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:
Montana Department of Commerce Housing Division
Bruce Brensdal, Administrator
Phone:  406.841.2840
Email:  bbrensdal@mt.gov
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

Geography QuickFacts

Land area in square miles, 2010: 145,545
Persons per square mile, 2010: 6.8
State Capital: Helena
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
# Beaverhead County

**County QuickFacts, U.S. Census Bureau**

## People QuickFacts

<table>
<thead>
<tr>
<th>Category</th>
<th>Value</th>
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</thead>
<tbody>
<tr>
<td>Population, 2010:</td>
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<td>Population, % change, 2000 to 2010:</td>
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<tr>
<td>Persons under 5 years, percent, 2010:</td>
<td>5.3%</td>
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<tr>
<td>Persons under 18 years, percent, 2010:</td>
<td>20.1%</td>
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<td>Persons 65 years and over, percent, 2010:</td>
<td>16.9%</td>
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<td>Persons 65 years and over, percent, 2025:</td>
<td>22.6% to 27%</td>
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<tr>
<td>(Source: NPA Data Service, Inc, 2008)</td>
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<tr>
<td>Bachelor’s degree or higher, 2006-2010:</td>
<td>30.4%</td>
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<tr>
<td>Veterans:</td>
<td>1,110</td>
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<td>Mean Travel Time to Work (minutes), 2006-2010:</td>
<td>13.7</td>
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<td>Housing Units, 2010:</td>
<td>5,273</td>
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<td>Homeownership Rate, 2006-2010:</td>
<td>64.7%</td>
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<td>Housing Units in Multi-unit buildings, 2006-2010:</td>
<td>7.8%</td>
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<td>Median value of owner-occupied, 2006-2010:</td>
<td>$169,700</td>
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<td>Households, 2006-2010:</td>
<td>3,918</td>
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<td>Persons per household, 2006-2010:</td>
<td>2.26</td>
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<td>Per Capita Money Income in 2010:</td>
<td>$21,110</td>
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<td>Median Household Income, 2006-2010:</td>
<td>$38,264</td>
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<td>Persons below poverty level, percent, 2006-2010:</td>
<td>15%</td>
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<tr>
<td>Building Permits (Business QuickFacts), 2010:</td>
<td>13</td>
</tr>
</tbody>
</table>

## Geography QuickFacts

- **County Courthouse:** Dillon
- **Land area (square miles), 2010:** 5,541.6
- **Persons per square mile, 2010:** 1.7
**Beaverhead County**

**Summary Housing Information**

Montana Department of Commerce:

<table>
<thead>
<tr>
<th>Program Type</th>
<th>Quantity</th>
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<tbody>
<tr>
<td>MBOH Loans</td>
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<td>MBOH Reverse Annuity Mortgages (RAM)</td>
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<td>Housing Choice Vouchers</td>
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<tr>
<td>Moderate Rehabilitation Units</td>
<td>See Appendix</td>
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<tr>
<td>Low Income Housing Tax Credit Units</td>
<td>24</td>
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<tr>
<td>Project-Based Section 8 Units</td>
<td>92</td>
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<td>HOME Program Units</td>
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General Information

<table>
<thead>
<tr>
<th>Population:</th>
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<tr>
<td>Median Age:</td>
<td>38.9</td>
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<tr>
<td>Median Household Income:</td>
<td>$ 32,436</td>
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<tr>
<td>Per Capita Income:</td>
<td>$ 17,207</td>
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<tr>
<td>Median House Value:</td>
<td>$ 123,443</td>
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<tr>
<td>Median Gross Rent:</td>
<td>$ 574</td>
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<td>% of Renters:</td>
<td>45%</td>
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</tbody>
</table>

Beaverhead Villa

Project Information

Type of Housing: Family
Number of Units: 42
Address: 400 North Idaho Street
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%

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
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%
(BSource: 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

**Geography QuickFacts**

County Courthouse: Hardin

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

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
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
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%
(Branch: 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

Geography QuickFacts

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

<table>
<thead>
<tr>
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<tbody>
<tr>
<td>Median Age:</td>
<td>38.3</td>
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<tr>
<td>Median Household Income:</td>
<td>$ 38,726</td>
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<tr>
<td>Per Capita Income:</td>
<td>$ 11,723</td>
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<tr>
<td>Median House Value:</td>
<td>$ 82,019</td>
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<td>Median Gross Rent:</td>
<td>$ 457</td>
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<tr>
<td>% of Renters:</td>
<td>11%</td>
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</table>

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
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

Low Income Housing Tax Credits

Project Information
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
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 Renovation Project

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
Hays

Fort Belknap Southern I

General Information

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%

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
Chinook

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%

Grande Villa Apartments

Project Information

Type of Housing: Elderly / Disabled
Number of Units: 25
Address: 301 Pennsylvania Avenue

Project-Based
Section 8
Low Income Housing Tax Credits

USDA Rural Development

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
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
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

Geography QuickFacts

County Courthouse: Townsend
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
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
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
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%

Beartooth Homes

Project Information
Type of Housing: Elderly / Disabled
Number of Units: 16
Address: 223 Cooper & 1002 White
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
Joliet

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%

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
### General Information

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<tr>
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<tbody>
<tr>
<td>Population</td>
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<tr>
<td>% of Renters</td>
<td>39%</td>
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</table>

### Mountain View Apartments

![Mountain View Apartments](image)

#### Project Information

- **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
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%

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

Geography QuickFacts

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

County Courthouse: Ekalaka
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

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
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%

Aspen Village

Project Information

Type of Housing: Family
Number of Units: 60
Address: 3010 11th Avenue South
Great Falls

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

General Information

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
Great Falls

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%

Broadview Manor Apartments

Project Information
Type of Housing: Family
Number of Units: 20
Address: 710 4th Avenue NW
Great Falls

Cascade Ridge Senior Living

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%

Low Income Housing Tax Credits

Project Information

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%

Centennial Village

Project Information

Type of Housing: Family
Number of Units: 48
Address: 700 4th Avenue NW
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
Great Falls

General Information

<p>| | |</p>
<table>
<thead>
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<td>Per Capita Income:</td>
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<td>$ 148,185</td>
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<td>Median Gross Rent:</td>
<td>$ 525</td>
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<tr>
<td>% of Renters:</td>
<td>37%</td>
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</table>

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
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
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%

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

Low Income Housing Tax Credits

Project Information

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%

Type of Housing: Elderly / Disabled
Number of Units: 103
Address: 100 Central Avenue
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%

**Project Information**
- Type of Housing: Family
- Number of Units: 83
- Address: 624 5th Avenue NW

**Project-Based Section 8**
Cascade

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%

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

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### Sunshine Village

Project Information

- **Type of Housing:** Elderly / Disabled
- **Number of Units:** 70
- **Address:** 600 13th Avenue South

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Great Falls
### General Information

<table>
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<td>% of Renters</td>
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### 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
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%

Project Information

Type of Housing: Family
Number of Units: 92
Address: 715 3rd Avenue North

Vista Villa Apartments
Chouteau County
County QuickFacts, U.S. Census Bureau

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%

Project Information

Sunrise Bluff Estates

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

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
Miles City

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%

Cornerstone Apartments

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
**General Information**

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<tr>
<td>% of Renters</td>
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**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%

Project Information

Type of Housing: Elderly / Disabled
Number of Units: 33
Address: 1000 Palmer
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%
(Branch: 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

Geography QuickFacts

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

County Courthouse: Scobey
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**

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</table>

**Project Information**

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

**Geography QuickFacts**

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

County Courthouse: Glendive
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%

Makoshika Estates

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

Glendive

Home Investment Partnerships
HOME Program
Low Income Housing Tax Credits
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%
(BSource: 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

Geography QuickFacts

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

County Courthouse: Anaconda
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
Anaconda

General Information
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%

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
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%
(Batchelor’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 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

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<td>% of Renters</td>
<td>25%</td>
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Prairie Manor

Project Information

Type of Housing: Elderly / Disabled
Number of Units: 15
Address: 200 Montana Avenue
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

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

Eagles Manor

Project Information

Type of Housing: Elderly / Disabled
Number of Units: 15
Address: 211 West Juneaux

Project-Based
Section 8
### General Information

<table>
<thead>
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<tbody>
<tr>
<td>Population</td>
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<tr>
<td>Median Age</td>
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<td>Median Household Income</td>
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<td>Per Capita Income</td>
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<td>Median House Value</td>
<td>$ 102,561</td>
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<tr>
<td>Median Gross Rent</td>
<td>$ 411</td>
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<tr>
<td>% of Renters</td>
<td>31%</td>
</tr>
</tbody>
</table>

### Project Information

- **Type of Housing:** Elderly / Disabled
- **Number of Units:** 35
- **Address:** 603 Brassey Street
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

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
### General Information

<table>
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<td>% of Renters</td>
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</table>

### Snowy Mountain Homes

**Type of Housing:** Elderly / Disabled  
**Number of Units:** 8  
**Address:** 134 Mt Pleasant Street
Flathead County County QuickFacts, U.S. Census Bureau

**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

**Geography QuickFacts**

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

County Courthouse: Kalispell
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
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%

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

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
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%

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
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

Low Income Housing
Tax Credits

USDA
Rural Development
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 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

Crestview Apartments

General Information
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%

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%

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
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**

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<td>% of Renters</td>
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</table>

**Glacier Manor Apartments**

**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

---

**Low Income Housing Tax Credits**

**Project-Based Section 8**
General Information

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%

Hailey Apartments

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
Kalispell

Kalispell Senior Apartments

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%

Project Information
- 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

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%

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

Meridian Pointe Apartments I & II

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%

Project Information
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%

## 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
Whitefish

General Information

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

Low Income Housing
Tax Credits

Project Information

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%

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
Whitefish

Stone Creek Apartments

General Information

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%

Project Information

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

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<td>Median Gross Rent:</td>
<td>$ 630</td>
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<tr>
<td>% of Renters:</td>
<td>44%</td>
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</table>

### 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**
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

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

Low Income Housing
Tax Credits

USDA
Rural Development
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 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%

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
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

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
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%

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
### General Information

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<td>% of Renters</td>
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</table>

### Whitefish Manor

- **Type of Housing:** Elderly / Disabled
- **Number of Units:** 30
- **Address:** 1345 East 7th Street

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**Project-Based**

**Section 8**
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

Geography QuickFacts

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

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**Bozeman**

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**Aspen Meadows**

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**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
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%

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
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
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%

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
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
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

Low Income Housing Tax Credits
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
### General Information

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<tr>
<td>% of Renters</td>
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</tr>
</tbody>
</table>

### Project Information

- **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
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%

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
Bozeman

Comstock III Apartments

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%

Low Income Housing Tax Credits

Project Information
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
**Bozeman**

**General Information**

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<tr>
<td>% of Renters</td>
<td>57%</td>
</tr>
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</table>

**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**
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
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

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<td>Median House Value</td>
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<td>Median Gross Rent</td>
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<td>% of Renters</td>
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### 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
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

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
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%

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
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<td>Revenue Created for Local Govt, recurring:</td>
<td>$ 105,840</td>
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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

**Geography QuickFacts**

- County Courthouse: Jordan
- Land area in square miles, 2010: 4,675.3
- Persons per square mile, 2010: 0.3
Garfield County
Summary Housing Information

Montana Department of Commerce:

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

Geography QuickFacts

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

County Courthouse: Cut Bank
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%

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
Cut Bank

Cut Bank Villas

Low Income Housing
Tax Credits

USDA
Rural Development

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%

Project Information
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
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%

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

- 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

Low Income Housing Tax Credits
Heart Butte

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%

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

North Country Estates

Low Income Housing Tax Credits

USDA Rural Development
Browning

Low Income Housing Tax Credits

South Flat Iron

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%

Project Information

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

**Geography QuickFacts**

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

Geography QuickFacts

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

County Courthouse: Philipsburg
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

**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

**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
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%

**Buffalo Court**

**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
Havre
Havre Eagles Manor

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%

Project Information
Type of Housing: Elderly / Disabled
Number of Units: 40
Address: 20 West 3rd Street

Project-Based Section 8
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%

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
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<td>Median Gross Rent:</td>
</tr>
<tr>
<td>% of Renters:</td>
</tr>
</tbody>
</table>

**Hillview Apartments**

**Project Information**

Type of Housing: **Family**

Number of Units: **52**

Address: **802 North Grand Avenue**

---

**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%

Project Information

Type of Housing: Family
Number of Units: 60
Address: 1915 1st Street NE
Jefferson County
County QuickFacts, U.S. Census Bureau

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

Geography QuickFacts

County Courthouse: Boulder
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
Boulder

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%

Big Boulder Apartments

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

Home Investment Partnerships
HOME Program

Low Income Housing
Tax Credits

Project-Based
Section 8
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

Geography QuickFacts

County Courthouse: Stanford

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

Judith Basin Manor

Project Information
Type of Housing: Elderly / Disabled
Number of Units: 20
Address: 408 2nd Avenue North
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

Geography QuickFacts

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

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
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

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%

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
Elmo

Elmo Elder Homes

Low Income Housing Tax Credits

General Information

<p>| | |</p>
<table>
<thead>
<tr>
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Project Information

Type of Housing: Elderly / Disabled
Number of Units: 10
Address: Cemetary 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

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<td>Median Gross Rent:</td>
<td>$432</td>
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<tr>
<td>% of Renters:</td>
<td>39%</td>
</tr>
</tbody>
</table>

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
Pablo

Felsman
North & East

General Information

<table>
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<th>Population:</th>
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<tbody>
<tr>
<td>Median Age:</td>
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<td>Median Gross Rent:</td>
<td>$ 432</td>
</tr>
<tr>
<td>% of Renters:</td>
<td>39%</td>
</tr>
</tbody>
</table>

Project Information

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

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<tr>
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<td>Median House Value:</td>
<td>$ 160,695</td>
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<td>Median Gross Rent:</td>
<td>$ 544</td>
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<td>% of Renters:</td>
<td>48%</td>
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</tbody>
</table>

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%

Main Street Apartments

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

Low Income Housing Tax Credits

Home Investment Partnerships HOME Program
Ronan Maxwell Senior Apartments

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%

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%

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
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

- 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

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<td>$ 544</td>
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<tr>
<td>% of Renters</td>
<td>48%</td>
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</tbody>
</table>

### Sunny Slope Vista Apartments

- **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

**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%

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
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

Low Income Housing
Tax Credits
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 II
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
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

Eagle Manor Residences

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

<table>
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<th>Value</th>
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<td>Median Household Income:</td>
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<td>Per Capita Income:</td>
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<td>Median Gross Rent:</td>
<td>$622</td>
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<td>% of Renters:</td>
<td>43%</td>
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</tbody>
</table>

### Guardian Apartments

### Project Information

- **Type of Housing:** Elderly / Disabled
- **Number of Units:** 118
- **Address:** 520 Logan
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

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%

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
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%

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
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

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
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</tr>
</thead>
<tbody>
<tr>
<td>Population:</td>
<td>29,939</td>
</tr>
<tr>
<td>Median Age:</td>
<td>38.8</td>
</tr>
<tr>
<td>Median Household Income:</td>
<td>$ 46,313</td>
</tr>
<tr>
<td>Per Capita Income:</td>
<td>$ 27,655</td>
</tr>
<tr>
<td>Median House Value:</td>
<td>$189,895</td>
</tr>
<tr>
<td>Median Gross Rent:</td>
<td>$ 622</td>
</tr>
<tr>
<td>% of Renters:</td>
<td>43%</td>
</tr>
</tbody>
</table>

### Serendipity

#### Project Information

- **Type of Housing:** Elderly / Disabled
- **Number of Units:** 24
- **Address:** 6 South Park Avenue
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**
- 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

<table>
<thead>
<tr>
<th>Metric</th>
<th>Value</th>
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</thead>
<tbody>
<tr>
<td>Population</td>
<td>29,939</td>
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<td>Median Age</td>
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<td>Median House Value</td>
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</tr>
<tr>
<td>Median Gross Rent</td>
<td>$622</td>
</tr>
<tr>
<td>% of Renters</td>
<td>43%</td>
</tr>
</tbody>
</table>

## Tower Hills Apartments

### Project Information

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

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

Home Investment Partnerships
HOME Program

Low Income Housing
Tax Credits
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

**Geography QuickFacts**

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

County Courthouse: Chester
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%

Prairie Homes

Project Information
Type of Housing: Family
Number of Units: 10
Address: 500 West Jefferson Avenue
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

Lincoln

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
Troy

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%

Golden Lions Manor

Project Information

Type of Housing: Elderly / Disabled
Number of Units: 20
Address: 707 East Grant
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**

**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

**Low Income Housing Tax Credits**

**Project-Based Section 8**
Libby Plaza II Apartments

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

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%

Project-Based
Section 8
McCon County
County QuickFacts, U.S. Census Bureau

**People QuickFacts**

<table>
<thead>
<tr>
<th>Category</th>
<th>Value</th>
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</thead>
<tbody>
<tr>
<td>Population, 2010</td>
<td>1,734</td>
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<tr>
<td>Population, % change, 2000 to 2010</td>
<td>-12.3%</td>
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<tr>
<td>Persons under 5 years, percent, 2010</td>
<td>5.6%</td>
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<tr>
<td>Persons under 18 years, percent, 2010</td>
<td>20.9%</td>
</tr>
<tr>
<td>Persons 65 years and over, percent, 2010</td>
<td>22%</td>
</tr>
<tr>
<td>Persons 65 years and over, percent, 2025</td>
<td>27.1% to 39.5%</td>
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<tr>
<td>Bachelor's degree or higher, 2006-2010</td>
<td>18.6%</td>
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<tr>
<td>Veterans</td>
<td>167</td>
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<tr>
<td>Mean Travel Time to Work (minutes), 2006-2010</td>
<td>16.5</td>
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<tr>
<td>Housing Units, 2010</td>
<td>1,008</td>
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<td>Homeownership Rate, 2006-2010</td>
<td>77.7%</td>
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<td>Housing Units in Multi-unit buildings, 2006-2010</td>
<td>5.9%</td>
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<td>Median value of owner-occupied, 2006-2010</td>
<td>$82,800</td>
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<td>Households, 2006-2010</td>
<td>694</td>
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<td>Persons per household, 2006-2010</td>
<td>2.47</td>
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<td>Per Capita Money Income in 2010</td>
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<td>Median Household Income, 2006-2010</td>
<td>$48,167</td>
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<td>Persons below poverty level, percent, 2006-2010</td>
<td>8.6%</td>
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<td>Building Permits (Business QuickFacts), 2010</td>
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**Geography QuickFacts**

<table>
<thead>
<tr>
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<tbody>
<tr>
<td>Land area in square miles, 2010</td>
<td>2,643.1</td>
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<tr>
<td>Persons per square mile, 2010</td>
<td>0.7</td>
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</tbody>
</table>

County Courthouse: Circle
McConic 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

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%
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
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%

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
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
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

Geography QuickFacts

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

See Appendix
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%

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
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

Geography QuickFacts

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

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
General Information

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%

St Regis

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

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%

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
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
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%

Clark Fork Riverside

Project Information

Type of Housing: Elderly / Disabled
Number of Units: 131
Address: 301 West Front Street
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%

Clyatt Rentals

Project Information
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%

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
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

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

Low Income Housing
Tax Credits
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%

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

Project-Based
Section 8

Missoula

Cottage Park

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%

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

Council Grove Apartments

Project Information

Type of Housing: Family
Number of Units: 72
Address: 1904 South 3rd Street West
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

Low Income Housing Tax Credits

Project Information
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
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%

Equinox

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

Home Investment Partnerships HOME Program

Low Income Housing Tax Credits
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%

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
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%

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

Garden
District I
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

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%

Grandview Place

Project Information
Type of Housing: Family
Number of Units: 48
Address: 150 Grandview Way
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

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

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%

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
Missoula

Low Income Housing
Tax Credits

Maclay Commons

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%

Project Information
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
Missoula Manor Homes

**Project Information**

Type of Housing: Elderly / Disabled
Number of Units: 80
Address: 909 West Central

---

**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%

---

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

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%

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
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

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

Low Income Housing Tax Credits

Project-Based Section 8
### General Information

<table>
<thead>
<tr>
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<tbody>
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<tr>
<td>Median Age</td>
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<tr>
<td>Median Household Income</td>
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<tr>
<td>Per Capita Income</td>
<td>$21,214</td>
</tr>
<tr>
<td>Median House Value</td>
<td>$241,000</td>
</tr>
<tr>
<td>Median Gross Rent</td>
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<tr>
<td>% of Renters</td>
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### Phillips Apartments

#### Project Information

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<td>Family</td>
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<tr>
<td>Number of Units</td>
<td>8</td>
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<tr>
<td>Address</td>
<td>1805 Phillips</td>
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<tr>
<td>Year built</td>
<td>1995</td>
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<tr>
<td>Jobs Created, first-year impact</td>
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<td>Local Income Created, first-year impact</td>
<td>$632,000</td>
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<td>Revenue Created for Local Gov't, first-year</td>
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<td>Jobs Created, annually recurring</td>
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<tr>
<td>Local Income Created, annually recurring</td>
<td>$192,000</td>
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<tr>
<td>Revenue Created for Local Gov't, recurring</td>
<td>$35,280</td>
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Low Income Housing Tax Credits

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
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%

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
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%

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
- 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 Gov't, first-year: $793,920
- Jobs Created, annually recurring: 28.8
- Local Income Created, annually recurring: $2,304,000
- Revenue Created for Local Gov't, recurring: $423,360

Low Income Housing Tax Credits
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

Geography QuickFacts
Land area in square miles, 2010: 1,868.1
Persons per square mile, 2010: 2.4
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
### General Information

<p>| | |</p>
<table>
<thead>
<tr>
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<tbody>
<tr>
<td>Population:</td>
<td>1,966</td>
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<tr>
<td>Median Age:</td>
<td>41.7</td>
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<tr>
<td>Median Household Income:</td>
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<td>Per Capita Income:</td>
<td>$ 18,013</td>
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<td>Median House Value:</td>
<td>$ 85,268</td>
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<td>Median Gross Rent:</td>
<td>$ 520</td>
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<td>% of Renters:</td>
<td>32%</td>
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</table>

### Homes on the Range

### Project Information

- **Type of Housing:** Elderly / Disabled
- **Number of Units:** 50
- **Address:** 902 3rd Street East
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:

<table>
<thead>
<tr>
<th>Program</th>
<th>Units</th>
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<tr>
<td>MBOH Loans</td>
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<td>MBOH Reverse Annuity Mortgages (RAM)</td>
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<td>Housing Choice Vouchers</td>
<td>See Appendix</td>
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<tr>
<td>Moderate Rehabilitation Units</td>
<td>See Appendix</td>
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<tr>
<td>Low Income Housing Tax Credit Units</td>
<td>82</td>
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<tr>
<td>Project-Based Section 8 Units</td>
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<tr>
<td>HOME Program Units</td>
<td>24</td>
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</tbody>
</table>

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%

### 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
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 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%  

Project Information

Type of Housing: Elderly / Disabled  
Number of Units: 49  
Address: 325 South Main Street
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

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

Geography QuickFacts

County Courthouse: Winnett
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%

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
# Phillips County

## County QuickFacts, U.S. Census Bureau

### People QuickFacts

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
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<td>Population, 2010:</td>
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<td>Population, % change, 2000 to 2010:</td>
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<td>Persons under 5 years, percent, 2010:</td>
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<td>Persons under 18 years, percent, 2010:</td>
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<tr>
<td>Persons 65 years and over, percent, 2010:</td>
<td>20.3%</td>
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<tr>
<td>Persons 65 years and over, percent, 2025:</td>
<td>27.1% to 39.5%</td>
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(Source: NPA Data Service, Inc, 2008)

<table>
<thead>
<tr>
<th>Description</th>
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<tbody>
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<td>Mean Travel Time to Work (minutes), 2006-2010:</td>
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<td>Housing Units, 2010:</td>
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<td>Homeownership Rate, 2006-2010:</td>
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<td>Housing Units in Multi-unit buildings, 2006-2010:</td>
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<td>Median value of owner-occupied, 2006-2010:</td>
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<td>Per Capita Money Income in 2010:</td>
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<td>Persons below poverty level, percent, 2006-2010:</td>
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### Geography QuickFacts

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<td>Persons per square mile, 2010:</td>
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</table>

County Courthouse: **Malta**
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
Malta

General Information

<table>
<thead>
<tr>
<th>Information</th>
<th>Value</th>
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<tbody>
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<td>% of Renters</td>
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</table>

Cedar View Apartments

Project Information

Type of Housing: Family
Number of Units: 32
Address: 543 South 3rd Avenue
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

Geography QuickFacts

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

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<td>% of Renters</td>
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</table>

### Horizon Lodge

**Project Information**

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

Geography QuickFacts

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

County Courthouse: Broadus
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

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:**

<table>
<thead>
<tr>
<th>Program</th>
<th>Quantity</th>
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<tbody>
<tr>
<td>MBOH Loans</td>
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<td>Housing Choice Vouchers</td>
<td>See Appendix</td>
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<tr>
<td>Moderate Rehabilitation Units</td>
<td>See Appendix</td>
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<tr>
<td>Low Income Housing Tax Credit Units</td>
<td>48</td>
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<tr>
<td>Project-Based Section 8 Units</td>
<td>24</td>
</tr>
</tbody>
</table>

**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%

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
## Deer Lodge

**General Information**

<table>
<thead>
<tr>
<th>Metric</th>
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<tr>
<td>Population</td>
<td>3,517</td>
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<tr>
<td>Median Age</td>
<td>40.7</td>
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<td>Median Household Income</td>
<td>$39,602</td>
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<td>Per Capita Income</td>
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<td>Median House Value</td>
<td>$91,685</td>
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<td>Median Gross Rent</td>
<td>$549</td>
</tr>
<tr>
<td>% of Renters</td>
<td>35%</td>
</tr>
</tbody>
</table>

## Pebblestone Square

### 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

Geography QuickFacts
Land area in square miles, 2010: 1,736.7
Persons per square mile, 2010: 0.7
Prairie County
Summary Housing Information

Montana Department of Commerce:

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

Geography QuickFacts

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

County Courthouse: Hamilton
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%

### 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
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%

---

**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

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<tr>
<th>Category</th>
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<tr>
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<td>Median House Value:</td>
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<td>Median Gross Rent:</td>
<td>$ 490</td>
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<td>% of Renters:</td>
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Courtyard Apartments

Low Income Housing Tax Credits

Project Information

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

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%

Project Information

Type of Housing: Elderly / Disabled
Number of Units: 12
Address: 221 Willow Creek Road
## General Information

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<td>Median Household Income</td>
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<td>Median Gross Rent</td>
<td>$462</td>
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<td>% of Renters</td>
<td>51%</td>
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## Project Information

**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%

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
Hamilton

Mountain View III Apartments

Low Income Housing Tax Credits

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%

Project Information
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
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%

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

Valley Villas II

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%

Project Information
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

Low Income Housing Tax Credits

USDA Rural Development
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%

Willow Court Apartments

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
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

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%

Crestwood Inn

Project Information

Type of Housing: Elderly / Disabled
Number of Units: 71
Address: 410 3rd Avenue SW
Roosevelt County
County QuickFacts, U.S. Census Bureau

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%

Geography QuickFacts

Land area in square miles, 2010: 2,354.7
Persons per square mile, 2010: 4.4

County Courthouse: Wolf Point
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%

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: $1,197,111
- Revenue Created for Local Govt, first-year: $208,656
- Residential Property Taxes, annually recurring: $342
Wolf Point

Fort Peck Homes II

Low Income Housing Tax Credits

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%

Project Information
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

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<td>Median House Value</td>
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<td>$191</td>
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<td>% of Renters</td>
<td>15%</td>
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### Project Information

- **Type of Housing**: Family
- **Number of Units**: 4
- **Address**: 205 Main Street
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%

**Geography QuickFacts**

Building Permits (Business QuickFacts), 2010: 6

Land area in square miles, 2010: 5,010.4
Persons per square mile, 2010: 1.8
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
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 I

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
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

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%

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
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

Geography QuickFacts

Land area in square miles, 2010: 2,760.5
Persons per square mile, 2010: 4.1

County Courthouse: Thompson Falls

Land area in square miles, 2010: 2,760.5
Persons per square mile, 2010: 4.1
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 Lion Manor

Type of Housing: Elderly / Disabled
Number of Units: 23
Address: 1600 Maiden Lane
**People QuickFacts**

<table>
<thead>
<tr>
<th>Category</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Population, 2010:</td>
<td>3,384</td>
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<td>Population, % change, 2000 to 2010:</td>
<td>-17.6%</td>
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<tr>
<td>Persons under 5 years, percent, 2010:</td>
<td>4.5%</td>
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<tr>
<td>Persons under 18 years, percent, 2010:</td>
<td>19.4%</td>
</tr>
<tr>
<td>Persons 65 years and over, percent, 2010:</td>
<td>23.1%</td>
</tr>
<tr>
<td>Persons 65 years and over, percent, 2025:</td>
<td>27.1% to 39.5%</td>
</tr>
</tbody>
</table>

(Source: NPA Data Service, Inc, 2008)

<table>
<thead>
<tr>
<th>Category</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bachelor's degree or higher, 2006-2010:</td>
<td>15.7%</td>
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<tr>
<td>Veterans:</td>
<td>385</td>
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<td>Mean Travel Time to Work (minutes), 2006-2010:</td>
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<td>Housing Units, 2010:</td>
<td>2,089</td>
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<td>Homeownership Rate, 2006-2010:</td>
<td>75.2%</td>
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<td>Housing Units in Multi-unit buildings, 2006-2010:</td>
<td>11.8%</td>
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<td>Median value of owner-occupied, 2006-2010:</td>
<td>$ 68,400</td>
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<td>Households, 2006-2010:</td>
<td>1,674</td>
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<td>Persons per household, 2006-2010:</td>
<td>1.95</td>
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<tr>
<td>Per Capita Money Income in 2010:</td>
<td>$ 26,537</td>
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<tr>
<td>Median Household Income, 2006-2010:</td>
<td>$ 39,578</td>
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<tr>
<td>Persons below poverty level, percent, 2006-2010:</td>
<td>14.5%</td>
</tr>
</tbody>
</table>

**Geography QuickFacts**

- Land area in square miles, 2010: 1,677.1
- Persons per square mile, 2010: 2
- Building Permits (Business QuickFacts), 2010: 1
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%

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
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

**Geography QuickFacts**

Land area in square miles, 2010: 718.4
Persons per square mile, 2010: 47.6

County Courthouse: Butte

[Map of Silver Bow County]
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
Butte

General Information

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

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
## General Information

<table>
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<th>Value</th>
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<tr>
<td>Median Age</td>
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<tr>
<td>Median Household Income</td>
<td>$ 36,219</td>
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<tr>
<td>Per Capita Income</td>
<td>$ 20,348</td>
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<tr>
<td>Median House Value</td>
<td>$ 113,397</td>
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<tr>
<td>Median Gross Rent</td>
<td>$ 492</td>
</tr>
<tr>
<td>% of Renters</td>
<td>30%</td>
</tr>
</tbody>
</table>

## Atherton II

### Project Information

- **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

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 Senior Highland View

Project Information

Type of Housing: Elderly / Disabled
Number of Units: 60
Address: 3033 Busch Avenue
General Information
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
Butte

General Information
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%

John R. Riley Apartments

Project Information
Type of Housing: Disabled
Number of Units: 9
Address: 701 Hobson Avenue
Butte

General Information
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

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

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

Low Income Housing Tax Credits

Home Investment Partnerships HOME Program
Butte

Mountain View Apartments

General Information
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%

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

Home Investment Partnerships
HOME Program
General Information

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%

Silver Bow Village

Project Information
Type of Housing: Family
Number of Units: 60
Address: 910 Evans
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%
(Based on: 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

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
Absarokee

General Information

<table>
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<th>Population:</th>
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<tbody>
<tr>
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<tr>
<td>Median Household Income:</td>
<td>$ 50,019</td>
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<tr>
<td>Per Capita Income:</td>
<td>$ 23,023</td>
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<td>Median House Value:</td>
<td>$ 172,493</td>
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<tr>
<td>Median Gross Rent:</td>
<td>$ 718</td>
</tr>
<tr>
<td>% of Renters:</td>
<td>26%</td>
</tr>
</tbody>
</table>

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
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

Geography QuickFacts

County Courthouse: Big Timber
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%

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
Teton County

County QuickFacts, U.S. Census Bureau

**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

**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
Chouteau

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%

Skyline Lodge

Project Information
Type of Housing: Elderly / Disabled
Number of Units: 30
Address: 427 7th Avenue NW

Home Investment Partnerships
HOME Program

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%

**Geography QuickFacts**

Land area in square miles, 2010: 1,915.6
Persons per square mile, 2010: 2.8

County Courthouse: Shelby
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%

Crossroads Marias Manor II

Project Information

Type of Housing: Elderly / Disabled
Number of Units: 24
Address: 738 Granite Avenue
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
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%

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
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

**Geography QuickFacts**

Land area in square miles, 2010: 977.4
Persons per square mile, 2010: 0.7
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
Hysham

General Information

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<td>% of Renters</td>
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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
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

**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%

Nemont Manor

Project Information

Type of Housing: Elderly / Disabled
Number of Units: 100
Address: 1100 4th Avenue South
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

Geography QuickFacts

Land area in square miles, 2010: 1,423.2
Persons per square mile, 2010: 1.5
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
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

Geography QuickFacts

Land area in square miles, 2010: 889.2
Persons per square mile, 2010: 1.1
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
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

**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%

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
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

Agape Housing

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
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
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%

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
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

Low Income Housing Tax Credits

Project Information

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%

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
Billings

Fraser Tower

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%

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%

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
Billings

Isaiah Housing

Project Information
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

Low Income Housing Tax Credits

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%
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 Gardens

Project Information

Type of Housing: Elderly / Disabled
Number of Units: 29
Address: 313 South 8th Avenue

Laurel
**Laurel**

**Meadowood Apartments**

**Low Income Housing Tax Credits**

**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%

**Project Information**
- 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

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### Pleasant View Apartments

- **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
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<td>% of Renters:</td>
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**Project Information**

Type of Housing: Elderly / Disabled
Number of Units: 108
Address: 725 North 25th Street
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

Rose Park Plaza

Low Income Housing Tax Credits

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%

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
## General Information

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<tr>
<td>% of Renters</td>
<td>36%</td>
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</table>

## 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
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%

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
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

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%

Project Information

- Type of Housing: Elderly / Disabled
- Number of Units: 24
- Address: 1320 Planner’s Place
Billings

General Information

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<td>% of Renters:</td>
<td>36%</td>
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</tbody>
</table>

Westchester Square Duplex

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**

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**Western View Apartments**

**Project Information**

- **Type of Housing**: Family
- **Number of Units**: 34
- **Address**: 2604 Phyllis Lane
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

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

Low Income Housing Tax Credits
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 Tribal Housing Authority:

- HA Units: 603
- HA Vouchers: 195
- Mutual Help: 142
- Low Rent: 700+
- Homebuyer Assistance: 8
Heart Butte

Country Estates

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%

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
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

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  

Low Income Housing Tax Credits
Heart Butte

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%

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

- 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

Low Income Housing Tax Credits
Crow
APSAALOOKE

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
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

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
Elmo

Elmo Elder Homes

Low Income Housing
Tax Credits

General Information

<table>
<thead>
<tr>
<th></th>
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<tbody>
<tr>
<td>Median Age:</td>
<td>32.6</td>
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<tr>
<td>Median Household Income:</td>
<td>$ 52,530</td>
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<tr>
<td>Per Capita Income:</td>
<td>$ 16,966</td>
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<tr>
<td>Median House Value:</td>
<td>$ 72,108</td>
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<tr>
<td>Median Gross Rent:</td>
<td>$ 286</td>
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<tr>
<td>% of Renters:</td>
<td>59%</td>
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</tbody>
</table>

Project Information

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%

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
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
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%

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
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

Summary Housing Information

Fort Belknap Tribal Housing Authority:

<table>
<thead>
<tr>
<th>Housing Type</th>
<th>Count</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mutual Help</td>
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<tr>
<td>Low Rent</td>
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Fort Belknap
Agency #1

General Information

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<tr>
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<tr>
<td>Median Age:</td>
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<tr>
<td>Median Household Income:</td>
<td>$ 38,726</td>
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<td>Per Capita Income:</td>
<td>$ 11,723</td>
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<tr>
<td>Median House Value:</td>
<td>$ 82,019</td>
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<tr>
<td>Median Gross Rent:</td>
<td>$ 457</td>
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<tr>
<td>% of Renters:</td>
<td>11%</td>
</tr>
</tbody>
</table>

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
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

Harlem

- 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 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
Hays

Fort Belknap Southern I

General Information
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%

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
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%

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
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%

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: $1,197,11
Revenue Created for Local Govt, first-year: $208,656
Residential Property Taxes, annually recurring: $342
Wolf Point

Fort Peck Homes II

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%

Project Information
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

Low Income Housing
Tax Credits
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
**Lame Deer**

**Shoulder Blade Complex**

**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%

**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
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
Chippewa-Cree
Summary Housing Information

Chippewa-Cree Tribal Housing Authority:

- HA Vouchers: 10
- Mutual Help: 420
- Low Rent: 414
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.
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
<table>
<thead>
<tr>
<th>Contract Agency</th>
<th>Counties Covered</th>
<th>Vouchers Available</th>
<th>Families on Waitlist</th>
</tr>
</thead>
<tbody>
<tr>
<td>Community Action Partnership of NW Montana</td>
<td>Flathead, Lake, Lincoln, Sanders</td>
<td>370</td>
<td>1,040</td>
</tr>
<tr>
<td>District 11 Human Resources Development Council</td>
<td>Mineral, Missoula, Ravalli</td>
<td>390</td>
<td>1,176</td>
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<tr>
<td>District 12 Human Resources Council</td>
<td>Beaverhead, Deer Lodge, Granite, Madison, Powell, Silver Bow</td>
<td>325</td>
<td>398</td>
</tr>
<tr>
<td>District 4 Human Resources Development Council</td>
<td>Blaine, Hill, Liberty</td>
<td>280</td>
<td>312</td>
</tr>
<tr>
<td>District 6 Human Resources Development Council</td>
<td>Fergus, Golden Valley, Judith Basin, Musselshell, Petroleum, Wheatland</td>
<td>110</td>
<td>56</td>
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<td>District 7 Human Resources Development Council</td>
<td>Big Horn, Carbon, Stillwater, Sweet Grass, Yellowstone</td>
<td>215</td>
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<tr>
<td>District 9 Human Resources Development Council</td>
<td>Gallatin, Meagher, Park</td>
<td>400</td>
<td>1,120</td>
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<tr>
<td>Helena Housing Authority</td>
<td>Broadwater, Jefferson, Lewis &amp; Clark</td>
<td>225</td>
<td>972</td>
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<tr>
<td>Opportunities Incorporated</td>
<td>Cascade, Chouteau, Glacier, Pondera, Teton, Toole</td>
<td>475</td>
<td>1,401</td>
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<tr>
<td>Billings Housing Authority</td>
<td>Billings</td>
<td>475</td>
<td>1,719</td>
</tr>
</tbody>
</table>
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.
## Montana Department of Commerce
### Moderate Rehabilitation Program

<table>
<thead>
<tr>
<th>Contract Agency</th>
<th>Counties Covered</th>
<th>Number of Units</th>
<th>Location of Units</th>
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<tbody>
<tr>
<td>Community Action Partnership of NW Montana</td>
<td>Flathead, Lake, Lincoln, Sanders</td>
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<td>Polson</td>
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<tr>
<td><strong>District 11 Human Resources Development Council</strong></td>
<td>Mineral, Missoula, Ravalli</td>
<td>24</td>
<td>Missoula</td>
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<td><strong>District 12 Human Resources Council</strong></td>
<td>Beaverhead, Deer Lodge, Granite, Madison, Powell, Silver Bow</td>
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<td>Butte</td>
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<tr>
<td><strong>District 4 Human Resources Development Council</strong></td>
<td>Blaine, Hill, Liberty</td>
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<td>Chinook</td>
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<tr>
<td><strong>District 6 Human Resources Development Council</strong></td>
<td>Fergus, Golden Valley, Judith Basin, Musselshell, Petroleum, Wheatland</td>
<td>15</td>
<td>Lewistown</td>
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<tr>
<td><strong>District 9 Human Resources Development Council</strong></td>
<td>Gallatin, Meagher, Park</td>
<td>39</td>
<td>Bozeman</td>
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<td>Helena Housing Authority</td>
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<td>Opportunities Incorporated</td>
<td>Cascade, Chouteau, Glacier, Pondera, Teton, Toole</td>
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<tr>
<td>Billings Housing Authority</td>
<td>Billings</td>
<td>39</td>
<td>Billings</td>
</tr>
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</table>
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.
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
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.
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.
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.
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.


Thank you for your interest in affordable housing in Montana. If you have questions about this document, please contact:

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