

MONTANA

STATE RANKING **#35***

In **Montana**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$839**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$2,795** monthly or **\$33,545** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$16.13
PER HOUR
STATE HOUSING
WAGE

FACTS ABOUT MONTANA:

STATE FACTS	
Minimum Wage	\$8.30
Average Renter Wage	\$12.23
2-Bedroom Housing Wage	\$16.13
Number of Renter Households	135,346
Percent Renters	33%

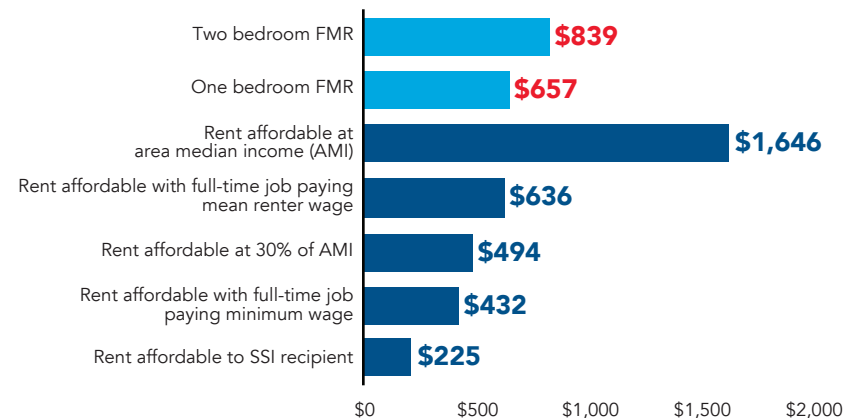
78
Work Hours Per Week At
Minimum Wage To Afford a **2-Bedroom**
Rental Home (at FMR)

61
Work Hours Per Week At
Minimum Wage To Afford a **1-Bedroom**
Rental Home (at FMR)

1.9
Number of Full-Time Jobs At
Minimum Wage To Afford a
2-Bedroom Rental Home (at FMR)

1.5
Number of Full-Time Jobs At
Minimum Wage To Afford a
1-Bedroom Rental Home (at FMR)

MOST EXPENSIVE AREAS	HOUSING WAGE
Billings HMFA	\$18.00
Golden Valley County HMFA	\$17.98
Gallatin County	\$17.85
Missoula MSA	\$17.79
Jefferson County	\$17.37



MSA = Metropolitan Statistical Area; HMFA = HUD Metro FMR Area.

* Ranked from Highest to Lowest 2-Bedroom Housing Wage. Includes District of Columbia and Puerto Rico.

	FY18 HOUSING WAGE	HOUSING COSTS			AREA MEDIAN INCOME (AMI)				RENTERS				
	Hourly wage necessary to afford 2 BR ¹ FMR ²	2 BR FMR	Annual income needed to afford 2 BR FMR	Full-time jobs at minimum wage needed to afford 2 BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2012-2016)	% of total households (2012-2016)	Estimated hourly mean renter wage (2018)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Montana	\$16.13	\$839	\$33,545	1.9	\$65,839	\$1,646	\$19,752	\$494	135,346	33%	\$12.23	\$636	1.3
Combined Nonmetro Areas	\$15.49	\$806	\$32,228	1.9	\$64,086	\$1,602	\$19,226	\$481	82,308	31%	\$11.91	\$619	1.3
<u>Metropolitan Areas</u>													
Billings HMFA	\$18.00	\$936	\$37,440	2.2	\$71,200	\$1,780	\$21,360	\$534	21,060	32%	\$13.91	\$723	1.3
Golden Valley County HMFA	\$17.98	\$935	\$37,400	2.2	\$46,900	\$1,173	\$14,070	\$352	89	27%	\$14.02	\$729	1.3
Great Falls MSA	\$14.52	\$755	\$30,200	1.7	\$62,800	\$1,570	\$18,840	\$471	12,375	36%	\$11.59	\$602	1.3
Missoula MSA	\$17.79	\$925	\$37,000	2.1	\$70,400	\$1,760	\$21,120	\$528	19,514	41%	\$11.49	\$597	1.5
<u>Counties</u>													
Beaverhead County	\$13.40	\$697	\$27,880	1.6	\$66,400	\$1,660	\$19,920	\$498	1,478	37%	\$10.09	\$525	1.3
Big Horn County	\$14.42	\$750	\$30,000	1.7	\$50,300	\$1,258	\$15,090	\$377	1,405	39%	\$15.21	\$791	0.9
Blaine County	\$13.40	\$697	\$27,880	1.6	\$45,800	\$1,145	\$13,740	\$344	889	39%	\$9.72	\$505	1.4
Broadwater County	\$15.46	\$804	\$32,160	1.9	\$56,100	\$1,403	\$16,830	\$421	461	19%	\$11.78	\$612	1.3
Carbon County	\$18.00	\$936	\$37,440	2.2	\$71,200	\$1,780	\$21,360	\$534	966	22%	\$10.42	\$542	1.7
Carter County	\$13.40	\$697	\$27,880	1.6	\$65,600	\$1,640	\$19,680	\$492	102	19%	\$11.57	\$602	1.2
Cascade County	\$14.52	\$755	\$30,200	1.7	\$62,800	\$1,570	\$18,840	\$471	12,375	36%	\$11.59	\$602	1.3
Chouteau County	\$13.40	\$697	\$27,880	1.6	\$51,200	\$1,280	\$15,360	\$384	842	37%	\$10.88	\$566	1.2
Custer County	\$13.40	\$697	\$27,880	1.6	\$67,300	\$1,683	\$20,190	\$505	1,480	30%	\$10.37	\$539	1.3
Daniels County	\$13.48	\$701	\$28,040	1.6	\$67,800	\$1,695	\$20,340	\$509	204	23%	\$11.28	\$587	1.2
Dawson County	\$13.40	\$697	\$27,880	1.6	\$68,700	\$1,718	\$20,610	\$515	1,288	32%	\$11.12	\$578	1.2
Deer Lodge County	\$13.40	\$697	\$27,880	1.6	\$58,100	\$1,453	\$17,430	\$436	1,127	29%	\$7.26	\$378	1.8
Fallon County	\$13.40	\$697	\$27,880	1.6	\$70,100	\$1,753	\$21,030	\$526	357	30%	\$17.18	\$893	0.8
Fergus County	\$14.83	\$771	\$30,840	1.8	\$54,600	\$1,365	\$16,380	\$410	1,413	29%	\$15.76	\$820	0.9
Flathead County	\$16.06	\$835	\$33,400	1.9	\$62,400	\$1,560	\$18,720	\$468	10,903	29%	\$12.27	\$638	1.3
Gallatin County	\$17.85	\$928	\$37,120	2.2	\$81,200	\$2,030	\$24,360	\$609	15,204	39%	\$12.72	\$661	1.4

† Wage data not available (See Appendix B).

1: BR = Bedroom
 2: FMR = Fiscal Year 2018 Fair Market Rent.
 3: This calculation uses the higher of the state or federal minimum wage. Local minimum wages are not used. See Appendix B.
 4: AMI = Fiscal Year 2018 Area Median Income
 5: "Affordable" rents represent the generally accepted standard of spending not more than 30% of gross income on gross housing costs.

	FY18 HOUSING WAGE	HOUSING COSTS			AREA MEDIAN INCOME (AMI)				RENTERS				
	Hourly wage necessary to afford 2 BR ¹ FMR ²	2 BR FMR	Annual income needed to afford 2 BR FMR	Full-time jobs at minimum wage needed to afford 2 BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2012-2016)	% of total households (2012-2016)	Estimated hourly mean renter wage (2018)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Garfield County	\$13.40	\$697	\$27,880	1.6	\$58,800	\$1,470	\$17,640	\$441	123	28%	\$9.03	\$470	1.5
Glacier County	\$13.40	\$697	\$27,880	1.6	\$41,300	\$1,033	\$12,390	\$310	1,718	41%	\$13.25	\$689	1.0
Golden Valley County	\$17.98	\$935	\$37,400	2.2	\$46,900	\$1,173	\$14,070	\$352	89	27%	\$14.02	\$729	1.3
Granite County	\$14.54	\$756	\$30,240	1.8	\$60,100	\$1,503	\$18,030	\$451	345	27%	\$8.70	\$452	1.7
Hill County	\$13.40	\$697	\$27,880	1.6	\$57,300	\$1,433	\$17,190	\$430	2,109	34%	\$9.99	\$519	1.3
Jefferson County	\$17.37	\$903	\$36,120	2.1	\$77,100	\$1,928	\$23,130	\$578	691	15%	\$13.16	\$684	1.3
Judith Basin County	\$13.40	\$697	\$27,880	1.6	\$58,600	\$1,465	\$17,580	\$440	237	26%	\$12.78	\$665	1.0
Lake County	\$14.46	\$752	\$30,080	1.7	\$53,800	\$1,345	\$16,140	\$404	3,559	30%	\$11.73	\$610	1.2
Lewis and Clark County	\$17.10	\$889	\$35,560	2.1	\$76,000	\$1,900	\$22,800	\$570	8,264	31%	\$11.19	\$582	1.5
Liberty County	\$13.40	\$697	\$27,880	1.6	\$62,400	\$1,560	\$18,720	\$468	276	33%	\$7.81	\$406	1.7
Lincoln County	\$13.40	\$697	\$27,880	1.6	\$48,200	\$1,205	\$14,460	\$362	1,772	21%	\$8.64	\$449	1.6
McCone County	\$13.40	\$697	\$27,880	1.6	\$59,300	\$1,483	\$17,790	\$445	131	18%	\$20.73	\$1,078	0.6
Madison County	\$15.67	\$815	\$32,600	1.9	\$64,000	\$1,600	\$19,200	\$480	756	22%	\$13.88	\$722	1.1
Meagher County	\$13.79	\$717	\$28,680	1.7	\$51,200	\$1,280	\$15,360	\$384	250	32%	\$12.54	\$652	1.1
Mineral County	\$13.40	\$697	\$27,880	1.6	\$54,500	\$1,363	\$16,350	\$409	479	30%	\$7.65	\$398	1.8
Missoula County	\$17.79	\$925	\$37,000	2.1	\$70,400	\$1,760	\$21,120	\$528	19,514	41%	\$11.49	\$597	1.5
Musselshell County	\$15.85	\$824	\$32,960	1.9	\$57,900	\$1,448	\$17,370	\$434	573	29%	\$16.06	\$835	1.0
Park County	\$17.33	\$901	\$36,040	2.1	\$65,400	\$1,635	\$19,620	\$491	1,971	28%	\$11.41	\$593	1.5
Petroleum County †	\$15.46	\$804	\$32,160	1.9	\$57,600	\$1,440	\$17,280	\$432	83	39%			
Phillips County	\$13.40	\$697	\$27,880	1.6	\$52,200	\$1,305	\$15,660	\$392	535	30%	\$8.83	\$459	1.5
Pondera County	\$13.40	\$697	\$27,880	1.6	\$57,700	\$1,443	\$17,310	\$433	654	29%	\$10.13	\$527	1.3
Powder River County	\$13.52	\$703	\$28,120	1.6	\$61,200	\$1,530	\$18,360	\$459	255	34%	\$11.92	\$620	1.1
Powell County	\$13.40	\$697	\$27,880	1.6	\$52,600	\$1,315	\$15,780	\$395	741	31%	\$13.18	\$686	1.0
Prairie County	\$13.40	\$697	\$27,880	1.6	\$49,100	\$1,228	\$14,730	\$368	47	9%	\$12.75	\$663	1.1
Ravalli County	\$15.02	\$781	\$31,240	1.8	\$57,500	\$1,438	\$17,250	\$431	4,646	28%	\$10.61	\$552	1.4
Richland County	\$15.90	\$827	\$33,080	1.9	\$76,900	\$1,923	\$23,070	\$577	1,688	37%	\$16.60	\$863	1.0

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Roosevelt County	\$13.40	\$697	\$27,880	1.6	\$53,800	\$1,345	\$16,140	\$404	1,394	44%	\$11.35	\$590	1.2
Rosebud County	\$13.40	\$697	\$27,880	1.6	\$71,400	\$1,785	\$21,420	\$536	937	29%	\$15.18	\$789	0.9
Sanders County	\$13.40	\$697	\$27,880	1.6	\$41,100	\$1,028	\$12,330	\$308	1,227	24%	\$9.80	\$509	1.4
Sheridan County	\$13.40	\$697	\$27,880	1.6	\$72,800	\$1,820	\$21,840	\$546	385	24%	\$10.92	\$568	1.2
Silver Bow County	\$15.06	\$783	\$31,320	1.8	\$55,700	\$1,393	\$16,710	\$418	5,064	34%	\$8.43	\$438	1.8
Stillwater County	\$14.08	\$732	\$29,280	1.7	\$72,500	\$1,813	\$21,750	\$544	792	21%	\$19.53	\$1,016	0.7
Sweet Grass County	\$15.04	\$782	\$31,280	1.8	\$67,200	\$1,680	\$20,160	\$504	384	27%	\$15.99	\$831	0.9
Teton County	\$14.63	\$761	\$30,440	1.8	\$63,800	\$1,595	\$19,140	\$479	718	30%	\$12.17	\$633	1.2
Toole County	\$13.40	\$697	\$27,880	1.6	\$55,200	\$1,380	\$16,560	\$414	796	41%	\$13.38	\$696	1.0
Treasure County	\$15.44	\$803	\$32,120	1.9	\$50,200	\$1,255	\$15,060	\$377	130	35%	\$17.36	\$903	0.9
Valley County	\$13.40	\$697	\$27,880	1.6	\$60,300	\$1,508	\$18,090	\$452	1,026	31%	\$9.15	\$476	1.5
Wheatland County	\$13.40	\$697	\$27,880	1.6	\$42,900	\$1,073	\$12,870	\$322	289	33%	\$13.39	\$696	1.0
Wibaux County	\$15.46	\$804	\$32,160	1.9	\$62,900	\$1,573	\$18,870	\$472	110	22%	\$14.86	\$773	1.0
Yellowstone County	\$18.00	\$936	\$37,440	2.2	\$71,200	\$1,780	\$21,360	\$534	20,094	32%	\$14.01	\$729	1.3

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