

Montana

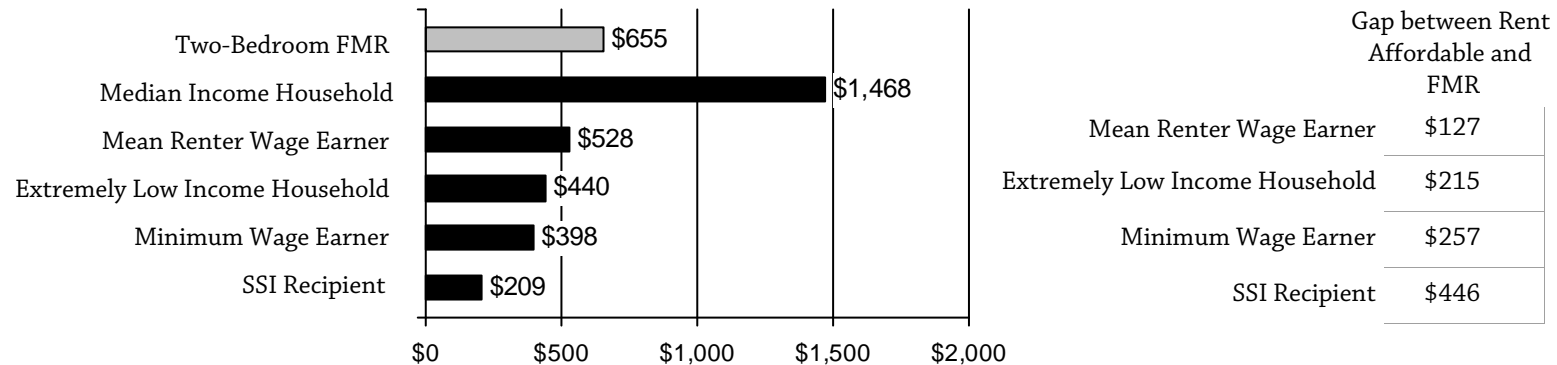
In Montana, the Fair Market Rent (FMR) for a two-bedroom apartment is \$655. In order to afford this level of rent and utilities – without paying more than 30% of income on housing – a household must earn \$2,182 monthly or \$26,181 annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into a Housing Wage of:

\$12.59

In Montana, a minimum wage worker earns an hourly wage of \$7.65. In order to afford the FMR for a two-bedroom apartment, a minimum wage earner must work 66 hours per week, 52 weeks per year. Or a household must include 1.6 minimum wage earners working 40 hours per week year-round in order to make the two-bedroom FMR affordable.

In Montana, the estimated mean (average) wage for a renter is \$10.16. In order to afford the FMR for a two-bedroom apartment at this wage, a renter must work 50 hours per week, 52 weeks per year. Or, working 40 hours per week year-round, a household must include 1.2 workers earning the mean renter wage in order to make the two-bedroom FMR affordable.

**Monthly Rent Affordable to Selected Income Levels
Compared with Two-Bedroom FMR**



Montana	FY12 HOUSING WAGE	HOUSING COSTS			AREA MEDIAN INCOME (AMI)				RENTER HOUSEHOLDS				
		Hourly wage necessary to afford 2 BR FMR	Two-bedroom FMR ¹	Income needed to afford 2 BR FMR	Full-time jobs at minimum wage needed to afford 2 BR FMR	Annual AMI ²	Rent affordable at AMI ³	30% of AMI ⁴	Rent affordable at 30% of AMI	Number (2006-2010)	% of total households (2006-2010)	Estimated mean renter hourly wage (2012)	Rent affordable at mean wage
Montana	\$12.59	\$655	\$26,181	1.6	\$58,717	\$1,468	\$17,615	\$440	124,305	31%	\$10.16	\$528	1.2
Combined Nonmetro Areas	\$11.99	\$624	\$24,943	1.6	\$57,378	\$1,434	\$17,214	\$430	77,086	30%	\$10.29	\$535	1.2
<u>Metropolitan Areas</u>													
Billings MSA	\$13.71	\$713	\$28,520	1.8	\$64,600	\$1,615	\$19,380	\$485	18,873	30%	\$10.69	\$556	1.3
Great Falls MSA	\$11.90	\$619	\$24,760	1.6	\$56,300	\$1,408	\$16,890	\$422	11,000	33%	\$10.06	\$523	1.2
Missoula MSA	\$14.44	\$751	\$30,040	1.9	\$59,900	\$1,498	\$17,970	\$449	17,346	39%	\$8.85	\$460	1.6
<u>Counties</u>													
Beaverhead County	\$11.27	\$586	\$23,440	1.5	\$54,400	\$1,360	\$16,320	\$408	1,382	35%	\$8.47	\$440	1.3
Big Horn County	\$11.04	\$574	\$22,960	1.4	\$46,100	\$1,153	\$13,830	\$346	1,197	33%	\$14.48	\$753	0.8
Blaine County	\$11.04	\$574	\$22,960	1.4	\$45,000	\$1,125	\$13,500	\$338	855	37%	\$7.25	\$377	1.5
Broadwater County	\$11.04	\$574	\$22,960	1.4	\$50,400	\$1,260	\$15,120	\$378	400	21%	\$10.18	\$529	1.1
Carbon County	\$13.71	\$713	\$28,520	1.8	\$64,600	\$1,615	\$19,380	\$485	1,123	27%	\$8.88	\$462	1.5
Carter County	\$11.04	\$574	\$22,960	1.4	\$55,300	\$1,383	\$16,590	\$415	145	25%	\$7.00	\$364	1.6
Cascade County	\$11.90	\$619	\$24,760	1.6	\$56,300	\$1,408	\$16,890	\$422	11,000	33%	\$10.06	\$523	1.2
Chouteau County	\$11.04	\$574	\$22,960	1.4	\$52,300	\$1,308	\$15,690	\$392	731	34%	\$8.42	\$438	1.3
Custer County	\$11.04	\$574	\$22,960	1.4	\$48,100	\$1,203	\$14,430	\$361	1,780	34%	\$13.02	\$677	0.8
Daniels County	\$11.04	\$574	\$22,960	1.4	\$51,300	\$1,283	\$15,390	\$385	140	18%	\$10.11	\$526	1.1
Dawson County	\$11.04	\$574	\$22,960	1.4	\$67,000	\$1,675	\$20,100	\$503	965	26%	\$9.64	\$501	1.1
Deer Lodge County	\$11.04	\$574	\$22,960	1.4	\$51,900	\$1,298	\$15,570	\$389	1,129	27%	\$8.52	\$443	1.3
Fallon County	\$11.04	\$574	\$22,960	1.4	\$71,200	\$1,780	\$21,360	\$534	284	24%	\$15.25	\$793	0.7
Fergus County	\$11.04	\$574	\$22,960	1.4	\$47,500	\$1,188	\$14,250	\$356	1,403	28%	\$8.52	\$443	1.3
Flathead County	\$12.38	\$644	\$25,760	1.6	\$57,800	\$1,445	\$17,340	\$434	10,346	28%	\$10.02	\$521	1.2
Gallatin County	\$13.88	\$722	\$28,880	1.8	\$67,600	\$1,690	\$20,280	\$507	13,467	38%	\$10.86	\$565	1.3
Garfield County	\$11.04	\$574	\$22,960	1.4	\$51,200	\$1,280	\$15,360	\$384	104	21%	\$6.44	\$335	1.7
Glacier County	\$11.04	\$574	\$22,960	1.4	\$51,200	\$1,280	\$15,360	\$384	1,744	41%	\$9.66	\$502	1.1
Golden Valley County †	\$11.04	\$574	\$22,960	1.4	\$52,800	\$1,320	\$15,840	\$396	80	24%			
Granite County	\$11.96	\$622	\$24,880	1.6	\$44,300	\$1,108	\$13,290	\$332	345	24%	\$8.66	\$450	1.4
Hill County	\$11.04	\$574	\$22,960	1.4	\$61,200	\$1,530	\$18,360	\$459	1,936	32%	\$7.82	\$407	1.4
Jefferson County	\$11.04	\$574	\$22,960	1.4	\$69,000	\$1,725	\$20,700	\$518	641	14%	\$7.50	\$390	1.5

† Wage data not available (See Appendix A).

1: FMR = Fiscal Year 2012 Fair Market Rent (HUD, 2011). 2: AMI = Fiscal Year 2012 Area Median Income (HUD, 2011).

3: "Affordable" rents represent the generally accepted standard of spending not more than 30% of gross income on gross housing costs

4: The federal standard for extremely low income households. Does not include HUD-specific adjustments.

Montana	FY12 HOUSING WAGE	HOUSING COSTS			AREA MEDIAN INCOME (AMI)				RENTER HOUSEHOLDS				
		Hourly wage necessary to afford 2 BR FMR	Two-bedroom FMR ¹	Income needed to afford 2 BR FMR	Full-time jobs at minimum wage needed to afford 2 BR FMR	Annual AMI ²	Rent affordable at AMI ³	30% of AMI ⁴	Rent affordable at 30% of AMI	Number (2006-2010)	% of total households (2006-2010)	Estimated mean renter hourly wage (2012)	Rent affordable at mean wage
Judith Basin County	\$11.04	\$574	\$22,960	1.4	\$52,500	\$1,313	\$15,750	\$394	199	23%	\$12.85	\$668	0.9
Lake County	\$11.04	\$574	\$22,960	1.4	\$50,600	\$1,265	\$15,180	\$380	3,853	32%	\$10.14	\$528	1.1
Lewis and Clark County	\$12.38	\$644	\$25,760	1.6	\$70,300	\$1,758	\$21,090	\$527	7,088	27%	\$9.72	\$505	1.3
Liberty County	\$11.04	\$574	\$22,960	1.4	\$45,300	\$1,133	\$13,590	\$340	304	37%	\$9.22	\$479	1.2
Lincoln County	\$11.04	\$574	\$22,960	1.4	\$42,600	\$1,065	\$12,780	\$320	2,175	24%	\$11.27	\$586	1.0
Madison County	\$12.06	\$627	\$25,080	1.6	\$54,800	\$1,370	\$16,440	\$411	1,184	31%	\$11.00	\$572	1.1
McCone County	\$11.04	\$574	\$22,960	1.4	\$53,300	\$1,333	\$15,990	\$400	155	22%	\$10.02	\$521	1.1
Meagher County	\$11.04	\$574	\$22,960	1.4	\$41,800	\$1,045	\$12,540	\$314	276	36%	\$9.51	\$495	1.2
Mineral County	\$11.04	\$574	\$22,960	1.4	\$46,600	\$1,165	\$13,980	\$350	590	34%	\$9.37	\$487	1.2
Missoula County	\$14.44	\$751	\$30,040	1.9	\$59,900	\$1,498	\$17,970	\$449	17,346	39%	\$8.85	\$460	1.6
Musselshell County	\$11.04	\$574	\$22,960	1.4	\$43,600	\$1,090	\$13,080	\$327	475	23%	\$7.29	\$379	1.5
Park County	\$12.50	\$650	\$26,000	1.6	\$54,300	\$1,358	\$16,290	\$407	2,070	30%	\$9.86	\$513	1.3
Petroleum County †	\$11.35	\$590	\$23,600	1.5	\$54,700	\$1,368	\$16,410	\$410	89	31%			
Phillips County	\$11.04	\$574	\$22,960	1.4	\$50,700	\$1,268	\$15,210	\$380	439	24%	\$9.24	\$480	1.2
Pondera County	\$11.04	\$574	\$22,960	1.4	\$42,200	\$1,055	\$12,660	\$317	695	30%	\$9.40	\$489	1.2
Powder River County	\$11.04	\$574	\$22,960	1.4	\$51,800	\$1,295	\$15,540	\$389	231	34%	\$6.57	\$341	1.7
Powell County	\$11.04	\$574	\$22,960	1.4	\$45,200	\$1,130	\$13,560	\$339	610	25%	\$9.61	\$500	1.1
Prairie County	\$11.35	\$590	\$23,600	1.5	\$49,400	\$1,235	\$14,820	\$371	65	13%	\$8.94	\$465	1.3
Ravalli County	\$12.87	\$669	\$26,760	1.7	\$56,800	\$1,420	\$17,040	\$426	3,672	22%	\$7.99	\$415	1.6
Richland County	\$11.04	\$574	\$22,960	1.4	\$56,800	\$1,420	\$17,040	\$426	1,367	34%	\$14.95	\$778	0.7
Roosevelt County	\$11.04	\$574	\$22,960	1.4	\$49,300	\$1,233	\$14,790	\$370	1,226	36%	\$8.57	\$446	1.3
Rosebud County	\$11.04	\$574	\$22,960	1.4	\$57,200	\$1,430	\$17,160	\$429	953	30%	\$15.79	\$821	0.7
Sanders County	\$11.04	\$574	\$22,960	1.4	\$43,100	\$1,078	\$12,930	\$323	1,099	21%	\$8.00	\$416	1.4
Sheridan County	\$11.04	\$574	\$22,960	1.4	\$56,400	\$1,410	\$16,920	\$423	415	25%	\$8.08	\$420	1.4
Silver Bow County	\$11.04	\$574	\$22,960	1.4	\$54,900	\$1,373	\$16,470	\$412	5,074	34%	\$9.68	\$504	1.1
Stillwater County	\$11.04	\$574	\$22,960	1.4	\$69,200	\$1,730	\$20,760	\$519	936	25%	\$18.67	\$971	0.6
Sweet Grass County	\$11.10	\$577	\$23,080	1.5	\$60,800	\$1,520	\$18,240	\$456	282	19%	\$14.81	\$770	0.7
Teton County	\$11.04	\$574	\$22,960	1.4	\$52,500	\$1,313	\$15,750	\$394	597	24%	\$10.02	\$521	1.1
Toole County	\$11.04	\$574	\$22,960	1.4	\$51,100	\$1,278	\$15,330	\$383	734	37%	\$7.16	\$372	1.5
Treasure County	\$11.04	\$574	\$22,960	1.4	\$57,100	\$1,428	\$17,130	\$428	103	32%	\$12.79	\$665	0.9
Valley County	\$11.04	\$574	\$22,960	1.4	\$51,800	\$1,295	\$15,540	\$389	771	24%	\$9.16	\$476	1.2

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Wheatland County	\$11.35	\$590	\$23,600	1.5	\$51,400	\$1,285	\$15,420	\$386	204	22%	\$14.77	\$768	0.8
Wibaux County	\$11.04	\$574	\$22,960	1.4	\$46,500	\$1,163	\$13,950	\$349	81	21%	\$9.68	\$503	1.1
Yellowstone County	\$13.71	\$713	\$28,520	1.8	\$64,600	\$1,615	\$19,380	\$485	17,750	30%	\$10.74	\$559	1.3

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