

2017 Calendar

January 2017						
Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

April 2017						
Su	Mo	Tu	We	Th	Fr	Sa
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

July 2017						
Su	Mo	Tu	We	Th	Fr	Sa
						1
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9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

October 2017						
Su	Mo	Tu	We	Th	Fr	Sa
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15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

February 2017						
Su	Mo	Tu	We	Th	Fr	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28				

May 2017						
Su	Mo	Tu	We	Th	Fr	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

August 2017						
Su	Mo	Tu	We	Th	Fr	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

November 2017						
Su	Mo	Tu	We	Th	Fr	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

March 2017						
Su	Mo	Tu	We	Th	Fr	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

June 2017						
Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

September 2017						
Su	Mo	Tu	We	Th	Fr	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

December 2017						
Su	Mo	Tu	We	Th	Fr	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

November 2016

- No Board Meeting

December 2016

- No Board Meeting

January 2017

- 5 – Rotunda Day – Helena Capitol
- 8-13 – HFA Institute – Washington DC (Staff)
- 23 – Board Meeting – Helena

February 2017

- 13 – Board Meeting – Helena or Webinar

March 2017

- 6-8 – Legislative Conference – Washington DC (staff and 2 Board Members)
- 11-12 – Board Training – Financial and Strategic Planning
- 13 – Board Meeting – Bozeman

April 2017

- No Board Meeting

May 2017

- 1-3 – Mountain Plains Housing Summit – Boise (Staff and 2 Board Members)

- 8 - Board Meeting and Training – Great Falls
- 8-11 – Annual Housing Conference – Great Falls

June 2017

- 12 – Board Meeting -
- 20-23 – Housing Credit Connect – Atlanta (Staff)

July 2017

- No Board Meeting

August 2017

- 14 – Board Meeting – Helena

September 2017

- No Board Meeting

October 2017

- 13-17 – Annual Conference – Denver (Staff & 2 Board members)
- 22 – Training - Strategic Planning - Billings
- 23 – Board Meeting - Billings

November 2017

- No Board Meeting

December 2017

- No Board Meeting

Administrative Dashboard

October 12, 2016

Board Meetings

The next Board meeting will be October 17, 2016 in Helena at the Radisson Colonial Hotel. The Board meeting will start at 10:00 A.M. This meeting will include the 2017 Housing Credit Applications. Hotel arrangements have not been made due to the late start. If you need a hotel reservation, please contact Paula Loving. The January 23, 2017 Board meetings will be in Helena and at the Radisson Colonial Hotel. If you are unable to attend this Board Meeting please notify Paula Loving at 841-2824 or ploving@mt.gov.

Board News

The 2017 NCSHA Legislative Conference will take place in Washington DC on March 6-8, 2017. Two Board Members are scheduled to attend this conference, along with two MBOH Staff. The Conference addresses the organization's legislative priorities and provides a platform for strategizing a unified message to collectively present to Congress. Congressional Staff and Industry leaders will discuss the issues affecting HFAs today.

Staffing

Accounting – Mary Lehr has left her position as the Investment/Foreclosure Accountant. This position is in the job posting phase.

Administrative – Angela Benton has left her position as Administrative Assistant. This position will be going out for hire within the next month. Todd Jackson has been hired as the new Public Relations Specialist. Todd has been a formidable team player in Housing for over 4 years bringing with him a wealth of technical expertise including videography, audio visual, website work and event management.

Multifamily – Todd Jackson has left his position as Program Specialist – Multifamily Finance Auditor and Compliance. We will be starting the hiring process within the next few months.

Section 8 – Jeremy Shields has been hired as Program Specialist for the Tenant Based Section 8 program. Jeremy's start date is October 31, 2016.

Servicing – The vacant Program Specialist – Customer Service position has been posted and is currently in the interviewing phase.

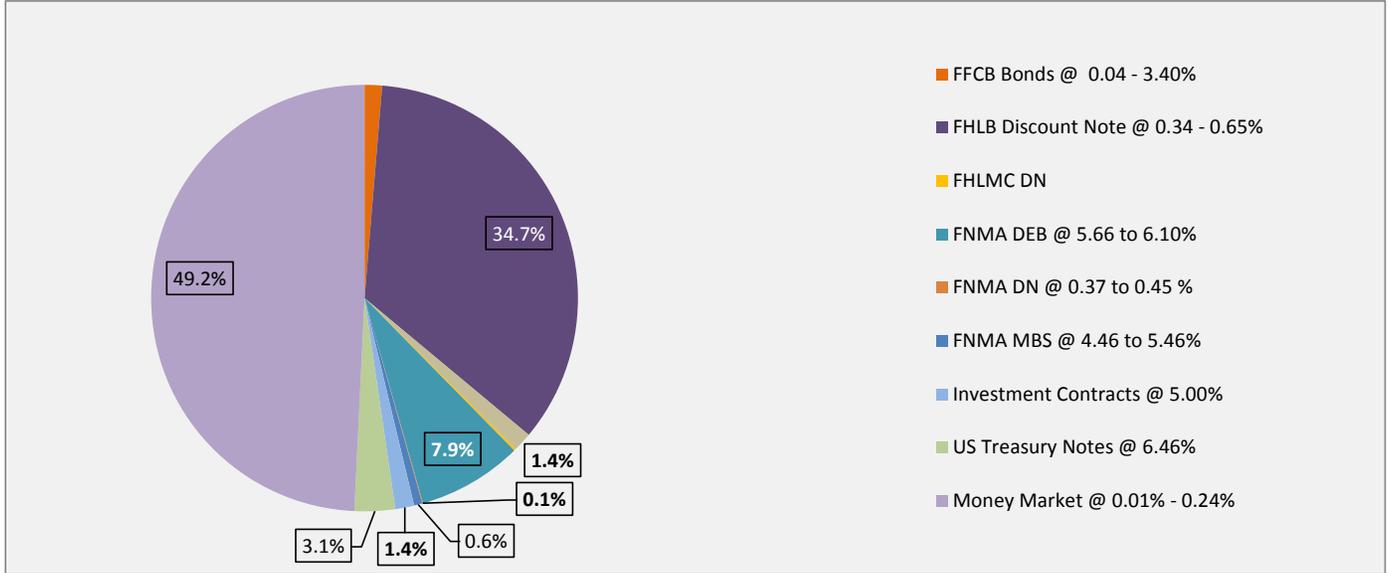
Strategic Planning

A Strategic Planning session is scheduled for March 11-12, 2016. Further information will follow.

Accounting & Finance Dashboard

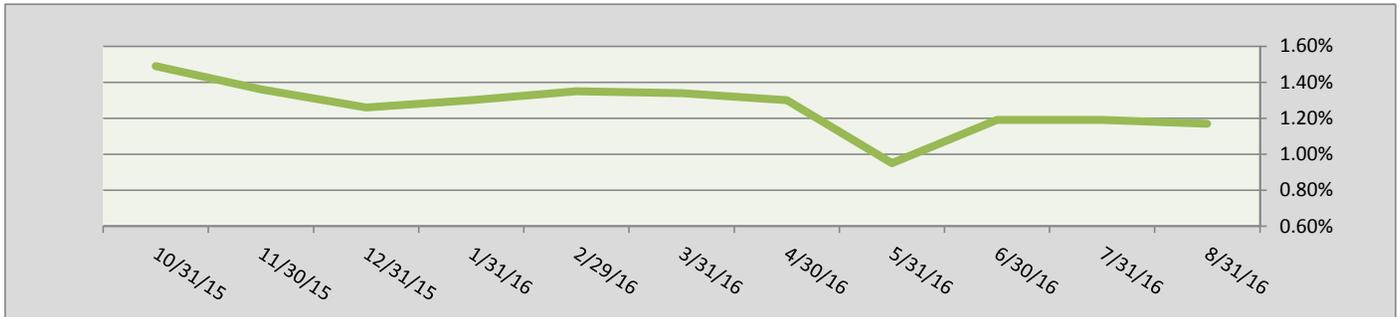
Data as of August 31, 2016

Investment Diversification



FNMA = Federal National Mortgage Association
 FHLB = Federal Home Loan Bank
 FHLMC = Federal Home Loan Mortgage Corporation
 FFCB = Federal Farm Credit Bank

Weighted Average Yield Trend



NOTE: Weight Average Yield in December should have been 1.29% not 0.79% as state in previous month.

Portfolio Maturity

For August 31, 2016

Available Now	Less than 1 year	1 to 5 years	6 to 10 years	11 to 15 years	16 to 20 years	21 to 25 years	Grand Total
\$ 76,413,071	\$ 53,739,000	\$ 1,754,000	\$ 10,214,000	\$ 7,705,000	\$ 2,399,199	\$ 2,996,592	\$ 155,220,862

**Montana Board of Housing
Accounting and Finance
Investment Maturity Schedule
August 31, 2016**

Maturity Date	Trustee Bank	Investment Type	Par Value
08/31/2016	US BANK MONEY M	US Bank Corporate Tr	6,667,462.31
08/31/2016	WELLS FARGO MON	Wells Fargo Bank Wes	69,745,608.29
11/16/2016	FHLB DN	Wells Fargo Bank Wes	8,462,000.00
12/15/2016	FHLB DN	Wells Fargo Bank Wes	36,656,000.00
12/28/2016	FHLB DN	Wells Fargo Bank Wes	1,961,000.00
12/30/2016	FNMA DN	Wells Fargo Bank Wes	90,000.00
05/24/2021	FFCB	Wells Fargo Bank Wes	1,230,000.00
12/16/2024	FFCB	Wells Fargo Bank Wes	805,000.00
08/15/2025	T-NOTES & BONDS	Wells Fargo Bank Wes	4,796,000.00
04/30/2026	FNMA DEB	Wells Fargo Bank Wes	4,613,000.00
09/27/2027	FNMA DEB	Wells Fargo Bank Wes	4,070,000.00
11/26/2027	FNMA DEB	Wells Fargo Bank Wes	3,635,000.00
07/15/2032	FHLMC BOND	Wells Fargo Bank Wes	2,225,000.00
02/01/2036	FNMA MBS	Wells Fargo Bank Wes	57,467.55
05/01/2036	FNMA MBS	Wells Fargo Bank Wes	31,251.12
07/01/2036	FNMA MBS	Wells Fargo Bank Wes	85,480.34
03/01/2037	FNMA MBS	Wells Fargo Bank Wes	153,115.89
06/01/2037	SOCIETE - REPO	Wells Fargo Bank Wes	2,200,000.00
08/01/2037	FNMA MBS	Wells Fargo Bank Wes	42,567.85
08/01/2038	FNMA MBS	Wells Fargo Bank Wes	72,880.47
12/01/2038	FNMA MBS	Wells Fargo Bank Wes	418,247.20
01/01/2039	FNMA MBS	Wells Fargo Bank Wes	39,991.84
12/01/2039	FNMA MBS	Wells Fargo Bank Wes	69,788.79
11/22/2016	FHLB DN	Wells Fargo Bank Wes	2,115,000.00
11/23/2016	FHLB DN	Wells Fargo Bank Wes	4,455,000.00
05/26/2017	FHLB DN	Wells Fargo Bank Wes	278,000.00
08/22/2017	FHLMC DN	Wells Fargo Bank Wes	246,000.00
			155,220,861.65

FNMA = Federal National Mortgage Association

FHLB = Federal Home Loan Bank

FHLMC = Federal Home Loan Mortgage Corporation

FFCB = Federal Farm Credit Bank

Homeownership Program Dashboard

October 12, 2016

Rates

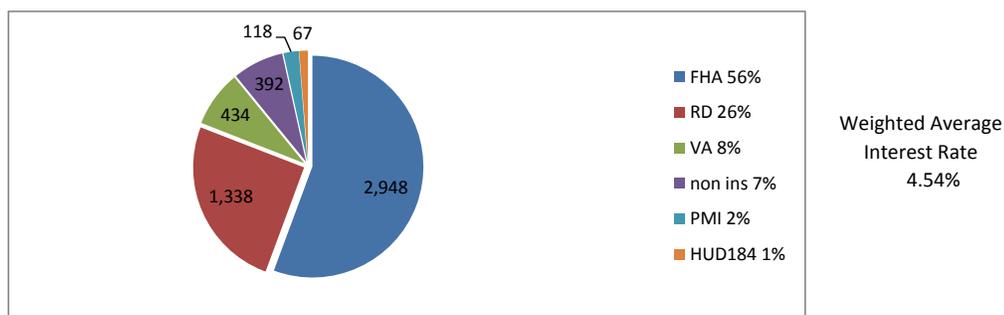
	Current	Last Month	Last Year
MBOH	3.25	3.25	3.25
Market	3.50	3.50	3.64
10 yr treasury	1.79	1.68	2.12
30 yr Fannie Mae	3.04	3.00	3.43

Loan Programs

	Sept 2016 reservations	Amount	Total: Number	Amount	Original Amount	Balance
Regular Program						
Series 2016A	18	2,925,666	244	38,328,360	40,000,000	1,671,640
Set-asides:						
Veterans (Orig)	5	1,035,300	227	33,718,196	40,000,000	6,281,804
Score Advantage	10	54,705	178	961,894	1,500,000	538,106
80% Combined (20+)	1	158,000	62	4,500,000	9,500,000	5,000,000
Set-aside Pool	7	966,587	28	3,896,146	13,021,113	9,124,967
Foreclosure Prevent	0	-	1	4,365	50,000	45,635
Disabled Accessible	0	-	226	16,358,432	Ongoing	862,950
Lot Refi	0	-	12	1,273,560	2,000,000	726,440
Habitat	0	-	2	278,393	1,000,000	721,607

MBOH Portfolio as of Aug 2016

5,290 Loans* (4,305 serviced by MBOH)



*This is a 2.22% decrease in portfolio size from August 2015 when we had 5,410 loans

Delinquency and Foreclosure Rates

	Montana Board of Housing			Mortgage Bankers Assoc. 06/2016 (most recent available)		
	Aug-16	Jul-16	Jul-15	Montana	Region	Nation
30 Days	1.68	1.93	2.57	1.44	1.81	2.39
60 Days	1.04	0.94	1.18	0.44	0.57	0.79
90 Days	2.23	2.42	2.26	0.66	0.94	1.47
Total Delinquencies	4.95	5.29	6.01	2.54	3.32	4.65
In Foreclosure	0.89	0.69	0.64	1.34	1.84	3.11

Production Numbers

LOAN PROGRAMS

MONTANA BOARD OF HOUSING
 SERVICER DELINQUENCY RATE COMPARISON REPORT
 AS OF 08/16

SERVICER NUMBER / NAME	% OF SERVICER RANGE	LOAN COUNT	2-MONTHS		3-MONTHS		4 OR MORE		POSSIBLE FORECLOSURES		TOTAL		
			COUNT	----	%	COUNT	----	%	COUNT	----	%	COUNT	----
061 FIRST SECURITY BOZEMAN	0.13	7	0		0.00	0		0.00	0		0		0.00
086 THE BANK OF COMMERCE 086	0.04	2	0		0.00	0		0.00	0		0		0.00
114 FIRST BOULDER VALLEY BANK	0.08	4	0		0.00	0		0.00	0		0		0.00
138 BANK OF THE ROCKIES 138	1.15	61	0		0.00	0		0.00	0		0		0.00
159 VALLEY BANK ROMAN 159	0.93	49	0		0.00	1		2.04	0		1		2.04
213 MANHATTAN BANK 213	0.06	3	0		0.00	0		0.00	0		0		0.00
229 VALLEY BANK KALISPELL	0.02	1	0		0.00	0		0.00	0		0		0.00
524 STOCKMAN BANK OF MT, MILE	12.14	642	11		1.71	7		1.09	7		3		0.47
700 OPPORTUNITY BANK 700	2.76	146	4		2.74	2		1.37	3		1		0.68
710 PIONEER SAVING AND LOAN	0.62	33	1		3.03	0		0.00	0		0		0.00
842 GUILD MORTGAGE COMPANY 84	0.68	36	4		11.11	0		0.00	0		0		0.00
966 MONTANA BOARD OF HOUSING	81.38	4,305	69		1.60	45		1.05	108		37		0.86
994 XXX-NeighborWorks Great F	0.02	1	0		0.00	0		0.00	0		0		0.00
TOTAL	13	5,290	89		1.68	55		1.04	118		42		0.79
			304								5.75		

Lender/Realtor/Public Outreach

Tuesday September 13 Score Advantage Webinar lender training with Stockman Bank
Tuesday September 20 – Lender/realtor training Billings with NWMT and RD
MACO Annual Conference in Billings, September 18 - 22
Tuesday September 27 – Lender/ realtor training Kalispell with NWMT and RD
Wednesday October 5 – Lender/realtor training Missoula with NWMT and RD
MT League of Cities and towns Annual Conference in Missoula, October 5 - 7
Tuesday October 11 – Lender/realtor training Missoula with NWMT and RD
Thursday October 13 – Lender/realtor training Helena with NWMT and RD
Wednesday November 2 – Lender/realtor training Great Falls with NWMT and RD
MLTA Fall Seminar in Billings, November 3 - 4

Tentative:

HUD 184 Lender Training in the works

MORTGAGE SERVICING PROGRAM DASHBOARD

Effective 08/31/16

Last Month

This Month

MONTH	August phone payments 84	JANUARY 2015	JULY 2016	AUGUST 2016	
PORTFOLIO TOTAL LOANS			3524	4665	4657
MBOH			3222	4348	4341
BOI			285	299	298
MULTI FAMILY			17	18	18
PRINCIPAL (all loans)			\$ 308,711,975.90	\$ 418,030,742.45	\$ 417,705,414.39
ESCROW (all loans)			\$ 3,842,073.26	\$ 4,617,128.41	\$ 5,355,087.62
LOSS DRAFT (all loans)			\$ 590,091.11	\$ 583,184.47	\$ 752,460.57
LOANS DELINQUENT (60+ days)			412	240	186
FORECLOSURES TOTAL 2016			0	18	22
ACTUAL FORECLOSURE SALES			8	3	4
DELQUENT CONTACTS TO MAKE			1191	999	868
LATE FEES - NUMBER OF LOANS			572	947	702
LATE FEES - TOTAL AMOUNT		\$ 15,909.65	\$ 27,502.32	\$ 20,132.64	
PAYOFFS		23	33	41	
NEW LOANS/TRANSFERS		3	136	40	

LOSS MITIGATION	AUGUST	NEW: Effective August Periodic billing statements are sent to our borrowers monthly
ACTIVE FINANCIALPACKETS	19	
REPAYMENT/FORBEARANCE	58	
HAMPS/PARTIAL CLAIMS & MODS PNDG	8	
PRESERVATION PROPERTIES	15	
REAL ESTATE OWNED PROPERTIES	9	
CHAPTER 13 BANKRUPTCIES	14	

Multifamily & RAM Program Dashboard

October 12, 2016

Loan Programs

Applications	Active Loans:	Outstanding Bal	Balance Available
<u>Reverse Annuity (RAM)</u>			
RAM	76	3,718,033	
<u>Housing Montana Fund</u>			
TANF	62	429,772	
Revolving Loans	3	460,822	
AHP	8	1,526,839	
<u>Bond Programs</u>			
Regular Program	-	-	11 1,387,687
Conduit	5	17,250,000	2006-2016
Risk Share	-	-	8 7,858,296

Housing Credits (HCs) Allocation

	City	Award	HC Year	Status
Fort Peck Sust Village	Poplar	13-Apr	2013	waiting for 8609 paperwork
Sunset Village	Sidney	13-Dec	2014	received 8609 paperwork
Voyageur Apartments	Great Falls	13-Dec	2014	Leased up; waiting on 8609 paperwork
Chippewa Cree Homes I	Box Elder	13-Dec	2014	rehab finish target to be late October
Antelope Court	Havre	14-Nov	2015	construction is about 50% complete
Cascade Ridge II	Great Falls	14-Nov	2015	received 8609 paperwork
Guardian Apartments	Helena	14-Nov	2015	rehab 75-80% complete, HOME app submitted
Stoneridge Apartments	Bozeman	14-Nov	2015	construction is 84.3% complete
Sweet Grass Commons	Missoula	14-Nov	2015	construction is approx 60%
River Ridge	Missoula	14-Mar	2015	substantial completion slated for Oct 24, 2016
Larkspur	Bozeman	15-Dec	bond deal	on track 6 weeks ahead of schedule
Big Sky Villas	Belgrade	16-Jan	2016	waiting on RD for ownership transfer

Valley Villas	Hamilton	16-Jan	2016	waiting on RD for ownership transfer
NorthStar	Wolf Point	16-Jan	2016	clsing later this year
Little Jons	Big Fork	16-Jan	2016	waiting on RD for Oownerhsip transfer
Red Fox	Billings	16-Jan	2016	close with US Bank week of 21st
Freedoms Path	Fort Harrison	16-Jan	2016	waiting for Historic TC

Housing Credits (HCs) Compliance

	Year to Date	Last Year
Project Site Visits	81	86
Units Inspected	2,357	1,526
	-	

<u>Projects w/Comp</u>	<u>Owner</u>	<u>Management</u>	<u>audit done</u>	<u>Explanation</u>
See attached				

PROJECT All Projects
1

Montana Board of Housing

PAGE #

COR408

REPORT OF ANNUAL AUDIT FINDINGS

REPORT

09/09/16

AUDIT DATES 01/01/2016 - 09/05/2016

DATE RUN

PROJECT 00040 Fort Belknap Agency 1 MANAGER 81-0216424 FORT
BELKNAP HOUSING
OWNER 81-0535190 Fort Belknap Housing Development Agency LP CONTACT John
Allen (406) 353-2601
CONTACT Mark Azure (406) 353-2205 ON-SITE Kathy Wing
(406) 353-2602
BLDGS PIS 11 LAST BUILDING PIS DATE 02/08/2002

AUDIT DATE 05/31/2016 BY TODD JACKSON OWNER RESPONSE DATE
08/26/2016 CLOSE OUT LETTER DATE 00/00/0000

PROJECT LEVEL FINDINGS Files-Make sure all files have signed move in TIC's. Most
of the 515 original move in TICs were not in the files or
signed and must be there.
Most units need lawn mowed
Most units have gopher holes that creates large tripping
hazzards
Replace all damaged or missing window screens
Remove foundation vent covers for summer

BUILDING ID MT-00-00026 236 Middle Rodeo Ave
CRD START 2002

UNIT 51501 File-See Property Wide Findings
Site-Repair bedroom blinds
Repair cracked floor tile
Repair kitchen exsaust fan
Exterior siding lower trim panel loose in several areas

BUILDING ID MT-00-00027 231 Middle Rodeo Ave
CRD START 2002

UNIT 51502 File-See Property Wide Findings
Site-Repair kitchen floor
Replace front outside light cover
Repair master bedroom wall hole
Rear door (exterior) brick mold damaged; hole in exterior
rear siding; exterior siding (right side) needs paint in
areas

BUILDING ID MT-00-00028 269 Middle Rodeo Ave
CRD START 2002

UNIT 51503 File-See Property Wide Findings
Site-Repair tub molding
Clean and adjust master bathroom fan
Repair range hood light and fan
Replace missing bedroom light cover

Right/rear gutter down spout missing

BUILDING ID MT-00-00029 291 Middle Rodeo Ave
CRD START 2002

UNIT 51504 File-See Property Wide Findings
Site-Unit off line and vacant since March due to a water heater leak. Mold found all throughout unit and window seals. Crawl space shows mild signs. Professional mold mitigation must be used to repair this unit.
Repair master bath toilet seat
Repair all doors and walls with holes
Repair all broken windows
Replace all missing light covers for inside and out of the unit
Repair flooring
Rear siding bottom trim board damaged
Replace water heater
Repair all broken cabinets, cabinet doors that have holes or missing doors and drawers

BUILDING ID MT-00-00030 391 Lower Rodeo Ave
CRD START 2002

UNIT 51505 File-See Property Wide Findings
Site-Lawn needs mowed

BUILDING ID MT-00-00031 411 Lower Rodeo Ave
CRD START 2002

UNIT 51506 File-See Property Wide Findings
Site-Replace rear door
Replace kitchen cabinet lower door
gutter down spout disconnected

BUILDING ID MT-00-00032 427 Lower Rodeo Ave
CRD START 2002

UNIT 51507 File-See Property Wide Findings
Site-Repair kitchen stove

BUILDING ID MT-00-00033 447 Lower Rodeo Ave
CRD START 2002

UNIT 51508 File-See Property Wide Findings
Site-Replace missing outside front light cover
Remove clutter by water heater
Repair damaged vanity in bathroom

BUILDING ID MT-00-00034 465 Lower Rodeo Ave
CRD START 2002

UNIT 51509 File-See Property Wide Findings
Site-Repair address sign
Replace missing outside front and back light covers
Repair front railing

Repair master bath ceiling heat vent
Repair kitchen island drawers

BUILDING ID MT-00-00035 481 Lower Rodeo Ave
CRD START 2002

UNIT 51510 File-See Property Wide Findings
Site-Repair master shower
Repair front door frame
Repair kitchen island
Left/rear gutter down spout damaged; hole in exterior siding
- right side of home

BUILDING ID MT-00-00036 306 Middle Rodeo Ave
CRD START 2002

UNIT 51511 File-See Property Wide Findings
Site-Repair all broken windows
Repair kitchen island
Repair kitchen drawers
Repalce missing stove burners
Repair all wall holes in unit
Remove wax in bath tub drain
Replace damaged kitchen outlet cover
Exterior lower trim board damaged/missing in several areas

INSPECTION RATINGS HISTORY: TYPE DATE RATING

=====

PROJECT 00050 Fort Belknap Southern 1 MANAGER 81-0216424 FORT
BELKNAP HOUSING
OWNER 81-0535191 Fort Belknap Housing Development Southern LP CONTACT John
Allen (406) 353-2601
CONTACT Mark Azure (406) 353-2205 ON-SITE Kathy Wing
(406) 353-2601
BLDGS PIS 11 LAST BUILDING PIS DATE 02/08/2002

AUDIT DATE 05/31/2016 BY TODD JACKSON OWNER RESPONSE DATE
08/26/2016 CLOSE OUT LETTER DATE 00/00/0000

PROJECT LEVEL FINDINGS Files-Make sure all files have signed move in TIC's. Most
of the 515 original move in TICs were not in the files or
signed and must be there.
Most units need lawn mowed
Most units have gopher holes that creates large tripping
hazards
Replace all damaged or missing window screens

BUILDING ID MT-00-00037 181 Old Hays Road
CRD START 2002

UNIT 51512 File-See Property Wide Findings
Site-Replace back outside light cover
Replace missing cabinet door

BUILDING ID MT-00-00038 165 Old Hays Road
CRD START 2002

UNIT 51513 File-See Property Wide Findings
Site-Repair front rain gutter
Repair kitchen cabinet door
Replace front outside light cover

BUILDING ID MT-00-00039 205 Old Hays Road
CRD START 2002 PROJECT All Projects Montana Board of Housing
PAGE # 5
COR408 REPORT OF ANNUAL AUDIT FINDINGS REPORT
AUDIT DATES 01/01/2016 - 09/05/2016 DATE RUN
09/09/16

PROJECT 00050 Fort Belknap Southern 1 MANAGER 81-0216424 FORT
BELKNAP HOUSING
OWNER 81-0535191 Fort Belknap Housing Development Southern LP CONTACT John
Allen (406) 353-2601
CONTACT Mark Azure (406) 353-2205 ON-SITE Kathy Wing
(406) 353-2601
BLDGS PIS 11 LAST BUILDING PIS DATE 02/08/2002

UNIT 51514 File-See Property Wide Findings
Site-Replace missing outside front light cover
Repair back door
Repair trim on back of building

BUILDING ID MT-00-00040 288 Old Hays Road
CRD START 2002

UNIT 51515 File-See Property Wide Findings
Site-Repair tub molding

BUILDING ID MT-00-00041 Old Hays Road
CRD START 2002

UNIT 51516 File-See Property Wide Findings
Site-Replace missing kitchen drawer
Tighten kitchen hood vent

BUILDING ID MT-00-00042 174 Old Hays Road
CRD START 2002

UNIT 51517 File-See Property Wide Findings
Site-Siding damaged/settling exterior front door area, front
bedroom door damaged, bathroom sink drain plug lever
missing, dining room window cracked, exterior rear door
light fixture damaged
Tubs need caulking

BUILDING ID MT-00-00044 377 Leggins Road
CRD START 2002

UNIT 51519 File-See Property Wide Findings
Site-Front exterior light lens missing; evidence of water/moisture in crawl space

BUILDING ID MT-00-00045 397 Leggins Road
CRD START 2002

UNIT 51520 File-See Property Wide Findings
Site-Exterior front siding damaged/dented; exterior siding missing/damaged (lower trim panel - right side of home); rear window screen torn; flooring metal transition strip (kitchen to living room) needs to be secured down (same condition in master bath to master bedroom); abandoned car?

BUILDING ID MT-00-00046 425 Leggins Road
CRD START 2002

UNIT 51521 File-See Property Wide Findings
Site-Check smoke detectors for possible issue (weak sound)

BUILDING ID MT-00-00047 439 Leggins Road
CRD START 2002

UNIT 51522 File-See Property Wide Findings
Site-Tub needs caulking
) : Crawl space has evidence of prior water/flooding - soil very soft under plastic moisture barrier; exterior siding damage (front); exterior siding has graffiti (left side of home); abandoned vehicle?

INSPECTION RATINGS HISTORY: TYPE DATE RATING

=====

PROJECT 01010 Acre Lawn Apartments II MANAGER 81-0536842 Luedtke
Homes and Real Estate
OWNER 81-0544010 Acre Lawn Apts II CONTACT Bev Luedtke
(406) 676-7653
CONTACT Bev Luedtke (406) 676-7653 ON-SITE Bev Luedtke
(406) 676-7653
BLDGS PIS 1 LAST BUILDING PIS DATE 04/01/2002

AUDIT DATE 08/01/2016 BY ROBERT VANEK OWNER RESPONSE DATE
08/26/2016 CLOSE OUT LETTER DATE 00/00/0000

PROJECT LEVEL FINDINGS Exterior siding has evidence of cracks/damage - management told MBOH representative there is a plan in place to address the issue as required (this year).

BUILDING ID MT-01-00001 311 11th Avenue NW Exterior siding outside the front entrance of Unit 3 has evidence of heat/melting.

UNIT 1 File - No Findings
Unit - Kitchen GFI test inop

PROJECT 01010 Acre Lawn Apartments II MANAGER 81-0536842 Luedtke
 Homes and Real Estate
 OWNER 81-0544010 Acre Lawn Apts II CONTACT Bev Luedtke
 (406) 676-7653
 CONTACT Bev Luedtke (406) 676-7653 ON-SITE Bev Luedtke
 (406) 676-7653
 # BLDGS PIS 1 LAST BUILDING PIS DATE 04/01/2002

UNIT 6 File - No Findings
 Unit - Two bedrooms are missing smoke detectors

INSPECTION RATINGS HISTORY: TYPE DATE RATING

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PROJECT 01020 South Flat Iron MANAGER 81-0292463 Blackfeet Housing
 OWNER 81-0542111 Blackfeet Housing Limited Partnership 1 CONTACT Rhonda
 Michael (406) 338-5031
 CONTACT Chancy Kittson (406) 338-5031 ON-SITE Lillian Kay Reed
 (406) 338-5031
 # BLDGS PIS 20 LAST BUILDING PIS DATE 12/15/2002

AUDIT DATE 08/24/2016 BY ROBERT VANEK OWNER RESPONSE DATE
 09/23/2016 CLOSE OUT LETTER DATE 00/00/0000

PROJECT LEVEL FINDINGS At Project Level Findings: (1) Roof shingles in need of
 repair/replacement - as required; (2) Windows and/or seals
 in need of repair/replacement - as required

BUILDING ID MT-01-00002 5701 S. Flat Iron Door bell push button missing; Window seal
 issue
 CRD START 2003

BUILDING ID MT-01-00003 5702 S. Flat Iron Roof issue; Window issue
 CRD START 2003

BUILDING ID MT-01-00004 5703 S. Flat Iron Window issue; Excessive personal effects
 outside
 CRD START 2003

BUILDING ID MT-01-00005 5704 S. Flat Iron See Project Level Findings
 CRD START 2003

BUILDING ID MT-01-00006 5705 S. Flat Iron Roof issue
 CRD START 2003

BUILDING ID MT-01-00007 5706 S. Flat Iron See Project Level Findings
 CRD START 2003

BUILDING ID	MT-01-00008	5707 S. Flat Iron	Roof issue
CRD START	2003		
BUILDING ID	MT-01-00009	5708 S. Flat Iron	Roof and Window issue
CRD START	2003		
BUILDING ID	MT-01-00010	5709 S. Flat Iron	Roof issue
CRD START	2002		
BUILDING ID	MT-01-00011	5710 S. Flat Iron	See Project Level Findings
CRD START	2002		
BUILDING ID	MT-01-00012	5711 S. Flat Iron	Front fence damaged; See Project Level
Findings			
CRD START	2003		
BUILDING ID	MT-01-00013	5712 S. Flat Iron	See Project Level Findings
CRD START	2002		
BUILDING ID	MT-01-00014	5713 S. Flat Iron	Check rear/outside GFI for proper operation;
Roof and Window			
CRD START	2003		issue
BUILDING ID	MT-01-00015	5714 S. Flat Iron	Main water shut-off cover missing (by
driveway/sidewalk);			
CRD START	2002		See Project Level Findings
BUILDING ID	MT-01-00016	5715 S. Flat Iron	See Project Level Findings
CRD START	2002		
BUILDING ID	MT-01-00017	5716 S. Flat Iron	Lawn in need of mowing; See Project Level
Findings			
CRD START	2002		
BUILDING ID	MT-01-00018	5717 S. Flat Iron	See Project Level Findings
CRD START	2003		
BUILDING ID	MT-01-00019	5718 S. Flat Iron	Roof issue
CRD START	2002		

BUILDING ID MT-01-00020 5719 S. Flat Iron Roof issue
CRD START 2002

BUILDING ID MT-01-00021 5720 S. Flat Iron See Project Level Findings
CRD START 2002

INSPECTION RATINGS HISTORY: TYPE DATE RATING

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PROJECT 02100 Pheasant Glen MANAGER 81-0296548 Rocky Mountain
Development Council
OWNER 82-0558612 Pheasant Glen LP CONTACT Liz Mogstad
(406) 447-1680
CONTACT Lori Ladas (406) 447-1680 ON-SITE Sue Skinner
(406) 461-9849
BLDGS PIS 5 LAST BUILDING PIS DATE 08/01/2003

AUDIT DATE 08/29/2016 BY MBOH Management OWNER RESPONSE DATE
00/00/0000 CLOSE OUT LETTER DATE 00/00/0000

INSPECTION RATINGS HISTORY: TYPE DATE RATING

AUDIT DATE 08/30/2016 BY RENA OLIPHANT OWNER RESPONSE DATE
09/14/2016 CLOSE OUT LETTER DATE 00/00/0000

PROJECT LEVEL FINDINGS No issues noted.

BUILDING ID MT-02-00078 3440 Ptarmigan Lane No issues noted.
CRD START 2003

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PROJECT 02100 Pheasant Glen MANAGER 81-0296548 Rocky Mountain
Development Council
OWNER 82-0558612 Pheasant Glen LP CONTACT Liz Mogstad
(406) 447-1680
CONTACT Lori Ladas (406) 447-1680 ON-SITE Sue Skinner
(406) 461-9849
BLDGS PIS 5 LAST BUILDING PIS DATE 08/01/2003

BUILDING ID MT-02-00079 3440 Ptarmigan Lane No issues noted.
CRD START 2003

UNIT B3 UNIT-Bathroom faucet leaks
FILE-No issues noted.

UNIT B5 UNIT-Porch light canister falling out
FILE-No issues noted.

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PROJECT 05020 Fort Belknap Rehabilitation MANAGER 81-0216424 FORT
BELKNAP HOUSING
OWNER 20-2960652 Fort Belknap TC Rehab LP CONTACT John Allen
(406) 353-2601
CONTACT Mark Azure (406) 353-2205 ON-SITE Kathy Wing
(406) 353-2601
BLDGS PIS 49 LAST BUILDING PIS DATE 10/31/2007

AUDIT DATE 05/31/2016 BY TODD JACKSON OWNER RESPONSE DATE
08/26/2016 CLOSE OUT LETTER DATE 00/00/0000

PROJECT LEVEL FINDINGS Most units need lawn mowed
Most units have gopher holes that creates large tripping
hazzards
Replace all damaged or missing window screens
Remove foundation vent covers for summer

BUILDING ID MT-05-00026 201 Apache Street
CRD START 2007

UNIT 50414 File-No issue found
Site-Repair holes in back bedroom and hallways

BUILDING ID MT-05-00027 185 Apache Street
CRD START 2007

UNIT 50404 File-No issue found
Site-Replace missing outside light cover front and back of
house
Replace all light covers that are missing in unit
Repair bedroom door hole
Repair holes in back room
Replace missing towel bar in bathroom
Repair front door
Front door needs weather stripping
Replace broken window in middle bedroom

BUILDING ID MT-05-00028 108 Apache Street
CRD START 2007

UNIT 50704 File-No issue found
Site-Replace front door
Repair front door frame

BUILDING ID MT-05-00029 112 Apache Street
CRD START 2007

UNIT 51605 File-No issue found
Site-Replace missing front and back outside light covers

BUILDING ID MT-05-00030 108 Arapaho Street
CRD START 2007

UNIT 52504 File-No issue found
Site-Replace missing outside front light cover
Back door needs weather stripping
Repair toilet
Replace bathroom light cover
Repair screen door
Replace floor vent covers that are missing or damaged

BUILDING ID MT-05-00031 112 Sioux Street
CRD START 2006

UNIT 52609 File-No issue found
Site-No issue found

BUILDING ID MT-05-00032 197 Taos Street
CRD START 2007

UNIT 53208 File-No issue found
Site-Replace missing bedroom light covers
Replace missing bathroom towel bar
Replace bathroom tub handle

BUILDING ID MT-05-00033 107 Taos Street
CRD START 2007

UNIT 53912 File-No issue found
Site-Repair front screen door

BUILDING ID MT-05-00034 122 Taos Street
CRD START 2007

UNIT 54407 File-No issue found
Site-Repair screen door

BUILDING ID MT-05-00035 182 Arapaho Street
CRD START 2007

UNIT 54605 File-No issue found
Site-Repair front and back doors
Replace living room light cover
Repair holes in back bedroom

Replace broken hall closet door

BUILDING ID MT-05-00036 183 Arapaho Street
CRD START 2007

UNIT 55006 File-No issue found
Site-Vacant in turnin...needs a lot of work

BUILDING ID MT-05-00037 141 White Eagle Road
CRD START 2006

UNIT LOT41 File-No issue found
Site-Yard needs mowing; front gutter down spout damaged;
window screens torn; excessive clutter in hall and home
throughout

BUILDING ID MT-05-00039 121 Blackbird Trail

UNIT LOT54 File-No issue found
Site-Yard needs mowing; check smoke detectors for proper
operation - possible problem; window screens damaged/missing

BUILDING ID MT-05-00040 126 Blackbird Trail
CRD START 2006

UNIT LOT55 File-No issue found
Site-Window screens torn; evidence of water leak - ceiling
in utility room; check smoke detectors for proper operation
- possible issues

BUILDING ID MT-05-00041 244 Walks Slow Drive
CRD START 2007

UNIT LOT72 File-No issue found
Site-Bedroom #4 door coming apart

BUILDING ID MT-05-00042 160 First Chief Court
CRD START 2007

UNIT LOT75 File-No issue found
Site-Bathroom vent needs cleaning

BUILDING ID MT-05-00043 295 Walks Slow Drive
CRD START 2006

UNIT LOT76 File-No issue found
Site-Missing kitchen pullout drawer; front window loose -
needs hardware; hall light switch cover missing; living room
and front bedroom
have holes in walls

BUILDING ID MT-05-00044 249 Walks Slow Drive
CRD START 2007

UNIT LOT78 File-No issue found
 Site-Bathroom ceiling has crack; yard needs mowing;
 housekeeping issue with much clutter; front yard sewer
 clean-out cap missing

BUILDING ID MT-05-00045 661 Rodeo Drive
 CRD START 2006

UNIT LOT6B File-No issue found
 Site-Utility room has excessive personal effects close to
 water heater;

BUILDING ID MT-05-00046 483 Rodeo Drive
 CRD START 2006

UNIT LOT 5 File-No issue found
 Site-Front cement entrance steps damaged; front sidewalk -
 water shutoff cap missing

BUILDING ID MT-05-00047 625 Pine Grove Road
 CRD START 2007

UNIT 93904 File-No issue found
 Site-Lawn needs mowing; kitchen door damaged; extra/non-
 functional vehicles of property?

BUILDING ID MT-05-00048 1214 Pine Grove Road
 CRD START 2007

UNIT 93103 File-Missing current student cert
 Site-Replace missing front light cover
 Repair front sidewalk lip that is a tripping hazzard

BUILDING ID MT-05-00049 1176 Pine Grove Road
 CRD START 2007

UNIT 93208 File-Missing current student cert
 Site-Repair or replace front door railing
 Remove excess yard junk

BUILDING ID MT-05-00050 952 Pine Grove Road
 CRD START 2007

UNIT 93506 File-No issue found
 Site-Replace missing back light cover
 Repair bedroom door hole
 Replace missing bedroom light cover

BUILDING ID MT-05-00051 1032 Pine Grove Road
 CRD START 2007

UNIT 93702 File-No issue found
 Site-No issue found

BUILDING ID MT-05-00052 1008 Pine Grove Road
 CRD START 2007

UNIT 93804 File-No issue found
Site-Replace missing bedroom door knob
Replace missing bedroom light cover

BUILDING ID MT-05-00053 667 Pine Grove Road
CRD START 2007

BUILDING ID MT-05-00054 1229 Pine Grove Road
CRD START 2007

UNIT 94201 File-No issue found
Site-Repair back screen door
Repair laundry room wall hole

BUILDING ID MT-05-00055 1177 Pine Grove Road
CRD START 2007

UNIT 94303 File-No issue found
Site-Replace front and bedroom light covers
Needs interior painting by stairs
Repair bedroom wall holes

BUILDING ID MT-05-00056 1035 Pine Grove Road
CRD START 2007

UNIT 94605 File-No issue found
Site-Junk cars and trailer needs to be removed

BUILDING ID MT-05-00057 1288 Pine Grove Road
CRD START 2007

UNIT LOT4A File-No issue found
Site-Lawn needs mowing;
upstairs shower enclosure damaged/holes

BUILDING ID MT-05-00058 1192 Pine Grove Road
CRD START 2007

UNIT LOT8C File-No issue found
Site-Yard needs mowing

BUILDING ID MT-05-00059 1237 Pine Grove Road
CRD START 2007

UNIT LOT25 File-No issue found
Site-Inside settling cracks - dinning/kitchen/bathroom;
window screens missing

BUILDING ID MT-05-00060 1196 Pine Grove Road
CRD START 2007

UNIT LOT27 File-No issue found
Site-Repair toilet
Replace living room light cover

BUILDING ID MT-05-00061 209 Lodge Ave

CRD START 2007

UNIT LOT1A File-Missing current student cert
Site-Replace front outlet cover
Repair bedroom door hole
Tub needs caulking

BUILDING ID MT-05-00062 192 Uptown Ave
CRD START 2007

UNIT LOT6B File-No issue found
Site-Replace missing back light cover
Repair hall and bedroom wall holes
Repair broken kitchen cabinet door

BUILDING ID MT-05-00063 174 Uptown Ave
CRD START 2007

UNIT LOT7 File-Missing current student cert
Site-Mow lawn
Replace missing back outside and inside light covers

BUILDING ID MT-05-00064 144 Mel Street
CRD START 2007

UNIT LOT11 File-No issue found
Site-
Repair holes in hallway
Repair bathroom door hole
Repair cracked kitchen sink
Replace missing kitchen drawer
Replace missing back light cover
Outlet needs a cover on outside back
Replace broken front door
Remove storage from furnace room

BUILDING ID MT-05-00065 188 Mel Street
CRD START 2007

UNIT 2-21 File-No issue found
Site-No issue found

BUILDING ID MT-05-00066 157 Azalia Ave
CRD START 2007

UNIT 2-23 File-No issue found
Site-Front beams need paint
Repair downspouts
Replace bedroom light cover
Repair bathtub faucet
Tenant requests deadbolts for doors

BUILDING ID MT-05-00069 131 Grant Street
CRD START 2007

UNIT LOT5B File-No issue found
 Site-Repair TP holder in bathroom
 Repair bathroom cabinet

BUILDING ID MT-05-00071 229 Enemy Killer Road
CRD START 2007

UNIT LOT3C File-No issue found
 Site-Lawn needs mowing; no access - need common key to enter

BUILDING ID MT-05-00072 216 Enemy Killer Road
CRD START 2007

UNIT LOT4C File-No issue found
 Site-Lawn needs mowing; back exterior window broken;
 excessive personal effects/clutter inside; front outside
 deck needs staining in some areas

BUILDING ID MT-05-00074 187 Enemy Killer Road
CRD START 2007

UNIT LOT7C File-No issue found
 Site-Exterior/side door jamb damaged

BUILDING ID MT-05-00075 174 Enemy Killer Road
CRD START 2007

UNIT LOT8C File-No issue found
 Site-Front exterior ramp needs some wood boards replaced

INSPECTION RATINGS HISTORY: TYPE DATE RATING

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PROJECT 06040 Fort Belknap Tax Credit LP 3 MANAGER 81-0216424 FORT
BELKNAP HOUSING
OWNER 20-5854891 Fort Belknap Tax Credit LP 3 CONTACT John Allen
(406) 353-2601
CONTACT Mark Azure (406) 353-2205 ON-SITE Kathy Wing
(406) 353-2601
BLDGS PIS 24 LAST BUILDING PIS DATE 03/01/2008

AUDIT DATE 05/31/2016 BY TODD JACKSON OWNER RESPONSE DATE
08/26/2016 CLOSE OUT LETTER DATE 00/00/0000

PROJECT LEVEL FINDINGS Most units need lawn mowed
 Most units have gopher holes that creates large tripping
 Hazards
 Replace all damaged or missing window screens
 Remove foundation vent covers for summer

BUILDING ID MT-06-00007 294 Whitecow Street
CRD START 2007

UNIT 3-01 File-No issue found
 Site-No issue found

BUILDING ID MT-06-00008 266 Whitecow Street
CRD START 2008

UNIT 3-02 File-No issue found
 Site-Repair dryer cover vent outside
 Repair downspout elbow

BUILDING ID MT-06-00009 244 Whitecow Street
CRD START 2008

UNIT 3-03 File-No issue found
 Site-Area around fron dryer cover vent needs painting
 Repair kitchen cabinet hole
 Replace bad left bedroom floor vent

BUILDING ID MT-06-00010 230 Whitecow Street
CRD START 2007

UNIT 3-04 File-No issue found
 Site-Clean window mold

BUILDING ID MT-06-00011 168 Whitecow Street
CRD START 2008

UNIT 3-05 File-No issue found
 Site-No issue found

BUILDING ID MT-06-00012 530 Star Hill Road
CRD START 2007

UNIT 3-06 File-Need second page of TIC
 Site-Repair broken down spout

BUILDING ID MT-06-00013 488 Star Hill Road
CRD START 2007

UNIT 3-07 File-No issue found
 Site-No issue found

BUILDING ID MT-06-00014 396 Star Hill Road
CRD START 2007

UNIT 3-08 File-No issue found
 Site-No issue found

BUILDING ID MT-06-00015 360 Leggins Road
CRD START 2007

UNIT 3-09 File-Need a signed TIC

Site-Need common key/locks for entry; check foundation vents for being open for summer; lawn needs mowing; front porch railing missing

BUILDING ID MT-06-00016 380 Leggins Road
CRD START 2008

UNIT 3-10 File-No issue found
Site-Disabled car in drive?; need common key/locks for entry

BUILDING ID MT-06-00017 412 Leggins Road
CRD START 2008

UNIT 3-11 File-No issue found
Site-Laundry room has cracked window; lawn needs mowing

BUILDING ID MT-06-00018 436 Leggins Road
CRD START 2008

UNIT 3-12 File-No issue found
Site-No issue found

BUILDING ID MT-06-00019 468 Leggins Road
CRD START 2007

UNIT 3-13 File-No issue found
Site-Need common locks/keys for entry

BUILDING ID MT-06-00020 494 Leggins Road
CRD START 2008

UNIT 3-14 File-No issue found
Site-Interior hall has a "soft" spot in floor

BUILDING ID MT-06-00021 524 Leggins Road
CRD START 2008

UNIT 3-15 File-No issue found
Site-No issue found

BUILDING ID MT-06-00022 548 Leggins Road
CRD START 2008

UNIT 3-16 File-No issue found
Site-Remove foundation vent covers for summer

BUILDING ID MT-06-00023 119 Lower Rodeo Drive
CRD START 2008

UNIT 3-17 File-No issue found
Site-Remove foundation vent covers for summer

BUILDING ID MT-06-00024 149 Lower Rodeo Drive

CRD START 2008

UNIT 3-18 File-No issue found
Site-Need common locks/keys for entry; front door frame
damaged; front exterior electrical outlet missing cover;
remove foundation vent covers for summer

BUILDING ID MT-06-00025 164 Lower Rodeo Drive
CRD START 2008

UNIT 3-19 File-No issue found
Site-Remove foundation vent covers for summer; smoke
detector inop - hall and bedroom

BUILDING ID MT-06-00026 186 Lower Rodeo Drive
CRD START 2008

UNIT 3-20 File-No issue found
Site-Broken front window; outside front electric outlet
cover missing; remove foundation vent covers for summer;
floor "soft" spot dining
room

BUILDING ID MT-06-00027 202 Rough Stock Ave
CRD START 2008

UNIT 3-21 File-No issue found
Site-Remove foundation vent covers for summer; back bedroom
smoke detector missing; main interior hall floor has "soft"
spot

BUILDING ID MT-06-00028 174 Rough Stock Ave
CRD START 2008

UNIT 3-22 File-No issue found
Site-Front door needs door stop; kitchen drawer missing;
remove foundation vents for summer

BUILDING ID MT-06-00029 144 Rough Stock Ave
CRD START 2008

UNIT 3-23 File-No issue found
Site-Main hall light inop; range hood light missing; remove
foundation vent covers for summer

BUILDING ID MT-06-00030 114 Rough Stock Ave
CRD START 2008

UNIT 3-24 File-No issue found
Site-Remove foundation vent covers for summer

INSPECTION RATINGS HISTORY: TYPE DATE RATING

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PROJECT 06050 Irvin Tract MANAGER 81-0292463 Blackfeet Housing
OWNER 20-4642361 Blackfeet Housing LP 4 CONTACT Rhonda Michael
(406) 338-5031
CONTACT Chancy Kittson (406) 338-5031 ON-SITE Lillian Kay Reed
(406) 338-5031
BLDGS PIS 30 LAST BUILDING PIS DATE 07/31/2008

AUDIT DATE 08/24/2016 BY ROBERT VANEK OWNER RESPONSE DATE
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PROJECT LEVEL FINDINGS Property Wide: Weeds and litter throughout site grounds

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PROJECT 06050 Irvin Tract MANAGER 81-0292463 Blackfeet Housing
OWNER 20-4642361 Blackfeet Housing LP 4 CONTACT Rhonda Michael
(406) 338-5031
CONTACT Chancy Kittson (406) 338-5031 ON-SITE Lillian Kay Reed
(406) 338-5031
BLDGS PIS 30 LAST BUILDING PIS DATE 07/31/2008

BUILDING ID MT-06-00041 PO Box 449 Graffiti on exterior of unit 120
CRD START 2008

UNIT 120 File - No Findings
Unit - See Building Description

BUILDING ID MT-06-00043 PO Box 449 Graffiti on exterior of unit 124
CRD START 2008

UNIT 124 File - No Findings
Unit - See Building Description

BUILDING ID MT-06-00045 PO Box 449 Excessive personal effects outside of unit 127
CRD START 2008

UNIT 127 File - No Findings
Unit - See Building Description

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PROJECT 09060 Ouellette Place MANAGER 81-0434625 TAMARACK
PROPERTY MANAGEMENT CO.
OWNER 20-0472705 Homeword CONTACT Laurie Mitchell
(406) 272-1843
CONTACT Jennifer Betz (406) 532-4663 ON-SITE Christina Donald
(406) 535-6490
BLDGS PIS 3 LAST BUILDING PIS DATE 12/15/2010

AUDIT DATE 08/12/2016 BY RENA OLIPHANT OWNER RESPONSE DATE
09/02/2016 CLOSE OUT LETTER DATE 00/00/0000

PROJECT LEVEL FINDINGS No issues noted.

BUILDING ID MT-99-00022 405 St Joseph Dr Concrete deterioration on covered porch area
CRD START 2011 attached to building. Sent pictures to Chris
Moyles-Homeword Engineer on Aug 25, 2016 to
review.

UNIT 1A UNIT-No issues noted.
FILE-Student Certification was done 5 months
ahead of when due. QAP requires it to be no
more than 180 days prior to actual Move In
date.

UNIT 1B UNIT-DONE-Blocked breaker box.
FILE-No issues noted.

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PROJECT 09060 Ouellette Place MANAGER 81-0434625 TAMARACK
PROPERTY MANAGEMENT CO.
OWNER 20-0472705 Homeword CONTACT Laurie Mitchell
(406) 272-1843
CONTACT Jennifer Betz (406) 532-4663 ON-SITE Christina Donald
(406) 535-6490
BLDGS PIS 3 LAST BUILDING PIS DATE 12/15/2010

UNIT 2C UNIT-Tenant reported water pressure issues.
Tenant reported to Maintenance. Continues to be

an issue.
FILE-Need COL TIC in file

BUILDING ID	MT-99-00023	505 St Joseph Dr	Multiple Units may have back doors allowing
CRD START	2011		air, water & bugs to seep in at bottom, damaging flooring inside units. Some Tenants have put sandbags outside the door to help in stopping this.
UNIT 1A			UNIT-No issues noted. FILE-Student Certification was done 4 months ahead of when due. QAP requires it to be no more than 180 days prior to actual Move In date.
UNIT 1B			UNIT-Back door allows air, water & bugs to seep ion at bottom, damaging flooring inside unit FILE-No issues noted.
UNIT 1C			UNIT-SENT 8/25/16 - Housekeeping issues to be resolved by August 29, 2016. Some sort of white material leaking down side of hot water tank. DONE - Hot water heater closet has items piled on & around. Needs cleared. FILE-Original Move In TIC show moved into 2B on 6/1/16. Did Tenant transfer or Move Out/Move In to 1C? Need COL TIC in file
UNIT 2A			UNIT-Tenant reported that water sometimes leaks into kitchen ceiling light globe. DONE - Hot water heater closet has items piled on & around. Needs cleared. File-Need COL TIC in file
UNIT 2B			UNIT-Back door allows air, water & bugs to seep ion at bottom. Damaging flooring inside unit Previous roof leak damage on kitchen ceiling repair is poorly done. Very noticeable. File-Need COL TIC in file
UNIT 2C			UNIT-Possible water leak evidence on ceiling above Kitchen Island near fire sprinkler. File-Need COL TIC in file

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PROJECT 09060 Ouellette Place
PROPERTY MANAGEMENT CO.

MANAGER 81-0434625 TAMARACK

OWNER 20-0472705 Homewood
(406) 272-1843

CONTACT Laurie Mitchell

CONTACT Jennifer Betz (406) 532-4663
(406) 535-6490

ON-SITE Christina Donald

BLDGS PIS 3 LAST BUILDING PIS DATE 12/15/2010

UNIT 3B UNIT-No issues noted.
File-Need COL TIC in file

UNIT 3C UNIT-No issues noted.
FILE-No issues noted.

BUILDING ID MT-99-00024 511 St Joseph Dr Multiple Units may have back doors allowing
CRD START 2011 air, water & bugs to seep in at bottom,
damaging flooring inside units. Some Tenants
have put sandbags outside the door to help in
stopping this.

UNIT 1A UNIT-DONE - Hot water heater closet has items
piled on & around. Needs cleared.
FILE-No issues noted.

UNIT 1B UNIT-No issues noted.
FILE-No issues noted.

UNIT 1C UNIT-No issues noted.
FILE-Original Move In TIC show moved into 2B on
6/1/16. Did Tenant transfer or Move Out/Move In
to 1C? Need COL TIC in file

UNIT 2A UNIT-No issues noted.
FILE-Need COL TIC in file

UNIT 2B UNIT-No issues noted.
FILE-Need COL TIC in file

UNIT 2C UNIT-No issues noted.
FILE-Need COL TIC in file

UNIT 3B UNIT-No issues noted.
FILE-No issues noted.

UNIT 3C UNIT-Vacant-Ready for Occupancy

INSPECTION RATINGS HISTORY: TYPE DATE RATING

PROJECT 12040 Sweet Grass Apartments MANAGER 98-7654321 Northwest
 Real Estate Capital Corp.
 OWNER 90-0878574 Sweet Grass Apartments LP CONTACT Kimera
 Cisneros (208) 947-8585
 CONTACT Noel Gill (208) 947-8593 ON-SITE Paul Anato (406)
 424-8094
 # BLDGS PIS 2 LAST BUILDING PIS DATE 06/03/2013

AUDIT DATE 07/26/2016 BY RENA OLIPHANT OWNER RESPONSE DATE
 08/29/2016 CLOSE OUT LETTER DATE 00/00/0000

PROJECT LEVEL FINDINGS Management needs to have key(s) to enter ALL
 Units in case of Emergency, etc.
 Original or copy of all Tenant files must be
 available for audit at any time. No notice is
 needed by MBOH to review.
 Deep & long trenches in back yard behind both
 buildings causing water ponding & tripping
 hazards.
 # BLDGS PIS 2 LAST BUILDING PIS DATE 06/03/2013

Landscaping needs to be kept up at all times.
 Mowing, weeding, watering, etc.
 Property has water drainage issues. Standing
 water in multiple areas of lawn & roadways

BUILDING ID MT-12-00013 720 St Marys Ave No issues noted.
 CRD START 2013

UNIT 722A UNIT-Main bedroom window egress blocked.
 Livingroom window cracked/broken.
 FILE-Missing current Student Cert form.

UNIT 722B UNIT-No issues noted.
 FILE-No issues noted.

UNIT 724A UNIT-VACANT-Ready

UNIT 724B UNIT-No issues noted.
 FILE-No issues noted.

BUILDING ID MT-12-00014 736 St Marys Ave No issues noted.
 CRD START 2013

UNIT 738A UNIT-VACANT-Ready

UNIT 738B UNIT-No issues noted.
 FILE-No issues noted.

UNIT 740A UNIT-1st bedroom window egress blocked
 FILE-No issues noted.

UNIT 740B UNIT-VACANT- Ready

INSPECTION RATINGS HISTORY: TYPE DATE RATING

AUDIT DATE 08/29/2016 BY MBOH Management OWNER RESPONSE DATE
00/00/0000 CLOSE OUT LETTER DATE 00/00/0000

PROJECT LEVEL FINDINGS No Findings

BUILDING ID MT-12-00013 720 St Marys Ave No Findings
CRD START 2013

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PROJECT 13070 River Rock Residences MANAGER 81-0296548 Rocky
Mountain Development Council
OWNER 27-4336395 River Rock Residences LP CONTACT Liz Mogstad
(406) 447-1680
CONTACT Lori Ladas (406) 447-1680 ON-SITE Sue Skinner
(406) 461-9849
BLDGS PIS 11 LAST BUILDING PIS DATE 08/08/2013

AUDIT DATE 08/30/2016 BY RENA OLIPHANT OWNER RESPONSE DATE
09/14/2016 CLOSE OUT LETTER DATE 00/00/0000

PROJECT LEVEL FINDINGS No issues noted.

BUILDING ID MT-13-00059 River Rock Residences No issues noted.
CRD START 2013 810 Flat Rock Loop

UNIT C UNIT-No issues noted
FILE-Current Student Re-Certification missing

BUILDING ID MT-13-00060 River Rock Residences No issues noted.
CRD START 2013 815 Flat Rock Loop

UNIT A UNIT-No issues noted
FILE-No issues noted

BUILDING ID MT-13-00061 River Rock Residences No issues noted.
CRD START 2013 820 Flat Rock Loop

UNIT A UNIT-Vacant Ready

BUILDING ID MT-13-00062 River Rock Residences No issues noted.
CRD START 2013 825 Flat Rock Loop

UNIT B UNIT-No issues noted
FILE-No issues noted

BUILDING ID MT-13-00063 River Rock Residences No issues noted.
CRD START 2013 830 Flat Rock Loop

UNIT B UNIT-No issues noted
FILE-No issues noted

BUILDING ID MT-13-00064 River Rock Residences No issues noted.
CRD START 2013 855 Flat Rock Loop

UNIT C UNIT-No issues noted
FILE-No issues noted

BUILDING ID MT-13-00065 River Rock Residences No issues noted.
CRD START 2013 870 Flat Rock Loop

UNIT C UNIT-No issues noted
FILE-No issues noted

BUILDING ID MT-13-00066 River Rock Residences No issues noted.
CRD START 2013 875 Flat Rock Loop

UNIT A UNIT-No issues noted
FILE-No issues noted

UNIT B UNIT-Vacant Turning

BUILDING ID MT-13-00067 River Rock Residences No issues noted.
CRD START 2013 880 Flat Rock Loop

UNIT A UNIT-No issues noted
FILE-No issues noted

BUILDING ID MT-13-00068 River Rock Residences No issues noted.
CRD START 2013 885 Flat Rock Loop

UNIT A UNIT-No issues noted.
FILE-Current Student Re-Certification missing

BUILDING ID MT-13-00069 River Rock Residences No issues noted.
CRD START 2013 890 Flat Rock Loop

UNIT B UNIT-No issues noted
FILE-No issues noted

INSPECTION RATINGS HISTORY: TYPE DATE RATING

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PROJECT 93060 Westwood Apartments MANAGER 72-1520752 Circle K
Property Management

OWNER 81-0493747 Westwood LLC CONTACT Laurel Kjos
(509) 315-4168
CONTACT Ron Christenson (612) 338-7173 ON-SITE Tina Stevenson
(406) 750-8781
BLDGS PIS 1 LAST BUILDING PIS DATE 10/17/1995

AUDIT DATE 07/29/2016 BY RENA OLIPHANT OWNER RESPONSE DATE
09/09/2016 CLOSE OUT LETTER DATE 00/00/0000

PROJECT LEVEL FINDINGS No issues noted.

BUILDING ID MT-93-00011 770 WESTWOOD AVENUE Sidewalk leading into Unit 10 has
areas of
CRD START 1995 SHELBY, MT 59474 concrete that has risen, causing tripping
hazards.

INSPECTION RATINGS HISTORY: TYPE DATE RATING

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PROJECT 99100 Big Sky Manor Apartments MANAGER 81-0351346 Monfric
Realty
OWNER 81-0525139 Big Sky HP-NWMHRI LP C/o John P. Grady CONTACT Anita
Moseman (970) 434-9719
CONTACT John Grady (619) 276-6271 ON-SITE Terri Anderson
(406) 257-0361
BLDGS PIS 1 LAST BUILDING PIS DATE 01/01/2000

AUDIT DATE 03/16/2016 BY ROBERT VANEK OWNER RESPONSE DATE
04/15/2016 CLOSE OUT LETTER DATE 00/00/0000

PROJECT LEVEL FINDINGS No Findings

BUILDING ID MT-99-00039 110 Second Ave W Outside, north access door has serious
deterioration at
CRD START 2000 bottom.

UNIT 315 File - No Findings
Unit - As a heads-up, unit borderline regarding
clutter/housekeeping - possible health and safety hazard

=====
=====

PROJECT 99140 Columbia Villa Apartments MANAGER 81-0351346 Monfric Realty
OWNER 81-0525140 Columbia Villa HP-NWMHRI LP C/o John P. Grady CONTACT Anita Moseman (970) 434-9719
CONTACT John Grady (619) 276-6271 ON-SITE Connie Cramer (406) 892-4552
BLDGS PIS 3 LAST BUILDING PIS DATE 07/01/2000

AUDIT DATE 03/16/2016 BY ROBERT VANEK OWNER RESPONSE DATE 04/15/2016 CLOSE OUT LETTER DATE 00/00/0000

PROJECT LEVEL FINDINGS 1) Property wide - exterior second floor landing vinyl floor material has evidence of excessive wear/stains
2) Property wide - parking lot evidence of excessive cracking/settlement/heaving/ponding

BUILDING ID MT-99-00051 700 7th Street West SEE PROJECT LEVEL FINDINGS
CRD START 2000

UNIT 112 Files - N/A
Unit - Exterior bedroom window frame shows evidence of weathering

BUILDING ID MT-99-00052 700 7th Street West SEE PROJECT LEVEL FINDINGS
CRD START 2000

BUILDING ID MT-99-00053 700 7th Street West SEE PROJECT LEVEL FINDINGS
CRD START 2000

UNIT 301 Files - N/A
Unit - Bathroom vent fan excessive noise

INSPECTION RATINGS HISTORY: TYPE DATE RATING

PROJECT 99180 Sunridge Pointe Apts (Prev Valley View) MANAGER 81-0351346 Monfric Realty
OWNER 81-0525141 Valley View HP-NWMHRI LP CONTACT Anita Moseman (970) 434-9719
CONTACT John Grady (619) 276-6271 ON-SITE Alana Carvel (406) 752-1545
BLDGS PIS 5 LAST BUILDING PIS DATE 07/01/2000

AUDIT DATE 03/16/2016 BY ROBERT VANEK OWNER RESPONSE DATE 04/15/2016 CLOSE OUT LETTER DATE 00/00/0000

PROJECT LEVEL FINDINGS 1) Property wide - exterior siding shows evidence of weathering (in need of repair/painting)
2) Property wide - exterior metal stairways (leading to

second story units) have excessive corrosion
 3) Property wide - exterior second floor landing vinyl floor material has evidence of excessive wear/stains
 4) Property wide - parking lot evidence of excessive cracking/settlement/heaving/ponding
 5) Property wide - sidewalks have excessive spalling, cracks and heaving/settlement

BUILDING ID MT-99-00068 400 Liberty, Bldg 1 See project level findings
 CRD START 2000

BUILDING ID MT-99-00069 400 Liberty St, Bldg 2 See project level findings
 CRD START 2000

Files - N/A

BUILDING ID MT-99-00070 400 Liberty St, Bldg 3 See project level findings
 CRD START 2000

BUILDING ID MT-99-00071 400 Liberty St, Bldg 4 See project level findings
 CRD START 2000

BUILDING ID MT-99-00072 400 See project level findings
 CRD START 2000 Liberty St, Bldg #5

INSPECTION RATINGS HISTORY: TYPE DATE RATING

BUILDING ID MT-99-99998 112
 CRD START 2000

UNIT 101 Bathroom Cabinets - Damaged/Missing
 Propane/Natural Gas/Methane Gas Detected

INSPECTION RATINGS HISTORY: TYPE DATE RATING

=====

UNIT A Peeling/Needs Paint

INSPECTION RATINGS HISTORY: TYPE DATE RATING

=====

PROJECT MF007 Holland Park Apartments MANAGER 81-6000175 GREAT
 FALLS HOUSING AUTHORITY

OWNER 81-6000175 GREAT FALLS HOUSING AUTHORITY CONTACT Greg
Sukut (406) 453-4311
CONTACT Greg Sukut (406) 453-4311 ON-SITE Donna Halbleib
(406) 453-4311
BLDGS PIS 2 LAST BUILDING PIS DATE 03/08/1996

AUDIT DATE 05/12/2016 BY RENA OLIPHANT OWNER RESPONSE DATE
07/29/2016 CLOSE OUT LETTER DATE 00/00/0000

PROJECT LEVEL FINDINGS In process of tearing out concrete sidewalks,
ramps etc. to redo.
Will also be tearing out parking lot to redo.

BUILDING ID MT-96-96010 600 Holland Park FILES - ALL FILES MUST HAVE Initial Move
In COL

CRD START 1996

TIC. If a Working TIC was used & signed by
Applicant(s), print out COL TIC, Manager sign
2nd page & place in file with the Working TIC.
Applicant(s) do not need to sign COL TIC if
signed Working TIC.

UNIT A

UNIT 600A
No issues noted.
FILE 600A
File has no Initial Move In TIC of any kind.
Missing some verification documents. Need to
create & compile all required documents, signed
& submit. Tenants are Unqualified & Unit is Out
of Compliance.

UNIT D

UNIT 600D
24 HOUR - Hot water heater closet must be clear
of items store. COMPLETED PER DONNA
Tenant states refrigerator motor makes a
"knocking" noise & leaks. Needs
repaired/replaced.
FILE 600D
No Initial Move In COL TIC in file. Only
handwritten Working TIC
No income or child support verification at
move in. Tenants are Unqualified & Unit is Out
of Compliance.

BUILDING ID MT-96-96011 601 Holland Park FILES - ALL FILES MUST HAVE Initial Move
In COL

CRD START 1996

TIC. If a Working TIC was used & signed by
Applicant(s), print out COL TIC, Manager sign
2nd page & place in file with the Working TIC.
Applicant(s) do not need to sign COL TIC if
signed Working TIC.

UNIT A

UNIT 601A
No issues noted.
FILE 601A
No Initial Move In COL TIC. Handwritten Working
TIC only. Moving forward must have printed out

COL TIC's in files.

UNIT B UNIT 601B
VACANT - Turning

UNIT D UNIT 601D
Bottom front right corner concrete broken out &
rusting rebar exposed. This was noted on 2013 &
2014 Inspections. Has not been repaired yet.
Must be repaired to prevent further rusting &
erosion.
FILE 601D
File has no Initial Move In TIC & missing some
verification documents. Need to create &
compile all required documents, signed &
submitt. Based on information in file, Tenants
are Over-Income & Unit is Out of Compliance.

INSPECTION RATINGS HISTORY: TYPE DATE RATING

October

PROJECT All Projects

Montana Board of Housing

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REPORT OF ANNUAL AUDIT FINDINGS

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AUDIT DATES 09/06/2016 - 10/07/2016

DATE RUN 10/10/16

PROJECT 01060 Corvallis Courtyards MANAGER
 26-3723320 Infinity Management Company
 OWNER 82-0533135 Pacific Development C/o Nicole Fenton
 CONTACT Jeremy Weeks (208) 746-2242
 CONTACT Nicole Fenton (208) 461-0022
 ON-SITE Autumn Gladback (406) 961-4890
 # BLDGS PIS 4 LAST BUILDING PIS DATE 08/01/2002

AUDIT DATE 09/21/2016 BY RENA OLIPHANT OWNER RESPONSE
 DATE 10/17/2016 CLOSE OUT LETTER DATE 00/00/0000

PROJECT LEVEL FINDINGS

1. Wooden balconies/patios needs sanding/staining to preserve & avoid further deterioration.
2. Sidewalk in front of Unit 501 has a wide & lifted crack causing a possible tripping hazard.
3. Sidewalk beside Unit 501 is a wide & lifted crack causing a possible tripping hazard.

BUILDING ID MT-01-00030 302 Courtyards Circle
 CO2 detectors due to the
 CRD START 2002
 heaters, etc.
 water heaters are checked
 up & are clean
 units have cracked,
 lifting tiles.
 units are Move-In ready
 in
 from ceiling in many

1. All units must have use of gas hot water
2. Make sure all hot for mineral/rust build
3. Linoleum in many missing, separating &
4. Make sure ALL vacant prior to Tenants moving
5. Found nails popping units.

UNIT 106

UNIT

October

side going up is loose &

Stair railing on right
pulled from wall.
FILE
No issues noted

BUILDING ID MT-01-00031 304 Courtyards Circle
CO2 detectors due to the
CRD START 2002
heaters, etc.

1. All units must have
use of gas hot water
2. Make sure all hot
for mineral/rust build

water heaters are checked
up & are clean

PROJECT All Projects

Montana Board of Housing

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REPORT OF ANNUAL AUDIT FINDINGS

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AUDIT DATES 09/06/2016 - 10/07/2016

DATE RUN 10/10/16

PROJECT 01060 Corvallis Courtyards MANAGER
26-3723320 Infinity Management Company
OWNER 82-0533135 Pacific Development C/o Nicole Fenton
CONTACT Jeremy Weeks (208) 746-2242
CONTACT Nicole Fenton (208) 461-0022
ON-SITE Autumn Gladback (406) 961-4890
BLDGS PIS 4 LAST BUILDING PIS DATE 08/01/2002

units have cracked,

3. Linoleum in many

lifting tiles.

missing, separating &

units are Move-In ready

4. Make sure ALL vacant

in

prior to Tenants moving

protruding from ceiling in many

5. Found nails

units.

UNIT 202

UNIT
Kitchen sink is leaking

under cabinet.

FILE
No issues noted

UNIT 203

UNIT

October

properly

Bathroom fan not working

FILE

No issues noted

UNIT 206

wall peeling & needs re-shower meets walls.

UNIT

Upstairs shower back

caulking all along where

FILE

No issues noted

BUILDING ID MT-01-00032 308 Courtyards Circle
CO2 detectors due to the
CRD START 2002
heaters, etc.

1. All units must have

use of gas hot water

water heaters are checked

2. Make sure all hot

up & are clean

for mineral/rust build

units have cracked,

3. Linoleum in many

lifting tiles.

missing, separating &

units are Move-In ready

4. Make sure ALL vacant

in

prior to Tenants moving

protruding from ceiling in many

5. Found nails

units.

UNIT 401

missing cover

UNIT

Upstairs bathroom outlet

PROJECT All Projects

Toilet handle broken

Montana Board of Housing

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AUDIT DATES 09/06/2016 - 10/07/2016

DATE RUN 10/10/16

PROJECT 01060

Corvallis Courtyards

MANAGER

26-3723320 Infinity Management Company

OWNER 82-0533135

Pacific Development C/o Nicole Fenton

October
 CONTACT Jeremy Weeks (208) 746-2242
 CONTACT Nicole Fenton (208) 461-0022
 ON-SITE Autumn Gladback (406) 961-4890
 # BLDGS PIS 4 LAST BUILDING PIS DATE 08/01/2002

light cover missing
 closet doors missing

Towel bar broken/missing
 Upstairs bedroom ceiling
 Downstairs bedroom &
 handles
 FILE
 No issues noted

UNIT 405

repaired/replaced.

UNIT
 Stove fan cover missing
 Toilet seat broken
 Patio door & frame needs
 FILE
 No issues noted

BUILDING ID MT-01-00033 310 Courtyards

Circle
 CO2 detectors due to the
 heaters, etc.
 water heaters are checked
 up & are clean
 units have cracked,
 lifting tiles.
 units are Move-In ready
 in
 protruding from ceiling in many

1. All units must have use of gas hot water
2. Make sure all hot for mineral/rust build
3. Linoleum in many missing, separating &
4. Make sure ALL vacant prior to Tenants moving
5. Found nails units.

UNIT 504

UNIT
 Vacant - Turning

October

=====

PROJECT 02010 Corvallis Courtyards II MANAGER
26-3723320 Infinity Management Company
OWNER 82-0533135 Pacific Development C/o Nicole Fenton
CONTACT Jeremy Weeks (208) 746-2242
CONTACT Nicole Fenton (208) 461-0022
ON-SITE Autumn Gladback (406) 961-4890
BLDGS PIS 2 LAST BUILDING PIS DATE 10/01/2002

AUDIT DATE 09/21/2016 BY RENA OLIPHANT OWNER RESPONSE
DATE 10/17/2016 CLOSE OUT LETTER DATE 00/00/0000

PROJECT LEVEL FINDINGS Wooden balconies/patios needs sanding/staining
to preserve & avoid further deterioration.

BUILDING ID MT-02-00001 312 Courtyards Circle	1. All units must have
CO2 detectors due to the	use of gas hot water
CRD START 2002	2. Make sure all hot
heaters, etc.	for mineral/rust build
water heaters are checked	3. Linoleum in many
up & are clean	separating & lifting
units has cracked, missing,	4. Make sure ALL vacant
tiles.	prior to Tenants moving
units are Move-In ready	5. Found nails
in	units.
protruding from ceiling in many	
	UNIT 601
towel bar broken/missing	UNIT
light cover missing	Kitchen faucet leaking
	Downstairs bathroom
	Upstairs bedroom on left

UNIT 602

UNIT
Vacant-Turning

October

UNIT 603

UNIT
Did not inspect
FILE
No issues noted

UNIT 604

UNIT
Multiple wasps on

called
FILE
No issues noted

balcony. Exterminator to be

UNIT 605

UNIT
Bath tub faucet leaking
Housekeeping letter to

FILE
No issues noted

Tenant

UNIT 606

UNIT
Downstairs bathtub

Upstairs bathroom sink

FILE
No issues noted

drains very slowly/back up

drains slowly/back up

BUILDING ID MT-02-00002 314 Courtyards Circle
CO2 detectors due to the
CRD START 2002
heaters, etc.

water heaters are checked

up & are clean

units has cracked, missing,
tiles.

units are Move-In ready

in

protruding from ceiling in many

1. All units must have use of gas hot water
2. Make sure all hot for mineral/rust build
3. Linoleum in many separating & lifting
4. Make sure ALL vacant prior to Tenants moving
5. Found nails units.

October

UNIT 701

UNIT
Front door damaged
Kitchen sink faucet

leaks

FILE
No issues noted

UNIT 702

UNIT
Patch on ceiling above

shower needs repaired.
current leaks &/or mold
correctly & missing

Check to ensure no
Front door not aligned
bottom sweep

UNIT 704

UNIT
Bathtub faucet pulled

away from wall, needs

tightened/caulking
FILE
No issues noted

UNIT 705

UNIT
Tenant using underneath

stairwell for storing
requested letter to
use as storage in future

large items. Management
remove all items& not

FILE
No issues noted

=====

PROJECT 02070	Mountain View Apts Hamilton	MANAGER
20-8764296	Highland Property Management	
OWNER 75-2978279	Mountain View Associates, LP	
CONTACT Casey Overland	(406) 541-0999	
CONTACT Patrick Klier	(406) 541-0999	
ON-SITE Kendra Haswell	(406) 363-5787	
# BLDGS PIS 8	LAST BUILDING PIS DATE 08/27/2003	

AUDIT DATE	09/22/2016	BY RENA OLIPHANT	OWNER RESPONSE
DATE 10/17/2016	CLOSE OUT LETTER DATE	00/00/0000	

October

PROJECT LEVEL FINDINGS No issues noted.

BUILDING ID MT-02-00066 300 Stonegate Dr. No issues noted.
CRD START 2003

UNIT 300-2
UNIT
No issues noted.
FILE
No issues noted.

UNIT 300-5
UNIT
No issues noted.
FILE
TIC Move In- 2 Person

Income Limit, Should be
should be included in
corrected TIC.

3.
Child Support Income
Total Income. Need

BUILDING ID MT-02-00067 400 Stonegate Dr. Garage #400-3 damage on
outside lower left corner
CRD START 2003

BUILDING ID MT-02-00068 410 Stonegate Dr. Garage #410-4 damage on
outside lower right edge
CRD START 2003

UNIT 410-4
UNIT
Electrical Outlet
outside bathroom is loose.
FILE
No issues noted.

BUILDING ID MT-02-00069 420 Stonegate Dr. No issues noted.
CRD START 2003

BUILDING ID MT-02-00070 430 Stonegate Dr. No issues noted.
CRD START 2003

BUILDING ID MT-02-00071 440 Stonegate Dr. No issues noted.
CRD START 2003

BUILDING ID MT-02-00072 450 Stonegate Dr. Front sidewalk concrete

October

has lifted causing
CRD START 2003
hazards.

possible tripping

BUILDING ID MT-02-00073 500 Stonegate Dr.

No issues noted.

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PROJECT 02100          Pheasant Glen                      MANAGER
81-0296548 Rocky Mountain Development Council
OWNER 82-0558612      Pheasant Glen LP
CONTACT Liz Mogstad          (406) 447-1680
CONTACT Lori Ladas          (406) 447-1680
ON-SITE Sue Skinner        (406) 461-9849
# BLDGS PIS 5          LAST BUILDING PIS DATE 08/01/2003

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AUDIT DATE 09/07/2016 BY MBOH Management      OWNER RESPONSE
DATE 00/00/0000 CLOSE OUT LETTER DATE 00/00/0000

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PROJECT LEVEL FINDINGS No Findings

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BUILDING ID MT-02-00078 3440 Ptarmigan Lane      No Findings
CRD START 2003

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PROJECT 08050          Mountain View III/Hamilton          MANAGER
20-8764296 Highland Property Management
OWNER 20-8315017      Mountain View Associates III LP
CONTACT Casey Overland (406) 541-0999
CONTACT Patrick Klier (406) 541-0999
ON-SITE Kendra Haswell (406) 363-5787
# BLDGS PIS 3          LAST BUILDING PIS DATE 07/17/2009

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AUDIT DATE 09/22/2016 BY RENA OLIPHANT      OWNER RESPONSE
DATE 10/17/2016 CLOSE OUT LETTER DATE 00/00/0000

```

PROJECT LEVEL FINDINGS No issues noted.

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BUILDING ID MT-08-00007 225 Stonegate Dr
CRD START 2009

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No issues noted.

UNIT A102

UNIT
Water heater has leak.

October

Mineral / rust buildup

on top
FILE
No issues noted.

UNIT A203

UNIT
Bathroom toilet runs

excessively.

Master Bedroom &

bathroom doors missing door

handles
FILE
No issues noted.

UNIT A204

UNIT
Vacant-Ready

BUILDING ID MT-08-00008 229 Stonegate Dr

No issues noted.

UNIT B103

UNIT
Vacant-Ready

UNIT B105

UNIT
Tenants sick. Did not
inspect-Inspected B205
instead

inspect-Inspected B205

UNIT B107

UNIT
Tenant locks interior
Management is able to

doors. Allowed if

access in emergency.

FILE
No issues noted.

BUILDING ID MT-08-00009 251 Stonegate Dr
CRD START 2009

No issues noted.

=====

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DATE RUN 10/10/16

PROJECT 12070 Parkview Village MANAGER
00-0000006 Richland Housing Authority
OWNER 45-4214388 Parkview Village LLLP
CONTACT Stacey Netz (406) 433-1978
CONTACT Stacey Netz (406) 433-1978
ON-SITE Becky Hayes (406) 433-1978
BLDGS PIS 1 LAST BUILDING PIS DATE 09/30/2013

AUDIT DATE 09/22/2016 BY TODD JACKSON OWNER RESPONSE
DATE 10/14/2016 CLOSE OUT LETTER DATE 00/00/0000

PROJECT LEVEL FINDINGS Replace batteries or repair multiple exit signs in
the building.

BUILDING ID MT-12-00042 221 5th Street SW
CRD START 2013

=====

PROJECT 13070 River Rock Residences MANAGER
81-0296548 Rocky Mountain Development Council
OWNER 27-4336395 River Rock Residences LP
CONTACT Liz Mogstad (406) 447-1680
CONTACT Lori Ladas (406) 447-1680
ON-SITE Sue Skinner (406) 461-9849
BLDGS PIS 11 LAST BUILDING PIS DATE 08/08/2013

AUDIT DATE 09/07/2016 BY MBOH Management OWNER RESPONSE
DATE 00/00/0000 CLOSE OUT LETTER DATE 00/00/0000

PROJECT LEVEL FINDINGS No Findings

BUILDING ID MT-13-00059 River Rock Residences No Findings

CRD START 2013 810 Flat Rock Loop

BUILDING ID MT-13-00060 River Rock Residences No Findings

CRD START 2013 815 Flat Rock Loop

BUILDING ID MT-13-00061 River Rock Residences No Findings

CRD START 2013 820 Flat Rock Loop

ON-SITE Adree Herrera October
BLDGS PIS 1 (406) 638-7100
LAST BUILDING PIS DATE 07/17/2015

AUDIT DATE 09/23/2016 BY TODD JACKSON OWNER RESPONSE
DATE 10/14/2016 CLOSE OUT LETTER DATE 00/00/0000

BUILDING ID MT-14-00001 1 Pretty Eagle Ave
CRD START 2015

UNIT 1 File-No issue found
Site-No issue found

UNIT 10 File-No issue found
Site-No issue found

UNIT 11 File-No issue found
Site-No issue found

UNIT 12 File-No issue found
Site-No issue found

UNIT 13 File-No issue found
Site-No issue found

UNIT 14 File-No issue found
Site-Repair bathroom

drain plug

UNIT 15 File-No issue found
Site-No issue found

UNIT 2 File-No issue found
Site-No issue found

UNIT 3 File-No issue found
Site-Living room fan

needs repaired

UNIT 4 File-No issue found
Site-No issue found

UNIT 5 File-No issue found
Site-No issue found

UNIT 6 File-No issue found
Site-No issue found

UNIT 7 File-No issue found

October

Site-No issue found

UNIT 8

File-No issue found

Site-No issue found

UNIT 9

File-No issue found

Site-No issue found

BUILDING ID MT-14-00001 1 Pretty Eagle Ave
CRD START 2015

No Findings

=====

PROJECT 14030 Sunset Village MANAGER
00-0000006 Richland Housing Authority
OWNER 46-1742341 Sunset Village LLLP
CONTACT Stacey Netz (406) 433-1978
CONTACT (000) 000-0000
ON-SITE Becky Hayes (406) 433-1978
BLDGS PIS 3 LAST BUILDING PIS DATE 04/22/2016

AUDIT DATE 09/22/2016 BY TODD JACKSON OWNER RESPONSE
DATE 10/21/2016 CLOSE OUT LETTER DATE 00/00/0000

PROJECT LEVEL FINDINGS Repair the 2 exit signs with bad bulbs.
Repair GFI outside of community room.
Repair the water ponding around buildings and
parking lot.

BUILDING ID MT-14-00005 1023 6th St SW
CRD START 2016

Site-No issue found
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AUDIT DATES 09/06/2016 - 10/07/2016

DATE RUN 10/10/16

PROJECT 14030 Sunset Village MANAGER
00-0000006 Richland Housing Authority
OWNER 46-1742341 Sunset Village LLLP
CONTACT Stacey Netz (406) 433-1978
CONTACT (000) 000-0000

ON-SITE Becky Hayes October
BLDGS PIS 3 (406) 433-1978
LAST BUILDING PIS DATE 04/22/2016

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PROJECT 15030 Gallatin Forks MANAGER
82-0429908 Syringa Property Management
OWNER 46-2105910 Gallatin Forks Limited Partnership
CONTACT Dianne Hunt (208) 387-7817
CONTACT Taylor Hunt (208) 387-7812
ON-SITE Stacy Smith (406) 284-2727
BLDGS PIS 3 LAST BUILDING PIS DATE 06/27/2016

AUDIT DATE 09/20/2016 BY TODD JACKSON OWNER RESPONSE
DATE 10/07/2016 CLOSE OUT LETTER DATE 00/00/0000

PROJECT LEVEL FINDINGS Replace missing downspout in front of office
building

BUILDING ID MT-15-00009 402 West Main Street
CRD START 2016

UNIT 2 File-Need a signed
student cert Site-No issue found

BUILDING ID MT-15-00010 402 West Main
Street
CRD START 2016

BUILDING ID MT-15-00011 402 West Main
Street
CRD START 2016

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October

REPORT OF ANNUAL AUDIT FINDINGS

REPORT # COR408

AUDIT DATES 09/06/2016 - 10/07/2016

DATE RUN 10/10/16

PROJECT 94070 Forsyth Village I MANAGER
 00-0000009 Rachel Hope Management LLC
 OWNER 82-0476236 Village V Limited Partnership/Homestead LLC
 CONTACT Melissa Hyatt (208) 922-7181
 CONTACT Julie Hyatt (280) 922-7177
 ON-SITE Ana Oterino (406) 356-9815
 # BLDGS PIS 3 LAST BUILDING PIS DATE 03/24/1996

AUDIT DATE 09/21/2016 BY TODD JACKSON OWNER RESPONSE
 DATE 10/21/2016 CLOSE OUT LETTER DATE 00/00/0000

PROJECT LEVEL FINDINGS Repair 3 broken automatic stair chairs.

BUILDING ID MT-94-00020 1855 East Main, Bldg 1
 CRD START 1996 Forsyth, MT 59327

Bldg 2 BUILDING ID MT-94-00021 1855 East Main,
 CRD START 1996 Forsyth, MT 59327

Bldg 3 BUILDING ID MT-94-00022 1855 East Main,
 CRD START 1996 Forsyth, MT 59327

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 ♀PROJECT All Projects

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Montana Board of Housing

REPORT OF ANNUAL AUDIT FINDINGS

REPORT # COR408

AUDIT DATES 09/06/2016 - 10/07/2016

DATE RUN 10/10/16

PROJECT 94080 Forsyth Village II MANAGER
 00-0000009 Rachel Hope Management LLC
 OWNER 82-0476236 Village V Limited Partnership/Homestead LLC
 CONTACT Melissa Hyatt (208) 922-7181
 CONTACT Julie Hyatt (280) 922-7177

ON-SITE Ana Oterino October
BLDGS PIS 1 (406) 356-9815
LAST BUILDING PIS DATE 03/24/1996

AUDIT DATE 09/21/2016 BY TODD JACKSON OWNER RESPONSE
DATE 10/14/2016 CLOSE OUT LETTER DATE 00/00/0000

PROJECT LEVEL FINDINGS Repair parking lot pot hole. Some tall weeds need
to be removed around the edges and corners of the
property.

BUILDING ID MT-94-00023 2315 East Front
CRD START 1996 Forsyth, MT 59327

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PROJECT 94090 Hysham Village MANAGER
00-0000009 Rachel Hope Management LLC
OWNER 82-0476236 Village V Limited Partnership/Homestead LLC
CONTACT Melissa Hyatt (208) 922-7181
CONTACT Julie Hyatt (280) 922-7177
ON-SITE Ana Oterino (406) 356-9815
BLDGS PIS 1 LAST BUILDING PIS DATE 03/24/1996

AUDIT DATE 09/21/2016 BY TODD JACKSON OWNER RESPONSE
DATE 10/14/2016 CLOSE OUT LETTER DATE 00/00/0000

PROJECT LEVEL FINDINGS Sewer cap on front sidewalk creates a tripping
hazard. Cap must be lowered.

BUILDING ID MT-94-00024 117 Division
CRD START 1996 Hysham, MT 59038

UNIT H9 File-No issue found
orders on painting and water leak Site-Waiting for work
repairs

♀ BUILDING ID MT-94-00024 117 Division No Findings
CRD START 1996

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PROJECT 94100 Big Timber Village MANAGER
00-0000009 Rachel Hope Management LLC

October

OWNER 82-0476236 Village V Limited Partnership/Homestead LLC
CONTACT Melissa Hyatt (208) 922-7181
CONTACT Julie Hyatt (280) 922-7177
ON-SITE Julie Freeman (406) 932-6253
BLDGS PIS 3 LAST BUILDING PIS DATE 03/24/1996

AUDIT DATE 09/20/2016 BY TODD JACKSON OWNER RESPONSE
DATE 10/07/2016 CLOSE OUT LETTER DATE 00/00/0000

BUILDING ID MT-94-00025 8th and Hart Bldg 1
CRD START 1996 Big Timber, MT 59011

Bldg 2 BUILDING ID MT-94-00026 8th and Hart
CRD START 1996 Big Timber, MT 59011

Bldg 3 BUILDING ID MT-94-00027 8th and Hart
CRD START 1996 Big Timber, MT 59011

PROJECT LEVEL FINDINGS No Findings

BUILDING ID MT-94-00025 8th and Hart Bldg 1
CRD START 1996 Big Timber, MT 59011

2 No Findings BUILDING ID MT-94-00026 8th and Hart Bldg
CRD START 1996 Big Timber, MT 59011

Bldg 3 No Findings BUILDING ID MT-94-00027 8th and Hart
CRD START 1996 Big Timber, MT 59011

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PROJECT 98070 Parkside Apartments MANAGER
81-0477303 Cardinal Property Management
OWNER 81-0519859 Hamilton Affordable Housing Partnership, L.P.
CONTACT Barbara Liss (406) 363-4430
CONTACT Jim Morton (406) 728-3710
ON-SITE Barbara Liss (406) 363-4430
BLDGS PIS 1 LAST BUILDING PIS DATE 11/01/2000

AUDIT DATE 09/23/2016 BY RENA OLIPHANT OWNER RESPONSE
DATE 10/17/2016 CLOSE OUT LETTER DATE 00/00/0000

October

PROJECT LEVEL FINDINGS No issues noted

BUILDING ID MT-98-00001 121 State Street
Filtration Systems are
CRD START 2000
that have been taken off,
removed, holes filled in
visible signs

Ensure all Units' Air
operating.
All Unit closet doors
ensure all hardware is
& painted to remove any

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PROJECT MF029 S.A.F.E. MANAGER
81-0460028 S.A.F.E.
OWNER 08-1046002 S.A.F.E.
CONTACT STACEY UMHEY (406) 363-2793
CONTACT Stacey Umhey (406) 363-2793
ON-SITE Tina Shay (406) 363-2793
BLDGS PIS 4 LAST BUILDING PIS DATE 02/21/2001

AUDIT DATE 09/23/2016 BY RENA OLIPHANT OWNER RESPONSE
DATE 10/17/2016 CLOSE OUT LETTER DATE 00/00/0000

PROJECT LEVEL FINDINGS No issues noted

BUILDING ID MT-01-00150 150 Morning Star Way
CRD START 2001

No issues noted

BUILDING ID MT-01-00171 171 Abrial Court
attention. Dry & little to no
CRD START 2001

Landscaping needs
grass.
Sidewalk section in
causing possible

front of unit 171B lifted
tripping hazard

UNIT 171B

UNIT
Upstairs towel bar
Breaker box no cover &
units covering. Can't

broken/missing
washer/dryer stackable
access.

October

FILE
No issues noted

BUILDING ID MT-01-00181 181 Abrial Court
CRD START 2001

No issues noted

No issues noted
CRD START 2001

BUILDING ID MT-01-00191 191 Abrial Court

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HOUSING DIVISION DASHBOARD

*Tenant Based, Veterans' Vouchers, Mod Rehab, ShelterPlus Care I and II,
811 PRA Demo Programs:*

Current Period: October, 2016

Section 8 Programs	Sep-2016	Current	Change	Calendar	HUD	Year to	Term
		Month		Year		Date Agent	
		Oct-2016		HAP	Budget	Fees	
Housing Choice Voucher (HCV)					15,426,099	1,104,667	CY 2016
<i>PBS8 Opt-Out Conversion Funding</i>					88,595		
Paid Units (3625 Agency contracts)	3,257	3,293	36				
Current Month Payment Amount	1,534,157	1,569,801	35,644	14,669,019		1,104,667	
Veterans Affairs Supportive Housing (VASH)					313,408		
Number Units Paid (306 Authorized)	236	236	0				
Payment Amount	138,717	141,559	2,842	1,216,524			
Moderate Rehabilitation (ModRehab)					2,012,728		
Number Contracts	18	18	0				
Paid Units (297 Authorized)	266	258	-8				
Payment Amount	144,141	134,825	-9,316	1,399,359		85,149	
Shelter Plus Care I (Individual) FY13 Grant Funds					195,488		July 27-July 26
Number Units Paid (28 Authorized)	32	32	0		Grant Balance		
Payment Amount	15,836	15,836	0	195,488	0		
Shelter Plus Care II (Family)					37,710		Dec 2011-Dec2015
Number Units Paid (5 Authorized)	6	6	0		Grant Balance		
Payment Amount	3,835	3,835	0	28,291	7,025		
Project-Based (PBS8)						Admin Earnings	Fed Fiscal
Contracts	87	87	0			63,760	
Units Paid (4073 Authorized)	4,065	4,065	0				Contract Extension
Payment Amount	1,673,232	1,601,150	-72,082				Expires June 30 2016
Calendar Year Admin Earnings						587,760	
811 Project Rental Assistance Demo (FY12 \$)					1,900,000	157,000	Five Year
Rental Assistance Contracts (RAC)	48	48	0				
Units (grant requires 82)		48				8 Units Kalispell	
Payment Amount	3,036	3,036	0	3,422		40 Units Missoula	
						48	
Totals		Previous	Current				
		Month	Month				
Paid Units:		7,862	7,890	28			
Budgeted Units:			8,317				
All Section 8 HAPs		3,509,919	3,467,006	-42,912			