

MONTANA

BOARD OF INVESTMENTS

Frequently Asked Questions – State Employee Workforce Housing

- 1. Does overtime count against the \$83,000 household income cap?**
 - a. NO. Only your empinfo “Letter of Employment with Income” salary counts. If you have a spouse or roommate, a copy of their Tax Year 2024 W-2, Box 1 income will be included in the household income calculation.

- 2. Will I need to vacate if I get a raise or make more than the maximum household income threshold?**
 - a. NO. Raises, promotions, or other salary adjustments after you occupy a townhome will not require you to vacate.

- 3. What are the terms of the lease?**
 - a. Monthly rent for July 1, 2025, through June 30, 2026, is \$790. City of Deer Lodge fees are approximately \$90. The maximum lease term is 5 years. The full lease and house rules are available for your review here:
https://investmentmt.com/shared/docs/WorkforceHousing_SampleLease_.pdf

- 4. What happens at the end of a 5-year lease?**
 - a. Employees who continue employment at Montana State Prison or Montana State Hospital will be eligible for down payment assistance toward the purchase of a new home. The source of these funds are the 5-years of rent payments less maintenance and operating expenses.

- 5. Will I have to stay the full 5 years to qualify for down payment assistance?**
 - a. Yes.

- 6. What happens if I am no longer employed by the state?**
 - a. Section 16 – Termination of Tenancy, item b. 1) of the lease states that the Landlord may terminate the Agreement for....”The Tenant’s material noncompliance with the terms of this Agreement, which includes a failure of one or more of the primary tenants being employed by the State of Montana consistent with HB 819 of the 2023 legislative session.”

- 7. When will the townhomes be available?**
 - a. Tentative move-in date is August 1, 2025.

- 8. Where will the townhomes be located?**
 - a. They are located just off Aspen Lane, east of Jaycee Park, behind the Powell County Fairgrounds.