
Persons per square mile, 2010:	5.6

# Hill County

## Summary Housing Information

### Montana Department of Commerce:

MBOH Loans:	1,218
MBOH Reverse Annuity Mortgages (RAM):	2
Housing Choice Vouchers:	See Appendix
Moderate Rehabilitation Units:	See Appendix
Low Income Housing Tax Credit Units:	50
Project-Based Section 8 Units:	152
HOME Program Units:	25

USDA Rural Development Units: 51

## General Information

Population:	9,656
Median Age:	34.5
Median Household Income:	\$ 42,801
Per Capita Income:	\$ 22,033
Median House Value:	\$ 114,089
Median Gross Rent:	\$ 481
% of Renters:	40%

# Havre



## Project Information

Type of Housing: [Elderly 55+](#)  
Number of Units: [20](#)  
Address: [2231 5th Avenue](#)  
Year built: [2010 & 2011](#)  
Jobs Created, first-year impact: [22.6](#)  
Local Income Created, first-year impact: [\\$ 1,460,000](#)  
Revenue Created for Local Govt, first-year: [\\$ 153,600](#)  
Jobs Created, annually recurring: [6.4](#)  
Local Income Created, annually recurring: [\\$ 460,000](#)  
Revenue Created for Local Govt, recurring: [\\$ 79,000](#)

## Buffalo Court

Home Investment Partnerships  
HOME Program

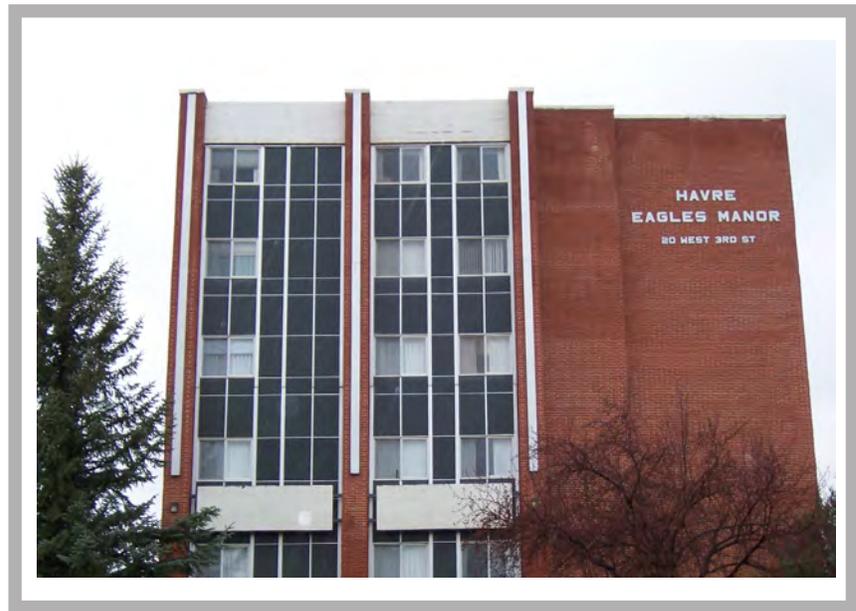
Low Income Housing  
Tax Credits

# Havre

## General Information

Population:	9,656
Median Age:	34.5
Median Household Income:	\$ 42,801
Per Capita Income:	\$ 22,033
Median House Value:	\$ 114,089
Median Gross Rent:	\$ 481
% of Renters:	40%

## Havre Eagles Manor



## Project Information

Type of Housing: [Elderly / Disabled](#)  
Number of Units: [40](#)  
Address: [20 West 3rd Street](#)

**Project-Based  
Section 8**

## General Information

Population:	9,656
Median Age:	34.5
Median Household Income:	\$ 42,801
Per Capita Income:	\$ 22,033
Median House Value:	\$ 114,089
Median Gross Rent:	\$ 481
% of Renters:	40%

# Havre



## Highland Manor

### Project Information

Type of Housing: **Family**  
Number of Units: **16**  
Address: **1325 Jefferson**  
Year built: **1993**  
Jobs Created, first-year impact: **19.5**  
Local Income Created, first-year impact: **\$ 1,264,000**  
Revenue Created for Local Govt, first-year: **\$ 132,320**  
Jobs Created, annually recurring: **4.8**  
Local Income Created, annually recurring: **\$ 384,000**  
Revenue Created for Local Govt, recurring: **\$ 70,560**

**Low Income Housing  
Tax Credits**

**USDA  
Rural Development**

# Havre

## General Information

Population:	9,656
Median Age:	34.5
Median Household Income:	\$ 42,801
Per Capita Income:	\$ 22,033
Median House Value:	\$ 114,089
Median Gross Rent:	\$ 481
% of Renters:	40%

## Hillview Apartments



Project-Based  
Section 8

## Project Information

Type of Housing: [Family](#)  
Number of Units: [52](#)  
Address: [802 North Grand Avenue](#)

## General Information

Population:	9,656
Median Age:	34.5
Median Household Income:	\$ 42,801
Per Capita Income:	\$ 22,033
Median House Value:	\$ 114,089
Median Gross Rent:	\$ 481
% of Renters:	40%

# Havre



## Oakwood Village

### Project Information

Type of Housing: Family  
Number of Units: 60  
Address: 1915 1st Street NE

Project-Based  
Section 8



# Jefferson County

## County QuickFacts, U.S. Census Bureau

Jefferson

### People QuickFacts

Population, 2010:	11,406
Population, % change, 2000 to 2010:	13.5%
Persons under 5 years, percent, 2010:	5.1%
Persons under 18 years, percent, 2010:	23.1%
Persons 65 years and over, percent, 2010:	14.1%
Persons 65 years and over, percent, 2025:	27.1% to 39.5%

(Source: NPA Data Service, Inc, 2008)

Bachelor's degree or higher, 2006-2010:	32%
Veterans:	1,339
Mean Travel Time to Work (minutes), 2006-2010:	20.1
Housing Units, 2010:	5,055
Homeownership Rate, 2006-2010:	85.5%
Housing Units in Multi-unit buildings, 2006-2010:	3%
Median value of owner-occupied, 2006-2010:	\$ 225,300
Households, 2006-2010:	4,428
Persons per household, 2006-2010:	2.35
Per Capita Money Income in 2010:	\$ 26,437
Median Household Income, 2006-2010:	\$ 56,695
Persons below poverty level, percent, 2006-2010:	12.8%
Building Permits (Business QuickFacts), 2010:	1



County Courthouse: **Boulder**



### Geography QuickFacts

Land area in square miles, 2010:	1,656.2
Persons per square mile, 2010:	6.9

# Jefferson County

## Summary Housing Information

### Montana Department of Commerce:

MBOH Loans:	214
MBOH Reverse Annuity Mortgages (RAM):	2
Housing Choice Vouchers:	See Appendix
Moderate Rehabilitation Units:	See Appendix
Low Income Housing Tax Credit Units:	36
Project-Based Section 8 Units:	45
HOME Program Units:	36

USDA Rural Development Units:	16
-------------------------------	----

## General Information

Population:	1,475
Median Age:	38.4
Median Household Income:	\$ 40,017
Per Capita Income:	\$ 16,388
Median House Value:	\$ 102,017
Median Gross Rent:	\$ 475
% of Renters:	31%

# Boulder



## Big Boulder Apartments

Home Investment Partnerships  
HOME Program

Low Income Housing  
Tax Credits

Project-Based  
Section 8

## Project Information

Type of Housing: **Family**  
Number of Units: **36**  
Address: **219 North Adams**  
Year built: **2009**  
Jobs Created, first-year impact: **43.9**  
Local Income Created, first-year impact: **\$ 2,844,000**  
Revenue Created for Local Govt, first-year: **\$ 297,720**  
Jobs Created, annually recurring: **10.8**  
Local Income Created, annually recurring: **\$ 864,000**  
Revenue Created for Local Govt, recurring: **\$ 158,760**

# Whitehall

## General Information

Population:	1,191
Median Age:	41.2
Median Household Income:	\$ 31,323
Per Capita Income:	\$ 15,804
Median House Value:	\$ 114,959
Median Gross Rent:	\$ 500
% of Renters:	33%

## Cowdrey Court



## Project Information

Type of Housing: [Family](#)

Number of Units: [9](#)

Address: [205 West Legion](#)

**Project-Based  
Section 8**

# Judith Basin County

## County QuickFacts, U.S. Census Bureau

### People QuickFacts

Population, 2010:	2,072
Population, % change, 2000 to 2010:	-11%
Persons under 5 years, percent, 2010:	4.7%
Persons under 18 years, percent, 2010:	20.6%
Persons 65 years and over, percent, 2010:	20.8%
Persons 65 years and over, percent, 2025:	27.1% to 39.5%

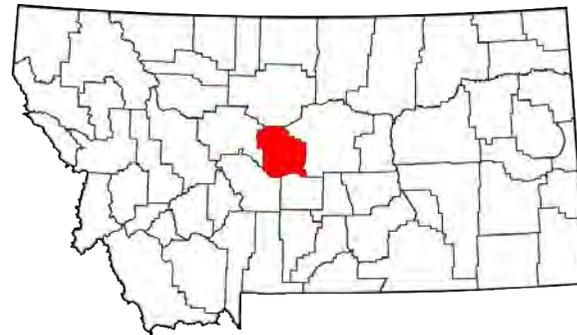
(Source: NPA Data Service, Inc, 2008)

Bachelor's degree or higher, 2006-2010:	28.5%
Veterans:	237
Mean Travel Time to Work (minutes), 2006-2010:	18.2
Housing Units, 2010:	1,336
Homeownership Rate, 2006-2010:	77%
Housing Units in Multi-unit buildings, 2006-2010:	4.3%
Median value of owner-occupied, 2006-2010:	\$ 101,500
Households, 2006-2010:	867
Persons per household, 2006-2010:	2.27
Per Capita Money Income in 2010:	\$ 24,029
Median Household Income, 2006-2010:	\$ 41,473
Persons below poverty level, percent, 2006-2010:	9.9%
Building Permits (Business QuickFacts), 2010:	0



County Courthouse: **Stanford**

Judith Basin



### Geography QuickFacts

Land area in square miles, 2010:	1,869.8
Persons per square mile, 2010:	1.1

# Judith Basin County

## Summary Housing Information

Montana Department of Commerce:

MBOH Loans:	20
Housing Choice Vouchers:	See Appendix
Moderate Rehabilitation Units:	See Appendix
Project-Based Section 8 Units:	20

## General Information

Population:	399
Median Age:	44.6
Median Household Income:	\$ 28,238
Per Capita Income:	\$ 25,817
Median House Value:	\$ 61,884
Median Gross Rent:	\$ 413
% of Renters:	22

# Stanford

## Judith Basin Manor



## Project Information

Type of Housing: [Elderly / Disabled](#)  
Number of Units: [20](#)  
Address: [408 2nd Avenue North](#)

**Project-Based  
Section 8**



# Lake County

## County QuickFacts, U.S. Census Bureau

### People QuickFacts

Population, 2010:	28,746
Population, % change, 2000 to 2010:	8.4%
Persons under 5 years, percent, 2010:	7.4%
Persons under 18 years, percent, 2010:	25.3%
Persons 65 years and over, percent, 2010:	16.8%
Persons 65 years and over, percent, 2025:	22.6% to 27%

(Source: NPA Data Service, Inc, 2008)

Bachelor's degree or higher, 2006-2010:	25.2%
Veterans:	3,094
Mean Travel Time to Work (minutes), 2006-2010:	18.9
Housing Units, 2010:	16,588
Homeownership Rate, 2006-2010:	67.9%
Housing Units in Multi-unit buildings, 2006-2010:	8.8%
Median value of owner-occupied, 2006-2010:	\$ 201,900
Households, 2006-2010:	12,015
Persons per household, 2006-2010:	2.33
Per Capita Money Income in 2010:	\$ 20,164
Median Household Income, 2006-2010:	\$ 37,274
Persons below poverty level, percent, 2006-2010:	21.6%
Building Permits (Business QuickFacts), 2010:	25



County Courthouse: Polson



### Geography QuickFacts

Land area in square miles, 2010:	1,490.1
Persons per square mile, 2010:	19.3

Lake

# Lake County

## Summary Housing Information

### Montana Department of Commerce:

MBOH Loans:	636
MBOH Reverse Annuity Mortgages (RAM):	4
Housing Choice Vouchers:	See Appendix
Moderate Rehabilitation Units:	See Appendix
Low Income Housing Tax Credit Units:	315
Project-Based Section 8 Units:	62
HOME Program Units:	23

### Ronan Housing Authority:

PHA Vouchers:	36
---------------	----

USDA Rural Development Units:	203
-------------------------------	-----

## General Information

Population:	1999
Median Age:	35.3
Median Household Income:	\$ 28,355
Per Capita Income:	\$ 13,723
Median House Value:	\$ 107,455
Median Gross Rent:	\$ 488
% of Renters:	45%

# Ronan



## Acre Lawn Apartments

## Project Information

Type of Housing: **Family**  
Number of Units: **14**  
Address: **11th Avenue NW**  
Year built: **2000 & 2001**  
Jobs Created, first-year impact: **17.1**  
Local Income Created, first-year impact: **\$ 1,106,000**  
Revenue Created for Local Govt, first-year: **\$ 115,780**  
Jobs Created, annually recurring: **4.2**  
Local Income Created, annually recurring: **\$ 336,000**  
Revenue Created for Local Govt, recurring: **\$ 61,740**

**Low Income Housing  
Tax Credits**

# Pablo

## General Information

Population:	1,914 (2007)
Median Age:	26
Median Household Income:	\$ 23,635
Per Capita Income:	\$ 16,044
Median House Value:	\$ 23,635
Median Gross Rent:	\$ 432
% of Renters:	39%

## Arlee Elder Homes



**Low Income Housing  
Tax Credits**

## Project Information

Type of Housing: **Elderly / Disabled**

Number of Units: **10**

Address: **Pablo**

Year built: **1999**

Jobs Created, first-year impact: **11.3**

Local Income Created, first-year impact: **\$ 730,000**

Revenue Created for Local Govt, first-year: **\$ 76,800**

Jobs Created, annually recurring: **3.2**

Local Income Created, annually recurring: **\$ 230,000**

Revenue Created for Local Govt, recurring: **\$ 39,500**

## General Information

Population:	5,231
Median Age:	38.6
Median Household Income:	\$ 30,197
Per Capita Income:	\$ 15,516
Median House Value:	\$ 160,695
Median Gross Rent:	\$ 544
% of Renters:	48%

# Polson



## Cherry Hill Village North

### Project Information

Type of Housing: [Elderly / Disabled](#)  
Number of Units: [28](#)  
Address: [1100 to 1500 Cherry Hill Court](#)  
Year built: [1990](#)  
Jobs Created, first-year impact: [31.6](#)  
Local Income Created, first-year impact: [\\$ 2,044,000](#)  
Revenue Created for Local Govt, first-year: [\\$ 215,040](#)  
Jobs Created, annually recurring: [8.9](#)  
Local Income Created, annually recurring: [\\$ 644,000](#)  
Revenue Created for Local Govt, recurring: [\\$ 110,600](#)

**Low Income Housing  
Tax Credits**

**USDA  
Rural Development**

# Elmo

## General Information

Population:	150 (2007)
Median Age:	32.6
Median Household Income:	\$ 52,530
Per Capita Income:	\$ 16,966
Median House Value:	\$ 72,108
Median Gross Rent:	\$ 286
% of Renters:	59%

## Elmo Elder Homes



## Project Information

**Low Income Housing  
Tax Credits**

Type of Housing: **Elderly / Disabled**

Number of Units: **10**

Address: **Cemetery Road**

Year built: **2000**

Jobs Created, first-year impact: **11.3**

Local Income Created, first-year impact: **\$ 730,000**

Revenue Created for Local Govt, first-year: **\$ 76,800**

Jobs Created, annually recurring: **3.2**

Local Income Created, annually recurring: **\$ 230,000**

Revenue Created for Local Govt, recurring: **\$ 39,500**

## General Information

Population:	1,914 (2007)
Median Age:	26
Median Household Income:	\$ 23,635
Per Capita Income:	\$ 16,044
Median House Value:	\$ 23,635
Median Gross Rent:	\$ 432
% of Renters:	39%

# Pablo



## Felsman Addition

## Project Information

Type of Housing: **Family**  
Number of Units: **20**  
Address: **Old Hwy 93 & Joe Dog Drive**  
Year built: **1996**  
Jobs Created, first-year impact: **24.4**  
Local Income Created, first-year impact: **\$ 1,580,000**  
Revenue Created for Local Govt, first-year: **\$ 165,400**  
Jobs Created, annually recurring: **6**  
Local Income Created, annually recurring: **\$ 480,000**  
Revenue Created for Local Govt, recurring: **\$ 88,200**

**Low Income Housing  
Tax Credits**

# Pablo

## General Information

Population:	1,914 (2007)
Median Age:	26
Median Household Income:	\$ 23,635
Per Capita Income:	\$ 16,044
Median House Value:	\$ 23,635
Median Gross Rent:	\$ 432
% of Renters:	39%

## Felsman North & East



## Project Information

Low Income Housing  
Tax Credits

USDA  
Rural Development

Type of Housing: **Family**

Number of Units: **12**

Address: **Old Hwy 93 & Joe Dog Drive**

Year built: **2004**

Jobs Created, first-year impact: **14.6**

Local Income Created, first-year impact: **\$ 948,000**

Revenue Created for Local Govt, first-year: **\$ 99,240**

Jobs Created, annually recurring: **3.6**

Local Income Created, annually recurring: **\$ 288,000**

Revenue Created for Local Govt, recurring: **\$ 52,920**

## General Information

Population:	5,231
Median Age:	38.6
Median Household Income:	\$ 30,197
Per Capita Income:	\$ 15,516
Median House Value:	\$ 160,695
Median Gross Rent:	\$ 544
% of Renters:	48%

# Polson

## Lake View Villa



## Project Information

Type of Housing: [Family](#)  
Number of Units: [22](#)  
Address: [312 11th Avenue West](#)

**Project-Based  
Section 8**

# Polson

## General Information

Population:	5,231
Median Age:	38.6
Median Household Income:	\$ 30,197
Per Capita Income:	\$ 15,516
Median House Value:	\$ 160,695
Median Gross Rent:	\$ 544
% of Renters:	48%

## Lakeview Village



## Project Information

Type of Housing: [Elderly / Disabled](#)

Number of Units: [40](#)

Address: [50262 US Highway 93](#)

**Project-Based  
Section 8**

## General Information

Population:	1999
Median Age:	35.3
Median Household Income:	\$ 28,355
Per Capita Income:	\$ 13,723
Median House Value:	\$ 107,455
Median Gross Rent:	\$ 488
% of Renters:	45%

# Ronan



## Main Street Apartments

Home Investment Partnerships  
HOME Program

Low Income Housing  
Tax Credits

## Project Information

Type of Housing: **Family**  
Number of Units: **8**  
Address: **407 Main Street SW**  
Year of rehabilitation: **2000**  
Jobs Created, first-year impact: **5**  
Local Income Created, first-year impact: **\$ 416,456**  
Revenue Created for Local Govt, first-year: **\$ 72,576**  
Residential Property Taxes, annually recurring: **\$ 2,736**

# Ronan

## General Information

Population:	1,999
Median Age:	35.3
Median Household Income:	\$ 28,355
Per Capita Income:	\$ 13,723
Median House Value:	\$ 107,455
Median Gross Rent:	\$ 488
% of Renters:	45%

## Ronan Maxwell Senior Apartments



**Low Income Housing  
Tax Credits**

**USDA  
Rural Development**

## Project Information

Type of Housing: **Elderly / Disabled**

Number of Units: **21**

Address: **422 First Street SW**

Year of rehabilitation: **1999**

Jobs Created, first-year impact: **13**

Local Income Created, first-year impact: **\$ 1,093,197**

Revenue Created for Local Govt, first-year: **\$ 190,512**

Residential Property Taxes, annually recurring: **\$ 7,182**

## General Information

Population:	1,914 (2007)
Median Age:	26
Median Household Income:	\$ 23,635
Per Capita Income:	\$ 16,044
Median House Value:	\$ 23,635
Median Gross Rent:	\$ 432
% of Renters:	39%

# Pablo



## Sparrow Lane Homes

### Project Information

Type of Housing: **Family**  
Number of Units: **36**  
Address: **Sparrow Lane**  
Year built: **2001 & 2002**  
Jobs Created, first-year impact: **43.9**  
Local Income Created, first-year impact: **\$ 2,844,000**  
Revenue Created for Local Govt, first-year: **\$ 297,720**  
Jobs Created, annually recurring: **10.8**  
Local Income Created, annually recurring: **\$ 864,000**  
Revenue Created for Local Govt, recurring: **\$ 158,760**

**Low Income Housing  
Tax Credits**

# St Ignatius

## General Information

Population:	807
Median Age:	33.2
Median Household Income:	\$ 28,034
Per Capita Income:	\$ 15,306
Median House Value:	\$ 108,543
Median Gross Rent:	\$ 436
% of Renters:	23%

## St Ignatius Maxwell Senior Apartments



Low Income Housing  
Tax Credits

USDA  
Rural Development

## Project Information

Type of Housing: **Elderly / Disabled**

Number of Units: **9**

Address: **228 North Main**

Year of rehabilitation: **1999**

Jobs Created, first-year impact: **5.6**

Local Income Created, first-year impact: **\$ 468,513**

Revenue Created for Local Govt, first-year: **\$ 81,648**

Residential Property Taxes, annually recurring: **\$ 3,078**

## General Information

Population:	5,231
Median Age:	38.6
Median Household Income:	\$ 30,197
Per Capita Income:	\$ 15,516
Median House Value:	\$ 160,695
Median Gross Rent:	\$ 544
% of Renters:	48%

# Polson



## Sunny Slope Vista Apartments

### Project Information

Type of Housing: **Elderly / Disabled**  
Number of Units: **20**  
Address: **820 11th Street East**  
Year built: **2002**  
Jobs Created, first-year impact: **22.6**  
Local Income Created, first-year impact: **\$ 1,460,000**  
Revenue Created for Local Govt, first-year: **\$ 153,600**  
Jobs Created, annually recurring: **6.4**  
Local Income Created, annually recurring: **\$ 460,000**  
Revenue Created for Local Govt, recurring: **\$ 79,000**

**Low Income Housing  
Tax Credits**

**USDA  
Rural Development**

# Pablo

## General Information

Population:	1,914 (2007)
Median Age:	26
Median Household Income:	\$ 23,635
Per Capita Income:	\$ 16,044
Median House Value:	\$ 23,635
Median Gross Rent:	\$ 432
% of Renters:	39%

## Turtle Lake Project



**Low Income Housing  
Tax Credits**

## Project Information

Type of Housing:	Family
Number of Units:	33
Address:	Blacktail & Whitetail Lanes
Year of rehabilitation:	2002
Jobs Created, first-year impact:	20.5
Local Income Created, first-year impact:	\$ 1,717,881
Revenue Created for Local Govt, first-year:	\$ 299,376
Residential Property Taxes, annually recurring:	\$ 11,286

# Lewis & Clark County

## County QuickFacts, U.S. Census Bureau

### People QuickFacts

Population, 2010:	63,395
Population, % change, 2000 to 2010:	13.8%
Persons under 5 years, percent, 2010:	6.2%
Persons under 18 years, percent, 2010:	22.7%
Persons 65 years and over, percent, 2010:	13.8%
Persons 65 years and over, percent, 2025:	18% to 22.5%

(Source: NPA Data Service, Inc, 2008)

Bachelor's degree or higher, 2006-2010:	34.7%
Veterans:	6,942
Mean Travel Time to Work (minutes), 2006-2010:	17.3
Housing Units, 2010:	30,180
Homeownership Rate, 2006-2010:	72.8%
Housing Units in Multi-unit buildings, 2006-2010:	18.5%
Median value of owner-occupied, 2006-2010:	\$ 185,500
Households, 2006-2010:	26,075
Persons per household, 2006-2010:	2.28
Per Capita Money Income in 2010:	\$ 25,894
Median Household Income, 2006-2010:	\$ 50,238
Persons below poverty level, percent, 2006-2010:	9.7%
Building Permits (Business QuickFacts), 2010:	168



County Courthouse: **Helena**



**Lewis & Clark**

### Geography QuickFacts

Land area in square miles, 2010:	3,458.8
Persons per square mile, 2010:	18.3

# Lewis & Clark County

## Summary Housing Information

### Montana Department of Commerce:

MBOH Loans:	2,655
MBOH Reverse Annuity Mortgages (RAM):	14
Housing Choice Vouchers:	See Appendix
Moderate Rehabilitation Units:	See Appendix
Low Income Housing Tax Credit Units:	347
Project-Based Section 8 Units:	355
HOME Program Units:	287

### Helena Housing Authority:

PHA Units:	366
PHA Vouchers:	345

USDA Rural Development Units: 8

## General Information

Population:	29,939
Median Age:	38.8
Median Household Income:	\$ 46,313
Per Capita Income:	\$ 27,655
Median House Value:	\$189,895
Median Gross Rent:	\$ 622
% of Renters:	43%

# Helena

## Broadwater Village Apartments



## Project Information

Type of Housing: [Family](#)  
Number of Units: [67](#)  
Address: [1427 Broadwater Circle](#)

**Project-Based  
Section 8**

# Helena

## General Information

Population:	29,939
Median Age:	38.8
Median Household Income:	\$ 46,313
Per Capita Income:	\$ 27,655
Median House Value:	\$189,895
Median Gross Rent:	\$ 622
% of Renters:	43%

## East Park Villas



## Project Information

**Low Income Housing  
Tax Credits**

Type of Housing: **Elderly / Disabled**

Number of Units: **38**

Address: **2615 Broadway**

Year built: **1996**

Jobs Created, first-year impact: **42.9**

Local Income Created, first-year impact: **\$ 2,774,000**

Revenue Created for Local Govt, first-year: **\$ 291,840**

Jobs Created, annually recurring: **12.2**

Local Income Created, annually recurring: **\$ 874,000**

Revenue Created for Local Govt, recurring: **\$ 150,100**

## General Information

Population:	29,939
Median Age:	38.8
Median Household Income:	\$ 46,313
Per Capita Income:	\$ 27,655
Median House Value:	\$189,895
Median Gross Rent:	\$ 622
% of Renters:	43%

# Helena



## Eagles Manor II

Home Investment Partnerships  
HOME Program

Low Income Housing  
Tax Credits

## Project Information

Type of Housing: [Elderly / Disabled](#)

Number of Units: [44](#)

Address: [720 Washington Street](#)

Year of rehabilitation: [2007](#)

Jobs Created, first-year impact: [27.3](#)

Local Income Created, first-year impact: [\\$ 2,290,508](#)

Revenue Created for Local Govt, first-year: [\\$ 399,168](#)

Residential Property Taxes, annually recurring: [\\$ 15,048](#)

Project-Based  
Section 8

# Helena

## General Information

Population:	29,939
Median Age:	38.8
Median Household Income:	\$ 46,313
Per Capita Income:	\$ 27,655
Median House Value:	\$189,895
Median Gross Rent:	\$ 622
% of Renters:	43%

## Eagles Manor III

Home Investment Partnerships  
HOME Program

Low Income Housing  
Tax Credits



## Project Information

Type of Housing: **Elderly / Disabled**

Number of Units: **30**

Address: **716 Washington Street**

Year of rehabilitation: **2006**

Jobs Created, first-year impact: **18.6**

Local Income Created, first-year impact: **\$ 1,561,710**

Revenue Created for Local Govt, first-year: **\$ 272,160**

Residential Property Taxes, annually recurring: **\$ 10,260**

## General Information

Population:	29,939
Median Age:	38.8
Median Household Income:	\$ 46,313
Per Capita Income:	\$ 27,655
Median House Value:	\$189,895
Median Gross Rent:	\$ 622
% of Renters:	43%

# Helena

## Guardian Apartments



## Project Information

Type of Housing: [Elderly / Disabled](#)  
Number of Units: [118](#)  
Address: [520 Logan](#)

**Project-Based  
Section 8**

# Helena

## General Information

Population:	29,939
Median Age:	38.8
Median Household Income:	\$ 46,313
Per Capita Income:	\$ 27,655
Median House Value:	\$189,895
Median Gross Rent:	\$ 622
% of Renters:	43%

## Penkay Eagles Manor

Home Investment Partnerships  
HOME Program

Low Income Housing  
Tax Credits

Project-Based  
Section 8



## Project Information

Type of Housing: **Elderly / Disabled**

Number of Units: **66**

Address: **715 North Fee Street**

Year of rehabilitation: **2003**

Jobs Created, first-year impact: **40.9**

Local Income Created, first-year impact: **\$ 3,435,762**

Revenue Created for Local Govt, first-year: **\$ 598,752**

Residential Property Taxes, annually recurring: **\$ 22,572**

## General Information

Population:	29,939
Median Age:	38.8
Median Household Income:	\$ 46,313
Per Capita Income:	\$ 27,655
Median House Value:	\$189,895
Median Gross Rent:	\$ 622
% of Renters:	43%

# Helena



## Pheasant Glen

### Project Information

Type of Housing: [Family](#)  
Number of Units: [32](#)  
Address: [Ptarmigan Lane](#)  
Year built: [2002](#)  
Jobs Created, first-year impact: [39.1](#)  
Local Income Created, first-year impact: [\\$ 2,528,000](#)  
Revenue Created for Local Govt, first-year: [\\$ 264,640](#)  
Jobs Created, annually recurring: [9.6](#)  
Local Income Created, annually recurring: [\\$ 768,000](#)  
Revenue Created for Local Govt, recurring: [\\$ 141,120](#)

Home Investment Partnerships  
HOME Program

Low Income Housing  
Tax Credits

# Helena

## General Information

Population:	29,939
Median Age:	38.8
Median Household Income:	\$ 46,313
Per Capita Income:	\$ 27,655
Median House Value:	\$189,895
Median Gross Rent:	\$ 622
% of Renters:	43%

## Ptarmigan Residences

Home Investment Partnerships  
HOME Program

Low Income Housing  
Tax Credits



## Project Information

Type of Housing: **Family**  
Number of Units: **22**  
Address: **3400 Ptarmigan Lane**  
Year built: **2000**  
Jobs Created, first-year impact: **26.9**  
Local Income Created, first-year impact: **\$ 1,738,000**  
Revenue Created for Local Govt, first-year: **\$ 181,940**  
Jobs Created, annually recurring: **6.6**  
Local Income Created, annually recurring: **\$ 528,000**  
Revenue Created for Local Govt, recurring: **\$ 97,020**

## General Information

Population:	29,939
Median Age:	38.8
Median Household Income:	\$ 46,313
Per Capita Income:	\$ 27,655
Median House Value:	\$189,895
Median Gross Rent:	\$ 622
% of Renters:	43%

# Helena



## Project Information

Type of Housing: [Family](#)  
Number of Units: [32](#)  
Address: [River Rock & Bedrock](#)  
Year built: [2011](#)  
Jobs Created, first-year impact: [39.1](#)  
Local Income Created, first-year impact: [\\$ 2,528,000](#)  
Revenue Created for Local Govt, first-year: [\\$ 264,640](#)  
Jobs Created, annually recurring: [9.6](#)  
Local Income Created, annually recurring: [\\$ 768,000](#)  
Revenue Created for Local Govt, recurring: [\\$ 141,120](#)

## River Rock Residences

Home Investment Partnerships  
**HOME Program**

Low Income Housing  
**Tax Credits**

# Helena

## General Information

Population:	29,939
Median Age:	38.8
Median Household Income:	\$ 46,313
Per Capita Income:	\$ 27,655
Median House Value:	\$189,895
Median Gross Rent:	\$ 622
% of Renters:	43%

## Road Runner Residences

Home Investment Partnerships  
HOME Program

Low Income Housing  
Tax Credits



## Project Information

Type of Housing: **Family**

Number of Units: **16**

Address: **1071 & 1075 Roadrunner Drive**

Year built: **1998**

Jobs Created, first-year impact: **19.5**

Local Income Created, first-year impact: **\$ 1,264,000**

Revenue Created for Local Govt, first-year: **\$ 132,320**

Jobs Created, annually recurring: **4.8**

Local Income Created, annually recurring: **\$ 384,000**

Revenue Created for Local Govt, recurring: **\$ 70,560**

## General Information

Population:	29,939
Median Age:	38.8
Median Household Income:	\$ 46,313
Per Capita Income:	\$ 27,655
Median House Value:	\$189,895
Median Gross Rent:	\$ 622
% of Renters:	43%

# Helena

## Serendipity



## Project Information

Type of Housing: [Elderly / Disabled](#)  
Number of Units: [24](#)  
Address: [6 South Park Avenue](#)

**Project-Based  
Section 8**

# Helena

## General Information

Population:	29,939
Median Age:	38.8
Median Household Income:	\$ 46,313
Per Capita Income:	\$ 27,655
Median House Value:	\$189,895
Median Gross Rent:	\$ 622
% of Renters:	43%

## Shadow Mountain Apartments



## Project Information

**Low Income Housing  
Tax Credits**

Type of Housing: **Family**

Number of Units: **36**

Address: **2525 Ferndale Lane**

Year built: **1993**

Jobs Created, first-year impact: **43.9**

Local Income Created, first-year impact: **\$ 2,844,000**

Revenue Created for Local Govt, first-year: **\$ 297,720**

Jobs Created, annually recurring: **10.8**

Local Income Created, annually recurring: **\$ 864,000**

Revenue Created for Local Govt, recurring: **\$ 158,760**

## General Information

Population:	29,939
Median Age:	38.8
Median Household Income:	\$ 46,313
Per Capita Income:	\$ 27,655
Median House Value:	\$189,895
Median Gross Rent:	\$ 622
% of Renters:	43%

# Helena



## Tower Hills Apartments

### Project Information

Type of Housing: Family  
Number of Units: 36  
Address: 24 South Ewing Street

**Project-Based  
Section 8**

# Helena

## General Information

Population:	29,939
Median Age:	38.8
Median Household Income:	\$ 46,313
Per Capita Income:	\$ 27,655
Median House Value:	\$189,895
Median Gross Rent:	\$ 622
% of Renters:	43%

## Wilder Apartments

Home Investment Partnerships  
HOME Program

Low Income Housing  
Tax Credits



## Project Information

Type of Housing: **Family**

Number of Units: **31**

Address: **1600 Block Wilder**

Year built: **2004**

Jobs Created, first-year impact: **37.8**

Local Income Created, first-year impact: **\$ 2,449,000**

Revenue Created for Local Govt, first-year: **\$ 256,370**

Jobs Created, annually recurring: **9.3**

Local Income Created, annually recurring: **\$ 744,000**

Revenue Created for Local Govt, recurring: **\$ 136,710**

# Liberty County

## County QuickFacts, U.S. Census Bureau

### People QuickFacts

Population, 2010:	2,339
Population, % change, 2000 to 2010:	8.4%
Persons under 5 years, percent, 2010:	5.4%
Persons under 18 years, percent, 2010:	22%
Persons 65 years and over, percent, 2010:	19.8%
Persons 65 years and over, percent, 2025:	27.1% to 39.5%

(Source: NPA Data Service, Inc, 2008)

Bachelor's degree or higher, 2006-2010:	17%
Veterans:	196
Mean Travel Time to Work (minutes), 2006-2010:	18
Housing Units, 2010:	1,043
Homeownership Rate, 2006-2010:	62.7%
Housing Units in Multi-unit buildings, 2006-2010:	16.7%
Median value of owner-occupied, 2006-2010:	\$ 71,400
Households, 2006-2010:	816
Persons per household, 2006-2010:	2.76
Per Capita Money Income in 2010:	\$ 19,097
Median Household Income, 2006-2010:	\$ 40,212
Persons below poverty level, percent, 2006-2010:	19.5%
Building Permits (Business QuickFacts), 2010:	0



County Courthouse: **Chester**



### Geography QuickFacts

Land area in square miles, 2010:	1430.1
Persons per square mile, 2010:	1.6

Liberty

# Liberty County

## Summary Housing Information

Montana Department of Commerce:

MBOH Loans:	17
Housing Choice Vouchers:	See Appendix
Moderate Rehabilitation Units:	See Appendix
Low Income Housing Tax Credit Units:	6
Project-Based Section 8 Units:	30

## General Information

Population:	712
Median Age:	47.2
Median Household Income:	\$ 35,850
Per Capita Income:	\$ 21,672
Median House Value:	\$ 81,026
Median Gross Rent:	\$ 416
% of Renters:	32%

# Chester

## Prairie Homes



## Project Information

Type of Housing: [Family](#)  
Number of Units: [10](#)  
Address: [500 West Jefferson Avenue](#)

**Project-Based  
Section 8**

# Chester

## General Information

Population:	712
Median Age:	47.2
Median Household Income:	\$ 35,850
Per Capita Income:	\$ 21,672
Median House Value:	\$ 81,026
Median Gross Rent:	\$ 416
% of Renters:	32%

## Sweetgrass Lodge



## Project Information

Type of Housing: [Elderly / Disabled](#)  
Number of Units: 20  
Address: [503 1st Street West](#)

**Project-Based  
Section 8**

# Lincoln County

## County QuickFacts, U.S. Census Bureau

### People QuickFacts

Population, 2010:	19,687
Population, % change, 2000 to 2010:	4.5%
Persons under 5 years, percent, 2010:	4.8%
Persons under 18 years, percent, 2010:	19.8%
Persons 65 years and over, percent, 2010:	20.5%
Persons 65 years and over, percent, 2025:	27.1% to 39.5%

(Source: NPA Data Service, Inc, 2008)

Bachelor's degree or higher, 2006-2010:	16.4%
Veterans:	2,483
Mean Travel Time to Work (minutes), 2006-2010:	16.4
Housing Units, 2010:	11,413
Homeownership Rate, 2006-2010:	76.5%
Housing Units in Multi-unit buildings, 2006-2010:	6.3%
Median value of owner-occupied, 2006-2010:	\$ 148,500
Households, 2006-2010:	9,237
Persons per household, 2006-2010:	2.08
Per Capita Money Income in 2010:	\$ 19,626
Median Household Income, 2006-2010:	\$ 30,823
Persons below poverty level, percent, 2006-2010:	18.6%
Building Permits (Business QuickFacts), 2010:	10



County Courthouse: **Libby**



### Geography QuickFacts

Land area in square miles, 2010:	3,612.9
Persons per square mile, 2010:	5.4

# Lincoln County

## Summary Housing Information

### Montana Department of Commerce:

MBOH Loans:	392
MBOH Reverse Annuity Mortgages (RAM):	1
Housing Choice Vouchers:	See Appendix
Moderate Rehabilitation Units:	See Appendix
Low Income Housing Tax Credit Units:	34
Project-Based Section 8 Units:	84
HOME Program Units:	5

USDA Rural Development Units: 102

## General Information

Population:	963
Median Age:	41
Median Household Income:	\$ 25,333
Per Capita Income:	\$ 17,926
Median House Value:	\$ 117,352
Median Gross Rent:	\$ 496
% of Renters:	34%

# Troy

## Golden Lions Manor



## Project Information

Type of Housing: [Elderly / Disabled](#)  
Number of Units: [20](#)  
Address: [707 East Grant](#)

**Project-Based  
Section 8**

# Libby

## General Information

Population:	2,880
Median Age:	43.2
Median Household Income:	\$ 26,782
Per Capita Income:	\$ 17,181
Median House Value:	\$ 107,455
Median Gross Rent:	\$ 489
% of Renters:	43%

## Green Meadow Manor Apartments



Low Income Housing  
Tax Credits

Project-Based  
Section 8

## Project Information

Type of Housing: **Elderly / Disabled**

Number of Units: **34**

Address: **403 Idaho Avenue**

Year of rehabilitation: **1999 & 2000**

Jobs Created, first-year impact: **21.1**

Local Income Created, first-year impact: **\$ 1,769,938**

Revenue Created for Local Govt, first-year: **\$ 308,448**

Residential Property Taxes, annually recurring: **\$ 11,628**

## General Information

Population:	2,880
Median Age:	43.2
Median Household Income:	\$ 26,782
Per Capita Income:	\$ 17,181
Median House Value:	\$ 107,455
Median Gross Rent:	\$ 489
% of Renters:	43%

# Libby

## Libby Plaza II Apartments



## Project Information

Type of Housing: **Family**  
Number of Units: **30**  
Address: **711 Commerce Way #32**

**Project-Based  
Section 8**



# McCone County

## County QuickFacts, U.S. Census Bureau

### People QuickFacts

Population, 2010:	1,734
Population, % change, 2000 to 2010:	-12.3%
Persons under 5 years, percent, 2010:	5.6%
Persons under 18 years, percent, 2010:	20.9%
Persons 65 years and over, percent, 2010:	22%
Persons 65 years and over, percent, 2025:	27.1% to 39.5%

(Source: NPA Data Service, Inc, 2008)

Bachelor's degree or higher, 2006-2010:	18.6%
Veterans:	167
Mean Travel Time to Work (minutes), 2006-2010:	16.5
Housing Units, 2010:	1,008
Homeownership Rate, 2006-2010:	77.7%
Housing Units in Multi-unit buildings, 2006-2010:	5.9%
Median value of owner-occupied, 2006-2010:	\$ 82,800
Households, 2006-2010:	694
Persons per household, 2006-2010:	2.47
Per Capita Money Income in 2010:	\$ 23,265
Median Household Income, 2006-2010:	\$ 48,167
Persons below poverty level, percent, 2006-2010:	8.6%
Building Permits (Business QuickFacts), 2010:	0



County Courthouse: **Circle**



### Geography QuickFacts

Land area in square miles, 2010:	2,643.1
Persons per square mile, 2010:	0.7

# McCone County

## Summary Housing Information

### Montana Department of Commerce:

MBOH Loans:	24
MBOH Reverse Annuity Mortgages (RAM):	2
Housing Choice Vouchers:	See Appendix
Moderate Rehabilitation Units:	See Appendix

# Madison County

## County QuickFacts, U.S. Census Bureau

Madison

### People QuickFacts

Population, 2010:	7,691
Population, % change, 2000 to 2010:	12.3%
Persons under 5 years, percent, 2010:	4.5%
Persons under 18 years, percent, 2010:	17.7%
Persons 65 years and over, percent, 2010:	21%
Persons 65 years and over, percent, 2025:	27.1% to 39.5%
(Source: NPA Data Service, Inc, 2008)	
Bachelor's degree or higher, 2006-2010:	33.8%
Veterans:	985
Mean Travel Time to Work (minutes), 2006-2010:	19.4
Housing Units, 2010:	6,940
Homeownership Rate, 2006-2010:	68.9%
Housing Units in Multi-unit buildings, 2006-2010:	18.1%
Median value of owner-occupied, 2006-2010:	\$ 240,100
Households, 2006-2010:	3,813
Persons per household, 2006-2010:	1.97
Per Capita Money Income in 2010:	\$ 32,205
Median Household Income, 2006-2010:	\$ 42,998
Persons below poverty level, percent, 2006-2010:	11.6%
Building Permits (Business QuickFacts), 2010:	2



County Courthouse: **Virginia City**



### Geography QuickFacts

Land area in square miles, 2010:	3,587.4
Persons per square mile, 2010:	2.1

# Madison County

## Summary Housing Information

### Montana Department of Commerce:

MBOH Loans:	78
MBOH Reverse Annuity Mortgages (RAM):	6
Housing Choice Vouchers:	See Appendix
Moderate Rehabilitation Units:	See Appendix
Low Income Housing Tax Credit Units:	48
HOME Program Units:	12

USDA Rural Development Units:	32
-------------------------------	----

## General Information

Population:	1,559 (2007)
Median Age:	34.3
Median Household Income:	\$ 50,278
Per Capita Income:	\$ 33,763
Median House Value:	\$ 467,648
Median Gross Rent:	\$ 827
% of Renters:	44%

# Big Sky



## Big Sky Apartments

## Project Information

Type of Housing: **Family**  
Number of Units: **24**  
Address: **11 Moose Ridge Road**  
Year built: **1997**  
Jobs Created, first-year impact: **29.3**  
Local Income Created, first-year impact: **\$ 1,896,000**  
Revenue Created for Local Govt, first-year: **\$ 198,480**  
Jobs Created, annually recurring: **7.2**  
Local Income Created, annually recurring: **\$ 576,000**  
Revenue Created for Local Govt, recurring: **\$ 105,840**

**Low Income Housing  
Tax Credits**

# Big Sky

## General Information

Population:	1,559 (2007)
Median Age:	34.3
Median Household Income:	\$ 50,278
Per Capita Income:	\$ 33,763
Median House Value:	\$ 467,648
Median Gross Rent:	\$ 827
% of Renters:	44%

## Big Sky II Apartments



**Low Income Housing  
Tax Credits**

## Project Information

Type of Housing:	Family
Number of Units:	24
Address:	11 Moose Ridge Road
Year built:	1997
Jobs Created, first-year impact:	29.3
Local Income Created, first-year impact:	\$ 1,896,000
Revenue Created for Local Govt, first-year:	\$ 198,480
Jobs Created, annually recurring:	7.2
Local Income Created, annually recurring:	\$ 576,000
Revenue Created for Local Govt, recurring:	\$ 105,840

# Meagher County

## County QuickFacts, U.S. Census Bureau

### People QuickFacts

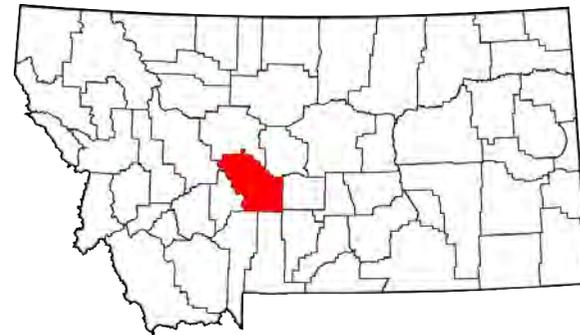
Population, 2010:	1,891
Population, % change, 2000 to 2010:	-2.1%
Persons under 5 years, percent, 2010:	4.7%
Persons under 18 years, percent, 2010:	19.3%
Persons 65 years and over, percent, 2010:	22.6%
Persons 65 years and over, percent, 2025:	22.6% to 27%

(Source: NPA Data Service, Inc, 2008)

Bachelor's degree or higher, 2006-2010:	15.8%
Veterans:	265
Mean Travel Time to Work (minutes), 2006-2010:	17.8
Housing Units, 2010:	1,432
Homeownership Rate, 2006-2010:	64%
Housing Units in Multi-unit buildings, 2006-2010:	4.1%
Median value of owner-occupied, 2006-2010:	\$ 96,500
Households, 2006-2010:	767
Persons per household, 2006-2010:	2.63
Per Capita Money Income in 2010:	\$ 17,318
Median Household Income, 2006-2010:	\$ 31,577
Persons below poverty level, percent, 2006-2010:	19%
Building Permits (Business QuickFacts), 2010:	0



County Courthouse:  
**White Sulphur Springs**



### Geography QuickFacts

Land area in square miles, 2010:	2,391.9
Persons per square mile, 2010:	0.8

Meagher

# Meagher County

## Summary Housing Information

### Montana Department of Commerce:

MBOH Loans:	54
Housing Choice Vouchers:	See Appendix
Moderate Rehabilitation Units:	See Appendix
Low Income Housing Tax Credit Units:	10

USDA Rural Development Units:	8
-------------------------------	---

## General Information

Population:	972
Median Age:	44.1
Median Household Income:	\$ 30,932
Per Capita Income:	\$ 17,254
Median House Value:	\$ 98,666
Median Gross Rent:	\$ 407
% of Renters:	23%

# White Sulphur Springs



## Castle Mountain Apartments

### Project Information

Type of Housing: [Elderly / Disabled](#)  
Number of Units: 10  
Address: [4th Avenue South](#)  
Year built: 2008  
Jobs Created, first-year impact: 11.3  
Local Income Created, first-year impact: \$ 730,000  
Revenue Created for Local Govt, first-year: \$ 76,800  
Jobs Created, annually recurring: 3.2  
Local Income Created, annually recurring: \$ 230,000  
Revenue Created for Local Govt, recurring: \$ 39,500

**Low Income Housing  
Tax Credits**



# Mineral County

## County QuickFacts, U.S. Census Bureau

### People QuickFacts

Population, 2010:	4,223
Population, % change, 2000 to 2010:	8.7%
Persons under 5 years, percent, 2010:	4.7%
Persons under 18 years, percent, 2010:	17.9%
Persons 65 years and over, percent, 2010:	21.9%
Persons 65 years and over, percent, 2025:	22.6% to 27%

(Source: NPA Data Service, Inc, 2008)

Bachelor's degree or higher, 2006-2010:	13.6%
Veterans:	550
Mean Travel Time to Work (minutes), 2006-2010:	19.2
Housing Units, 2010:	2,446
Homeownership Rate, 2006-2010:	66.5%
Housing Units in Multi-unit buildings, 2006-2010:	4.2%
Median value of owner-occupied, 2006-2010:	\$ 159,400
Households, 2006-2010:	1,760
Persons per household, 2006-2010:	2.38
Per Capita Money Income in 2010:	\$ 19,209
Median Household Income, 2006-2010:	\$ 37,256
Persons below poverty level, percent, 2006-2010:	19%
Building Permits (Business QuickFacts), 2010:	0



County Courthouse: **Superior**



### Geography QuickFacts

Land area in square miles, 2010:	1,219.4
Persons per square mile, 2010:	3.5

Mineral

# Mineral County

## Summary Housing Information

### Montana Department of Commerce:

MBOH Loans:	122
Housing Choice Vouchers:	See Appendix
Moderate Rehabilitation Units:	See Appendix
Low Income Housing Tax Credit Units:	32
HOME Program Units:	32

USDA Rural Development Units:	21
-------------------------------	----

## General Information

Population:	865
Median Age:	39.5
Median Household Income:	\$ 30,694
Per Capita Income:	\$ 16,265
Median House Value:	\$ 132,035
Median Gross Rent:	\$ 540
% of Renters:	36%

# Superior



## Superior Commons

## Project Information

Type of Housing: **Family**  
Number of Units: **24**  
Address: **310 Second Avenue East**  
Year built: **2009**  
Jobs Created, first-year impact: **29.3**  
Local Income Created, first-year impact: **\$ 1,896,000**  
Revenue Created for Local Govt, first-year: **\$ 198,480**  
Jobs Created, annually recurring: **7.2**  
Local Income Created, annually recurring: **\$ 576,000**  
Revenue Created for Local Govt, recurring: **\$ 105,840**

**Low Income Housing  
Tax Credits**

# St Regis

## General Information

Population:	314 (2007)
Median Age:	39.2
Median Household Income:	\$ 33,149
Per Capita Income:	\$ 16,756
Median House Value:	\$ 128,228
Median Gross Rent:	\$ 533
% of Renters:	36%

## Two Rivers Place



**Low Income Housing  
Tax Credits**

## Project Information

Type of Housing: **Family**

Number of Units: **8**

Address: **Highway 135**

Year built: **2011**

Jobs Created, first-year impact: **9.8**

Local Income Created, first-year impact: **\$ 632,000**

Revenue Created for Local Govt, first-year: **\$ 66,160**

Jobs Created, annually recurring: **2.4**

Local Income Created, annually recurring: **\$ 192,000**

Revenue Created for Local Govt, recurring: **\$ 35,280**

# Missoula County

## County QuickFacts, U.S. Census Bureau

### People QuickFacts

Population, 2010:	109,299
Population, % change, 2000 to 2010:	14.1%
Persons under 5 years, percent, 2010:	5.8%
Persons under 18 years, percent, 2010:	20%
Persons 65 years and over, percent, 2010:	11.4%
Persons 65 years and over, percent, 2025:	18% to 22.5%

(Source: NPA Data Service, Inc, 2008)

Bachelor's degree or higher, 2006-2010:	38.4%
Veterans:	9,325
Mean Travel Time to Work (minutes), 2006-2010:	17.4
Housing Units, 2010:	50,106
Homeownership Rate, 2006-2010:	60.7%
Housing Units in Multi-unit buildings, 2006-2010:	26.7%
Median value of owner-occupied, 2006-2010:	\$ 233,700
Households, 2006-2010:	44,172
Persons per household, 2006-2010:	2.35
Per Capita Money Income in 2010:	\$ 24,343
Median Household Income, 2006-2010:	\$ 42,887
Persons below poverty level, percent, 2006-2010:	17.3%
Building Permits (Business QuickFacts), 2010:	368



County Courthouse: **Missoula**



**Missoula**

### Geography QuickFacts

Land area in square miles, 2010:	2,593.4
Persons per square mile, 2010:	42.1

# Missoula County

## Summary Housing Information

### Montana Department of Commerce:

MBOH Loans:	4,545
MBOH Reverse Annuity Mortgages (RAM):	8
Housing Choice Vouchers:	See Appendix
Moderate Rehabilitation Units:	See Appendix
Low Income Housing Tax Credit Units:	1,013
Project-Based Section 8 Units:	493
HOME Program Units:	193

### Missoula Housing Authority:

PHA Units:	154
PHA Vouchers:	20
Shelter Plus Vouchers:	105
VASH Vouchers:	17

## General Information

Population:	68,876
Median Age:	30.3
Median Household Income:	\$ 32,046
Per Capita Income:	\$ 21,214
Median House Value:	\$ 241,000
Median Gross Rent:	\$ 653
% of Renters:	50%

# Missoula



## Burlington Square

### Project Information

Type of Housing: [Elderly / Disabled](#)  
Number of Units: [51](#)  
Address: [2420 Burlington Square](#)  
Year built: [1996](#)  
Jobs Created, first-year impact: [57.6](#)  
Local Income Created, first-year impact: [\\$ 3,723,000](#)  
Revenue Created for Local Govt, first-year: [\\$ 391,680](#)  
Jobs Created, annually recurring: [16.3](#)  
Local Income Created, annually recurring: [\\$ 1,173,000](#)  
Revenue Created for Local Govt, recurring: [\\$ 201,450](#)

**Low Income Housing  
Tax Credits**

# Missoula

## General Information

Population:	68,876
Median Age:	30.3
Median Household Income:	\$ 32,046
Per Capita Income:	\$ 21,214
Median House Value:	\$ 241,000
Median Gross Rent:	\$ 653
% of Renters:	50%

## Butorac Rentals



## Project Information

**Low Income Housing  
Tax Credits**

Type of Housing: **Family**

Number of Units: **4**

Address: **1914 Scott Street**

Year built: **1993**

Jobs Created, first-year impact: **4.9**

Local Income Created, first-year impact: **\$ 316,000**

Revenue Created for Local Govt, first-year: **\$ 33,080**

Jobs Created, annually recurring: **1.2**

Local Income Created, annually recurring: **\$ 96,000**

Revenue Created for Local Govt, recurring: **\$ 17,640**

## General Information

Population:	68,876
Median Age:	30.3
Median Household Income:	\$ 32,046
Per Capita Income:	\$ 21,214
Median House Value:	\$ 241,000
Median Gross Rent:	\$ 653
% of Renters:	50%

# Missoula

## Clark Fork Riverside



## Project Information

Type of Housing: [Elderly / Disabled](#)

Number of Units: [131](#)

Address: [301 West Front Street](#)

**Project-Based  
Section 8**

# Missoula

## General Information

Population:	68,876
Median Age:	30.3
Median Household Income:	\$ 32,046
Per Capita Income:	\$ 21,214
Median House Value:	\$ 241,000
Median Gross Rent:	\$ 653
% of Renters:	50%

## Clyatt Rentals



## Project Information

**Low Income Housing  
Tax Credits**

Type of Housing: **Family**

Number of Units: **4**

Address: **101 Pullman Court**

Year built: **1993**

Jobs Created, first-year impact: **4.9**

Local Income Created, first-year impact: **\$ 316,000**

Revenue Created for Local Govt, first-year: **\$ 33,080**

Jobs Created, annually recurring: **1.2**

Local Income Created, annually recurring: **\$ 96,000**

Revenue Created for Local Govt, recurring: **\$ 17,640**

## General Information

Population:	68,876
Median Age:	30.3
Median Household Income:	\$ 32,046
Per Capita Income:	\$ 21,214
Median House Value:	\$ 241,000
Median Gross Rent:	\$ 653
% of Renters:	50%

# Missoula



## Coad I

## Project Information

Type of Housing: **Family**  
Number of Units: **6**  
Address: **708 River Street**  
Year built: **1994**  
Jobs Created, first-year impact: **7.3**  
Local Income Created, first-year impact: **\$ 474,000**  
Revenue Created for Local Govt, first-year: **\$ 49,620**  
Jobs Created, annually recurring: **1.8**  
Local Income Created, annually recurring: **\$ 144,000**  
Revenue Created for Local Govt, recurring: **\$ 26,460**

**Low Income Housing  
Tax Credits**

# Missoula

## General Information

Population:	68,876
Median Age:	30.3
Median Household Income:	\$ 32,046
Per Capita Income:	\$ 21,214
Median House Value:	\$ 241,000
Median Gross Rent:	\$ 653
% of Renters:	50%

## Coad II



## Project Information

### Low Income Housing Tax Credits

Type of Housing: Family

Number of Units: 6

Address: 514 River Street

Year built: 1994

Jobs Created, first-year impact: 7.3

Local Income Created, first-year impact: \$ 474,000

Revenue Created for Local Govt, first-year: \$ 49,620

Jobs Created, annually recurring: 1.8

Local Income Created, annually recurring: \$ 144,000

Revenue Created for Local Govt, recurring: \$ 26,460

## General Information

Population:	68,876
Median Age:	30.3
Median Household Income:	\$ 32,046
Per Capita Income:	\$ 21,214
Median House Value:	\$ 241,000
Median Gross Rent:	\$ 653
% of Renters:	50%

# Missoula



## Coad III

## Project Information

Type of Housing: **Family**  
Number of Units: **6**  
Address: **1250 1st Street**  
Year built: **1994**  
Jobs Created, first-year impact: **7.3**  
Local Income Created, first-year impact: **\$ 474,000**  
Revenue Created for Local Govt, first-year: **\$ 49,620**  
Jobs Created, annually recurring: **1.8**  
Local Income Created, annually recurring: **\$ 144,000**  
Revenue Created for Local Govt, recurring: **\$ 26,460**

**Low Income Housing  
Tax Credits**

# Missoula

## General Information

Population:	68,876
Median Age:	30.3
Median Household Income:	\$ 32,046
Per Capita Income:	\$ 21,214
Median House Value:	\$ 241,000
Median Gross Rent:	\$ 653
% of Renters:	50%

## Cottage Park



**Low Income Housing  
Tax Credits**

**Project-Based  
Section 8**

## Project Information

Type of Housing: **Family**

Number of Units: **58**

Address: **1111 McDonald Avenue**

Year of rehabilitation: **2010**

Jobs Created, first-year impact: **36**

Local Income Created, first-year impact: **\$ 3,019,306**

Revenue Created for Local Govt, first-year: **\$ 526,176**

Residential Property Taxes, annually recurring: **\$ 19,836**

## General Information

Population:

Median Age: 68,876

Median Household Income: 30.3

Per Capita Income: \$ 32,046

Median House Value: \$ 21,214

Median Gross Rent: \$ 241,000

% of Renters: \$ 653

# Missoula

## Council Grove Apartments



## Project Information

Type of Housing: Family

Number of Units: 72

Address: 1904 South 3rd Street West

**Project-Based  
Section 8**

# Missoula

## General Information

Population:	68,876
Median Age:	30.3
Median Household Income:	\$ 32,046
Per Capita Income:	\$ 21,214
Median House Value:	\$ 241,000
Median Gross Rent:	\$ 653
% of Renters:	50%

## Creekside Apartments



## Project Information

**Low Income Housing  
Tax Credits**

Type of Housing: **Family**

Number of Units: **161**

Address: **1405 East Broadway**

Year built: **1996**

Jobs Created, first-year impact: **196.4**

Local Income Created, first-year impact: **\$ 12,719,000**

Revenue Created for Local Govt, first-year: **\$ 1,331,470**

Jobs Created, annually recurring: **48.3**

Local Income Created, annually recurring: **\$ 3,864,000**

Revenue Created for Local Govt, recurring: **\$ 710,010**

## General Information

Population:	68,876
Median Age:	30.3
Median Household Income:	\$ 32,046
Per Capita Income:	\$ 21,214
Median House Value:	\$ 241,000
Median Gross Rent:	\$ 653
% of Renters:	50%

# Missoula



## Project Information

Type of Housing: **Family**  
Number of Units: **35**  
Address: **601 North Russell**  
Year built: **2007**  
Jobs Created, first-year impact: **42.7**  
Local Income Created, first-year impact: **\$ 2,765,000**  
Revenue Created for Local Govt, first-year: **\$ 289,450**  
Jobs Created, annually recurring: **10.5**  
Local Income Created, annually recurring: **\$ 840,000**  
Revenue Created for Local Govt, recurring: **\$ 154,350**

## Equinox

Home Investment Partnerships  
**HOME Program**

**Low Income Housing  
Tax Credits**

# Missoula

## General Information

Population:	68,876
Median Age:	30.3
Median Household Income:	\$ 32,046
Per Capita Income:	\$ 21,214
Median House Value:	\$ 241,000
Median Gross Rent:	\$ 653
% of Renters:	50%

## Fireweed Court

Home Investment Partnerships  
HOME Program

Low Income Housing  
Tax Credits



## Project Information

Type of Housing: Family  
Number of Units: 12  
Address: 1437 & 1444 South 1st Street West  
Year built: 1997  
Jobs Created, first-year impact: 14.6  
Local Income Created, first-year impact: \$ 948,000  
Revenue Created for Local Govt, first-year: \$ 99,240  
Jobs Created, annually recurring: 3.6  
Local Income Created, annually recurring: \$ 288,000  
Revenue Created for Local Govt, recurring: \$ 52,920

## General Information

Population:	68,876
Median Age:	30.3
Median Household Income:	\$ 32,046
Per Capita Income:	\$ 21,214
Median House Value:	\$ 241,000
Median Gross Rent:	\$ 653
% of Renters:	50%

# Missoula



## Garden District I

### Project Information

Type of Housing: **Family**  
Number of Units: **37**  
Address: **119 South Russell Street**  
Year built: **2008**  
Jobs Created, first-year impact: **45.1**  
Local Income Created, first-year impact: **\$ 2,923,000**  
Revenue Created for Local Govt, first-year: **\$ 305,990**  
Jobs Created, annually recurring: **11.1**  
Local Income Created, annually recurring: **\$ 888,000**  
Revenue Created for Local Govt, recurring: **\$ 163,170**

**Low Income Housing  
Tax Credits**

# Missoula

## General Information

Population:	68,876
Median Age:	30.3
Median Household Income:	\$ 32,046
Per Capita Income:	\$ 21,214
Median House Value:	\$ 241,000
Median Gross Rent:	\$ 653
% of Renters:	50%

## Gold Dust

Home Investment Partnerships  
HOME Program

Low Income Housing  
Tax Credits



## Project Information

Type of Housing: [Family](#)

Number of Units: 18

Address: [330 North 1st Street West](#)

Year built: 2001

Jobs Created, first-year impact: 22

Local Income Created, first-year impact: \$ 1,422,000

Revenue Created for Local Govt, first-year: \$ 148,860

Jobs Created, annually recurring: 5.4

Local Income Created, annually recurring: \$ 432,000

Revenue Created for Local Govt, recurring: \$ 79,380

## General Information

Population:	68,876
Median Age:	30.3
Median Household Income:	\$ 32,046
Per Capita Income:	\$ 21,214
Median House Value:	\$ 241,000
Median Gross Rent:	\$ 653
% of Renters:	50%

# Missoula

## Grandview Place



## Project Information

Type of Housing: [Family](#)  
Number of Units: [48](#)  
Address: [150 Grandview Way](#)

**Project-Based  
Section 8**

# Missoula

## General Information

Population:	68,876
Median Age:	30.3
Median Household Income:	\$ 32,046
Per Capita Income:	\$ 21,214
Median House Value:	\$ 241,000
Median Gross Rent:	\$ 653
% of Renters:	50%

## Lenox Flats

Home Investment Partnerships  
HOME Program

Low Income Housing  
Tax Credits



## Project Information

Type of Housing: Family

Number of Units: 10

Address: 300 to 306 West Broadway

Year of rehabilitation: 1999

Jobs Created, first-year impact: 6.2

Local Income Created, first-year impact: \$ 520,570

Revenue Created for Local Govt, first-year: \$ 90,720

Residential Property Taxes, annually recurring: \$ 3,420

## General Information

Population:	3,729 (2007)
Median Age:	31.7
Median Household Income:	\$ 43,922
Per Capita Income:	\$ 22,639
Median House Value:	\$ 206,712
Median Gross Rent:	\$ 802
% of Renters:	20%

# Lolo



## Lolo Vista

### Project Information

Type of Housing: **Family**

Number of Units: **40**

Address: **Lolo**

Year built: **2010**

Jobs Created, first-year impact: **48.8**

Local Income Created, first-year impact: **\$ 3,160,000**

Revenue Created for Local Govt, first-year: **\$ 330,800**

Jobs Created, annually recurring: **12**

Local Income Created, annually recurring: **\$ 960,000**

Revenue Created for Local Govt, recurring: **\$ 176,400**

**Low Income Housing  
Tax Credits**

# Missoula

## General Information

Population:	68,876
Median Age:	30.3
Median Household Income:	\$ 32,046
Per Capita Income:	\$ 21,214
Median House Value:	\$ 241,000
Median Gross Rent:	\$ 653
% of Renters:	50%

## Maclay Commons



## Project Information

**Low Income Housing  
Tax Credits**

Type of Housing: **Family**

Number of Units: **16**

Address: **Orchard Promenade**

Year built: **2004**

Jobs Created, first-year impact: **19.5**

Local Income Created, first-year impact: **\$ 1,264,000**

Revenue Created for Local Govt, first-year: **\$ 132,320**

Jobs Created, annually recurring: **4.8**

Local Income Created, annually recurring: **\$ 384,000**

Revenue Created for Local Govt, recurring: **\$ 70,560**

## General Information

Population:	68,876
Median Age:	30.3
Median Household Income:	\$ 32,046
Per Capita Income:	\$ 21,214
Median House Value:	\$ 241,000
Median Gross Rent:	\$ 653
% of Renters:	50%

# Missoula

## Missoula Manor Homes



## Project Information

Type of Housing: [Elderly / Disabled](#)  
Number of Units: [80](#)  
Address: [909 West Central](#)

**Project-Based  
Section 8**

# Missoula

## General Information

Population:	68,876
Median Age:	30.3
Median Household Income:	\$ 32,046
Per Capita Income:	\$ 21,214
Median House Value:	\$ 241,000
Median Gross Rent:	\$ 653
% of Renters:	50%

## Orchard Garden

Home Investment Partnerships  
HOME Program

Low Income Housing  
Tax Credits



## Project Information

Type of Housing: Family

Number of Units: 35

Address: 218 South Grove

Year built: 2004

Jobs Created, first-year impact: 42.7

Local Income Created, first-year impact: \$ 2,765,000

Revenue Created for Local Govt, first-year: \$ 289,450

Jobs Created, annually recurring: 10.5

Local Income Created, annually recurring: \$ 840,000

Revenue Created for Local Govt, recurring: \$ 154,350

## General Information

Population:	68,876
Median Age:	30.3
Median Household Income:	\$ 32,046
Per Capita Income:	\$ 21,214
Median House Value:	\$ 241,000
Median Gross Rent:	\$ 653
% of Renters:	50%

# Missoula

## The Palace Hotel

### Project Information

Type of Housing: **Family**

Number of Units: **60**

Address: **149 West Broadway**

Year of **first** rehabilitation: **1994**

Jobs Created, first-year impact: **37.2**

Local Income Created, first-year impact: **\$ 3,123,420**

Revenue Created for Local Govt, first-year: **\$ 544,320**

Residential Property Taxes, annually recurring: **\$ 20,520**

Year of **second** rehabilitation: **2011**

Jobs Created, first-year impact: **37.2**

Local Income Created, first-year impact: **\$ 3,123,420**

Revenue Created for Local Govt, first-year: **\$ 544,320**

Residential Property Taxes, annually recurring: **\$ 20,520**



**Low Income Housing  
Tax Credits**

# Missoula

## General Information

Population:	68,876
Median Age:	30.3
Median Household Income:	\$ 32,046
Per Capita Income:	\$ 21,214
Median House Value:	\$ 241,000
Median Gross Rent:	\$ 653
% of Renters:	50%

## Parkside Village Apartments



Low Income Housing  
Tax Credits

Project-Based  
Section 8

## Project Information

Type of Housing: Family

Number of Units: 104

Address: 3602 Stephens

Year of rehabilitation: 1999

Jobs Created, first-year impact: 64.5

Local Income Created, first-year impact: \$ 5,413,928

Revenue Created for Local Govt, first-year: \$ 943,488

Residential Property Taxes, annually recurring: \$ 35,568

## General Information

Population:	68,876
Median Age:	30.3
Median Household Income:	\$ 32,046
Per Capita Income:	\$ 21,214
Median House Value:	\$ 241,000
Median Gross Rent:	\$ 653
% of Renters:	50%

# Missoula



## Phillips Apartments

## Project Information

Type of Housing: **Family**  
Number of Units: **8**  
Address: **1805 Phillips**  
Year built: **1995**  
Jobs Created, first-year impact: **9.8**  
Local Income Created, first-year impact: **\$ 632,000**  
Revenue Created for Local Govt, first-year: **\$ 66,160**  
Jobs Created, annually recurring: **2.4**  
Local Income Created, annually recurring: **\$ 192,000**  
Revenue Created for Local Govt, recurring: **\$ 35,280**

**Low Income Housing  
Tax Credits**

# Missoula

## General Information

Population:	68,876
Median Age:	30.3
Median Household Income:	\$ 32,046
Per Capita Income:	\$ 21,214
Median House Value:	\$ 241,000
Median Gross Rent:	\$ 653
% of Renters:	50%

## River Ridge



## Project Information

### Low Income Housing Tax Credits

Type of Housing: **Elderly**

Number of Units: **70**

Address: **2840 Sante Fe Court**

Year built: **1996**

Jobs Created, first-year impact: **79.1**

Local Income Created, first-year impact: **\$ 5,110,000**

Revenue Created for Local Govt, first-year: **\$ 537,600**

Jobs Created, annually recurring: **22.4**

Local Income Created, annually recurring: **\$ 1,610,000**

Revenue Created for Local Govt, recurring: **\$ 276,500**

## General Information

Population:	68,876
Median Age:	30.3
Median Household Income:	\$ 32,046
Per Capita Income:	\$ 21,214
Median House Value:	\$ 241,000
Median Gross Rent:	\$ 653
% of Renters:	50%

# Missoula



## Russell Square Apartments

## Project Information

Type of Housing: **Family**  
Number of Units: **53**  
Address: **34th & Russell**  
Year built: **2000**  
Jobs Created, first-year impact: **64.7**  
Local Income Created, first-year impact: **\$ 4,187,000**  
Revenue Created for Local Govt, first-year: **\$ 438,310**  
Jobs Created, annually recurring: **15.9**  
Local Income Created, annually recurring: **\$ 1,272,000**  
Revenue Created for Local Govt, recurring: **\$ 233,730**

**Low Income Housing  
Tax Credits**

# Missoula

## General Information

Population:	68,876
Median Age:	30.3
Median Household Income:	\$ 32,046
Per Capita Income:	\$ 21,214
Median House Value:	\$ 241,000
Median Gross Rent:	\$ 653
% of Renters:	50%



Home Investment Partnerships  
HOME Program

Low Income Housing  
Tax Credits

## Solstice

### Project Information

Type of Housing: [Family](#)

Number of Units: [34](#)

Address: [1535 Liberty Lane](#)

Year built: [2009 & 2010](#)

Jobs Created, first-year impact: [41.5](#)

Local Income Created, first-year impact: [\\$ 2,686,000](#)

Revenue Created for Local Govt, first-year: [\\$ 281,180](#)

Jobs Created, annually recurring: [10.2](#)

Local Income Created, annually recurring: [\\$ 816,000](#)

Revenue Created for Local Govt, recurring: [\\$ 149,940](#)

## General Information

Population:	68,876
Median Age:	30.3
Median Household Income:	\$ 32,046
Per Capita Income:	\$ 21,214
Median House Value:	\$ 241,000
Median Gross Rent:	\$ 653
% of Renters:	50%

# Missoula



## Union Place

## Project Information

Type of Housing:	Family
Number of Units:	63
Address:	2500 Great Northern Avenue
Year built:	2004 & 2006
Jobs Created, first-year impact:	76.9
Local Income Created, first-year impact:	\$ 4,977,000
Revenue Created for Local Govt, first-year:	\$ 521,010
Jobs Created, annually recurring:	18.9
Local Income Created, annually recurring:	\$ 1,512,000
Revenue Created for Local Govt, recurring:	\$ 277,830

**Low Income Housing  
Tax Credits**

# Missoula

## General Information

Population:	68,876
Median Age:	30.3
Median Household Income:	\$ 32,046
Per Capita Income:	\$ 21,214
Median House Value:	\$ 241,000
Median Gross Rent:	\$ 653
% of Renters:	50%

## Wild Flower Apartments



## Project Information

Low Income Housing  
Tax Credits

Type of Housing: Family

Number of Units: 96

Address: 1250 34th Street

Year built: 1992

Jobs Created, first-year impact: 117.1

Local Income Created, first-year impact: \$ 7,584,000

Revenue Created for Local Govt, first-year: \$ 793,920

Jobs Created, annually recurring: 28.8

Local Income Created, annually recurring: \$ 2,304,000

Revenue Created for Local Govt, recurring: \$ 423,360

# Musselshell County

## County QuickFacts, U.S. Census Bureau

### People QuickFacts

Population, 2010:	4,538
Population, % change, 2000 to 2010:	0.9%
Persons under 5 years, percent, 2010:	4.5%
Persons under 18 years, percent, 2010:	20.6%
Persons 65 years and over, percent, 2010:	18.8%
Persons 65 years and over, percent, 2025:	27.1% to 39.5%

(Source: NPA Data Service, Inc, 2008)

Bachelor's degree or higher, 2006-2010:	13.4%
Veterans:	660
Mean Travel Time to Work (minutes), 2006-2010:	25.2
Housing Units, 2010:	2,654
Homeownership Rate, 2006-2010:	76.7%
Housing Units in Multi-unit buildings, 2006-2010:	5%
Median value of owner-occupied, 2006-2010:	\$ 112,200
Households, 2006-2010:	2,035
Persons per household, 2006-2010:	2.13
Per Capita Money Income in 2010:	\$ 20,875
Median Household Income, 2006-2010:	\$ 37,033
Persons below poverty level, percent, 2006-2010:	17.8%
Building Permits (Business QuickFacts), 2010:	1



County Courthouse: **Roundup**



### Geography QuickFacts

Land area in square miles, 2010:	1,868.1
Persons per square mile, 2010:	2.4

Musselshell

# Musselshell County

## Summary Housing Information

### Montana Department of Commerce:

MBOH Loans:	66
Housing Choice Vouchers:	See Appendix
Moderate Rehabilitation Units:	See Appendix
Project-Based Section 8 Units:	50

USDA Rural Development Units:	18
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## General Information

Population:	1,966
Median Age:	41.7
Median Household Income:	\$ 33,149
Per Capita Income:	\$ 18,013
Median House Value:	\$ 85,268
Median Gross Rent:	\$ 520
% of Renters:	32%

# Roundup

## Homes on the Range



## Project Information

Type of Housing: [Elderly / Disabled](#)  
Number of Units: [50](#)  
Address: [902 3rd Street East](#)

**Project-Based  
Section 8**



# Park County

## County QuickFacts, U.S. Census Bureau

### People QuickFacts

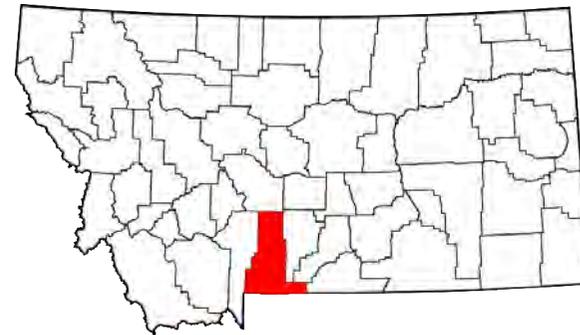
Population, 2010:	15,636
Population, % change, 2000 to 2010:	-0.4%
Persons under 5 years, percent, 2010:	5.2%
Persons under 18 years, percent, 2010:	19.7%
Persons 65 years and over, percent, 2010:	16.6%
Persons 65 years and over, percent, 2025:	27.1% to 39.5%

(Source: NPA Data Service, Inc, 2008)

Bachelor's degree or higher, 2006-2010:	31.4%
Veterans:	1,666
Mean Travel Time to Work (minutes), 2006-2010:	22
Housing Units, 2010:	9,375
Homeownership Rate, 2006-2010:	70.4%
Housing Units in Multi-unit buildings, 2006-2010:	11.1%
Median value of owner-occupied, 2006-2010:	\$ 207,300
Households, 2006-2010:	6,983
Persons per household, 2006-2010:	2.19
Per Capita Money Income in 2010:	\$ 24,717
Median Household Income, 2006-2010:	\$ 38,830
Persons below poverty level, percent, 2006-2010:	13.6%
Building Permits (Business QuickFacts), 2010:	15



County Courthouse: **Livingston**



### Geography QuickFacts

Land area in square miles, 2010:	2803.1
Persons per square mile, 2010:	5.6

# Park County

## Summary Housing Information

### Montana Department of Commerce:

MBOH Loans:	351
MBOH Reverse Annuity Mortgages (RAM):	2
Housing Choice Vouchers:	See Appendix
Moderate Rehabilitation Units:	See Appendix
Low Income Housing Tax Credit Units:	82
Project-Based Section 8 Units:	89
HOME Program Units:	24

USDA Rural Development Units: 142

## General Information

Population:	7,380
Median Age:	40.3
Median Household Income:	\$ 35,054
Per Capita Income:	\$ 21,838
Median House Value:	\$ 183,369
Median Gross Rent:	\$ 609
% of Renters:	40%

# Livingston



## Livingston Village

## Project Information

Type of Housing: **Family**  
Number of Units: **24**  
Address: **602 Robin Lane**  
Year of rehabilitation: **1994**  
Jobs Created, first-year impact: **14.9**  
Local Income Created, first-year impact: **\$ 1,249,368**  
Revenue Created for Local Govt, first-year: **\$ 217,728**  
Residential Property Taxes, annually recurring: **\$ 8,208**

**Low Income Housing  
Tax Credits**

**USDA  
Rural Development**

# Livingston

## General Information

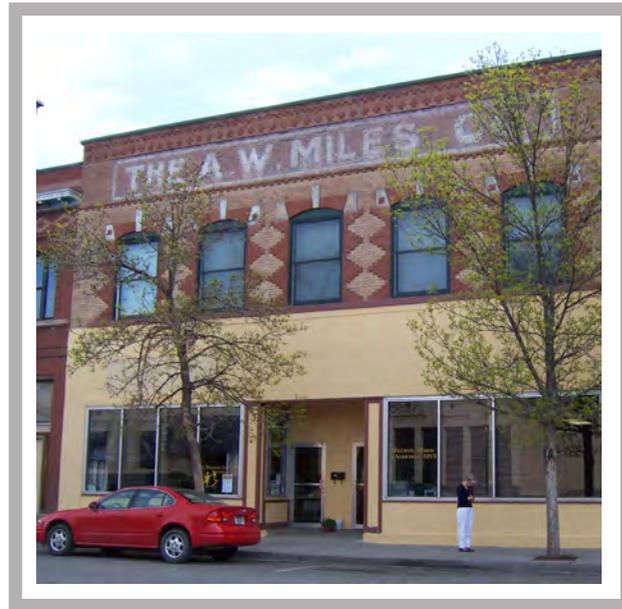
Population:	7,380
Median Age:	40.3
Median Household Income:	\$ 35,054
Per Capita Income:	\$ 21,838
Median House Value:	\$ 183,369
Median Gross Rent:	\$ 609
% of Renters:	40%

## Miles Building

Home Investment Partnerships  
HOME Program

Low Income Housing  
Tax Credits

Project-Based  
Section 8



## Project Information

Type of Housing: Elderly / Disabled

Number of Units: 40

Address: 105 to 123 South 2nd

Year of rehabilitation: 2001

Jobs Created, first-year impact: 24.8

Local Income Created, first-year impact: \$ 2,082,280

Revenue Created for Local Govt, first-year: \$ 362,880

Residential Property Taxes, annually recurring: \$ 13,680

## General Information

Population:	7,380
Median Age:	40.3
Median Household Income:	\$ 35,054
Per Capita Income:	\$ 21,838
Median House Value:	\$ 183,369
Median Gross Rent:	\$ 609
% of Renters:	40%

# Livingston



## Sherwood Inn

## Project Information

Type of Housing: [Elderly / Disabled](#)

Number of Units: [49](#)

Address: [325 South Main Street](#)

**Project-Based  
Section 8**

# Livingston

## General Information

Population:	7,380
Median Age:	40.3
Median Household Income:	\$ 35,054
Per Capita Income:	\$ 21,838
Median House Value:	\$ 183,369
Median Gross Rent:	\$ 609
% of Renters:	40%

## Timberline Apartments



**Low Income Housing  
Tax Credits**

**USDA  
Rural Development**

## Project Information

Type of Housing: **Family**

Number of Units: **18**

Address: **Montana Street & North Street**

Year built: **1999**

Jobs Created, first-year impact: **22**

Local Income Created, first-year impact: **\$ 1,422,000**

Revenue Created for Local Govt, first-year: **\$ 148,860**

Jobs Created, annually recurring: **5.4**

Local Income Created, annually recurring: **\$ 432,000**

Revenue Created for Local Govt, recurring: **\$ 79,380**

# Petroleum County

County QuickFacts, U.S. Census Bureau

## People QuickFacts

Population, 2010:	494
Population, % change, 2000 to 2010:	0.2%
Persons under 5 years, percent, 2010:	5.1%
Persons under 18 years, percent, 2010:	22.9%
Persons 65 years and over, percent, 2010:	20.9%
Persons 65 years and over, percent, 2025:	27.1% to 39.5%

(Source: NPA Data Service, Inc, 2008)

Bachelor's degree or higher, 2006-2010:	13.8%
Veterans:	76
Mean Travel Time to Work (minutes), 2006-2010:	9.9
Housing Units, 2010:	324
Homeownership Rate, 2006-2010:	68.6%
Housing Units in Multi-unit buildings, 2006-2010:	2.7%
Median value of owner-occupied, 2006-2010:	\$ 106,800
Households, 2006-2010:	283
Persons per household, 2006-2010:	2.11
Per Capita Money Income in 2010:	\$ 21,008
Median Household Income, 2006-2010:	\$ 36,875
Persons below poverty level, percent, 2006-2010:	16.7%
Building Permits (Business QuickFacts), 2010:	0



County Courthouse: **Winnett**



## Geography QuickFacts

Land area in square miles, 2010:	1,654.8
Persons per square mile, 2010:	0.3

# Petroleum County

## Summary Housing Information

### Montana Department of Commerce:

MBOH Loans:	2
Housing Choice Vouchers:	See Appendix
Moderate Rehabilitation Units:	See Appendix
Low Income Housing Tax Credit Units:	5

USDA Rural Development Units:	6
-------------------------------	---

## General Information

Population:	165
Median Age:	43.4
Median Household Income:	\$ 33,149
Per Capita Income:	\$ 17,321
Median House Value:	\$ 37,413
Median Gross Rent:	\$ 388
% of Renters:	33%

# Winnett



## Winnett Apartments

## Project Information

Type of Housing: **Family**  
Number of Units: **6**  
Address: **NE Corner of Main & Leeper**  
Year built: **1991**  
Jobs Created, first-year impact: **7.3**  
Local Income Created, first-year impact: **\$ 474,000**  
Revenue Created for Local Govt, first-year: **\$ 49,620**  
Jobs Created, annually recurring: **1.8**  
Local Income Created, annually recurring: **\$ 144,000**  
Revenue Created for Local Govt, recurring: **\$ 26,460**

**Low Income Housing  
Tax Credits**

**USDA  
Rural Development**



# Phillips County

## County QuickFacts, U.S. Census Bureau

Phillips

### People QuickFacts

Population, 2010:	4,253
Population, % change, 2000 to 2010:	-7.6%
Persons under 5 years, percent, 2010:	5.6%
Persons under 18 years, percent, 2010:	23.1%
Persons 65 years and over, percent, 2010:	20.3%
Persons 65 years and over, percent, 2025:	27.1% to 39.5%

(Source: NPA Data Service, Inc, 2008)

Bachelor's degree or higher, 2006-2010:	15.8%
Veterans:	318
Mean Travel Time to Work (minutes), 2006-2010:	13.7
Housing Units, 2010:	2,335
Homeownership Rate, 2006-2010:	75.8%
Housing Units in Multi-unit buildings, 2006-2010:	4.9%
Median value of owner-occupied, 2006-2010:	\$ 79,100
Households, 2006-2010:	1,816
Persons per household, 2006-2010:	2.2
Per Capita Money Income in 2010:	\$ 24,227
Median Household Income, 2006-2010:	\$ 36,453
Persons below poverty level, percent, 2006-2010:	13.5%
Building Permits (Business QuickFacts), 2010:	1



County Courthouse: **Malta**



### Geography QuickFacts

Land area in square miles, 2010:	5,140
Persons per square mile, 2010:	0.8



# Phillips County

## Summary Housing Information

### Montana Department of Commerce:

MBOH Loans:	66
Housing Choice Vouchers:	See Appendix
Moderate Rehabilitation Units:	See Appendix
Project-Based Section 8 Units:	32

USDA Rural Development Units: 14

## General Information

Population:	1,816
Median Age:	42.8
Median Household Income:	\$ 34,614
Per Capita Income:	\$ 22,594
Median House Value:	\$ 84,942
Median Gross Rent:	\$ 408
% of Renters:	32%

# Malta

## Cedar View Apartments



## Project Information

Type of Housing: [Family](#)  
Number of Units: [32](#)  
Address: [543 South 3rd Avenue](#)

**Project-Based  
Section 8**



# Pondera County

## County QuickFacts, U.S. Census Bureau

### People QuickFacts

Population, 2010:	6,153
Population, % change, 2000 to 2010:	-4.2%
Persons under 5 years, percent, 2010:	7.1%
Persons under 18 years, percent, 2010:	25%
Persons 65 years and over, percent, 2010:	18.9%
Persons 65 years and over, percent, 2025:	22.6% to 27%

(Source: NPA Data Service, Inc, 2008)

Bachelor's degree or higher, 2006-2010:	19.3%
Veterans:	594
Mean Travel Time to Work (minutes), 2006-2010:	16.2
Housing Units, 2010:	2,659
Homeownership Rate, 2006-2010:	69.9%
Housing Units in Multi-unit buildings, 2006-2010:	13%
Median value of owner-occupied, 2006-2010:	\$ 86,200
Households, 2006-2010:	2,311
Persons per household, 2006-2010:	2.65
Per Capita Money Income in 2010:	\$ 18,989
Median Household Income, 2006-2010:	\$ 36,419
Persons below poverty level, percent, 2006-2010:	21.5%
Building Permits (Business QuickFacts), 2010:	1



County Courthouse: **Conrad**



### Geography QuickFacts

Land area in square miles, 2010:	1,622.8
Persons per square mile, 2010:	3.8

Pondera

# Pondera County

## Summary Housing Information

Montana Department of Commerce:

MBOH Loans:	167
Housing Choice Vouchers:	See Appendix
Moderate Rehabilitation Units:	See Appendix
Project-Based Section 8 Units:	33

USDA Rural Development Units: 21

Pondera

## General Information

Population:	2,488
Median Age:	40.3
Median Household Income:	\$ 35,047
Per Capita Income:	\$ 20,802
Median House Value:	\$ 83,310
Median Gross Rent:	\$ 495
% of Renters:	29%

# Conrad



## Horizon Lodge

### Project Information

Type of Housing: **Elderly / Disabled**  
Number of Units: **25**  
Address: **701 South Wisconsin**

**Project-Based  
Section 8**

# Valier

## General Information

Population:	452
Median Age:	42.7
Median Household Income:	\$ 33,442
Per Capita Income:	\$ 20,436
Median House Value:	\$ 91,576
Median Gross Rent:	\$ 428
% of Renters:	20%

## Lake Francis Court

### Project Information

Type of Housing: Family

Number of Units: 8

Address: 433 Pondera Avenue



Project-Based  
Section 8

# Powder River County

## County QuickFacts, U.S. Census Bureau

### People QuickFacts

Population, 2010:	1,743
Population, % change, 2000 to 2010:	-6.2%
Persons under 5 years, percent, 2010:	3.8%
Persons under 18 years, percent, 2010:	20.8%
Persons 65 years and over, percent, 2010:	22.7%
Persons 65 years and over, percent, 2025:	27.1% to 39.5%

(Source: NPA Data Service, Inc, 2008)

Bachelor's degree or higher, 2006-2010:	16.1%
Veterans:	110
Mean Travel Time to Work (minutes), 2006-2010:	15
Housing Units, 2010:	1,022
Homeownership Rate, 2006-2010:	66.4%
Housing Units in Multi-unit buildings, 2006-2010:	4.2%
Median value of owner-occupied, 2006-2010:	\$ 99,700
Households, 2006-2010:	688
Persons per household, 2006-2010:	2.4
Per Capita Money Income in 2010:	\$ 21,543
Median Household Income, 2006-2010:	\$ 37,685
Persons below poverty level, percent, 2006-2010:	14.1%
Building Permits (Business QuickFacts), 2010:	0



County Courthouse: **Broadus**



### Geography QuickFacts

Land area in square miles, 2010:	3,297.3
Persons per square mile, 2010:	0.5

Powder River

# Powder River County

## Summary Housing Information

Montana Department of Commerce:

MBOH Loans: 8

Housing Choice Vouchers: See Appendix

Moderate Rehabilitation Units: See Appendix

# Powell County

## County QuickFacts, U.S. Census Bureau

### People QuickFacts

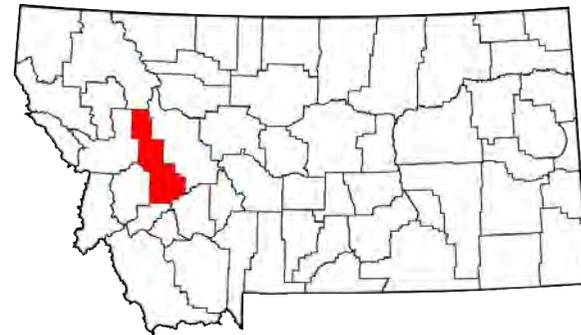
Population, 2010:	7,027
Population, % change, 2000 to 2010:	-2.1%
Persons under 5 years, percent, 2010:	4.3%
Persons under 18 years, percent, 2010:	17.3%
Persons 65 years and over, percent, 2010:	16.4%
Persons 65 years and over, percent, 2025:	18% to 22.5%

(Source: NPA Data Service, Inc, 2008)

Bachelor's degree or higher, 2006-2010:	18.7%
Veterans:	1,070
Mean Travel Time to Work (minutes), 2006-2010:	19
Housing Units, 2010:	3,105
Homeownership Rate, 2006-2010:	74.6%
Housing Units in Multi-unit buildings, 2006-2010:	8.2%
Median value of owner-occupied, 2006-2010:	\$ 114,600
Households, 2006-2010:	2,397
Persons per household, 2006-2010:	2.39
Per Capita Money Income in 2010:	\$ 17,849
Median Household Income, 2006-2010:	\$ 39,851
Persons below poverty level, percent, 2006-2010:	17.3%
Building Permits (Business QuickFacts), 2010:	0



County Courthouse: **Deer Lodge**



Powell

### Geography QuickFacts

Land area in square miles, 2010:	2,326.3
Persons per square mile, 2010:	3

# Powell County

## Summary Housing Information

### Montana Department of Commerce:

MBOH Loans:	157
MBOH Reverse Annuity Mortgages (RAM):	1
Housing Choice Vouchers:	See Appendix
Moderate Rehabilitation Units:	See Appendix
Low Income Housing Tax Credit Units:	48
Project-Based Section 8 Units:	24

USDA Rural Development Units:	45
-------------------------------	----

## General Information

Population:	3,517
Median Age:	40.7
Median Household Income:	\$ 39,602
Per Capita Income:	\$ 18,464
Median House Value:	\$ 91,685
Median Gross Rent:	\$ 549
% of Renters:	35%

# Deer Lodge



## Deer Lodge Apartments

## Project Information

Type of Housing: Family  
Number of Units: 24  
Address: 700 Montana  
Year of rehabilitation: 1992  
Jobs Created, first-year impact: 14.9  
Local Income Created, first-year impact: \$ 1,249,368  
Revenue Created for Local Govt, first-year: \$ 217,728  
Residential Property Taxes, annually recurring: \$ 8,208

Low Income Housing  
Tax Credits

USDA  
Rural Development

# Deer Lodge

## General Information

Population:	3,517
Median Age:	40.7
Median Household Income:	\$ 39,602
Per Capita Income:	\$ 18,464
Median House Value:	\$ 91,685
Median Gross Rent:	\$ 549
% of Renters:	35%

## Pebblestone Square

Low Income Housing  
Tax Credits

Project-Based  
Section 8



## Project Information

Type of Housing: Family

Number of Units: 24

Address: 714 Milwaukee Avenue

Year of rehabilitation: 1999

Jobs Created, first-year impact: 14.9

Local Income Created, first-year impact: \$ 1,249,368

Revenue Created for Local Govt, first-year: \$ 217,728

Residential Property Taxes, annually recurring: \$ 8,208

# Prairie County

## County QuickFacts, U.S. Census Bureau

### People QuickFacts

Population, 2010:	1,179
Population, % change, 2000 to 2010:	-1.7%
Persons under 5 years, percent, 2010:	4.9%
Persons under 18 years, percent, 2010:	17.7%
Persons 65 years and over, percent, 2010:	26%
Persons 65 years and over, percent, 2025:	27.1% to 39.5%

(Source: NPA Data Service, Inc, 2008)

Bachelor's degree or higher, 2006-2010:	13.4%
Veterans:	125
Mean Travel Time to Work (minutes), 2006-2010:	10.8
Housing Units, 2010:	673
Homeownership Rate, 2006-2010:	86.9%
Housing Units in Multi-unit buildings, 2006-2010:	6.3%
Median value of owner-occupied, 2006-2010:	\$ 69,400
Households, 2006-2010:	497
Persons per household, 2006-2010:	2.17
Per Capita Money Income in 2010:	\$ 21,296
Median Household Income, 2006-2010:	\$ 34,896
Persons below poverty level, percent, 2006-2010:	16.9%
Building Permits (Business QuickFacts), 2010:	0



County Courthouse: **Terry**



### Geography QuickFacts

Land area in square miles, 2010:	1,736.7
Persons per square mile, 2010:	0.7

Prairie

# Prairie County

## Summary Housing Information

Montana Department of Commerce:

MBOH Loans:	15
Housing Choice Vouchers:	See Appendix
Moderate Rehabilitation Units:	See Appendix

# Ravalli County

## County QuickFacts, U.S. Census Bureau

### People QuickFacts

Population, 2010:	40,212
Population, % change, 2000 to 2010:	11.5%
Persons under 5 years, percent, 2010:	5.3%
Persons under 18 years, percent, 2010:	21.9%
Persons 65 years and over, percent, 2010:	19.2%
Persons 65 years and over, percent, 2025:	22.6% to 27%

(Source: NPA Data Service, Inc, 2008)

Bachelor's degree or higher, 2006-2010:	25%
Veterans:	4,401
Mean Travel Time to Work (minutes), 2006-2010:	23.1
Housing Units, 2010:	19,583
Homeownership Rate, 2006-2010:	77.9%
Housing Units in Multi-unit buildings, 2006-2010:	6.9%
Median value of owner-occupied, 2006-2010:	\$ 235,500
Households, 2006-2010:	16,643
Persons per household, 2006-2010:	2.35
Per Capita Money Income in 2010:	\$ 23,908
Median Household Income, 2006-2010:	\$ 43,000

Persons below poverty level, percent, 2006-2010:	15%
Building Permits (Business QuickFacts), 2010:	36



County Courthouse: **Hamilton**



### Geography QuickFacts

Land area in square miles, 2010:	2390.8
Persons per square mile, 2010:	16.8

# Ravalli County

## Summary Housing Information

### Montana Department of Commerce:

MBOH Loans:	716
MBOH Reverse Annuity Mortgages (RAM):	5
Housing Choice Vouchers:	See Appendix
Moderate Rehabilitation Units:	See Appendix
Low Income Housing Tax Credit Units:	298
Project-Based Section 8 Units:	72
HOME Program Units:	73

USDA Rural Development Units: 98

## General Information

Population:	857
Median Age:	32.7
Median Household Income:	\$ 33,493
Per Capita Income:	\$ 17,187
Median House Value:	\$ 159,986
Median Gross Rent:	\$ 633
% of Renters:	59%

# Darby



## Bitterroot Commons

## Project Information

Type of Housing: **Family**  
Number of Units: **16**  
Address: **601 & 603 Welcome Way**  
Year built: **2002 & 2003**  
Jobs Created, first-year impact: **19.5**  
Local Income Created, first-year impact: **\$ 1,264,000**  
Revenue Created for Local Govt, first-year: **\$ 132,320**  
Jobs Created, annually recurring: **4.8**  
Local Income Created, annually recurring: **\$ 384,000**  
Revenue Created for Local Govt, recurring: **\$ 70,560**

**Low Income Housing  
Tax Credits**

# Hamilton

## General Information

Population:	4,974
Median Age:	44.3
Median Household Income:	\$ 24,715
Per Capita Income:	\$ 19,192
Median House Value:	\$ 165,750
Median Gross Rent:	\$ 462
% of Renters:	51%

## Bitterroot Manor



## Project Information

Type of Housing: [Elderly / Disabled](#)

Number of Units: [60](#)

Address: [410 North 10th Street](#)

**Project-Based  
Section 8**

## General Information

Population:	2,028
Median Age:	38.9
Median Household Income:	\$ 33,175
Per Capita Income:	\$ 17,856
Median House Value:	\$ 178,149
Median Gross Rent:	\$ 632
% of Renters:	44%

# Stevensville



## Burnt Fork Manor

### Project Information

Type of Housing: [Elderly / Disabled](#)  
Number of Units: [30](#)  
Address: [Market Street](#)  
Year built: [1990](#)  
Jobs Created, first-year impact: [33.9](#)  
Local Income Created, first-year impact: [\\$ 2,190,000](#)  
Revenue Created for Local Govt, first-year: [\\$ 230,400](#)  
Jobs Created, annually recurring: [9.6](#)  
Local Income Created, annually recurring: [\\$ 690,000](#)  
Revenue Created for Local Govt, recurring: [\\$ 118,500](#)

Home Investment Partnerships  
**HOME Program**

Low Income Housing  
**Tax Credits**

**USDA**  
**Rural Development**

# Corvallis

## General Information

Population:	491 (2007)
Median Age:	34.7
Median Household Income:	\$ 28,340
Per Capita Income:	\$ 21,470
Median House Value:	\$ 194,898
Median Gross Rent:	\$ 490
% of Renters:	46%

## Courtyard Apartments



## Project Information

**Low Income Housing  
Tax Credits**

Type of Housing: **Family**

Number of Units: **36**

Address: **Market Street**

Year built: **2001 & 2002**

Jobs Created, first-year impact: **43.9**

Local Income Created, first-year impact: **\$ 2,844,000**

Revenue Created for Local Govt, first-year: **\$ 297,720**

Jobs Created, annually recurring: **10.8**

Local Income Created, annually recurring: **\$ 864,000**

Revenue Created for Local Govt, recurring: **\$ 158,760**

## General Information

Population:	491 (2007)
Median Age:	34.7
Median Household Income:	\$ 28,340
Per Capita Income:	\$ 21,470
Median House Value:	\$ 194,898
Median Gross Rent:	\$ 490
% of Renters:	46%

# Corvallis



## Meadow Brook Court

### Project Information

Type of Housing: [Elderly / Disabled](#)  
Number of Units: [12](#)  
Address: [221 Willow Creek Road](#)

**Project-Based  
Section 8**

# Hamilton

## General Information

Population:	4,974
Median Age:	44.3
Median Household Income:	\$ 24,715
Per Capita Income:	\$ 19,192
Median House Value:	\$ 165,750
Median Gross Rent:	\$ 462
% of Renters:	51%

## Mountain View Apartments



## Project Information

**Low Income Housing  
Tax Credits**

Type of Housing: **Family**

Number of Units: **36**

Address: **Providence**

Year built: **2002**

Jobs Created, first-year impact: **43.9**

Local Income Created, first-year impact: **\$ 2,844,000**

Revenue Created for Local Govt, first-year: **\$ 297,720**

Jobs Created, annually recurring: **10.8**

Local Income Created, annually recurring: **\$ 864,000**

Revenue Created for Local Govt, recurring: **\$ 158,760**

## General Information

Population:	4,974
Median Age:	44.3
Median Household Income:	\$ 24,715
Per Capita Income:	\$ 19,192
Median House Value:	\$ 165,750
Median Gross Rent:	\$ 462
% of Renters:	51%

# Hamilton



## Mountain View II Apartments

### Project Information

Type of Housing: **Family**  
Number of Units: **28**  
Address: **Stonegate Drive**  
Year built: **2005**  
Jobs Created, first-year impact: **34.2**  
Local Income Created, first-year impact: **\$ 2,212,000**  
Revenue Created for Local Govt, first-year: **\$ 231,560**  
Jobs Created, annually recurring: **8.4**  
Local Income Created, annually recurring: **\$ 672,000**  
Revenue Created for Local Govt, recurring: **\$ 123,480**

**Low Income Housing  
Tax Credits**

# Hamilton

## General Information

Population:	4,974
Median Age:	44.3
Median Household Income:	\$ 24,715
Per Capita Income:	\$ 19,192
Median House Value:	\$ 165,750
Median Gross Rent:	\$ 462
% of Renters:	51%

## Mountain View III Apartments



## Project Information

Low Income Housing  
Tax Credits

Type of Housing: Family

Number of Units: 46

Address: Pintail Loop

Year built: 2008

Jobs Created, first-year impact: 56.1

Local Income Created, first-year impact: \$ 3,634,000

Revenue Created for Local Govt, first-year: \$ 380,420

Jobs Created, annually recurring: 13.8

Local Income Created, annually recurring: \$ 1,104,000

Revenue Created for Local Govt, recurring: \$ 202,860

## General Information

Population:	4,974
Median Age:	44.3
Median Household Income:	\$ 24,715
Per Capita Income:	\$ 19,192
Median House Value:	\$ 165,750
Median Gross Rent:	\$ 462
% of Renters:	51%

# Hamilton



## Parkside Apartments

### Project Information

Type of Housing: **Elderly / Disabled**  
Number of Units: **24**  
Address: **121 State Street**  
Year of rehabilitation: **1998**  
Jobs Created, first-year impact: **14.9**  
Local Income Created, first-year impact: **\$ 1,249,368**  
Revenue Created for Local Govt, first-year: **\$ 217,728**  
Residential Property Taxes, annually recurring: **\$ 8,208**

**Low Income Housing  
Tax Credits**

# Hamilton

## General Information

Population:	4,974
Median Age:	44.3
Median Household Income:	\$ 24,715
Per Capita Income:	\$ 19,192
Median House Value:	\$ 165,750
Median Gross Rent:	\$ 462
% of Renters:	51%

## Valley Villas II



## Project Information

Low Income Housing  
Tax Credits

USDA  
Rural Development

Type of Housing: Family

Number of Units: 10

Address: 814 River Street

Year built: 1997

Jobs Created, first-year impact: 12.2

Local Income Created, first-year impact: \$ 790,000

Revenue Created for Local Govt, first-year: \$ 82,700

Jobs Created, annually recurring: 3

Local Income Created, annually recurring: \$ 240,000

Revenue Created for Local Govt, recurring: \$ 44,100

## General Information

Population:	4,974
Median Age:	44.3
Median Household Income:	\$ 24,715
Per Capita Income:	\$ 19,192
Median House Value:	\$ 165,750
Median Gross Rent:	\$ 462
% of Renters:	51%

# Hamilton



## Willow Court Apartments

## Project Information

Type of Housing: [Elderly / Disabled](#)  
Number of Units: [48](#)  
Address: [290 Skeels Avenue](#)  
Year built: [1997](#)  
Jobs Created, first-year impact: [54.2](#)  
Local Income Created, first-year impact: [\\$ 3,504,000](#)  
Revenue Created for Local Govt, first-year: [\\$ 368,640](#)  
Jobs Created, annually recurring: [15.4](#)  
Local Income Created, annually recurring: [\\$ 1,104,000](#)  
Revenue Created for Local Govt, recurring: [\\$ 189,600](#)

**Low Income Housing  
Tax Credits**



# Richland County

## County QuickFacts, U.S. Census Bureau

### People QuickFacts

Population, 2010:	9,746
Population, % change, 2000 to 2010:	0.8%
Persons under 5 years, percent, 2010:	6.5%
Persons under 18 years, percent, 2010:	23.4%
Persons 65 years and over, percent, 2010:	14.9%
Persons 65 years and over, percent, 2025:	27.1% to 39.5%

(Source: NPA Data Service, Inc, 2008)

Bachelor's degree or higher, 2006-2010:	16.6%
Veterans:	732
Mean Travel Time to Work (minutes), 2006-2010:	16.5
Housing Units, 2010:	4,550
Homeownership Rate, 2006-2010:	66.4%
Housing Units in Multi-unit buildings, 2006-2010:	15.7%
Median value of owner-occupied, 2006-2010:	\$ 106,500
Households, 2006-2010:	4,072
Persons per household, 2006-2010:	2.22
Per Capita Money Income in 2010:	\$ 26,888
Median Household Income, 2006-2010:	\$ 52,516
Persons below poverty level, percent, 2006-2010:	13.5%
Building Permits (Business QuickFacts), 2010:	27



County Courthouse: **Sidney**



### Geography QuickFacts

Land area in square miles, 2010:	2,084.1
Persons per square mile, 2010:	4.7

# Richland County

## Summary Housing Information

### Montana Department of Commerce:

MBOH Loans:	569
MBOH Reverse Annuity Mortgages (RAM):	1
Housing Choice Vouchers:	See Appendix
Moderate Rehabilitation Units:	See Appendix
Project-Based Section 8 Units:	71
HOME Program Units:	16

### Richland County Housing Authority:

PHA Units:	81
PHA Vouchers:	54

USDA Rural Development Units: 29

## General Information

Population:	4,843
Median Age:	39.1
Median Household Income:	\$ 48,898
Per Capita Income:	\$ 21,337
Median House Value:	\$ 97,014
Median Gross Rent:	\$ 467
% of Renters:	33%

# Sidney

## Crestwood Inn



## Project Information

Type of Housing: [Elderly / Disabled](#)  
Number of Units: [71](#)  
Address: [410 3rd Avenue SW](#)

**Project-Based  
Section 8**



# Roosevelt County

County QuickFacts, U.S. Census Bureau

Roosevelt

## People QuickFacts

Population, 2010:	10,425
Population, % change, 2000 to 2010:	-1.8%
Persons under 5 years, percent, 2010:	9.6%
Persons under 18 years, percent, 2010:	31.8%
Persons 65 years and over, percent, 2010:	10.8%
Persons 65 years and over, percent, 2025:	18% to 22.5%

(Source: NPA Data Service, Inc, 2008)

Bachelor's degree or higher, 2006-2010:	17.3%
Veterans:	690
Mean Travel Time to Work (minutes), 2006-2010:	13
Housing Units, 2010:	4,063
Homeownership Rate, 2006-2010:	63.7%
Housing Units in Multi-unit buildings, 2006-2010:	6.8%
Median value of owner-occupied, 2006-2010:	\$ 61,700
Households, 2006-2010:	3,374
Persons per household, 2006-2010:	3.02
Per Capita Money Income in 2010:	\$ 17,821
Median Household Income, 2006-2010:	\$ 37,451
Persons below poverty level, percent, 2006-2010:	21.5%
Building Permits (Business QuickFacts), 2010:	3



County Courthouse: **Wolf Point**



## Geography QuickFacts

Land area in square miles, 2010:	2,354.7
Persons per square mile, 2010:	4.4

# Roosevelt County

## Summary Housing Information

### Montana Department of Commerce:

MBOH Loans:	172
MBOH Reverse Annuity Mortgages (RAM):	1
Housing Choice Vouchers:	See Appendix
Moderate Rehabilitation Units:	See Appendix
Low Income Housing Tax Credit Units:	47
Project-Based Section 8 Units:	4
HOME Program Units:	18

### City of Poplar Housing Authority:

PHA Units:	54
PHA Vouchers:	19

USDA Rural Development Units: 91

## General Information

Population:	883
Median Age:	32.8
Median Household Income:	\$ 10,118
Per Capita Income:	\$ 11,602
Median House Value:	\$ 41,546
Median Gross Rent:	\$ 461
% of Renters:	37%

# Poplar



## Fort Peck LP1

## Project Information

Type of Housing: **Family**  
Number of Units: **23**  
Address: **Scattered Sites**  
Year of rehabilitation: **2007**  
Jobs Created, first-year impact: **14.3**  
Local Income Created, first-year impact: **\$ 1,1973,11**  
Revenue Created for Local Govt, first-year: **\$ 208,656**  
Residential Property Taxes, annually recurring: **\$ 342**

**Low Income Housing  
Tax Credits**

# Wolf Point

## General Information

Population:	2,557
Median Age:	36.1
Median Household Income:	\$ 33,093
Per Capita Income:	\$ 15,719
Median House Value:	\$ 68,736
Median Gross Rent:	\$ 512
% of Renters:	33%

## Fort Peck Homes II



## Project Information

Low Income Housing  
Tax Credits

Type of Housing: [Family](#)

Number of Units: [24](#)

Address: [Scattered Sites](#)

Year built: [2011](#)

Jobs Created, first-year impact: [27.1](#)

Local Income Created, first-year impact: [\\$ 1,752,000](#)

Revenue Created for Local Govt, first-year: [\\$ 184,320](#)

Jobs Created, annually recurring: [7.7](#)

Local Income Created, annually recurring: [\\$ 552,000](#)

Revenue Created for Local Govt, recurring: [\\$ 94,800](#)

## General Information

Population:	197
Median Age:	47.5
Median Household Income:	\$ 24,266
Per Capita Income:	\$ 20,910
Median House Value:	\$ 51,552
Median Gross Rent:	\$ 191
% of Renters:	15%

# Froid



## Project Information

Type of Housing: Family  
Number of Units: 4  
Address: 205 Main Street

## Froid 4-Plex

Project-Based  
Section 8



# Rosebud County

## County QuickFacts, U.S. Census Bureau

### People QuickFacts

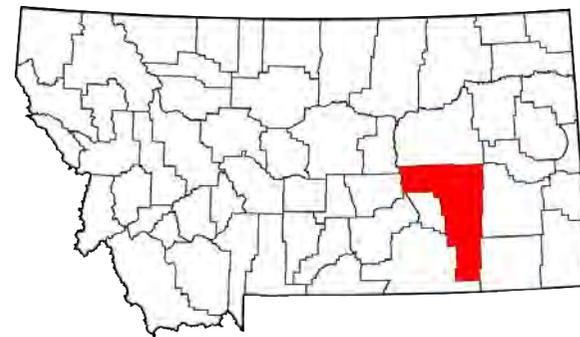
Population, 2010:	9,233
Population, % change, 2000 to 2010:	-1.6%
Persons under 5 years, percent, 2010:	8%
Persons under 18 years, percent, 2010:	29.6%
Persons 65 years and over, percent, 2010:	11.5%
Persons 65 years and over, percent, 2025:	18% to 22.5%

(Source: NPA Data Service, Inc, 2008)

Bachelor's degree or higher, 2006-2010:	17.6%
Veterans:	718
Mean Travel Time to Work (minutes), 2006-2010:	12.9
Housing Units, 2010:	4,057
Homeownership Rate, 2006-2010:	70.4%
Housing Units in Multi-unit buildings, 2006-2010:	13.5%
Median value of owner-occupied, 2006-2010:	\$ 102,900
Households, 2006-2010:	3,225
Persons per household, 2006-2010:	2.81
Per Capita Money Income in 2010:	\$ 19,844
Median Household Income, 2006-2010:	\$ 44,776
Persons below poverty level, percent, 2006-2010:	18.5%
Building Permits (Business QuickFacts), 2010:	6



County Courthouse: **Forsyth**



### Geography QuickFacts

Land area in square miles, 2010:	5,010.4
Persons per square mile, 2010:	1.8

Rosebud

# Rosebud County

## Summary Housing Information

Montana Department of Commerce:

MBOH Loans:	109
Housing Choice Vouchers:	See Appendix
Moderate Rehabilitation Units:	See Appendix
Low Income Housing Tax Credit Units:	71

USDA Rural Development Units: 36

Rosebud

## General Information

Population:	1,865
Median Age:	42.1
Median Household Income:	\$ 34,923
Per Capita Income:	\$ 21,656
Median House Value:	\$ 105,932
Median Gross Rent:	\$ 435
% of Renters:	28%

# Forsyth



## Forsyth Village I

## Project Information

Type of Housing: **Family**  
Number of Units: **12**  
Address: **2315 East Front**  
Year of rehabilitation: **1994**  
Jobs Created, first-year impact: **7.4**  
Local Income Created, first-year impact: **\$ 624,684**  
Revenue Created for Local Govt, first-year: **\$ 108,864**  
Residential Property Taxes, annually recurring: **\$ 4,104**

**Low Income Housing  
Tax Credits**

**USDA  
Rural Development**

# Forsyth

## General Information

Population:	1,865
Median Age:	42.1
Median Household Income:	\$ 34,923
Per Capita Income:	\$ 21,656
Median House Value:	\$ 105,932
Median Gross Rent:	\$ 435
% of Renters:	28%

## Forsyth Village II



Low Income Housing  
Tax Credits

USDA  
Rural Development

## Project Information

Type of Housing: Family

Number of Units: 24

Address: 1855 East Main

Year of rehabilitation: 1994

Jobs Created, first-year impact: 14.9

Local Income Created, first-year impact: \$ 1,249,368

Revenue Created for Local Govt, first-year: \$ 217,728

Residential Property Taxes, annually recurring: \$ 8,208

## General Information

Population:	1,961
Median Age:	22
Median Household Income:	\$ 27,747
Per Capita Income:	\$ 9,437
Median House Value:	\$ 42,960
Median Gross Rent:	\$ 446
% of Renters:	53%

# Lame Deer



## Shoulder Blade Complex

### Project Information

Type of Housing: [Elderly / Disabled](#)  
Number of Units: [35](#)  
Address: [State Route 39 North of Lame Deer](#)  
Year of rehabilitation: [2008](#)  
Jobs Created, first-year impact: [21.7](#)  
Local Income Created, first-year impact: [\\$ 1,821,995](#)  
Revenue Created for Local Govt, first-year: [\\$ 317,520](#)  
Residential Property Taxes, annually recurring: [\\$ 11,970](#)

**Low Income Housing  
Tax Credits**



# Sanders County

## County QuickFacts, U.S. Census Bureau

### People QuickFacts

Population, 2010:	11,413
Population, % change, 2000 to 2010:	11.6%
Persons under 5 years, percent, 2010:	5.1%
Persons under 18 years, percent, 2010:	20.6%
Persons 65 years and over, percent, 2010:	21.5%
Persons 65 years and over, percent, 2025:	27.1% to 39.5%

(Source: NPA Data Service, Inc, 2008)

Bachelor's degree or higher, 2006-2010:	15.6%
Veterans:	1,720
Mean Travel Time to Work (minutes), 2006-2010:	23.3
Housing Units, 2010:	6,678
Homeownership Rate, 2006-2010:	78.5%
Housing Units in Multi-unit buildings, 2006-2010:	5.1%
Median value of owner-occupied, 2006-2010:	\$ 172,500
Households, 2006-2010:	5,119
Persons per household, 2006-2010:	2.19
Per Capita Money Income in 2010:	\$ 18,472
Median Household Income, 2006-2010:	\$ 30,622
Persons below poverty level, percent, 2006-2010:	21.3%
Building Permits (Business QuickFacts), 2010:	0



County Courthouse:  
Thompson Falls



### Geography QuickFacts

Land area in square miles, 2010:	2,760.5
Persons per square mile, 2010:	4.1

Sanders

# Sanders County

## Summary Housing Information

### Montana Department of Commerce:

MBOH Loans:	126
MBOH Reverse Annuity Mortgages (RAM):	1
Housing Choice Vouchers:	See Appendix
Moderate Rehabilitation Units:	See Appendix
Low Income Housing Tax Credit Units:	9
Project-Based Section 8 Units:	23

USDA Rural Development Units:	22
-------------------------------	----

## General Information

Population:	1,430
Median Age:	40.9
Median Household Income:	\$ 27,647
Per Capita Income:	\$ 14,332
Median House Value:	\$ 147,914
Median Gross Rent:	\$ 573
% of Renters:	28%

# Thompson Falls

## Thompson Falls Lion Manor



## Project Information

Type of Housing: [Elderly / Disabled](#)  
Number of Units: [23](#)  
Address: [1600 Maiden Lane](#)

**Project-Based  
Section 8**



# Sheridan County

## County QuickFacts, U.S. Census Bureau

### People QuickFacts

Population, 2010:	3,384
Population, % change, 2000 to 2010:	-17.6%
Persons under 5 years, percent, 2010:	4.5%
Persons under 18 years, percent, 2010:	19.4%
Persons 65 years and over, percent, 2010:	23.1%
Persons 65 years and over, percent, 2025:	27.1% to 39.5%
(Source: NPA Data Service, Inc, 2008)	
Bachelor's degree or higher, 2006-2010:	15.7%
Veterans:	385
Mean Travel Time to Work (minutes), 2006-2010:	13.6
Housing Units, 2010:	2,089
Homeownership Rate, 2006-2010:	75.2%
Housing Units in Multi-unit buildings, 2006-2010:	11.8%
Median value of owner-occupied, 2006-2010:	\$ 68,400
Households, 2006-2010:	1,674
Persons per household, 2006-2010:	1.95
Per Capita Money Income in 2010:	\$ 26,537
Median Household Income, 2006-2010:	\$ 39,578
Persons below poverty level, percent, 2006-2010:	14.5%
Building Permits (Business QuickFacts), 2010:	1



County Courthouse: **Plentywood**



**Sheridan**

### Geography QuickFacts

Land area in square miles, 2010:	1,677.1
Persons per square mile, 2010:	2

# Sheridan County

## Summary Housing Information

### Montana Department of Commerce:

MBOH Loans:	40
Housing Choice Vouchers:	See Appendix
Moderate Rehabilitation Units:	See Appendix
Low Income Housing Tax Credit Units:	8
Project-Based Section 8 Units:	12

USDA Rural Development Units:	33
-------------------------------	----

## General Information

Population:	246
Median Age:	45.4
Median Household Income:	\$ 36,667
Per Capita Income:	\$ 20,484
Median House Value:	\$ 72,000
Median Gross Rent:	\$ 304
% of Renters:	26%

# Medicine Lake



## Project Information

Type of Housing: **Family**  
Number of Units: **4**  
Address: **116 Main Street**  
Year of rehabilitation: **1991**  
Jobs Created, first-year impact: **2.5**  
Local Income Created, first-year impact: **\$ 208,228**  
Revenue Created for Local Govt, first-year: **\$ 36,288**  
Residential Property Taxes, annually recurring: **\$ 1,368**

## Lake Apartments

**Low Income Housing  
Tax Credits**

**USDA  
Rural Development**

# Plentywood

## General Information

Population:	1,638
Median Age:	44.4
Median Household Income:	\$ 35,980
Per Capita Income:	\$ 25,178
Median House Value:	\$ 78,633
Median Gross Rent:	\$ 419
% of Renters:	22%

## Mar Chan Apartments



## Project Information

Type of Housing: [Family](#)  
Number of Units: [12](#)  
Address: [122 South Jackson](#)

**Project-Based  
Section 8**

# Silver Bow County

## County QuickFacts, U.S. Census Bureau

### People QuickFacts

Population, 2010:	34,200
Population, % change, 2000 to 2010:	-1.2%
Persons under 5 years, percent, 2010:	5.8%
Persons under 18 years, percent, 2010:	21%
Persons 65 years and over, percent, 2010:	16.4%
Persons 65 years and over, percent, 2025:	22.6% to 27%

(Source: NPA Data Service, Inc, 2008)

Bachelor's degree or higher, 2006-2010:	22.9%
Veterans:	3,423
Mean Travel Time to Work (minutes), 2006-2010:	16.1
Housing Units, 2010:	16,717
Homeownership Rate, 2006-2010:	65.8%
Housing Units in Multi-unit buildings, 2006-2010:	21.9%
Median value of owner-occupied, 2006-2010:	\$ 117,200
Households, 2006-2010:	14,847
Persons per household, 2006-2010:	2.19
Per Capita Money Income in 2010:	\$ 21,357
Median Household Income, 2006-2010:	\$ 37,986
Persons below poverty level, percent, 2006-2010:	17.8%
Building Permits (Business QuickFacts), 2010:	122



County Courthouse: **Butte**



### Geography QuickFacts

Land area in square miles, 2010:	718.4
Persons per square mile, 2010:	47.6

Silver Bow

# Silver Bow County

## Summary Housing Information

### Montana Department of Commerce:

MBOH Loans:	1,606
MBOH Reverse Annuity Mortgages (RAM):	2
Housing Choice Vouchers:	See Appendix
Moderate Rehabilitation Units:	See Appendix
Low Income Housing Tax Credit Units:	127
Project-Based Section 8 Units:	295
HOME Program Units:	140

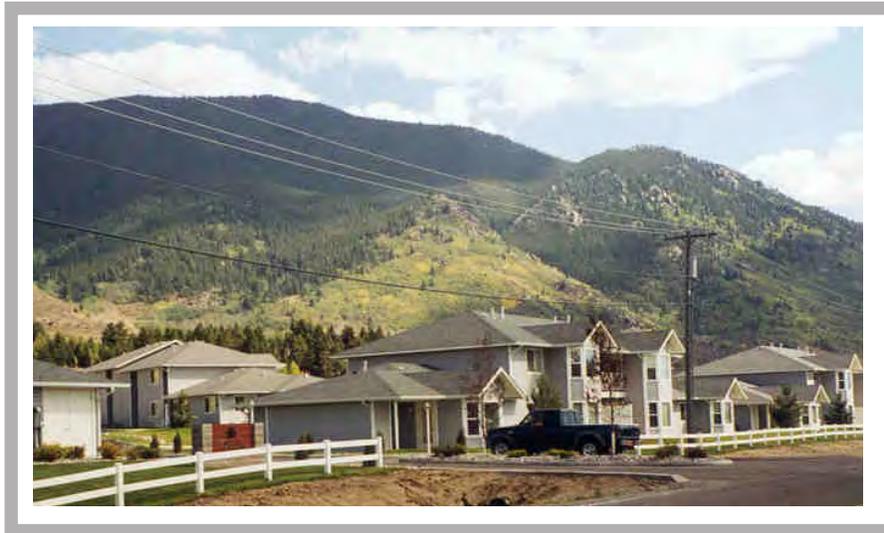
### Butte Housing Authority:

PHA Units:	353
PHA Vouchers:	76
Shelter Plus Vouchers:	17

## General Information

Population:	31,633 (2007)
Median Age:	38.8
Median Household Income:	\$ 36,219
Per Capita Income:	\$ 20,348
Median House Value:	\$ 113,397
Median Gross Rent:	\$ 492
% of Renters:	30%

# Butte



## Atherton

## Project Information

Type of Housing: **Family**  
Number of Units: **36**  
Address: **4500 Continental Drive**  
Year built: **1998**  
Jobs Created, first-year impact: **43.9**  
Local Income Created, first-year impact: **\$ 2,844,000**  
Revenue Created for Local Govt, first-year: **\$ 297,720**  
Jobs Created, annually recurring: **10.8**  
Local Income Created, annually recurring: **\$ 864,000**  
Revenue Created for Local Govt, recurring: **\$ 158,760**

**Low Income Housing  
Tax Credits**

# Butte

## General Information

Population:	31,633 (2007)
Median Age:	38.8
Median Household Income:	\$ 36,219
Per Capita Income:	\$ 20,348
Median House Value:	\$ 113,397
Median Gross Rent:	\$ 492
% of Renters:	30%

## Atherton II



## Project Information

**Low Income Housing  
Tax Credits**

Type of Housing: **Family**

Number of Units: **32**

Address: **4500 Continental Drive**

Year built: **2001**

Jobs Created, first-year impact: **39**

Local Income Created, first-year impact: **\$ 2,528,000**

Revenue Created for Local Govt, first-year: **\$ 264,640**

Jobs Created, annually recurring: **9.6**

Local Income Created, annually recurring: **\$ 768,000**

Revenue Created for Local Govt, recurring: **\$ 141,120**

## General Information

Population:	31,633 (2007)
Median Age:	38.8
Median Household Income:	\$ 36,219
Per Capita Income:	\$ 20,348
Median House Value:	\$ 113,397
Median Gross Rent:	\$ 492
% of Renters:	30%

# Butte



## Butte Senior Highland View

### Project Information

Type of Housing: [Elderly / Disabled](#)

Number of Units: [60](#)

Address: [3033 Busch Avenue](#)

**Project-Based  
Section 8**

# Butte

## General Information

Population:	31,633 (2007)
Median Age:	38.8
Median Household Income:	\$ 36,219
Per Capita Income:	\$ 20,348
Median House Value:	\$ 113,397
Median Gross Rent:	\$ 492
% of Renters:	30%

## Columbus Plaza



## Project Information

Type of Housing: [Elderly / Disabled](#)

Number of Units: [102](#)

Address: [1515 Oregon Avenue](#)

**Project-Based  
Section 8**

## General Information

Population:	31,633 (2007)
Median Age:	38.8
Median Household Income:	\$ 36,219
Per Capita Income:	\$ 20,348
Median House Value:	\$ 113,397
Median Gross Rent:	\$ 492
% of Renters:	30%

# Butte

## John R. Riley Apartments



## Project Information

Type of Housing: [Disabled](#)

Number of Units: [9](#)

Address: [701 Hobson Avenue](#)

**Project-Based  
Section 8**

# Butte

## General Information

Population:	31,633 (2007)
Median Age:	38.8
Median Household Income:	\$ 36,219
Per Capita Income:	\$ 20,348
Median House Value:	\$ 113,397
Median Gross Rent:	\$ 492
% of Renters:	30%

## Legion Oasis



## Project Information

Type of Housing: [Family](#)

Number of Units: [64](#)

Address: [3400 Hill Avenue](#)

**Project-Based  
Section 8**

## General Information

Population:	31,633 (2007)
Median Age:	38.8
Median Household Income:	\$ 36,219
Per Capita Income:	\$ 20,348
Median House Value:	\$ 113,397
Median Gross Rent:	\$ 492
% of Renters:	30%

# Butte



## Meadowlands Apartments

Home Investment Partnerships  
HOME Program

Low Income Housing  
Tax Credits

## Project Information

Type of Housing: [Elderly 62+](#)  
Number of Units: [48](#)  
Address: [Butte](#)  
Year built: [2010](#)  
Jobs Created, first-year impact: [54.2](#)  
Local Income Created, first-year impact: [\\$ 3,504,000](#)  
Revenue Created for Local Govt, first-year: [\\$ 368,640](#)  
Jobs Created, annually recurring: [15.4](#)  
Local Income Created, annually recurring: [\\$ 1,104,000](#)  
Revenue Created for Local Govt, recurring: [\\$ 189,600](#)

# Butte

## General Information

Population:	31,633 (2007)
Median Age:	38.8
Median Household Income:	\$ 36,219
Per Capita Income:	\$ 20,348
Median House Value:	\$ 113,397
Median Gross Rent:	\$ 492
% of Renters:	30%

## Mountain View Apartments

Home Investment Partnerships  
HOME Program

Low Income Housing  
Tax Credits



## Project Information

Type of Housing: **Family**

Number of Units: **11**

Address: **Butte**

Year built: **2009**

Jobs Created, first-year impact: **13.4**

Local Income Created, first-year impact: **\$ 869,000**

Revenue Created for Local Govt, first-year: **\$ 90,970**

Jobs Created, annually recurring: **3.3**

Local Income Created, annually recurring: **\$ 264,000**

Revenue Created for Local Govt, recurring: **\$ 48,510**

## General Information

Population:	31,633 (2007)
Median Age:	38.8
Median Household Income:	\$ 36,219
Per Capita Income:	\$ 20,348
Median House Value:	\$ 113,397
Median Gross Rent:	\$ 492
% of Renters:	30%

# Butte

## Silver Bow Village



## Project Information

Type of Housing: **Family**  
Number of Units: **60**  
Address: **910 Evans**

**Project-Based  
Section 8**



# Stillwater County

## County QuickFacts, U.S. Census Bureau

### People QuickFacts

Population, 2010:	9,117
Population, % change, 2000 to 2010:	11.3%
Persons under 5 years, percent, 2010:	6%
Persons under 18 years, percent, 2010:	23%
Persons 65 years and over, percent, 2010:	16.4%
Persons 65 years and over, percent, 2025:	22.6% to 27%

(Source: NPA Data Service, Inc, 2008)

Bachelor's degree or higher, 2006-2010:	22.3%
Veterans:	983
Mean Travel Time to Work (minutes), 2006-2010:	26.5
Housing Units, 2010:	4,803
Homeownership Rate, 2006-2010:	75.1%
Housing Units in Multi-unit buildings, 2006-2010:	3.9%
Median value of owner-occupied, 2006-2010:	\$ 170,100
Households, 2006-2010:	3,752
Persons per household, 2006-2010:	2.37
Per Capita Money Income in 2010:	\$ 27,168
Median Household Income, 2006-2010:	\$ 57,227
Persons below poverty level, percent, 2006-2010:	9.5%
Building Permits (Business QuickFacts), 2010:	9



County Courthouse: **Columbus**



### Geography QuickFacts

Land area in square miles, 2010:	1,795.3
Persons per square mile, 2010:	5.1

# Stillwater County

## Summary Housing Information

### Montana Department of Commerce:

MBOH Loans:	147
MBOH Reverse Annuity Mortgages (RAM):	1
Housing Choice Vouchers:	See Appendix
Moderate Rehabilitation Units:	See Appendix
Low Income Housing Tax Credit Units:	32

USDA Rural Development Units:	52
-------------------------------	----

## General Information

Population:	1,296 (2007)
Median Age:	39.5
Median Household Income:	\$ 50,019
Per Capita Income:	\$ 23,023
Median House Value:	\$ 172,493
Median Gross Rent:	\$ 718
% of Renters:	26%

# Absarokee



## Homestead Lodge Apartments

### Project Information

Type of Housing: [Elderly / Disabled](#)  
Number of Units: [32](#)  
Address: [West Avenue & School Street](#)  
Year of rehabilitation: [1997](#)  
Jobs Created, first-year impact: [19.9](#)  
Local Income Created, first-year impact: [\\$ 1,665,824](#)  
Revenue Created for Local Govt, first-year: [\\$ 290,304](#)  
Residential Property Taxes, annually recurring: [\\$ 10,944](#)

**Low Income Housing  
Tax Credits**

**USDA  
Rural Development**



# Sweet Grass County

## County QuickFacts, U.S. Census Bureau

### People QuickFacts

Population, 2010:	3,651
Population, % change, 2000 to 2010:	1.2%
Persons under 5 years, percent, 2010:	5.5%
Persons under 18 years, percent, 2010:	23%
Persons 65 years and over, percent, 2010:	20.7%
Persons 65 years and over, percent, 2025:	27.1% to 39.5%

(Source: NPA Data Service, Inc, 2008)

Bachelor's degree or higher, 2006-2010:	28.8%
Veterans:	492
Mean Travel Time to Work (minutes), 2006-2010:	21.3
Housing Units, 2010:	2,148
Homeownership Rate, 2006-2010:	81.3%
Housing Units in Multi-unit buildings, 2006-2010:	5.3%
Median value of owner-occupied, 2006-2010:	\$ 184,100
Households, 2006-2010:	1,510
Persons per household, 2006-2010:	2.42
Per Capita Money Income in 2010:	\$ 22,785
Median Household Income, 2006-2010:	\$ 43,723
Persons below poverty level, percent, 2006-2010:	12.1%
Building Permits (Business QuickFacts), 2010:	0



County Courthouse: **Big Timber**



### Geography QuickFacts

Land area in square miles, 2010:	1,855.2
Persons per square mile, 2010:	2

# Sweet Grass County

## Summary Housing Information

### Montana Department of Commerce:

MBOH Loans:	60
Housing Choice Vouchers:	See Appendix
Moderate Rehabilitation Units:	See Appendix
Low Income Housing Tax Credit Units:	24

USDA Rural Development Units:	29
-------------------------------	----

## General Information

Population:	1,740
Median Age:	42.4
Median Household Income:	\$ 43,608
Per Capita Income:	\$ 21,217
Median House Value:	\$ 156,179
Median Gross Rent:	\$ 548
% of Renters:	27%

# Big Timber



## Big Timber Village

### Project Information

Type of Housing: Family  
Number of Units: 24  
Address: 8th & Hart  
Year of rehabilitation: 1994  
Jobs Created, first-year impact: 14.9  
Local Income Created, first-year impact: \$ 1,249,368  
Revenue Created for Local Govt, first-year: \$ 217,728  
Residential Property Taxes, annually recurring: \$ 8,208

Low Income Housing  
Tax Credits

USDA  
Rural Development



# Teton County

## County QuickFacts, U.S. Census Bureau

Teton

### People QuickFacts

Population, 2010:	6,073
Population, % change, 2000 to 2010:	-5.8%
Persons under 5 years, percent, 2010:	5.3%
Persons under 18 years, percent, 2010:	23.3%
Persons 65 years and over, percent, 2010:	20.8%
Persons 65 years and over, percent, 2025:	22.6% to 27%

(Source: NPA Data Service, Inc, 2008)

Bachelor's degree or higher, 2006-2010:	22.9%
Veterans:	729
Mean Travel Time to Work (minutes), 2006-2010:	19.3
Housing Units, 2010:	2,892
Homeownership Rate, 2006-2010:	75.7%
Housing Units in Multi-unit buildings, 2006-2010:	7.7%
Median value of owner-occupied, 2006-2010:	\$ 133,700
Households, 2006-2010:	2,458
Persons per household, 2006-2010:	2.43
Per Capita Money Income in 2010:	\$ 20,509
Median Household Income, 2006-2010:	\$ 39,516
Persons below poverty level, percent, 2006-2010:	12.8%
Building Permits (Business QuickFacts), 2010:	4



County Courthouse: **Choteau**



### Geography QuickFacts

Land area in square miles, 2010:	2,272.3
Persons per square mile, 2010:	2.7

# Teton County

## Summary Housing Information

### Montana Department of Commerce:

MBOH Loans:	149
MBOH Reverse Annuity Mortgages (RAM):	1
Housing Choice Vouchers:	See Appendix
Moderate Rehabilitation Units:	See Appendix
Project-Based Section 8 Units:	30
HOME Program Units:	25

USDA Rural Development Units: 40

## General Information

Population:	1,718
Median Age:	45.9
Median Household Income:	\$ 35,554
Per Capita Income:	\$ 21,106
Median House Value:	\$ 100,059
Median Gross Rent:	\$ 574
% of Renters:	27%

# Choteau



**Skyline Lodge**

Home Investment Partnerships  
HOME Program

## Project Information

Type of Housing: [Elderly / Disabled](#)  
Number of Units: [30](#)  
Address: [427 7th Avenue NW](#)

Project-Based  
Section 8



# Toole County

## County QuickFacts, U.S. Census Bureau

### People QuickFacts

Population, 2010:	5,324
Population, % change, 2000 to 2010:	1.1%
Persons under 5 years, percent, 2010:	5.3%
Persons under 18 years, percent, 2010:	20.7%
Persons 65 years and over, percent, 2010:	13.9%
Persons 65 years and over, percent, 2025:	22.6% to 27%

(Source: NPA Data Service, Inc, 2008)

Bachelor's degree or higher, 2006-2010:	17.4%
Veterans:	702
Mean Travel Time to Work (minutes), 2006-2010:	17.5
Housing Units, 2010:	2,336
Homeownership Rate, 2006-2010:	63.2%
Housing Units in Multi-unit buildings, 2006-2010:	13.2%
Median value of owner-occupied, 2006-2010:	\$ 97,900
Households, 2006-2010:	1,992
Persons per household, 2006-2010:	2.17
Per Capita Money Income in 2010:	\$ 20,464
Median Household Income, 2006-2010:	\$ 42,949
Persons below poverty level, percent, 2006-2010:	15.7%
Building Permits (Business QuickFacts), 2010:	2



County Courthouse: **Shelby**



### Geography QuickFacts

Land area in square miles, 2010:	1,915.6
Persons per square mile, 2010:	2.8

Toole

# Toole County

## Summary Housing Information

### Montana Department of Commerce:

MBOH Loans:	144
Housing Choice Vouchers:	See Appendix
Moderate Rehabilitation Units:	See Appendix
Low Income Housing Tax Credit Units:	12
Project-Based Section 8 Units:	48

USDA Rural Development Units:	32
-------------------------------	----

## General Information

Population:	3,523
Median Age:	39.1
Median Household Income:	\$ 39,830
Per Capita Income:	\$ 18,705
Median House Value:	\$ 99,080
Median Gross Rent:	\$ 475
% of Renters:	30%

# Shelby

## Crossroads Marias Manor II



## Project Information

Type of Housing: [Elderly / Disabled](#)  
Number of Units: [24](#)  
Address: [738 Granite Avenue](#)

**Project-Based  
Section 8**

# Shelby

## General Information

Population:	3,523
Median Age:	39.1
Median Household Income:	\$ 39,830
Per Capita Income:	\$ 18,705
Median House Value:	\$ 99,080
Median Gross Rent:	\$ 475
% of Renters:	30%

## Marias Manor



## Project Information

Type of Housing: [Elderly / Disabled](#)  
Number of Units: [24](#)  
Address: [208 5th Street North](#)

**Project-Based  
Section 8**

## General Information

Population:	3,523
Median Age:	39.1
Median Household Income:	\$ 39,830
Per Capita Income:	\$ 18,705
Median House Value:	\$ 99,080
Median Gross Rent:	\$ 475
% of Renters:	30%

# Shelby



## Westwood Apartments

## Project Information

Type of Housing: **Family**  
Number of Units: **12**  
Address: **5th Street & Westwood**  
Year built: **1993**  
Jobs Created, first-year impact: **14.6**  
Local Income Created, first-year impact: **\$ 948,000**  
Revenue Created for Local Govt, first-year: **\$ 99,240**  
Jobs Created, annually recurring: **3.6**  
Local Income Created, annually recurring: **\$ 288,000**  
Revenue Created for Local Govt, recurring: **\$ 52,920**

**Low Income Housing  
Tax Credits**

**USDA  
Rural Development**



# Treasure County

## County QuickFacts, U.S. Census Bureau

### People QuickFacts

Population, 2010:	718
Population, % change, 2000 to 2010:	-16.6%
Persons under 5 years, percent, 2010:	5%
Persons under 18 years, percent, 2010:	18.7%
Persons 65 years and over, percent, 2010:	23.8%
Persons 65 years and over, percent, 2025:	27.1% to 39.5%

(Source: NPA Data Service, Inc, 2008)

Bachelor's degree or higher, 2006-2010:	20.9%
Veterans:	54
Mean Travel Time to Work (minutes), 2006-2010:	14.5
Housing Units, 2010:	422
Homeownership Rate, 2006-2010:	67.7%
Housing Units in Multi-unit buildings, 2006-2010:	0.7%
Median value of owner-occupied, 2006-2010:	\$ 66,200
Households, 2006-2010:	319
Persons per household, 2006-2010:	2.66
Per Capita Money Income in 2010:	\$ 20,882
Median Household Income, 2006-2010:	\$ 37,969
Persons below poverty level, percent, 2006-2010:	8.2%
Building Permits (Business QuickFacts), 2010:	0



County Courthouse: **Hysham**



### Geography QuickFacts

Land area in square miles, 2010:	977.4
Persons per square mile, 2010:	0.7

Treasure

# Treasure County

## Summary Housing Information

### Montana Department of Commerce:

MBOH Loans:	1
Housing Choice Vouchers:	See Appendix
Moderate Rehabilitation Units:	See Appendix
Low Income Housing Tax Credit Units:	12

USDA Rural Development Units:	12
-------------------------------	----

## General Information

Population:	233
Median Age:	46
Median Household Income:	\$ 37,242
Per Capita Income:	\$ 17,054
Median House Value:	\$ 54,598
Median Gross Rent:	\$ 666
% of Renters:	20%

# Hysham



## Hysham Village

## Project Information

Type of Housing: **Family**  
Number of Units: **12**  
Address: **117 Division**  
Year built: **1994**  
Jobs Created, first-year impact: **14.6**  
Local Income Created, first-year impact: **\$ 948,000**  
Revenue Created for Local Govt, first-year: **\$ 99,240**  
Jobs Created, annually recurring: **3.6**  
Local Income Created, annually recurring: **\$ 288,000**  
Revenue Created for Local Govt, recurring: **\$ 52,920**

**Low Income Housing  
Tax Credits**

**USDA  
Rural Development**



# Valley County

## County QuickFacts, U.S. Census Bureau

### People QuickFacts

Population, 2010:	7,369
Population, % change, 2000 to 2010:	-4%
Persons under 5 years, percent, 2010:	5.6%
Persons under 18 years, percent, 2010:	23.2%
Persons 65 years and over, percent, 2010:	20.7%
Persons 65 years and over, percent, 2025:	27.1% to 39.5%

(Source: NPA Data Service, Inc, 2008)

Bachelor's degree or higher, 2006-2010:	16.9%
Veterans:	754
Mean Travel Time to Work (minutes), 2006-2010:	12.3
Housing Units, 2010:	4,879
Homeownership Rate, 2006-2010:	75.5%
Housing Units in Multi-unit buildings, 2006-2010:	23.7%
Median value of owner-occupied, 2006-2010:	\$ 81,400
Households, 2006-2010:	3,152
Persons per household, 2006-2010:	2.29
Per Capita Money Income in 2010:	\$ 24,305
Median Household Income, 2006-2010:	\$ 42,050
Persons below poverty level, percent, 2006-2010:	10.1%
Building Permits (Business QuickFacts), 2010:	3



County Courthouse: **Glasgow**



Valley

### Geography QuickFacts

Land area in square miles, 2010:	4925.8
Persons per square mile, 2010:	1.5

# Valley County

## Summary Housing Information

### Montana Department of Commerce:

MBOH Loans:	241
MBOH Reverse Annuity Mortgages (RAM):	1
Housing Choice Vouchers:	See Appendix
Moderate Rehabilitation Units:	See Appendix
Low Income Housing Tax Credit Units:	6
Project-Based Section 8 Units:	100

### Glasgow Housing Authority:

PHA Units:	60
------------	----

USDA Rural Development Units:	34
-------------------------------	----

## General Information

Population:	2,870
Median Age:	42.1
Median Household Income:	\$ 35,504
Per Capita Income:	\$ 22,497
Median House Value:	\$ 82,005
Median Gross Rent:	\$ 399
% of Renters:	32%

# Glasgow

## Nemont Manor



## Project Information

Type of Housing: [Elderly / Disabled](#)  
Number of Units: [100](#)  
Address: [1100 4th Avenue South](#)

**Project-Based  
Section 8**



# Wheatland County

## County QuickFacts, U.S. Census Bureau

### People QuickFacts

Population, 2010:	2,168
Population, % change, 2000 to 2010:	-4%
Persons under 5 years, percent, 2010:	7.1%
Persons under 18 years, percent, 2010:	23.7%
Persons 65 years and over, percent, 2010:	20.7%
Persons 65 years and over, percent, 2025:	22.6% to 27%

(Source: NPA Data Service, Inc, 2008)

Bachelor's degree or higher, 2006-2010:	16.4%
Veterans:	259
Mean Travel Time to Work (minutes), 2006-2010:	20.8
Housing Units, 2010:	1,197
Homeownership Rate, 2006-2010:	78%
Housing Units in Multi-unit buildings, 2006-2010:	6.6%
Median value of owner-occupied, 2006-2010:	\$ 85,000
Households, 2006-2010:	929
Persons per household, 2006-2010:	2.28
Per Capita Money Income in 2010:	\$ 18,474
Median Household Income, 2006-2010:	\$ 30,321
Persons below poverty level, percent, 2006-2010:	11.5%
Building Permits (Business QuickFacts), 2010:	0



County Courthouse: **Harlowton**



### Geography QuickFacts

Land area in square miles, 2010:	1,423.2
Persons per square mile, 2010:	1.5

Wheatland

# Wheatland County

## Summary Housing Information

### Montana Department of Commerce:

MBOH Loans:	27
Housing Choice Vouchers:	See Appendix
Moderate Rehabilitation Units:	See Appendix

USDA Rural Development Units:	12
-------------------------------	----

# Wibaux County

## County QuickFacts, U.S. Census Bureau

### People QuickFacts

Population, 2010:	1,017
Population, % change, 2000 to 2010:	-4.8%
Persons under 5 years, percent, 2010:	5.2%
Persons under 18 years, percent, 2010:	21.3%
Persons 65 years and over, percent, 2010:	23.9%
Persons 65 years and over, percent, 2025:	27.1% to 39.5%

(Source: NPA Data Service, Inc, 2008)

Bachelor's degree or higher, 2006-2010:	15.9%
Veterans:	102
Mean Travel Time to Work (minutes), 2006-2010:	12.2
Housing Units, 2010:	538
Homeownership Rate, 2006-2010:	79.2%
Housing Units in Multi-unit buildings, 2006-2010:	8.2%
Median value of owner-occupied, 2006-2010:	\$ 60,000
Households, 2006-2010:	389
Persons per household, 2006-2010:	2.72
Per Capita Money Income in 2010:	\$ 22,579
Median Household Income, 2006-2010:	\$ 40,417
Persons below poverty level, percent, 2006-2010:	11.8%
Building Permits (Business QuickFacts), 2010:	0



County Courthouse: **Wibaux**



### Geography QuickFacts

Land area in square miles, 2010:	889.2
Persons per square mile, 2010:	1.1

Wibaux

# Wibaux County

## Summary Housing Information

### Montana Department of Commerce:

MBOH Loans:	7
Housing Choice Vouchers:	See Appendix
Moderate Rehabilitation Units:	See Appendix

USDA Rural Development Units:	4
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# Yellowstone County

## County QuickFacts, U.S. Census Bureau

### People QuickFacts

Population, 2010:	147,972
Population, % change, 2000 to 2010:	14.4%
Persons under 5 years, percent, 2010:	6.8%
Persons under 18 years, percent, 2010:	23.7%
Persons 65 years and over, percent, 2010:	14.1%
Persons 65 years and over, percent, 2025:	18% to 22.5%

(Source: NPA Data Service, Inc, 2008)

Bachelor's degree or higher, 2006-2010:	29%
Veterans:	13,917
Mean Travel Time to Work (minutes), 2006-2010:	17.7
Housing Units, 2010:	63,943
Homeownership Rate, 2006-2010:	70.3%
Housing Units in Multi-unit buildings, 2006-2010:	19.4%
Median value of owner-occupied, 2006-2010:	\$ 168,800
Households, 2006-2010:	59,746
Persons per household, 2006-2010:	2.35
Per Capita Money Income in 2010:	\$ 26,152
Median Household Income, 2006-2010:	\$ 48,641
Persons below poverty level, percent, 2006-2010:	11.2%
Building Permits (Business QuickFacts), 2010:	448



County Courthouse: **Billings**



### Geography QuickFacts

Land area in square miles, 2010:	2,633.2
Persons per square mile, 2010:	56.2

# Yellowstone County

## Summary Housing Information

### Montana Department of Commerce:

MBOH Loans:	9,733
MBOH Reverse Annuity Mortgages (RAM):	19
Housing Choice Vouchers:	See Appendix
Moderate Rehabilitation Units:	See Appendix
Low Income Housing Tax Credit Units:	892
Project-Based Section 8 Units:	858
HOME Program Units:	35

### Billings Public Housing Authority:

PHA Units:	274
PHA Vouchers:	614
Shelter Plus Vouchers:	25
VASH Vouchers:	60
HOME Units:	27

USDA Rural Development Units:	75
-------------------------------	----

## General Information

Population:	105,845
Median Age:	36.8
Median Household Income:	\$ 45,957
Per Capita Income:	\$ 24,912
Median House Value:	\$ 172,600
Median Gross Rent:	\$ 681
% of Renters:	36%

# Billings



## 8th Avenue Apartments

### Project Information

Type of Housing: **Family**  
Number of Units: **26**  
Address: **811 to 817 North 7th Street**  
Year built: **1994**  
Jobs Created, first-year impact: **31.7**  
Local Income Created, first-year impact: **\$ 2,054,000**  
Revenue Created for Local Govt, first-year: **\$ 215,020**  
Jobs Created, annually recurring: **7.8**  
Local Income Created, annually recurring: **\$ 624,000**  
Revenue Created for Local Govt, recurring: **\$ 114,660**

**Low Income Housing  
Tax Credits**

# Billings

## General Information

Population:	105,845
Median Age:	36.8
Median Household Income:	\$ 45,957
Per Capita Income:	\$ 24,912
Median House Value:	\$ 172,600
Median Gross Rent:	\$ 681
% of Renters:	36%

## ACME Hotel

Home Investment Partnerships  
HOME Program

Low Income Housing  
Tax Credits



## Project Information

Type of Housing: Family

Number of Units: 19

Address: 109 North Broadway

Year of rehabilitation: 2002 & 2003

Jobs Created, first-year impact: 26.7

Local Income Created, first-year impact: \$ 2,238,451

Revenue Created for Local Govt, first-year: \$ 390,096

Residential Property Taxes, annually recurring: \$ 14,706

## General Information

Population:	105,845
Median Age:	36.8
Median Household Income:	\$ 45,957
Per Capita Income:	\$ 24,912
Median House Value:	\$ 172,600
Median Gross Rent:	\$ 681
% of Renters:	36%

# Billings



## Project Information

Type of Housing: [Family](#)  
Number of Units: [9](#)  
Address: [Billings](#)  
Year of rehabilitation: [1996](#)  
Jobs Created, first-year impact: [5.6](#)  
Local Income Created, first-year impact: [\\$ 468,513](#)  
Revenue Created for Local Govt, first-year: [\\$ 81,648](#)  
Residential Property Taxes, annually recurring: [\\$ 3,078](#)

## Agape Housing

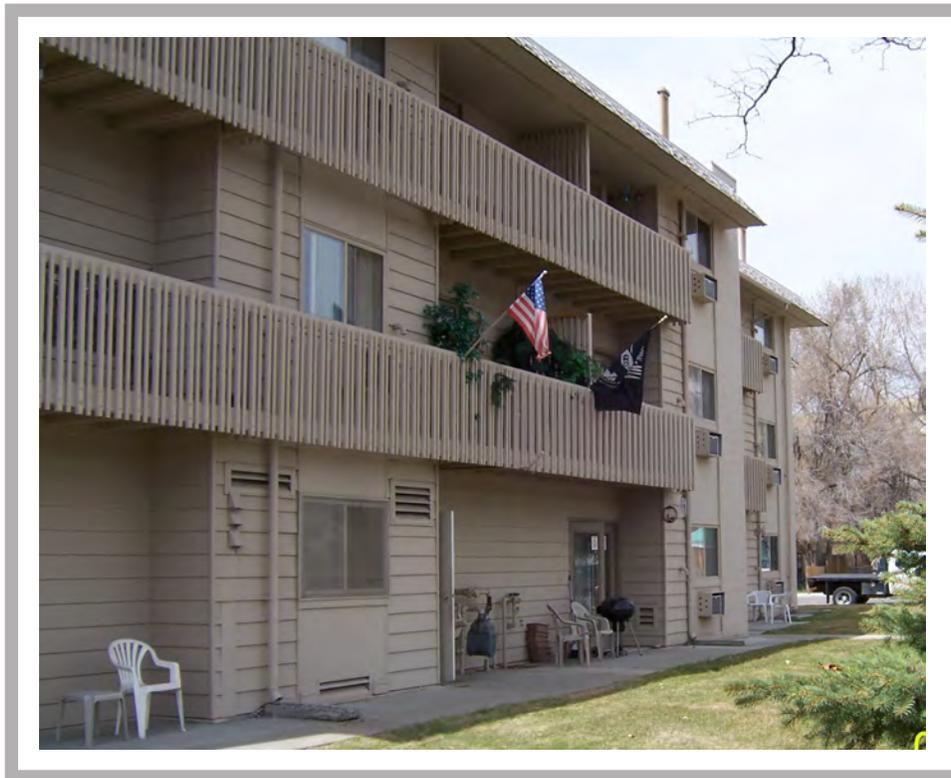
Low Income Housing  
Tax Credits

# Billings

## General Information

Population:	105,845
Median Age:	36.8
Median Household Income:	\$ 45,957
Per Capita Income:	\$ 24,912
Median House Value:	\$ 172,600
Median Gross Rent:	\$ 681
% of Renters:	36%

## Big Sky Apartments



## Project Information

Type of Housing: [Family](#)

Number of Units: [78](#)

Address: [720 North 18th Street](#)

**Project-Based  
Section 8**

## General Information

Population:	105,845
Median Age:	36.8
Median Household Income:	\$ 45,957
Per Capita Income:	\$ 24,912
Median House Value:	\$ 172,600
Median Gross Rent:	\$ 681
% of Renters:	36%

# Billings



## Brush Meadow Apartments

### Project Information

Type of Housing: **Family**  
Number of Units: **60**  
Address: **1203 Lake Elmo Road**  
Year built: **1992**  
Jobs Created, first-year impact: **73.2**  
Local Income Created, first-year impact: **\$ 4,740,000**  
Revenue Created for Local Govt, first-year: **\$ 496,200**  
Jobs Created, annually recurring: **18**  
Local Income Created, annually recurring: **\$ 1,440,000**  
Revenue Created for Local Govt, recurring: **\$ 264,600**

**Low Income Housing  
Tax Credits**

# Billings

## General Information

Population:	105,845
Median Age:	36.8
Median Household Income:	\$ 45,957
Per Capita Income:	\$ 24,912
Median House Value:	\$ 172,600
Median Gross Rent:	\$ 681
% of Renters:	36%

## Central Court Village



## Project Information

### Low Income Housing Tax Credits

Type of Housing: **Elderly / Disabled**

Number of Units: **80**

Address: **78 27th Street West**

Year built: **1998 & 1999**

Jobs Created, first-year impact: **90.4**

Local Income Created, first-year impact: **\$ 5,840,000**

Revenue Created for Local Govt, first-year: **\$ 614,400**

Jobs Created, annually recurring: **25.6**

Local Income Created, annually recurring: **\$ 1,840,000**

Revenue Created for Local Govt, recurring: **\$ 316,000**

## General Information

Population:	105,845
Median Age:	36.8
Median Household Income:	\$ 45,957
Per Capita Income:	\$ 24,912
Median House Value:	\$ 172,600
Median Gross Rent:	\$ 681
% of Renters:	36%

# Billings



## Edgewood Apartments

## Project Information

Type of Housing: **Family**  
Number of Units: **63**  
Address: **Lake Elmo Road**  
Year built: **1996**  
Jobs Created, first-year impact: **76.9**  
Local Income Created, first-year impact: **\$ 4,977,000**  
Revenue Created for Local Govt, first-year: **\$ 521,010**  
Jobs Created, annually recurring: **18.9**  
Local Income Created, annually recurring: **\$ 1,512,000**  
Revenue Created for Local Govt, recurring: **\$ 277,830**

**Low Income Housing  
Tax Credits**

# Billings

## General Information

Population:	105,845
Median Age:	36.8
Median Household Income:	\$ 45,957
Per Capita Income:	\$ 24,912
Median House Value:	\$ 172,600
Median Gross Rent:	\$ 681
% of Renters:	36%

## Fraser Tower



Low Income Housing  
Tax Credits

Project-Based  
Section 8

## Project Information

Type of Housing: Elderly / Disabled

Number of Units: 64

Address: 715 South 28th Street

Year of rehabilitation: 2006

Jobs Created, first-year impact: 39.7

Local Income Created, first-year impact: \$ 3,331,648

Revenue Created for Local Govt, first-year: \$ 580,608

Residential Property Taxes, annually recurring: \$ 21,888

## General Information

Population:	105,845
Median Age:	36.8
Median Household Income:	\$ 45,957
Per Capita Income:	\$ 24,912
Median House Value:	\$ 172,600
Median Gross Rent:	\$ 681
% of Renters:	36%

# Billings



## Heights Centennial Apartments I & II

### Project Information

Type of Housing: [Elderly / Disabled](#)  
Number of Units: 18  
Address: [1512 Lake Elmo](#)  
Year built: [1990 & 1991](#)  
Jobs Created, first-year impact: [20.3](#)  
Local Income Created, first-year impact: [\\$ 1,314,000](#)  
Revenue Created for Local Govt, first-year: [\\$ 138,240](#)  
Jobs Created, annually recurring: [5.8](#)  
Local Income Created, annually recurring: [\\$ 414,000](#)  
Revenue Created for Local Govt, recurring: [\\$ 71,100](#)

**Low Income Housing  
Tax Credits**

# Billings

## General Information

Population:	105,845
Median Age:	36.8
Median Household Income:	\$ 45,957
Per Capita Income:	\$ 24,912
Median House Value:	\$ 172,600
Median Gross Rent:	\$ 681
% of Renters:	36%

## Isaiah Housing



## Project Information

**Low Income Housing  
Tax Credits**

Type of Housing: **Family**

Number of Units: **10**

Address: **South 34th & 30th & 31st Street**

Year built: **2000**

Jobs Created, first-year impact: **12.2**

Local Income Created, first-year impact: **\$ 790,000**

Revenue Created for Local Govt, first-year: **\$ 82,700**

Jobs Created, annually recurring: **3**

Local Income Created, annually recurring: **\$ 240,000**

Revenue Created for Local Govt, recurring: **\$ 44,100**

## General Information

Population:	6,750
Median Age:	38.4
Median Household Income:	\$ 42,414
Per Capita Income:	\$ 20,074
Median House Value:	\$ 149,068
Median Gross Rent:	\$ 545
% of Renters:	27%

# Laurel

## Laurel Gardens



## Project Information

Type of Housing: [Elderly / Disabled](#)

Number of Units: [29](#)

Address: [313 South 8th Avenue](#)

**Project-Based  
Section 8**

# Laurel

## General Information

Population:	6,750
Median Age:	38.4
Median Household Income:	\$ 42,414
Per Capita Income:	\$ 20,074
Median House Value:	\$ 149,068
Median Gross Rent:	\$ 545
% of Renters:	27%

## Meadowood Apartments



## Project Information

**Low Income Housing  
Tax Credits**

Type of Housing: **Family**

Number of Units: **32**

Address: **315 East Maryland Lane**

Year built: **2002**

Jobs Created, first-year impact: **39**

Local Income Created, first-year impact: **\$ 2,528,000**

Revenue Created for Local Govt, first-year: **\$ 264,640**

Jobs Created, annually recurring: **9.6**

Local Income Created, annually recurring: **\$ 768,000**

Revenue Created for Local Govt, recurring: **\$ 141,120**

## General Information

Population:	105,845
Median Age:	36.8
Median Household Income:	\$ 45,957
Per Capita Income:	\$ 24,912
Median House Value:	\$ 172,600
Median Gross Rent:	\$ 681
% of Renters:	36%

# Billings

## Pleasant View Apartments



## Project Information

Type of Housing: [Elderly / Disabled](#)  
Number of Units: [100](#)  
Address: [833 Avenue D](#)

**Project-Based  
Section 8**

# Billings

## General Information

Population:	105,845
Median Age:	36.8
Median Household Income:	\$ 45,957
Per Capita Income:	\$ 24,912
Median House Value:	\$ 172,600
Median Gross Rent:	\$ 681
% of Renters:	36%



## Ponderosa Acres

### Project Information

Type of Housing: [Elderly / Disabled](#)

Number of Units: 120

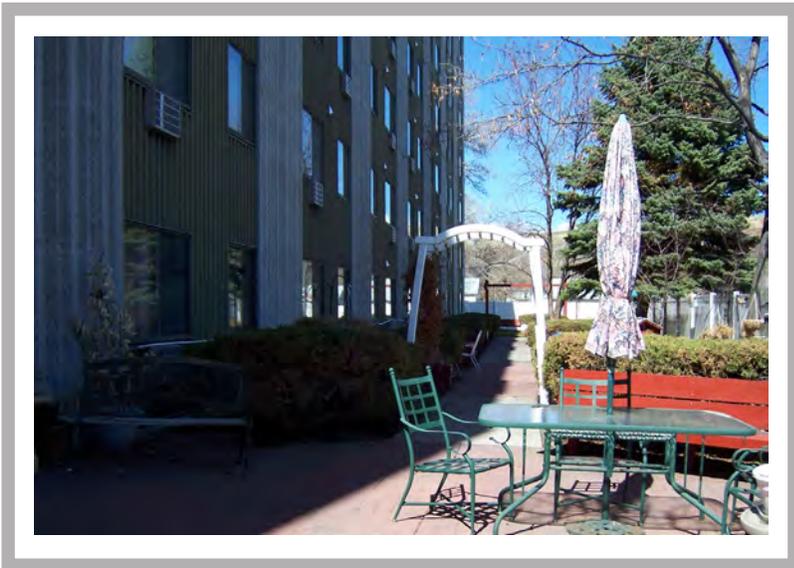
Address: [1301 Industrial Avenue](#)

**Project-Based  
Section 8**

## General Information

Population:	105,845
Median Age:	36.8
Median Household Income:	\$ 45,957
Per Capita Income:	\$ 24,912
Median House Value:	\$ 172,600
Median Gross Rent:	\$ 681
% of Renters:	36%

# Billings



## Prairie Tower Apartments

### Project Information

Type of Housing: [Elderly / Disabled](#)  
Number of Units: [108](#)  
Address: [725 North 25th Street](#)

**Project-Based  
Section 8**

# Billings

## General Information

Population:	105,845
Median Age:	36.8
Median Household Income:	\$ 45,957
Per Capita Income:	\$ 24,912
Median House Value:	\$ 172,600
Median Gross Rent:	\$ 681
% of Renters:	36%

## Rose Park Plaza



**Low Income Housing  
Tax Credits**

**Project-Based  
Section 8**

## Project Information

Type of Housing: **Family**  
Number of Units: **112**  
Address: **2350 Avenue C**  
Year of rehabilitation: **2004**  
Jobs Created, first-year impact: **69.4**  
Local Income Created, first-year impact: **\$ 5,830,384**  
Revenue Created for Local Govt, first-year: **\$ 1,016,064**  
Residential Property Taxes, annually recurring: **\$ 38,304**

## General Information

Population:	105,845
Median Age:	36.8
Median Household Income:	\$ 45,957
Per Capita Income:	\$ 24,912
Median House Value:	\$ 172,600
Median Gross Rent:	\$ 681
% of Renters:	36%

# Billings



## Sage Tower

### Project Information

Type of Housing: [Elderly / Disabled](#)  
Number of Units: [88](#)  
Address: [115 North 24th Street](#)  
Year of rehabilitation: [2006](#)  
Jobs Created, first-year impact: [54.6](#)  
Local Income Created, first-year impact: [\\$ 4,581,016](#)  
Revenue Created for Local Govt, first-year: [\\$ 798,336](#)  
Residential Property Taxes, annually recurring: [\\$ 30,096](#)

**Low Income Housing  
Tax Credits**

**Project-Based  
Section 8**

# Billings

## General Information

Population:	105,845
Median Age:	36.8
Median Household Income:	\$ 45,957
Per Capita Income:	\$ 24,912
Median House Value:	\$ 172,600
Median Gross Rent:	\$ 681
% of Renters:	36%

## Shiloh Glen Apartments



## Project Information

Low Income Housing  
Tax Credits

Type of Housing: Family

Number of Units: 120

Address: 740 Olympic Blvd

Year built: 1992

Jobs Created, first-year impact: 146.4

Local Income Created, first-year impact: \$ 9,480,000

Revenue Created for Local Govt, first-year: \$ 992,400

Jobs Created, annually recurring: 36

Local Income Created, annually recurring: \$ 2,880,000

Revenue Created for Local Govt, recurring: \$ 529,200

## General Information

Population:	105,845
Median Age:	36.8
Median Household Income:	\$ 45,957
Per Capita Income:	\$ 24,912
Median House Value:	\$ 172,600
Median Gross Rent:	\$ 681
% of Renters:	36%

# Billings

## South Forty Apartments

### Project Information

Type of Housing: [Elderly / Disabled](#)  
Number of Units: [101](#)  
Address: [769 Fallow Lane](#)  
Year built: [9999](#)  
Jobs Created, first-year impact: [114.1](#)  
Local Income Created, first-year impact: [\\$ 7,373,000](#)  
Revenue Created for Local Govt, first-year: [\\$ 775,680](#)  
Jobs Created, annually recurring: [32.3](#)  
Local Income Created, annually recurring: [\\$ 2,323,000](#)  
Revenue Created for Local Govt, recurring: [\\$ 398,950](#)

Year of rehabilitation: [2007](#)  
Jobs Created, first-year impact: [62.6](#)  
Local Income Created, first-year impact: [\\$ 5,257,757](#)  
Revenue Created for Local Govt, first-year: [\\$ 916,272](#)  
Residential Property Taxes, annually recurring: [\\$ 34,542](#)



**Low Income Housing  
Tax Credits**

**Project-Based  
Section 8**

# Billings

## General Information

Population:	105,845
Median Age:	36.8
Median Household Income:	\$ 45,957
Per Capita Income:	\$ 24,912
Median House Value:	\$ 172,600
Median Gross Rent:	\$ 681
% of Renters:	36%

## Southern Lights

Home Investment Partnerships  
HOME Program

Low Income Housing  
Tax Credits



## Project Information

Type of Housing: Family

Number of Units: 20

Address: 801 South 28th Street

Year built: 2006

Jobs Created, first-year impact: 24.4

Local Income Created, first-year impact: \$ 1,580,000

Revenue Created for Local Govt, first-year: \$ 165,400

Jobs Created, annually recurring: 6

Local Income Created, annually recurring: \$ 480,000

Revenue Created for Local Govt, recurring: \$ 88,200

## General Information

Population:	105,845
Median Age:	36.8
Median Household Income:	\$ 45,957
Per Capita Income:	\$ 24,912
Median House Value:	\$ 172,600
Median Gross Rent:	\$ 681
% of Renters:	36%

# Billings



## Sunrise Manor

### Project Information

Type of Housing: **Elderly / Disabled**

Number of Units: **24**

Address: **1320 Planner's Place**

**Project-Based  
Section 8**

# Billings

## General Information

Population:	105,845
Median Age:	36.8
Median Household Income:	\$ 45,957
Per Capita Income:	\$ 24,912
Median House Value:	\$ 172,600
Median Gross Rent:	\$ 681
% of Renters:	36%

## Westchester Square Duplex



**Low Income Housing  
Tax Credits**

## Project Information

Type of Housing: **Family**

Number of Units: **2**

Address: **1454 & 1456 Westchester Square**

Year built: **1998**

Jobs Created, first-year impact: **2.4**

Local Income Created, first-year impact: **\$ 158,000**

Revenue Created for Local Govt, first-year: **\$ 16,540**

Jobs Created, annually recurring: **0.6**

Local Income Created, annually recurring: **\$ 48,000**

Revenue Created for Local Govt, recurring: **\$ 8,820**

## General Information

Population:	105,845
Median Age:	36.8
Median Household Income:	\$ 45,957
Per Capita Income:	\$ 24,912
Median House Value:	\$ 172,600
Median Gross Rent:	\$ 681
% of Renters:	36%

# Billings

## Western View Apartments



## Project Information

Type of Housing: **Family**  
Number of Units: **34**  
Address: **2604 Phyllis Lane**

**Project-Based  
Section 8**

# Billings

## General Information

Population:	105,845
Median Age:	36.8
Median Household Income:	\$ 45,957
Per Capita Income:	\$ 24,912
Median House Value:	\$ 172,600
Median Gross Rent:	\$ 681
% of Renters:	36%

## Whitetail Run Apartments



**Low Income Housing  
Tax Credits**

## Project Information

Type of Housing: **Family**  
Number of Units: **32**  
Address: **335 to 349 Sioux Lane**  
Year built: **2009**  
Jobs Created, first-year impact: **39.1**  
Local Income Created, first-year impact: **\$ 2,528,000**  
Revenue Created for Local Govt, first-year: **\$ 264,640**  
Jobs Created, annually recurring: **9.6**  
Local Income Created, annually recurring: **\$ 768,000**  
Revenue Created for Local Govt, recurring: **\$ 141,120**

# Blackfeet

## NIITSITAPI

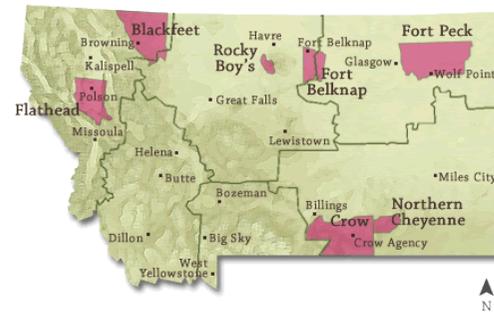
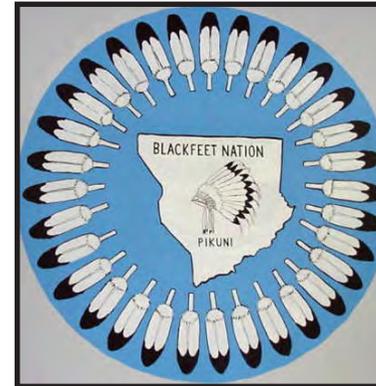
### People Profile

Population, 2000:	10,100
Persons under 5 years, percent, 2000:	9%
Persons under 18 years, percent, 2000:	37.9%
Persons 65 years and over, percent, 2000:	6%
Bachelor's degree or higher, 2000:	8%
Veterans:	692
Mean Travel Time to Work (minutes), 2000:	17.3
Housing Units, 2000:	3,583
Homeownership Rate, 2000:	56%
Median value of owner-occupied, 2000:	\$ 61,500
Households, 2000:	2,932
Persons per household, 2000:	3.4
Per Capita Money Income in 200:	\$ 9,751
Median Household Income, 2000:	\$ 24,646
Persons below poverty level, percent, 2000:	33.8%

### Geography QuickFacts

Land area in square miles, 2000:	2,371
Persons per square mile, 2000:	4.3

Source: U.S. Bureau of the Census, Census 2000



# Blackfeet

## Summary Housing Information

### Blackfeet Tribal Housing Authority:

HA Units:	603
HA Vouchers:	195
Mutual Help:	142
Low Rent:	700+
Homebuyer Assistance:	8

## General Information

Population:	650
Median Age:	21.3
Median Household Income:	\$ 21,281
Per Capita Income:	\$ 8,053
Median House Value:	\$ 37,196
Median Gross Rent:	\$ 276
% of Renters:	66%

# Heart Butte

## Country Estates



## Project Information

Type of Housing: **Family**  
Number of Units: **35**  
Address: **Scattered Site Project**  
Year built: **2003**  
Jobs Created, first-year impact: **42.7**  
Local Income Created, first-year impact: **\$ 2,765,000**  
Revenue Created for Local Govt, first-year: **\$ 289,450**  
Jobs Created, annually recurring: **10.5**  
Local Income Created, annually recurring: **\$ 840,000**  
Revenue Created for Local Govt, recurring: **\$ 154,350**

**Low Income Housing  
Tax Credits**

# Browning

## General Information

Population:	1,079
Median Age:	31.4
Median Household Income:	\$ 25,169
Per Capita Income:	\$ 10,959
Median House Value:	\$ 45,462
Median Gross Rent:	\$ 478
% of Renters:	41%

## Irvin Tract Rehab Project



## Project Information

Low Income Housing  
Tax Credits

Type of Housing: **Family**

Number of Units: **50**

Address: **Browning**

Year built: **2006**

Jobs Created, first-year impact: **61**

Local Income Created, first-year impact: **\$ 3,950,000**

Revenue Created for Local Govt, first-year: **\$ 413,500**

Jobs Created, annually recurring: **15**

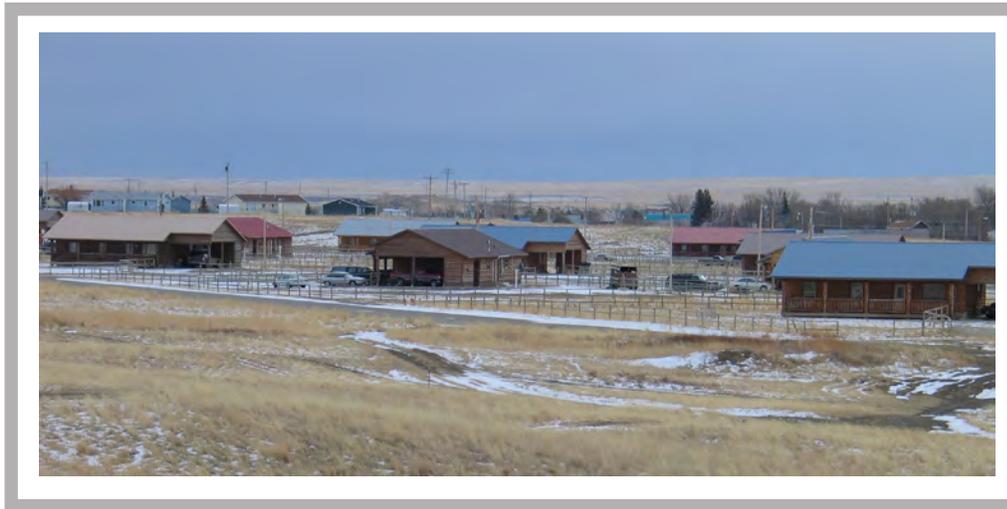
Local Income Created, annually recurring: **\$ 1,200,000**

Revenue Created for Local Govt, recurring: **\$ 220,500**

## General Information

Population:	650
Median Age:	21.3
Median Household Income:	\$ 21,281
Per Capita Income:	\$ 8,053
Median House Value:	\$ 37,196
Median Gross Rent:	\$ 276
% of Renters:	66%

# Heart Butte



## North Country Estates

## Project Information

Type of Housing: **Family**  
Number of Units: **25**  
Address: **Scattered Site Project**  
Year built: **2005**  
Jobs Created, first-year impact: **30.5**  
Local Income Created, first-year impact: **\$ 1,975,000**  
Revenue Created for Local Govt, first-year: **\$ 206,750**  
Jobs Created, annually recurring: **7.5**  
Local Income Created, annually recurring: **\$ 600,000**  
Revenue Created for Local Govt, recurring: **\$ 110,250**

**Low Income Housing  
Tax Credits**

**USDA  
Rural Development**

# Browning

## General Information

Population:	1,079
Median Age:	31.4
Median Household Income:	\$ 25,169
Per Capita Income:	\$ 10,959
Median House Value:	\$ 45,462
Median Gross Rent:	\$ 478
% of Renters:	41%

## South Flat Iron



## Project Information

**Low Income Housing  
Tax Credits**

Type of Housing: **Family**

Number of Units: **20**

Address: **South Flat Iron**

Year built: **2001**

Jobs Created, first-year impact: **24.4**

Local Income Created, first-year impact: **\$ 1,580,000**

Revenue Created for Local Govt, first-year: **\$ 165,400**

Jobs Created, annually recurring: **6**

Local Income Created, annually recurring: **\$ 480,000**

Revenue Created for Local Govt, recurring: **\$ 88,200**

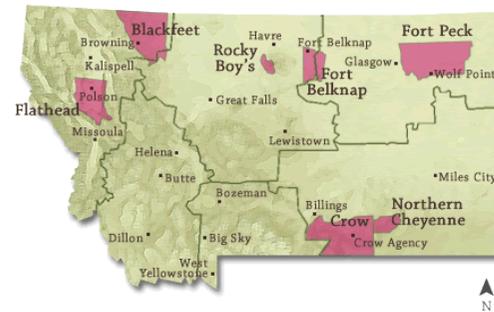
# Crow

## APSAALOOKE

Crow

### People Profile

Population, 2000:	6,894
Persons under 5 years, percent, 2000:	9.9%
Persons under 18 years, percent, 2000:	37.7%
Persons 65 years and over, percent, 2000:	14.3%
Bachelor's degree or higher, 2000:	10.4%
Veterans:	515
Mean Travel Time to Work (minutes), 2000:	22.4
Housing Units, 2000:	2,280
Homeownership Rate, 2000:	70.9%
Median value of owner-occupied, 2000:	\$ 46,600
Households, 2000:	1,861
Persons per household, 2000:	3.63
Per Capita Money Income in 200:	\$ 9,440
Median Household Income, 2000:	\$ 27,044
Persons below poverty level, percent, 2000:	30.5%



### Geography QuickFacts

Land area in square miles, 2000:	3,593.6
Persons per square mile, 2000:	1.9

Source: U.S. Bureau of the Census, Census 2000



# Apsaalooke Nation

## Summary Housing Information

Apsaalooke Tribal Housing Authority:

Mutual Help:	182
Low Rent:	179

# Flathead

## SELISH KTUNAXA

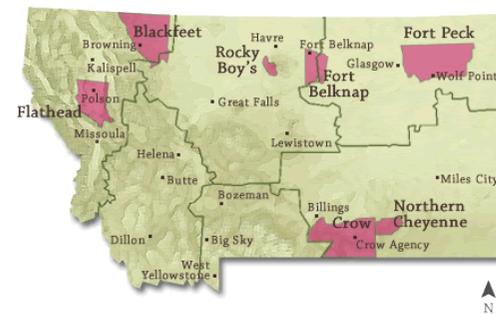
### People Profile

Population, 2000:	26,172
Persons under 5 years, percent, 2000:	7%
Persons under 18 years, percent, 2000:	28.8%
Persons 65 years and over, percent, 2000:	14.3%
Bachelor's degree or higher, 2000:	14.6%
Veterans:	3,261
Mean Travel Time to Work (minutes), 2000:	18.4
Housing Units, 2000:	12,679
Homeownership Rate, 2000:	70.6%
Median value of owner-occupied, 2000:	\$ 108,000
Households, 2000:	10,012
Persons per household, 2000:	2.55
Per Capita Money Income in 200:	\$ 14,503
Median Household Income, 2000:	\$ 27,424
Persons below poverty level, percent, 2000:	20.3%

### Geography QuickFacts

Land area in square miles, 2000:	1,938.1
Persons per square mile, 2000:	13.5

Source: U.S. Bureau of the Census, Census 2000



# Salish & Kootenai

## Summary Housing Information

S & K Tribal Housing Authority:

Rural Development:

6

Flathead

## General Information

Population:	1,914 (2007)
Median Age:	26
Median Household Income:	\$ 23,635
Per Capita Income:	\$ 16,044
Median House Value:	\$ 23,635
Median Gross Rent:	\$ 432
% of Renters:	39%

# Pablo



## Arlee Elder Homes

## Project Information

Type of Housing: [Elderly / Disabled](#)  
Number of Units: [10](#)  
Address: [Pablo](#)  
Year built: [1999](#)  
Jobs Created, first-year impact: [11.3](#)  
Local Income Created, first-year impact: [\\$ 730,000](#)  
Revenue Created for Local Govt, first-year: [\\$ 76,800](#)  
Jobs Created, annually recurring: [3.2](#)  
Local Income Created, annually recurring: [\\$ 230,000](#)  
Revenue Created for Local Govt, recurring: [\\$ 39,500](#)

**Low Income Housing  
Tax Credits**

# Elmo

## General Information

Population:	150 (2007)
Median Age:	32.6
Median Household Income:	\$ 52,530
Per Capita Income:	\$ 16,966
Median House Value:	\$ 72,108
Median Gross Rent:	\$ 286
% of Renters:	59%

## Elmo Elder Homes



## Project Information

**Low Income Housing  
Tax Credits**

Type of Housing: **Elderly / Disabled**

Number of Units: **10**

Address: **Cemetery Road**

Year built: **2000**

Jobs Created, first-year impact: **11.3**

Local Income Created, first-year impact: **\$ 730,000**

Revenue Created for Local Govt, first-year: **\$ 76,800**

Jobs Created, annually recurring: **3.2**

Local Income Created, annually recurring: **\$ 230,000**

Revenue Created for Local Govt, recurring: **\$ 39,500**

## General Information

Population:	1,914 (2007)
Median Age:	26
Median Household Income:	\$ 23,635
Per Capita Income:	\$ 16,044
Median House Value:	\$ 23,635
Median Gross Rent:	\$ 432
% of Renters:	39%

# Pablo



## Felsman Addition

## Project Information

Type of Housing: **Family**  
Number of Units: **20**  
Address: **Old Hwy 93 & Joe Dog Drive**  
Year built: **1996**  
Jobs Created, first-year impact: **24.4**  
Local Income Created, first-year impact: **\$ 1,580,000**  
Revenue Created for Local Govt, first-year: **\$ 165,400**  
Jobs Created, annually recurring: **6**  
Local Income Created, annually recurring: **\$ 480,000**  
Revenue Created for Local Govt, recurring: **\$ 88,200**

**Low Income Housing  
Tax Credits**

# Pablo

## General Information

Population:	1,914 (2007)
Median Age:	26
Median Household Income:	\$ 23,635
Per Capita Income:	\$ 16,044
Median House Value:	\$ 23,635
Median Gross Rent:	\$ 432
% of Renters:	39%

## Felsman North & East



## Project Information

Low Income Housing  
Tax Credits

USDA  
Rural Development

Type of Housing: **Family**

Number of Units: **12**

Address: **Old Hwy 93 & Joe Dog Drive**

Year built: **2004**

Jobs Created, first-year impact: **14.6**

Local Income Created, first-year impact: **\$ 948,000**

Revenue Created for Local Govt, first-year: **\$ 99,240**

Jobs Created, annually recurring: **3.6**

Local Income Created, annually recurring: **\$ 288,000**

Revenue Created for Local Govt, recurring: **\$ 52,920**

## General Information

Population:	1,914 (2007)
Median Age:	26
Median Household Income:	\$ 23,635
Per Capita Income:	\$ 16,044
Median House Value:	\$ 23,635
Median Gross Rent:	\$ 432
% of Renters:	39%

# Pablo



## Turtle Lake Project

### Project Information

Type of Housing:	Family
Number of Units:	33
Address:	Blacktail & Whitetail Lanes
Year of rehabilitation:	2002
Jobs Created, first-year impact:	20.5
Local Income Created, first-year impact:	\$ 1,717,881
Revenue Created for Local Govt, first-year:	\$ 299,376
Residential Property Taxes, annually recurring:	\$ 11,286

Low Income Housing  
Tax Credits



# Fort Belknap

## NAKODA AANININ

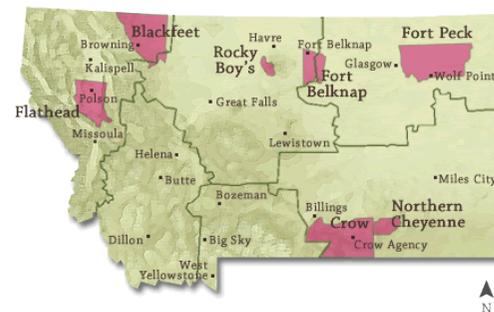
### People Profile

Population, 2000:	2,959
Persons under 5 years, percent, 2000:	10.1%
Persons under 18 years, percent, 2000:	41.4%
Persons 65 years and over, percent, 2000:	6.6%
Bachelor's degree or higher, 2000:	9.1%
Veterans:	226
Mean Travel Time to Work (minutes), 2000:	19
Housing Units, 2000:	967
Homeownership Rate, 2000:	53.5%
Median value of owner-occupied, 2000:	\$ 53,000
Households, 2000:	828
Persons per household, 2000:	3.56
Per Capita Money Income in 200:	\$ 8,150
Median Household Income, 2000:	\$ 21,225
Persons below poverty level, percent, 2000:	38.9%

### Geography QuickFacts

Land area in square miles, 2000:	1014.1
Persons per square mile, 2000:	2.9

Source: U.S. Bureau of the Census, Census 2000



Fort Belknap

# Fort Belknap

## Summary Housing Information

Fort Belknap Tribal Housing Authority:

Mutual Help:	342
Low Rent:	242

Fort Belknap

## General Information

Population:	147 (2007)
Median Age:	38.3
Median Household Income:	\$ 38,726
Per Capita Income:	\$ 11,723
Median House Value:	\$ 82,019
Median Gross Rent:	\$ 457
% of Renters:	11%

# Fort Belknap



## Fort Belknap Agency #1

## Project Information

Type of Housing: **Family**  
Number of Units: **11**  
Address: **1113 to 1123 Agency Way**  
Year built: **2000**  
Jobs Created, first-year impact: **13.4**  
Local Income Created, first-year impact: **\$ 86,9000**  
Revenue Created for Local Govt, first-year: **\$ 90,970**  
Jobs Created, annually recurring: **3.3**  
Local Income Created, annually recurring: **\$ 264,000**  
Revenue Created for Local Govt, recurring: **\$ 48,510**

**Low Income Housing  
Tax Credits**

**USDA  
Rural Development**

# Harlem

## General Information

Population:	788
Median Age:	36.9
Median Household Income:	\$ 27,692
Per Capita Income:	\$ 11,647
Median House Value:	\$ 59,600
Median Gross Rent:	\$ 420
% of Renters:	40%

## Fort Belknap Housing III



## Project Information

**Low Income Housing  
Tax Credits**

Type of Housing: **Family**

Number of Units: **24**

Address: **Scattered Site Project**

Year built: **2006**

Jobs Created, first-year impact: **29.3**

Local Income Created, first-year impact: **\$ 1,896,000**

Revenue Created for Local Govt, first-year: **\$ 198,480**

Jobs Created, annually recurring: **7.2**

Local Income Created, annually recurring: **\$ 576,000**

Revenue Created for Local Govt, recurring: **\$ 105,840**

## General Information

Population:	788
Median Age:	36.9
Median Household Income:	\$ 27,692
Per Capita Income:	\$ 11,647
Median House Value:	\$ 59,600
Median Gross Rent:	\$ 420
% of Renters:	40%

# Harlem



## Fort Belknap Renovation Project

### Project Information

Type of Housing: **Family**  
Number of Units: **52**  
Address: **Scattered Site Project**  
Year built: **2005**  
Jobs Created, first-year impact: **63.4**  
Local Income Created, first-year impact: **\$ 4,108,000**  
Revenue Created for Local Govt, first-year: **\$ 430,040**  
Jobs Created, annually recurring: **15.6**  
Local Income Created, annually recurring: **\$ 1,248,000**  
Revenue Created for Local Govt, recurring: **\$ 229,320**

**Low Income Housing  
Tax Credits**

# Hays

## General Information

Population:	653 (2007)
Median Age:	21.9
Median Household Income:	\$ 27,010
Per Capita Income:	\$ 10,681
Median House Value:	\$ 29,691
Median Gross Rent:	\$ 280
% of Renters:	55%

## Fort Belknap Southern I



## Project Information

Type of Housing: [Family](#)

Number of Units: 11

Address: [Scattered Site Project](#)

Year built: 2000

Jobs Created, first-year impact: 13.4

Local Income Created, first-year impact: \$ 869,000

Revenue Created for Local Govt, first-year: \$ 90,970

Jobs Created, annually recurring: 3.3

Local Income Created, annually recurring: \$ 264,000

Revenue Created for Local Govt, recurring: \$ 48,510

Low Income Housing  
Tax Credits

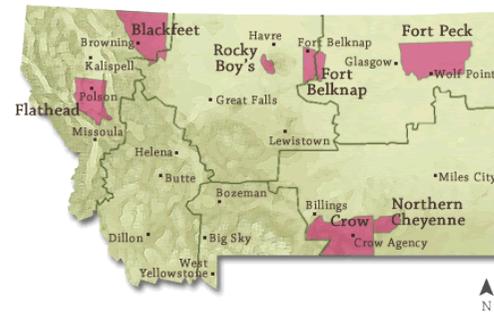
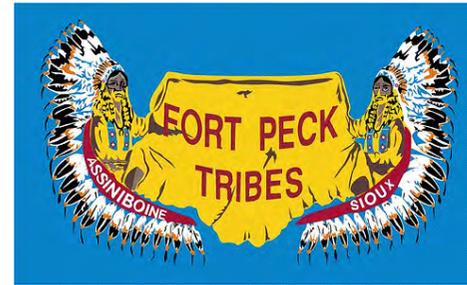
USDA  
Rural Development

# Fort Peck

## NAKODA DAKOTA

### People Profile

Population, 2000:	10,321
Persons under 5 years, percent, 2000:	8.5%
Persons under 18 years, percent, 2000:	35.8%
Persons 65 years and over, percent, 2000:	10.2%
Bachelor's degree or higher, 2000:	11.9%
Veterans:	1,003
Mean Travel Time to Work (minutes), 2000:	11.9
Housing Units, 2000:	3,755
Homeownership Rate, 2000:	63.7%
Median value of owner-occupied, 2000:	\$ 48,400
Households, 2000:	3,343
Persons per household, 2000:	3.01
Per Capita Money Income in 200:	\$ 10,691
Median Household Income, 2000:	\$ 23,905
Persons below poverty level, percent, 2000:	35.3%



Fort Peck

### Geography QuickFacts

Land area in square miles, 2000:	3,289.4
Persons per square mile, 2000:	3.1

Source: U.S. Bureau of the Census, Census 2000

# Fort Peck

## Summary Housing Information

Fort Peck Tribal Housing Authority:

HA Units: 580

Mutual Help: 320

Fort Peck

## General Information

Population:	883
Median Age:	32.8
Median Household Income:	\$ 10,118
Per Capita Income:	\$ 11,602
Median House Value:	\$ 41,546
Median Gross Rent:	\$ 461
% of Renters:	37%

# Poplar



## Fort Peck LP1

## Project Information

Type of Housing: **Family**  
Number of Units: **23**  
Address: **Scattered Sites**  
Year of rehabilitation: **2007**  
Jobs Created, first-year impact: **14.3**  
Local Income Created, first-year impact: **\$ 1,1973,11**  
Revenue Created for Local Govt, first-year: **\$ 208,656**  
Residential Property Taxes, annually recurring: **\$ 342**

**Low Income Housing  
Tax Credits**

# Wolf Point

## General Information

Population:	2,557
Median Age:	36.1
Median Household Income:	\$ 33,093
Per Capita Income:	\$ 15,719
Median House Value:	\$ 68,736
Median Gross Rent:	\$ 512
% of Renters:	33%

## Fort Peck Homes II



## Project Information

Low Income Housing  
Tax Credits

Type of Housing: Family

Number of Units: 24

Address: Scattered Sites

Year built: 2011

Jobs Created, first-year impact: 27.1

Local Income Created, first-year impact: \$ 1,752,000

Revenue Created for Local Govt, first-year: \$ 184,320

Jobs Created, annually recurring: 7.7

Local Income Created, annually recurring: \$ 552,000

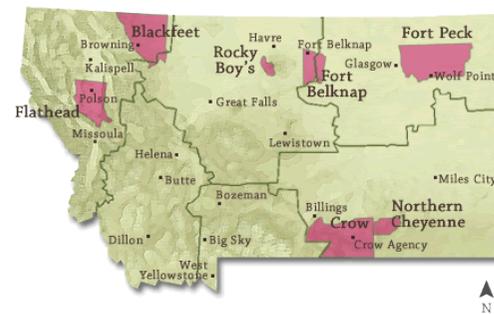
Revenue Created for Local Govt, recurring: \$ 94,800

# Northern Cheyenne

## TSETSEHESESTAHASE SOTAAHE

### People Profile

Population, 2000:	4,470
Persons under 5 years, percent, 2000:	11.5%
Persons under 18 years, percent, 2000:	43.3%
Persons 65 years and over, percent, 2000:	4.5%
Bachelor's degree or higher, 2000:	9.8%
Veterans:	306
Mean Travel Time to Work (minutes), 2000:	13.7
Housing Units, 2000:	1,328
Homeownership Rate, 2000:	48.8%
Median value of owner-occupied, 2000:	\$ 47,700
Households, 2000:	1,190
Persons per household, 2000:	3.73
Per Capita Money Income in 200:	\$ 7,736
Median Household Income, 2000:	\$ 23,679
Persons below poverty level, percent, 2000:	46.1%



### Geography QuickFacts

Land area in square miles, 2000:	704.9
Persons per square mile, 2000:	6.3

Source: U.S. Bureau of the Census, Census 2000

# Northern Cheyenne

## Summary Housing Information

### Northern Cheyenne Tribal Housing Authority:

HA Units:	318
Mutual Help:	187
Low Rent:	7
Homebuyer Assistance:	54



## General Information

Population:	1,961
Median Age:	22
Median Household Income:	\$ 27,747
Per Capita Income:	\$ 9,437
Median House Value:	\$ 42,960
Median Gross Rent:	\$ 446
% of Renters:	53%

# Lame Deer



## Shoulder Blade Complex

### Project Information

Type of Housing: [Elderly / Disabled](#)  
Number of Units: [35](#)  
Address: [State Route 39 North of Lame Deer](#)  
Year of rehabilitation: [2008](#)  
Jobs Created, first-year impact: [21.7](#)  
Local Income Created, first-year impact: [\\$ 1,821,995](#)  
Revenue Created for Local Govt, first-year: [\\$ 317,520](#)  
Residential Property Taxes, annually recurring: [\\$ 11,970](#)

**Low Income Housing  
Tax Credits**

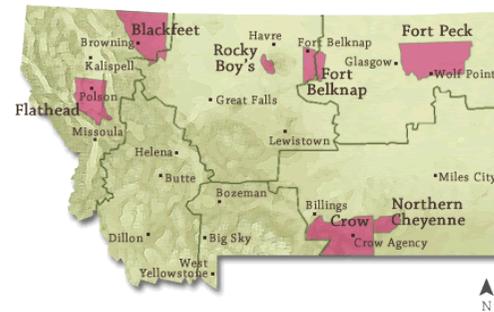


# Rocky Boy

## ANNISHINABE NE-I-YAH-WAHK

### People Profile

Population, 2000:	2,676
Persons under 5 years, percent, 2000:	12.5%
Persons under 18 years, percent, 2000:	45.3%
Persons 65 years and over, percent, 2000:	4.6%
Bachelor's degree or higher, 2000:	6.6%
Veterans:	149
Mean Travel Time to Work (minutes), 2000:	16.6
Housing Units, 2000:	698
Homeownership Rate, 2000:	43%
Median value of owner-occupied, 2000:	\$ 36,800
Households, 2000:	644
Persons per household, 2000:	4.16
Per Capita Money Income in 200:	\$ 7,326
Median Household Income, 2000:	\$ 22,474
Persons below poverty level, percent, 2000:	40.8%



### Geography QuickFacts

Land area in square miles, 2000:	171.4
Persons per square mile, 2000:	15.6

Source: U.S. Bureau of the Census, Census 2000

Rocky Boy

# Chippewa-Cree

## Summary Housing Information

Chippewa-Cree Tribal Housing Authority:

HA Vouchers:	10
Mutual Help:	420
Low Rent:	414

# Appendix

Appendix

Appendix

# Appendix

# Housing Program Descriptions

## HOME Investment Partnerships (HOME) Program

HOME is the largest federal block grant to state and local governments designed exclusively to produce affordable housing for low-income families. It allows states and localities to decide how best to use the scarce HOME funds to meet their most urgent affordable housing needs. States invest HOME funds in a wide variety of rental and homeownership programs and developments, including new construction, rehabilitation, down payment assistance, and tenant-based rental assistance.

HOME has helped its State and local administrators produce more than 1.2 million affordable homes since Congress created it in 1990 to provide a flexible resource those administrators could use to meet their highest priority affordable housing needs. HOME helps approximately 100,000 families secure affordable housing each year.

HOME funds may only assist families earning 80 percent or less of the area median income (AMI). Ninety percent of HOME rental funds must benefit families with incomes of 60 percent of AMI or less. Rental properties with five or more HOME-assisted apartments must reserve 20 percent of those units for families earning 50 percent of AMI or less.

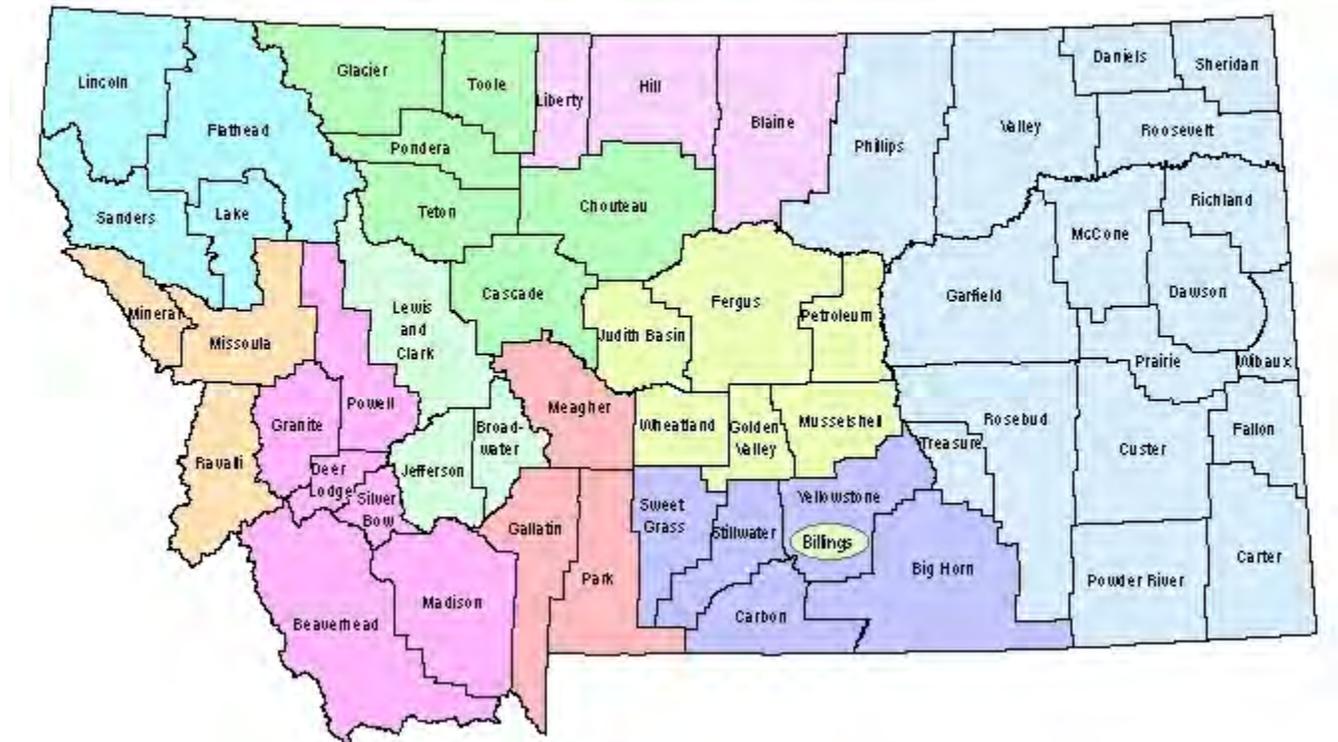
However, HOME has consistently exceeded these requirements by assisting families with incomes well below the HOME limits. HOME funds are often used to assist the elderly, persons with disabilities, and the homeless.

States annually receive 40 percent of HOME funding, and local governments and consortia receive 60 percent. A HUD needs-based formula determines funding allocations. Participating jurisdictions (PJs) must commit HOME funds within 24 months of their receipt and expend them within five years.

States and localities monitor HOME-assisted properties to ensure long-term affordability and compliance with program rules. Apartments must remain affordable to low-income families for a period of five to 20 years, depending on the amount of HOME assistance they receive. Ownership properties must remain a family's principal residence for a period of up to 15 years.

HOME helps create jobs, expand local tax bases, and stabilize distressed neighborhoods. Each federal HOME dollar is matched with 25 cents of state, local, or private funds. However, PJs leverage significantly more. In fact, every federal HOME dollar generates almost four dollars in additional public and private investment.

# Montana Department of Commerce Housing Choice Voucher Program



The Housing Choice Voucher program is funded by the U.S. Department of Housing and Urban Development and is administered in Montana by the MDOC Public Housing Authority. The program is designed to assist very low-income families, the elderly, and the disabled to afford decent, safe, and sanitary housing in the private market. Since housing assistance is provided on behalf of the family or individual, participants are able to find their own housing, including single-family homes, townhouses and apartments.

Participants are not limited to units located in subsidized housing projects.

A family that is issued a housing voucher is responsible for finding a suitable housing unit of the family's choice where the owner agrees to rent under the program. This unit may include the family's present residence. Rental units must meet minimum standards of health and safety, as determined by the PHA.

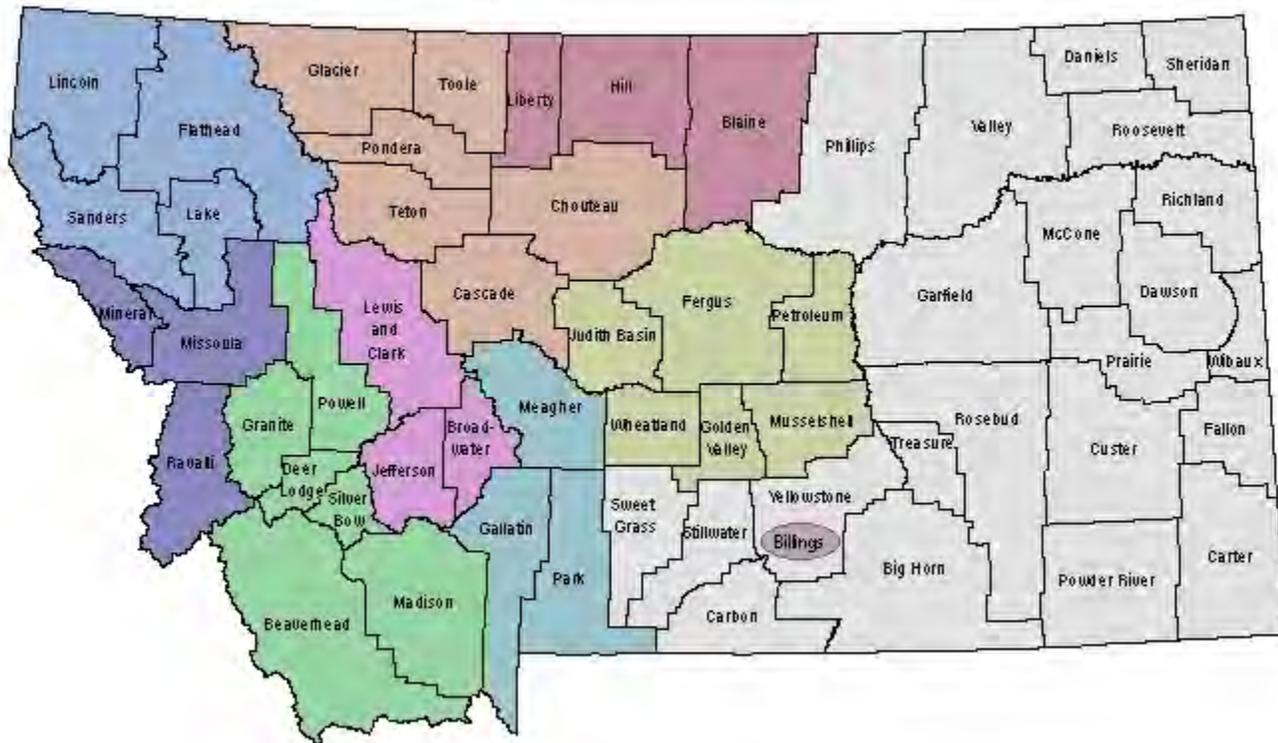
A housing subsidy is paid to the landlord directly by the PHA on behalf of the participating family. The family then pays the difference between the actual rent charged by the landlord and the amount subsidized by the program. Under certain circumstances, a family may use its voucher to purchase a modest home.

**Map by:** Census & Economic Information Center, Montana Department of Commerce

# Montana Department of Commerce Housing Choice Voucher Program

Contract Agency	Counties Covered	Vouchers Available	Families on Waitlist
Community Action Partnership of NW Montana	Flathead, Lake, Lincoln, Sanders	370	1,040
District 11 Human Resources Development Council	Mineral, Missoula, Ravalli	390	1,176
District 12 Human Resources Council	Beaverhead, Deer Lodge, Granite, Madison, Powell, Silver Bow	325	398
District 4 Human Resources Development Council	Blaine, Hill, Liberty	280	312
District 6 Human Resources Development Council	Fergus, Golden Valley, Judith Basin, Musselshell, Petroleum, Wheatland	110	56
District 7 Human Resources Development Council	Big Horn, Carbon, Stillwater, Sweet Grass, Yellowstone	215	512
District 9 Human Resources Development Council	Gallatin, Meagher, Park	400	1,120
Helena Housing Authority	Broadwater, Jefferson, Lewis & Clark	225	972
Opportunities Incorporated	Cascade, Chouteau, Glacier, Pondera, Teton, Toole	475	1,401
Action for Eastern Montana	Carter, Custer, Daniels, Dawson, Fallon, Garfield, McCone, Phillips, Powder River, Prairie, Richland, Roosevelt, Rosebud, Sheridan, Treasure, Valley, Wibaux	330	256
Billings Housing Authority	Billings	475	1,719

# Montana Department of Commerce Moderate Rehabilitation Program



The Moderate Rehabilitation Program provides project-based rental assistance for low income families. Eligible families have incomes below 50% of AMI and are on the waiting list for MDOC's Housing Choice Vouchers. The program is administered by the Montana Department of Commerce Public Housing Authority. There are nine agencies that are under contract to manage the housing units in their region. When vacancies occur in Mod Rehab projects, MDOC refers eligible families to the owner. The family pays 30% of its adjusted income towards the rent.

The Mod Rehab Program was designed in 1978 by the U.S. Department of Housing and Urban Development to expand the rental certificate program and to permit moderate levels of rehabilitation to upgrade and preserve the nation's housing stock. The program was repealed in 1991 and is limited to current units.

**Map by:** Census & Economic Information Center, Montana Department of Commerce,  
**phone:** 406-841-2740, **email:** ceic@mt.gov, **website:** <http://ceic.mt.gov>

# Montana Department of Commerce Moderate Rehabilitation Program

Contract Agency	Counties Covered	Number of Units	Location of Units
Community Action Partnership of NW Montana	Flathead, Lake, Lincoln, Sanders	7	Polson
District 11 Human Resources Development Council	Mineral, Missoula, Ravalli	24	Missoula
District 12 Human Resources Council	Beaverhead, Deer Lodge, Granite, Madison, Powell, Silver Bow	17	Butte
District 4 Human Resources Development Council	Blaine, Hill, Liberty	9	Chinook
District 6 Human Resources Development Council	Fergus, Golden Valley, Judith Basin, Musselshell, Petroleum, Wheatland	15	Lewistown
District 9 Human Resources Development Council	Gallatin, Meagher, Park	39	Bozeman
Helena Housing Authority	Broadwater, Jefferson, Lewis & Clark	35	Helena
Opportunities Incorporated	Cascade, Chouteau, Glacier, Pondera, Teton, Toole	142	Great Falls
Billings Housing Authority	Billings	39	Billings

# Housing Program Descriptions

## Housing Credit (Low Income Housing Tax Credit Program)

The Housing Credit program was created by Congress in the Tax Reform Act of 1986. Under the program, state agencies award Housing Credits to developers, who then sell the Credits to private investors in exchange for funding for the construction and rehabilitation of affordable housing. These funds allow developers to borrow less money and pass through the savings in lower rents for low income tenants. Investors, in turn, receive a ten year tax credit based on the cost of constructing or rehabilitating apartments that cannot be rented to anyone whose income exceeds 60 percent of area median income (AMI).

State agencies allocate Housing Credits to developments they select pursuant to qualified allocation plans (QAPs) they develop that identify the type, location, and other characteristics of affordable housing needed throughout the state. The plans must describe the criteria agencies will apply in allocating the Credit.

State agency scrutiny and private sector oversight are hallmarks of the Housing Credit program. States put each development through three separate, rigorous evaluations to make sure it receives only enough Housing Credit to make it viable as low income housing for the long term. The majority of Housing Credit properties are dedicated to low income use for periods longer than 30 years, and many are permanently dedicated to low income use.

The private sector discipline imposed on Housing Credit developments, from site selection to compliance monitoring—under threat of severe tax penalty—is an unprecedented departure from previous federal housing programs and an essential element of the program's success.

Each state's annual Housing Credit allocation is capped. Congress in 2000 increased the cap by 40 percent and indexed it to inflation. In 2008, Congress provided states an additional 20 cents per capita in Housing Credit for 2008 and 2009 and increased the small state minimum by 10 percent. Each state's 2011 Housing Credit authority will be the greater of \$2.15 per capita and \$2,465,000, up from \$2.10 per capita and \$2,430,000 in 2010.

The Housing Credit accounts for most of the country's new rental housing affordable to low-income people. By providing an incentive for private sector investment, the Housing Credit has helped finance more than 2.4 million apartments for low income families since its creation twenty-five years ago. Adding to the inventory of affordable rental housing, the Credit helps finance more than 100,000 apartments each year.

# Housing Program Descriptions

## Housing Bonds

The Mortgage Revenue Bond (MRB) Program has allowed lower-income Americans to have the opportunity of affordable homeownership. Each year, 100,000 families buy their first homes with MRB mortgages.

The Mortgage Revenue Bond (MRB) and tax-exempt multifamily housing bond programs (collectively, Housing Bonds) have provided 4 million lower-income Americans with affordable homeownership and another 1 million with rental housing opportunities. Housing Bonds finance low-interest mortgages for low- and moderate-income home buyers and the acquisition, construction, and rehabilitation of multifamily housing for low-income renters. Investors purchase Housing Bonds at low interest rates because the income from them is tax-free. The interest savings made possible by the tax exemption is passed on to home buyers and renters in reduced housing costs.

Congress restricts Mortgage Revenue Bond (MRB) mortgages to first-time home buyers who earn no more than the area median income (AMI). Larger families can earn up to 115 percent of AMI. The median income of an MRB borrower in 2009 was approximately \$47,000, compared to the national median income of \$49,777.

Congress limits the price of homes purchased with MRB mortgages to 90 percent of the average area purchase price. The average MRB purchase price in 2009 was \$134,095—only 77 percent of the national median price of \$172,500.

The President's FY 2012 Budget proposes to eliminate the MRB purchase price limit and allow HFAs to use MRBs to help homeowners refinance existing mortgages.

Please note that we have included totals of MBOH Loans on each Montana County page. These are the first-time homebuyers who have used a Montana Board of Housing mortgage to purchase their home. The Mortgage Revenue Bond Program allows MBOH to purchase these mortgages from our participating originating lenders.

# Housing Program Descriptions

## Montana Board of Housing's Reverse Annuity Mortgage (RAM)

The Reverse Annuity Mortgage program was implemented by the Montana Board of Housing in October of 1990. The program enables senior Montana homeowners to more substantially provide for their own in-home support. Lower income seniors 68 years or older have the ability to borrow the equity in their homes and benefit from the additional income.

Borrowers must be 68 years of age or older. The borrower's annual family income must not exceed the program income limits.

The home must be located in Montana. The borrower must be the owner and occupant of a single-family dwelling that is unencumbered by any prior mortgage or lien. The dwelling must meet minimum FHA property standards.

Loan amounts range from \$15,000 to \$150,000 and do not exceed 80% of the FHA-determined property value.

The net loan proceeds are advanced monthly to the borrower based on a 10-year term.

The RAM program is designed to benefit lower income seniors who would benefit from an additional income source. This program allows seniors the financial flexibility to stay in their own homes and continue life on their terms.

# Housing Program Descriptions

## Rural Development Multifamily Housing

United States Department of Agriculture Rural Development Multi-Family Housing Programs offer Rural Rental Housing Loans to provide affordable multi-family rental housing for very low-, low-, and moderate-income families; the elderly; and persons with disabilities. This is primarily a direct mortgage program, but funds may also be used to buy and improve land and to provide necessary facilities such as water and waste disposal systems. In addition, deep subsidy rental assistance is available to eligible families.

Rural Development's Rural Rental Housing Loans are adaptable for participation by a wide variety of owners. Loans can be made to individuals, trusts, associations, partnerships, limited partnerships, State or local public agencies, consumer cooperatives, and profit or nonprofit corporations.

**Eligibility: Ownership** - Individuals, partnerships, limited partnerships, for-profit corporations, nonprofit organizations, limited equity cooperatives, Native American tribes, and public agencies are eligible to apply. For-profit borrowers must agree to operate on a limited-profit basis (currently 8 percent on initial investment). Borrowers must be unable to obtain credit elsewhere that will allow them to charge rents affordable to low- and moderate-income tenants.

**Tenancy:** Very low-, low-, and moderate-income families; the elderly; and persons with disabilities are eligible for tenancy of Section 515-financed housing. Very low income is defined as below 50 percent of the area median income (AMI); low income is between 50 and 80 percent of AMI; moderate income is capped at \$5,500 above the low-income limit. When rental assistance is used top priority is given to very low-income households.

**Competitive Applications:** Rural Development State Directors use needs criteria to establish a list of targeted communities for which applicants may request loan funds. A list of these communities is published yearly in the Federal Register in the form of a Notice of Funding Availability (NOFA). The applications are then rated competitively in order to select recipients.

**Fund Uses:** Rural Rental Housing Loans are direct, competitive mortgage loans made to provide affordable multifamily rental housing for very low-, low-, and moderate-income families; the elderly; and persons with disabilities. This is primarily a direct mortgage program, but its funds may also be used to buy and improve land and to provide necessary facilities such as water and waste disposal systems.

The Rural Development data used in this document was gathered from their website, [www.rurdev.usda.gov](http://www.rurdev.usda.gov)

# Housing Program Descriptions

## HUD's Public Housing Program

Public housing was established to provide decent and safe rental housing for eligible low-income families, the elderly, and persons with disabilities. Public housing comes in all sizes and types, from scattered single family houses to highrise apartments for elderly families. There are approximately 1.2 million households living in public housing units, managed by some 3,300 HAs. The U.S. Department of Housing and Urban Development (HUD) administers Federal aid to local housing agencies (HAs) that manage the housing for low-income residents at rents they can afford. HUD furnishes technical and professional assistance in planning, developing and managing these developments.

Public housing is limited to low-income families and individuals. An HA determines your eligibility based on: 1) annual gross income; 2) whether you qualify as elderly, a person with a disability, or as a family; and 3) U.S. citizenship or eligible immigration status. If you are eligible, the HA will check your references to make sure you and your family will be good tenants. HAs will deny admission to any applicant whose habits and practices may be expected to have a detrimental effect on other tenants or on the project's environment.

Your rent, which is referred to as the Total Tenant Payment (TTP) in this program, would be based on your family's anticipated gross annual income less deductions, if any. HUD regulations allow HAs to exclude from annual income the following allowances: \$480 for each dependent; \$400 for any elderly family, or a person with a disability; and some medical deductions for families headed by an elderly person or a person with disabilities. Based on your application, the HA representative will determine if any of the allowable deductions should be subtracted from your annual income. Annual income is the anticipated total income from all sources received from the family head and spouse, and each additional member of the family 18 years of age or older.

The formula used in determining the TTP is the highest of the following, rounded to the nearest dollar: 30 percent of the monthly adjusted income, or 10 percent of monthly income, or welfare rent, if applicable; or a \$25 minimum rent or higher amount (up to \$50) set by an HA.

An HA is responsible for the management and operation of its local public housing program. They may also operate other types of housing programs. Sometimes HAs provide other services, that might include such things as: homeownership opportunities for qualified families; employment training opportunities, and other special training and employment programs for residents; and support programs for the elderly.

# Housing Program Descriptions

## Housing Choice Vouchers and Project-Based Section 8

The Housing Choice Voucher (voucher) program is one of the federal government's largest housing programs helping low-income families find affordable housing. Eligible households use vouchers to help pay the rent on privately owned homes of their choosing. Project-based Section 8 rental assistance contracts provide subsidies that are assigned to particular developments to help offset the cost of construction and rehabilitation. Project-based rental assistance also makes up the difference between market rents and what a low-income tenant can afford.

Voucher and project-based Section 8 recipients are generally required to contribute 30 percent of their income for rent and utilities. The voucher pays the rest of the rent, up to a limit set by the state or local housing agency administering the program in the area where the housing is located.

With oversight from HUD, the Montana Department of Commerce Public Housing Authority administers Montana's voucher programs. MDOC solicits applications, determines recipient eligibility, establishes allowable rent levels, reviews recipients' income annually, and determines whether homes for rent comply with the voucher program's housing quality standards. In administering the project-based Section 8 contract, MDOC reviews owner subsidy requests, evaluates proposed rent levels, renews expiring contracts, and monitors owner compliance with management and occupancy rules.

Federal rules require program administrators to ensure that at least 75 percent of households newly admitted to the voucher program have incomes of 30 percent of the area median income (AMI) or less. The other 25 percent or less of newly admitted households can have incomes up to 80 percent of AMI.

Vouchers are used primarily for tenant-based rental assistance; however, program administrators may use some of their vouchers to help home buyers pay closing costs or mortgage payments. Program administrators can also dedicate up to 20 percent of their vouchers for eligible families occupying pre-selected apartments, which is known as project-basing the vouchers. Program administrators may not provide project-based vouchers to more than 25 percent of the apartments in an individual multifamily housing development.

# Housing Program Descriptions

## HUD-Veterans Affairs Supportive Housing (VASH) Program

The HUD-Veterans Affairs Supportive Housing (HUD-VASH) program combines Housing Choice Voucher (HCV) rental assistance for homeless Veterans with case management and clinical services provided by the Department of Veterans Affairs (VA). VA provides these services for participating Veterans at VA medical centers (VAMCs) and community-based outreach clinics.

Every year since 2008, HUD and VA have awarded HUD-VASH vouchers based on geographic need and public housing agency (PHA) administrative performance. The allocation process for HUD-VASH vouchers is a collaborative approach that relies on three sets of data: HUD's point-in-time data submitted by Continuums of Care (CoCs), VAMC data on the number of contacts with homeless Veterans, and performance data from PHAs and VAMCs. After determining which areas of the country have the highest number of homeless Veterans, the VA Central Office identifies VA facilities in the corresponding communities. HUD then selects PHAs near to the identified VA facilities, taking into consideration the PHAs' administrative performance, and sends the PHAs invitations to apply for the vouchers.

HUD has awarded funding for approximately 10,000 HUD-VASH vouchers each year in 2008, 2009 and 2010. There is at least one site in each of the 50 states, in the District of Columbia, Puerto Rico and Guam. In 2011, \$50 million was appropriated to serve approximately 7,000 voucher families. In addition, HUD set-aside \$5.4 million from its 2010 allocation to competitively award over 600 project-based vouchers to existing HUD-VASH sites. Since 2008, a total of 37,975 vouchers have been awarded.

# Housing Program Descriptions

## Shelter Plus Care Voucher Program

The Shelter Plus Care Program provides rental assistance for hard-to-serve homeless persons with disabilities in connection with supportive services funded from sources outside the program.

Shelter Plus Care (S+C) is a program designed to provide housing and supportive services on a long-term basis for homeless persons with disabilities, (primarily those with serious mental illness, chronic problems with alcohol and/or drugs, and acquired immunodeficiency syndrome (AIDS) or related diseases) and their families who are living in places not intended for human habitation (e.g., streets) or in emergency shelters. The program allows for a variety of housing choices, and a range of supportive services funded by other sources, in response to the needs of the hard-to-reach homeless population with disabilities.

# Jobs Created - New Development

## Using the National Association of Home Builders (NAHB) Model

The process of developing and building new housing generates substantial local economic activity, including new income and jobs for residents, and additional revenue for local governments. The National Association of Home Builders (NAHB) has developed models to estimate the local economic benefits of these developments. The model captures the effect of the construction activity itself, the ripple impact that occurs when income earned from construction activity is spent and recycles in the local economy, and the ongoing impact that results from the new apartments becoming occupied by residents who pay taxes and buy locally produced goods and services. In order to fully appreciate the positive impact residential construction has on a community, it's important to include the ripple effects and the ongoing benefits. The versions of the model for tax credit development are similar to the model for multifamily rental property in general, but differ in the way incomes and spending tendencies of the occupants are estimated.

### **Typical Family Tax Credit Development**

The estimated one-year local impacts of building 100 apartments in a typical family tax credit development include: \$7.9 million in local income, \$827,000 in taxes and other revenue for local governments, and 122 local jobs.

These are local impacts, representing income and jobs for local residents, and taxes (and other sources of revenue, including permit fees) for all local jurisdictions within the area. Local jobs are measured in full time equivalents—i.e., one reported job represents enough work to keep one worker employed full-time for a year, based on average hours worked per week by full-time employees in the industry.

The additional, annually recurring impacts of building 100 apartments in a typical family tax credit development include: \$2.4 million in local income, \$441,000 in taxes and other revenue for local governments, and 30 local jobs.

These are ongoing, annual local impacts that result from the new apartments being occupied, and the occupants paying taxes and otherwise participating in the local economy year after year. The ongoing impacts also include the effect of increased property taxes, based on the difference between the value of raw land and the value of a completed housing unit on a finished lot, assuming that the same tax rate would apply to raw land.

The impacts summarized above were estimated under the assumptions that the new family tax credit apartments have an average market value (based on acquisition, development, construction and lease-up costs for an equivalent market-rate property) of \$120,000; embody an average raw land value of \$12,000; require the builder and developer to pay an average of \$3,043 in impact, permit, and other fees per unit to local governments; and incur an average annual property tax of \$1,200 per unit.

# Jobs Created - New Development

## Using the National Association of Home Builders (NAHB) Model

### **Typical Elderly Tax Credit Development**

The estimated one-year local impacts of building 100 apartments in a typical elderly tax credit development include: \$7.3 million in local income, \$768,000 in taxes and other revenue for local governments, and 113 local jobs.

These are local impacts, representing income and jobs for local residents, and taxes (and other sources of revenue, including permit fees) for all local jurisdictions within the area. They include both the direct and indirect impact of the construction activity itself, and the impact of local residents who earn money from the construction activity spending part of it within the area's local economy.

The additional, annually recurring impacts of building 100 apartments in a typical elderly tax credit development include: \$2.3 million in local income, \$395,000 in taxes and other revenue for local governments, and 32 local jobs.

These are ongoing, annual local impacts that result from the new apartments being occupied, and the occupants participating in the local economy year after year.

These impacts were estimated under the assumptions that the new elderly tax credit units have an average market value (based on acquisition, development, construction and lease-up costs for an equivalent market-rate property) of \$111,314; embody an average raw land value of \$11,000; require the builder and developer to pay an average of \$2,823 in permit and other fees per unit to local governments; and incur an average annual property tax of \$1,113.

The estimate of market value per unit is based on market value for a family tax credit apartment, adjusted for differences in apartment size and construction cost per square foot. The 2007 American Housing Survey (produced by the U.S. Census Bureau and the Department of Housing and Urban Development) shows that apartments in new age-restricted buildings are on average about 18 percent smaller than new rental apartments in general (783 square feet vs. 955). A comparison of nineteen family and nineteen elderly tax credit developments built in the same states by the same developer showed that construction cost per square foot of apartment space apartments was about 13 percent higher for the elderly developments. This result is expected, because elderly developments tend to need more and different elevators and space for support staff, even if these developments do not offer meals or other special services. Compared to family tax credit units, the one-year benefits generated by the 100 elderly tax credit apartments are slightly smaller, because construction value per unit is slightly smaller. Some of the ongoing impacts are also slightly smaller for the elderly apartments, but the ongoing jobs impacts are slightly higher. The estimated of income of the tenants is lower in elderly developments, but this is largely offset by the tendency of elderly tax credit residents to spend larger shares of their incomes on locally produced (and somewhat different) goods and services, especially when third-party payments (especially payments to local providers of health services by Medicare and private insurance companies) are taken into account.

# Jobs Created - Rehabilitation

## Using the National Association of Home Builders (NAHB) Model

### **Rehab Tax Credit Units**

The estimated one-year economic impacts of 850 rehab tax credit units in Georgia include \$44.2 million in income for Georgia residents, \$7.7 million in taxes and other revenue for the state and local governments in the state, and 524 jobs in Georgia.

The figure for taxes includes revenue from all sources for the state government and all local jurisdictions within the state combined. They are also one-year impacts that include both the direct and indirect impact of the construction activity itself, and the impact of residents who earn money from construction spending part of it within the state.

Although certain remodeling jobs may be extensive enough to render otherwise uninhabitable units fit for occupancy (thereby allowing the state to retain extra households and triggering a set of ongoing impacts analogous to the impacts for new construction), the NAHB local impact model for remodeling makes the conservative assumption that this is not the case, in order to avoid overestimating the benefits. The ongoing, annual economic benefits to the state economy are therefore limited to \$291,000 in residential property taxes.

These impacts were calculated assuming that the rehab tax credit units required, on average, \$71,668 worth of rehab work, also required the developer to pay \$155 in permit and other fees to local governments, and incur \$343 more per year in property taxes after being renovated. As with the assumptions for the new tax credit units, this information was provided by the Georgia Affordable Housing Coalition.

**Source for Rehab Projects:** The Economic Impact of the Housing Tax Credit Program in Georgia - Income, Jobs, and Taxes Generated. National Association of Home Builders. January 2012, Housing Policy Department.

**Source for New Projects:** The Local Economic Impact of Typical Housing Tax Credit Developments. National Association of Home Builders. March 2010, Housing Policy Department.

Thank you for your interest in affordable housing in Montana.  
If you have questions about this document, please contact:

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