



MONTANA
DEPARTMENT OF COMMERCE

HOUSING DIVISION – MONTANA BOARD OF HOUSING

BILLINGS HOUSING TOUR

WHEN: September 14, 2014 – 6:30 PM

WHERE: Crowne Plaza Hotel Lobby

- We will be taking a Trolley car through the City of Billings, touring several of the affordable housing projects.
- We will be discussing the housing needs in the Billings area.
- We will have a variety of drinks and desserts available
- We will have FUN!

MEG O'LEARY, DIRECTOR



STEVE BULLOCK, GOVERNOR

<http://housing.mt.gov>

301 S. Park Ave. Ste 240 | P.O. Box 200528 | Helena, MT | 59620-0528 | Phone:406.841.2840 | Fax:406.841.2841 | TDD:406.841.2702

housing@mt.gov

MONTANA BOARD OF HOUSING

Crowne Plaza
27 N 27th St Billings MT 59101
406-252-7400

Montana Board of Housing (406) 841-2840

Webinar Information: Click on the following link to register and attend the MBOH meeting via GoToWebinar. You will be able to sit at your PC and see the documents that are discussed in the meeting. Use the toll-free conference call to hear the meeting.

<https://www1.gotomeeting.com/register/535933105>

Conference Call Information: You may listen and participate from your office or home.

You may use this toll free access number: **(877) 273-4202** and then this number when prompted: **7233056#**

Sunday, September 14, 2014: 6:30 P.M. Tour of Billing Housing Projects (meet in Crowne Plaza Lobby)

Monday, September 15, 2014:

I. **8:30 A.M.** CALL MEETING TO ORDER – Chair JP Crowley

II. **PUBLIC COMMENT ON ANY PUBLIC MATTER THAT IS NOT ON THE AGENDA OF THE MEETING AND THAT IS WITHIN THE JURISDICTION OF THE AGENCY**

III. **AGENDA ITEMS**

Minutes

- Approval of Prior Board Meeting Minutes

Finance Program (Cody Pearce)

- Finance Update

Homeownership Program (Vicki Bauer)

- 2014B Bond Issue Resolution
- Homeownership Update

Multifamily Program (Mary Bair)

- 2015 Housing Credit Application Presentations
- Wolf Point Village Project Changes
- Multifamily Update
- RAM – Waiver Request (if needed)

Executive Director (Bruce Brensdal)

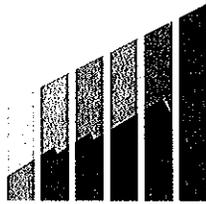
- Executive Directors Update
 - a. Marketing Update (Penny Cope)
 - b. Operations Update (Stacy Collette)
 - c. Miscellaneous

IV. **ADJORNMENT**

❖ **All agenda items are subject to Board action after public comment.** We make an effort to ensure that our meetings are held at facilities that are fully accessible to persons with disabilities. Any persons needing reasonable accommodations must notify the Housing Division at 406-841-2840 or TDD 406-841-2702 before the scheduled meeting to allow for arrangements.

Future Meeting Dates & Locations: (subject to change)

Day , Date	Location	Day , Date	Location
Monday, September 15, 2014	Billings	Monday, November 17, 2014	Helena
Monday, October 13, 2014	no meeting	Monday, December 8, 2014	no meeting
Friday, January 9, 2015	Helena	Monday, July 13, 2015	no meeting
Monday, February 9, 2015	no meeting	Monday, August 10, 2015	??
Monday, March 9, 2015	??	Monday, September 14, 2015	Helena
Monday, April 13, 2015	Havre	Monday, October 12, 2015	no meeting
Monday, May 11, 2015	no meeting	Monday, November 9, 2015	Helena
Monday, June 8, 2015	Fairmont	Monday, December 14, 2015	no meeting



MONTANA

DEPARTMENT OF COMMERCE

HOUSING DIVISION – MONTANA BOARD OF HOUSING

MONTANA BOARD OF HOUSING

Fairmont Hot Springs – Fairmont, Montana
Pintler Conference Room

June 9, 2014

ROLL CALL OF BOARD

MEMBERS:

J.P. Crowley, Chairman (Present)
Bob Gauthier (Present)
Doug Kaercher (Present)
Ingrid Firemoon (Present)
Jeanette McKee (Present)
Pat Melby (Present)
Sheila Rice (Present)

STAFF:

Bruce Brensdaal, Executive Director
Mary Bair, Multifamily Program
Vicki Bauer, Homeownership Program
Chuck Nemec, Accounting Program
Penny Cope, Public Relations
Paula Loving, Executive Assistant
Kellie Guariglia, Multifamily Program
Todd Jackson, Multifamily Program
Jeannene Maas, Homeownership Program
Charlie Brown, Homeownership Program
Lisa Tedder, Homeownership Servicing Program
Cody Pearce, Accounting Program
Angela Heffern, Accounting Program

COUNSEL:

Greg Gould, Luxan and Murfitt
John Wagner, Kutak Rock

UNDERWRITERS: Mina Choo, RBC Capital

OTHERS:

Don Sterhan, Mountain Plains Equity Group
Kayla Lasalle
Nate Richmond, BlueLine Development
Nate Shepard, BlueLine Development
Heather McMilin, Homeword
Kermit Mueller

MEG O'LEARY, DIRECTOR



STEVE BULLOCK, GOVERNOR

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Joe Mueller
Lucy Brown, Housing Authority of Billings
Patti Webster, Housing Authority of Billings
Adam Gratzner, Communities for Veterans
Jeff Edwards
Alex Burkhalter, Housing Solutions
Rusty Snow, Summit Management
Harlan Wells, Missoula Housing Authority
Lori Davidson, Missoula Housing Authority
Gene Leuwer, GL Development
Beki Branborg
Logan Anderson, Mountain Plains Equity Group
Steve Dymoke, GMD Development
Patrick Klier, Summit Management
Kevin McCarthy, Beneficial Communities

CALL MEETING TO ORDER

Chairman JP Crowley called the Montana Board of Housing (MBOH) to order at 8:30 a.m. Introductions were made. The Chairman asked for any public comment not on the agenda. Bruce Brensdaal reviewed the Webinar procedures.

APPROVAL OF MINUTES

Sheila Rice moved to approve the May 8, 2014 MBOH Board meeting minutes and Bob Gauthier seconded the motion. Chairman Crowley asked for comments. The May 8, 2014 Board meeting minutes was passed unanimously.

FINANCE PROGRAM

Chuck Nemecek introduced Cody Pearce as the new Accounting and Finance Manager. Chuck will be retiring as of June 13, 2014. Chuck and Cody provided the Finance Update. The 10-year Treasury is trading at 2.61%. Chuck and Cody reviewed the Diversification and Investment Report with the Board.

HOMEOWNERSHIP PROGRAM

Vicki Bauer brought to the Board the Bond Resolution No. 14-0609-S2. This resolution authorizes the issuance of Mortgage Credit Certificates ("MCCs"), approves the forms of the MCC Program Guide and related items; authorizing the Executive Director to file one or more MCC election with the Internal Revenue Service; authorizes the Executive Director to determine the MCC rates, terms and criteria; and authorizes the Executive Director to give notice as required by the Federal tax laws of the implementation of the MCC Program.

Sheila Rice moved to approve Bond Resolution No. 14-0609-S2 and Bob Gauthier seconded the motion. Chairman Crowley asked for comments. The MCC Program Bond Resolution No. 14-0609-S2 was approved unanimously.

Vicki Bauer brought to the Board the Setaside Requests and extensions.

- Vicki introduced David Magistrelli from Habitat for Humanity, who provided a brief history of the last year. Jeanette McKee moved to approve the extension of the program in the dollar amount of \$1.2 million dollars. Doug Kaercher seconded the motion. Chairman Crowley asked for comments. The Habitat for Humanity request of \$1,215,000 for FY2015 with the expiration date of June 30, 2015 was approved unanimously.
- Vicki provided a brief history of the Disabled Accessible Affordable homeownership Program (DAAHP). This program provides affordable loans to physically disabled borrowers and allows modifications to the home to make it more accommodating for the disability. This program was not utilized in the last year as much as previous; however, the program has remained a very good aspect to our borrowers. Sheila Rice moved to extend the expiration date of the DAAHP to June 30, 2015. Bob Gauthier seconded the motion. Chairman Crowley asked for comments. The DAAHP extension was approved unanimously.
- Vicki brought to the Board the Lot Refinance Program extension request. This program provides the permanent financing for new constructed homes that are built on lots where the homebuyer has title to the lot but still owes on the lot. This program was not utilized within the last year. Doug Kaercher moved to approve the extension of the Lot Refinance Program to June 30, 2015. Jeanette McKee seconded the motion. Chairman Crowley asked for comments. Sheila Rice inquired about the interest rate is the same as regular program. Vicki stated this program followed the Setaside rate of 5.5%. The Lot Refinance Program extension was approved.

Vicki Bauer brought to the Board an Application as Participating Lender. Vicki introduced Jeff Edwards, Eagle Home Mortgage - a dba of Universal American Mortgage Company, who provided a history of the Mortgage Company. Currently there is an office in Missoula with an office in Kalispell opening soon, and many locations across the state within the next year. Pat Melby moved to approve Eagle Home Mortgage as an MBOH participating lender. Jeanette McKee seconded the motion. Chairman Crowley asked for comments. Eagle Home Mortgage was approved unanimously as an MBOH participating lender.

Vicki Bauer reviewed the Income and Purchase Price Limits. The Board is required to review the Income Limits annually per Administrative Rules. Pat Melby moved the approval of the maximum Income and Purchase Price Limits for 2014 and Sheila Rice seconded the motion. Chairman Crowley asked for comments. The 2014 Income and Purchase Price Limit were approved unanimously.

Vicki Bauer provided the Homeownership Program update. The reservation report reflects 23 new loans in regular Bond program, three new loans in the Score Advantage program, and three new loans in the Veterans Program since the last Board meeting in May 2014.

MULTIFAMILY PROGRAM

Mary Bair brought to the Board a request for waiver of deadline for Letter of Intent by Community for Veterans. Mary introduced Adam Gratzner who thanked the Board for hearing this request. Mr. Gratzner thanked Bruce Brensdaal and the Montana Department of Commerce for submission of an application of VASH vouchers, specifically for the Freedoms Path project. Mr. Gratzner expressed the regrets on behalf of the Community for Veterans. Bob Gauthier inquired if these VASH vouchers are contingent on the successful award of the Tax Credits to the Freedoms Path application. Mr. Gratzner confirmed these vouchers are directly related to the success of these Tax Credit allocations. Bruce confirmed the vouchers are specifically for the Freedoms Path project, however, the award of these vouchers have not been determined. Sheila Rice asked if these vouchers could be transferred to another project and Bruce explained this is not an option.

There was no motion for waiver of deadline for Letter of Intent brought by Communities for Veterans – Freedoms Path.

Mary Bair presented to the Board the Letter of Intent submitted to MBOH for the 2015 Montana Housing Tax Credit allocation.

- Cascade Ridge II, Great Falls – Don Sterhan, Mountain Plains Equity Group, and Peter Gray, Benefis – includes 16 new construction units for elderly housing. Sheila Rice asked if there will be a garage for these units. Mr. Sterhan stated the initial 40 units include garage for tenants and the new 16 units will have garage at no additional cost.
- Urban Missoula, Missoula – Heather McMilin, Homeward, - includes 34 new construction units for family housing. Sheila Rice asked about the cost. Ms. McMilin stated this is a preliminary cost per unit and refining will accompany the full application.
- Stower Commons, Miles City – Alex Burkhalter, Housing Solutions – includes new construction 30 units for family housing. Doug Kaercher asked about Miles City environment with the Bakken. Mr. Burkhalter stated Miles City is not in the epicenter of the Bakken, however, as seen in the Housing Conference, semis are parking in the gas station parking lots.
- Story Mill, Bozeman – Heather McMilin, Homeward, - includes new construction 26 units for family housing. Sheila Riced stated the cost per units is reasonable and questioned why. Ms. McMilin stated the partners working on this project and knowing the area a little better.
- Stoneridge, Bozeman – Rusty Snow, Summit Housing – includes new construction 48 units for family housing. Sheila Rice suggested the developers

in the same town to somehow come together for one project as it is very difficult to have more than one project awarded for one town.

- Southern Lights, Billings – Heather McMilin, Homeword, – includes rehabilitation of 20 units for family housing. Ms. McMilin stated this project is the result of poor construction. After accessing this project’s issues, Homeword submitted the Letter of Intent as a safe guard. Ms. McMilin stated mitigation is going forth and based on the result of the mitigation will determine the submission of the application.
- River Ridge, Missoula – Harlan Wells, Missoula Housing Authority – includes rehabilitation of 70 units for senior housing. Bob Gauthier asked what the original construction date of this project. Mr. Wells stated it was 16 years ago. Sheila Rice questioned the urgency of rehabilitation of this project. Mr. Wells stated Missoula Housing Authority has a bridge loan to pay for the maintenance and there is concern of having two bridge loans. Bob Gauthier expressed the concern of the Board for so much rehabilitation for a project that is 16 years old. Mr. Wells stated the building materials and concepts 16 years ago are not built the same as they are today.
- Red Fox, Billings – Lucy Brown and Patti Webster, Housing Authority of Billings – includes new construction 30 units for family housing. Ms. Brown read a letter from Mayor of Billings expressing concern with the lack of funds for the City of Billings for affordable housing. Ms. Webster provided the struggles of the Housing Authority of Billings and the City of Billings to provide affordable housing. Bob Gauthier stated he has heard the compelling arguments. Bob questioned the lack of outrage in the political area for affordable housing. Ms. Webster stated the clients the Housing Authority are trying to survive and hardly vote. Bob stated the drive has to come from the groups that make up the attendees at today’s meeting.
- Polson Senior Housing, Polson – Nate Shepard, BlueLine Development – includes new construction 32 units for senior housing. Jeanette McKee inquired about location of the project. Mary Bair stated at this point in the process, locations are not discussed to protect the site from other potential buyers. Sheila Rice pointed out the cost per unit higher and Mr. Shepard responded that this project will include an elevator for the senior living.
- Immanuel Lutheran Affordable Living, Kalispell – Don Sterhan, Mountain Plains Equity Group – includes new construction 40 units for senior housing.
- Guardian Apartments, Helena – No representation – includes rehabilitation of 118 units for senior housing. Sheila Rice questioned whether these units are at risk of losing the project based section 8 subsidies if not funded. Mary Bair didn’t have an immediate answer, but was willing to follow up.
- Antelope Court, Havre – Gene Leuwer, GL Development and Havre HRDC, – includes new construction 24 units for family housing. Mr. Leuwer stated Kayla Lasalle was on the phone but was having difficulty hearing the discussion and

asked to relay her message. Ms. Lasalle is disabled and lives in Havre going to school and continues to live with family because there is no accessible living in Havre. Sheila Rice asked for clarification on the higher construction costs. Mr. Leuwer stated it is a little high because of complete accessibility for disability. Sheila asked what was waiting list at Buffalo Court in Havre. Mr. Leuwer stated Buffalo Court is a senior project and there are 20 individuals on the waiting list.

- Valley Villa I and II, Hamilton – Becky Branborg – includes rehabilitation of 34 units for family housing. Sheila Rice inquired if the subsidies are in jeopardy if this project is not funded. Kermit Meuller, owner of the project, stated not at this point but the project receives a review annually. Gene Leuwer stated this project is a USDA 515 project and as long as the Rural Development loan is still outstanding, the subsidies will remain. Bob Gauthier requested Staff notes during analysis which projects are Rural Development and subsidies funding.
- Homestead Lodge, Absarokee – Heather McMilin, Homeward, – includes rehabilitation of 32 units for senior housing.
- Gallatin Forks, Manhattan – No representation – includes rehabilitation of 16 units for family housing.
- Big Sky Villas, Belgrade – Gene Leuwer, GL Development, – includes rehabilitation of 24 units for family housing. This project is Rural Development and is subjected to the 515 program and receives project based section 8 subsidies.

Mary Bair introduced Alex Burkhalter, Housing Solutions, who brought a request to relocate the Pearson Place project in Glendive. Mr. Burkhalter provided a brief history of this project. Pearson Place was awarded Tax Credits in 2014. As predevelopment investigation began, two factors were discovered. The property would require significantly more fill than budgeted for flood plain purposes and the underlying soil conditions would require an incredible amount of amendment and work prior to pouring any foundations. After working with the City of Glendive and several entities, a new location was found and therefore, Housing Solutions requested Pearson Place relocation approval.

Sheila Rice moved to approve the relocation of Pearson Place and Pat Melby seconded the motion. Chairman Crowley asked for comments. Bob Gauthier asked if approving this request sets any precedence. Mary stated the Board has approved this type of request one time before. The Pearson Place lot relocation request was approved unanimously.

Mary Bair introduced the Qualified Contract Process to the Board. Greg Gould, Luxan & Murfitt and Board Council, and Mary have been working on develop this process. This is a required process by the Internal Revenue Service (IRS). The IRS has recently reworked this process and therefore, MBOH Staff and Board Council has been working to incorporate the IRS requirements into this Qualified Contract Process. Mary stated this is a draft and needs more work with input from the Board and the Developers.

Mary Bair provided a brief update on the recent Tax Credit projects. Seven of the Blackfeet homes are completed and placed in service. Buffalo Grass has been placed in service. Soroptomist rehabilitation is continuing. Hillview has completed the interior of the buildings. Makoshika has applied for HOME funds. Aspen Place has started. Mary shared pictures of a recent ground breaking ceremony at the Crow Agency.

Mary Bair brought to the Board an exception request for Reverse Annuity Mortgage RAM. This request comes from a single woman from Choteau. She is currently 71 years old and has an annual income of \$13,345. The request is for a Cash Advance of \$43,000 so she can pay off her sister's portion of the house and to pay off outstanding funeral and other expenses. Sheila Rice moved to approve this RAM exception and Pat Melby seconded the motion. Chairman Crowley asked for comments. The RAM exception request of a cash advance of \$43,000 was approved unanimously.

EXECUTIVE DIRECTOR UPDATE

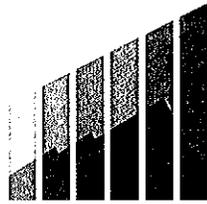
Bruce Brensdaal stated the next scheduled meeting is for September, and will include Montana Housing Tax Credit application presentations.

Sheila Rice recognized MBOH for all of their efforts in producing an excellent Housing Conference. Bruce Brensdaal credited NeighborWorks with the success of the Housing Conference.

Meeting adjourned at 11:23 p.m.

Sheila Rice, Secretary

Date



MONTANA
DEPARTMENT OF COMMERCE

HOUSING DIVISION – MONTANA BOARD OF HOUSING

MONTANA BOARD OF HOUSING

301 S. Park Avenue, Room 228 and Conference Call
Helena, Montana
August 13, 2014

ROLL CALL OF BOARD

MEMBERS: J.P. Crowley, Chairman (Present)
Bob Gauthier (Present)
Doug Kaercher (Present)
Ingrid Firemoon (Present)
Jeanette McKee (Excused)
Pat Melby (Present)
Sheila Rice (Present)

STAFF: Bruce Brensdaal, Executive Director
Mary Bair, Multifamily Program
Vicki Bauer, Homeownership Program
Penny Cope, Public Relations
Paula Loving, Executive Assistant
Stacy Collette, Operations Manager
Kellie Guariliga, Multifamily Program
Angela Heffern, Finance Program
Bob Vanek, Multifamily Program

COUNSEL: Greg Gould, Luxan and Murfitt

UNDERWRITERS:

OTHERS: Alex Burkhalter, Housing Solutions
Patrick Klier, Summit
Andrea Davis, Homeward
Matt Jones, Homeward
Don Sterhan, Mountain Plains Equity Group
Fred Sterhan, Mountain Plains Equity Group
Adam Gratzner, Communities for Veterans
Heather McMilin, Homeward

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CALL MEETING TO ORDER

Chairman Bruce Brensdal called the Montana Board of Housing (MBOH) Board meeting to Order at 8:38 a.m. Introductions were made. Chairman Crowley asked for any public comment not listed on the agenda.

MULTIFAMILY PROGRAM

Mary Bair presented to the Board a request from Freedoms Path which submitted an additional 2015 Tax Credit Allocation waiver request. Mary introduced Adam Gratzner, Veterans for Communities, who provided a brief history of the 2015 Housing Tax Credit application process and Freedoms Path's additional request for a waiver. Freedoms Path did not submit the required Letter of Intent by the May deadline. Freedoms Path requested a waiver to this deadline at the June 2015 MBOH Board meeting and there was no motion for waiver of deadline. Since this time, this project has been awarded the Project Based Section 8 VASH program. This program was applied for by the Department of Commerce. Since receiving this award, these vouchers are limited to a deadline and thus, the necessity for a waiver for the Letter of Intent and the later submission of the Freedoms Path's project for the 2015 Montana Tax Credits.

Andrea Davis, Homeward Inc., inquired on which entity was awarded the VASH vouchers; Montana Department of Commerce (MDOC) or Freedoms Path? Bruce Brensdal stated that MDOC submitted the application for the vouchers on behalf of the Fort Harrison project. The vouchers were awarded to MDOC; however, they are project specific to the Freedoms Path project. The stipulation of the award is to have ground breaking within 12 months of award which was August 6, 2014. If the Board does not allow for this waiver, Freedoms Path will need to look at other options such as extensions, reapply, and/or other funding.

Bob Gauthier inquired if there were any other resources available for this project, such as the MBOH 4% Bond program or working with the USDA. Bob stated even if the Board was to approve the waiver, the application would still need to compete with all other projects within the tax credit and there is no guarantee they would be awarded the credits. Bruce Brensdal stated he was not aware Freedoms Path's business plans and referred to Freedoms Path for answers. Adam Gratzner stated there is not enough revenue to support the 4% Bond program. While Freedoms Path is willing to research this option more, the units need extensive rehabilitation and the 9% Tax Credits are the best option. Bruce asked if Freedoms Path did not have the Tax Credits, what would be the funding gap for the project. Adam stated while he didn't have the specific details available, the gap would be approximately \$3 million.

Bob Vanek, MBOH staff member and a military veteran, questioned why Freedoms Path did not meet the original deadline, especially when this project is so important. Adam Gratzner stated that MDOC did not decide until 11th hour that it would be able to submit a HUD VASH application. There was a bit of a timing issue. Bob stated even if there was a question on the VASH application but there was some type of intent, Freedoms Path could have always withdrawn their application if MDOC did not file the VASH vouchers.

Pat Melby moved to approve the request for waiver of the Letter of Intent submission deadline and Bob Gauthier seconded the motion. Chairman Crowley asked for comments.

Sheila Rice cited the staff memo, bullet 10, which states "the entire Section 42 process requires a series of deadlines. If after the award, one of these deadlines is not met, the Credits may be lost and in some cases will be lost." Sheila asked for clarification on "may" and "will" be lost and to the just the project or MBOH as well. Mary Bair stated there are several deadlines for the Tax Credits, including Reservation Agreements, Carryover requirements, 10% Cost Certification, and must provide 8609 submissions within six months after placed in service. Sheila clarified that when these Tax Credits are lost to a project, MBOH has the opportunity to reallocate these Tax Credits. Mary confirmed this statement.

Sheila Rice asked about term of the commitment of the VASH vouchers. Adam Gratzer stated the initial commitment is 15 years. Sheila inquired about the contribution of capital on the part of the Veterans Administration (VA). Adam Gratzer stated the VA is committed to 38 projects across the nation and they have set aside funding for all of these projects. The commitment for the Freedoms Path project is \$300,000.

Doug Kaercher stated as outlined in item 4 of the memo, allowing for this waiver will result in the delay of the entire process. This process is expensive for each application and delaying the process isn't fair for those projects who met the deadlines. Extending the process only increases costs and deadlines are created to limit the expense of this process.

Bob Gauthier agrees with Doug's comments. Bob stated the relationships between MDOC and applicants have been well established and the deadlines were created with applicant input. It is clear the Board supports the veterans and as well as MDOC by the submission of the VASH voucher application. Adam Gratzer stated this is a timing issue and these vouchers are going to go away.

JP Crowley asked how long of a delay by allowing this waiver. Mary stated there are possibly a couple new projects which will consider submitting an application with this delay. Mary stated the Letter of Intent would take approximately a month and then additional six weeks for full application, resulting in Tax Credit awards in January 2015.

Bob Gauthier stated maybe work needs to be done on defining the waiver process within the Qualified Allocation Plan to take into consideration things where an applicant is affected by an outside resource and funding such as the VASH vouchers. Bruce Brendsal stated he, on behalf of MDOC, submitted the VASH voucher application with no surprises. MDOC had fully intended to submit this application but the outcome would not have been known at the time of the Letter of Intent deadline.

A roll call vote was taken:

Bob Gauthier	NO
Doug Kaercher	NO
Ingrid Firemoon	NO

Pat Melby NO
Sheila Rice YES
J.P. Crowley NO

The motion to allow a waiver for the Freedoms Path to allow submittal of an application for the 2015 Tax Credit Allocation process did not pass.

Sheila Rice requested Staff to seek out the potential of a twelve-month VASH Voucher extension and/or the possibility to move vouchers to another project. Bruce Brensdaal stated Staff will work with Freedoms Path.

Mary Bair brought to the Board a request by Homeword for the Southern Lights project. This request would include a construction loan for \$500,000. Mary introduced Andrea Davis and Matt Jones, Homeword, who provided an update on the project. Mediation was conducted on July 30, 2014, which resulted in no settlement. Southern Lights was built in 2007. Building One is a four story building with 14 units. The mold issue continues to grow with the water issues and the warming weather. Homeword requested funds from Neighborworks as well and is contributing its own funds, along with Enterprises as this request from MBOH. Building Two has not received the same amount of damaged as Building One. Mold spores are not increasing in Building Two at this time and due to the time and resources, Building Two will be rehabilitated in 2015.

Sheila Rice asked about the repayment of this loan. Andrea Davis stated the primary source is settlement funds. Andreas stated that if a settlement is not favorable, Southern Lights submitted a Letter of Intent for Tax Credits. Mary Bair stated the proposal includes collateral for repayment.

Pat Melby moved to approve the MBOH loan in the amount of \$500,000, taking into consideration of successful underwriting. Doug Kaercher seconded the motion

A Roll Call was taken:

Bob Gauthier YES
Doug Kaercher YES
Ingrid Firemoon YES
Pat Melby YES
Sheila Rice YES
J.P. Crowley YES

Motion passes unanimously.

EXECUTIVE DIRECTOR UPDATE

Meeting adjourned at 9:23 a.m.

Sheila Rice, Secretary

Date

**MONTANA BOARD OF HOUSING
INVESTMENT REPORT
DIVERSIFICATION & AVERAGE YIELD
AS OF JUNE 30, 2014**

INVESTMENT TYPE OR PROVIDER	PAR VALUE	PERCENT OF TOTAL INVESTMENTS	WEIGHTED AVERAGE YIELD
MONTANA STATE TREASURY ##	6,837,406	4.1%	-
WELLS FARGO TREASURY MONEY MARKET ##	47,082,308	28.0%	0.01
US BANK MONEY MARKET##	628,332	0.4%	0.03
FHLB DISCOUNT NOTES #	46,136,000	27.4%	0.04
FHLMC DISCOUNT NOTES #	20,288,000	12.0%	0.05
FNMA DISCOUNT NOTES #	19,004,000	11.3%	0.06
FFCB NOTES	1,230,000	0.7%	3.41
FHLMC BONDS	2,225,000	1.3%	4.73
SOCIETE GENERALE @	5,400,000	3.2%	5.00
FNMA MORTGAGE BACKED SECURITY #	2,454,291	1.5%	5.20
FNMA MEDIUM TERM NOTES#	12,318,000	7.3%	5.77
US TREASURY NOTES & BONDS	4,796,000	2.8%	6.46
TOTAL	\$ 168,399,337	95.9%	0.96
	0.00		

DIVERSIFICATION BY INVESTMENT TYPE

@ Societe Generale, hold prepayment, regular payment and reserves for several Single Family bond series.	\$ 5,400,000	3.2%	INVESTMENT CONTRACTS
#FNMA, FHLB, FFCB and FHLMC holds moneys for various series without an investment agreement or where amounts have to be invested outside of the investment agreement. The investments are mostly for prepayments and regular payments until debt service and bond calls.	\$ 33,776,291	20.1%	GOVERNMENT SPONSORED
	46,136,000	27.4%	FNMA
	23,743,000	14.1%	FHLB FHLMC & FFCB
## Wells Fargo and US Bank Money Market holds cash collections which are not yet invested or accounts where liquidity is needed.	\$ 47,710,640	28.3%	TRUSTEE
Montana State Treasurer holds cash and money market accounts for Board operations and programs such as RAM.	\$ 6,837,406	4.1%	STATE TREASURY
US Treasury investments hold prepayments and reserve funds.	\$ 4,796,000	2.8%	US TREASURY
	\$ 168,399,337	100.0%	

FNMA = FEDERAL NATIONAL MORTGAGE ASSOCIATION
FHLMC = FEDERAL HOME LOAN MORTGAGE CORPORATION
FFCB = FEDERAL FARM CREDIT BANK
FHLB = FEDERAL HOME LOAN BANK

Montana Board of Housing
Quarterly Investment Report
Investment Listing by Maturity Date and Individual Security
As of June 30, 2014

Maturity Date	Investment #	Investment Type	Institution	Par Value
N/A	N/A	Montana State Treasury	State of Montana	6,837,405.90
N/A	9151	Money Market	US Bank	755.06
N/A	9152	Money Market	US Bank	197.49
N/A	9153	Money Market	US Bank	432.8
N/A	9154	Money Market	US Bank	40,138.82
N/A	9155	Money Market	US Bank	90.34
N/A	9156	Money Market	US Bank	981.77
N/A	9157	Money Market	US Bank	173,526.70
N/A	9158	Money Market	US Bank	38,971.45
N/A	9159	Money Market	US Bank	80.21
N/A	9160	Money Market	US Bank	748.43
N/A	9171	Money Market	US Bank	317,101.20
N/A	9172	Money Market	US Bank	50,402.85
N/A	9173	Money Market	US Bank	2,871.35
N/A	9174	Money Market	US Bank	638.56
N/A	9218	Money Market	US Bank	444.32
N/A	9219	Money Market	Wells Fargo	1,607,372.33
N/A	9220	Money Market	Wells Fargo	537.02
N/A	9221	Money Market	Wells Fargo	796.84
N/A	9222	Money Market	Wells Fargo	4.29
N/A	9229	Money Market	Wells Fargo	222,607.29
N/A	9269	Money Market	Wells Fargo	1,940,901.08
N/A	9270	Money Market	Wells Fargo	1.43
N/A	9271	Money Market	Wells Fargo	3,926,386.16
N/A	9272	Money Market	Wells Fargo	63,955.90
N/A	9273	Money Market	Wells Fargo	175,508.51
N/A	9274	Money Market	Wells Fargo	5,000.00
N/A	9278	Money Market	Wells Fargo	259,651.90
N/A	9283	Money Market	Wells Fargo	1,720,132.77
N/A	9284	Money Market	Wells Fargo	1,228,348.02
N/A	9285	Money Market	Wells Fargo	79,139.84
N/A	9286	Money Market	Wells Fargo	2.86
N/A	9287	Money Market	Wells Fargo	101.13
N/A	9301	Money Market	Wells Fargo	274,808.05
N/A	9302	Money Market	Wells Fargo	969,059.44
N/A	9303	Money Market	Wells Fargo	3,773.63
N/A	9305	Money Market	Wells Fargo	216,596.40
N/A	9306	Money Market	Wells Fargo	186,876.52
N/A	9307	Money Market	Wells Fargo	2,644.35
N/A	9308	Money Market	Wells Fargo	459,845.61
N/A	9309	Money Market	Wells Fargo	275,345.52
N/A	9310	Money Market	Wells Fargo	2,218.71
N/A	9312	Money Market	Wells Fargo	203,773.06
N/A	9313	Money Market	Wells Fargo	558,368.77
N/A	9314	Money Market	Wells Fargo	1,904.11
N/A	9315	Money Market	Wells Fargo	763,112.96
N/A	9316	Money Market	Wells Fargo	97,356.19
N/A	9318	Money Market	Wells Fargo	232,794.36
N/A	9319	Money Market	Wells Fargo	50,640.83
N/A	9320	Money Market	Wells Fargo	541,141.04
N/A	9321	Money Market	Wells Fargo	486,707.73
N/A	9322	Money Market	Wells Fargo	4,212,100.17
N/A	9326	Money Market	Wells Fargo	998,130.91
N/A	9327	Money Market	Wells Fargo	523,239.23
N/A	9328	Money Market	Wells Fargo	586.91
N/A	9329	Money Market	Wells Fargo	16,374.65

N/A	9330 Money Market	Wells Fargo	293,147.12
N/A	9331 Money Market	Wells Fargo	245,434.45
N/A	9332 Money Market	Wells Fargo	4,657.51
N/A	9334 Money Market	Wells Fargo	562,250.67
N/A	9335 Money Market	Wells Fargo	370,776.83
N/A	9336 Money Market	Wells Fargo	3,623.67
N/A	9337 Money Market	Wells Fargo	1,000,000.00
N/A	9726 Money Market	Wells Fargo	331,646.17
N/A	9728 Money Market	Wells Fargo	1,125,866.44
N/A	10025 Money Market	Wells Fargo	365.42
N/A	10068 Money Market	Wells Fargo	950.83
N/A	10452 Money Market	Wells Fargo	108.72
N/A	10577 Money Market	Wells Fargo	263,671.36
N/A	10578 Money Market	Wells Fargo	153,012.74
N/A	10602 Money Market	Wells Fargo	1,339,976.61
N/A	10633 Money Market	Wells Fargo	325,417.32
N/A	10634 Money Market	Wells Fargo	544,583.25
N/A	10636 Money Market	Wells Fargo	1,720,080.16
N/A	10672 Money Market	Wells Fargo	390,238.30
N/A	10673 Money Market	Wells Fargo	791,815.37
N/A	10686 Money Market	Wells Fargo	158,098.09
N/A	10818 Money Market	Wells Fargo	94,350.17
N/A	10871 Money Market	Wells Fargo	142,483.54
N/A	10893 Money Market	Wells Fargo	2,614,545.26
N/A	10894 Money Market	Wells Fargo	525,028.76
N/A	10895 Money Market	Wells Fargo	600,776.79
N/A	10896 Money Market	Wells Fargo	514,861.17
N/A	10897 Money Market	Wells Fargo	3,797,686.02
N/A	10898 Money Market	Wells Fargo	244,986.85
N/A	10899 Money Market	Wells Fargo	86,419.58
N/A	10902 Money Market	Wells Fargo	1,117,813.84
N/A	10972 Money Market	Wells Fargo	304,083.84
N/A	10973 Money Market	Wells Fargo	25,332.61
N/A	10993 Money Market	Wells Fargo	978,443.95
N/A	10994 Money Market	Wells Fargo	493,575.97
N/A	10995 Money Market	Wells Fargo	256,454.76
N/A	10997 Money Market	Wells Fargo	7.64
N/A	10999 Money Market	Wells Fargo	1,156,617.95
N/A	11000 Money Market	Wells Fargo	5,225.10
N/A	11001 Money Market	Wells Fargo	48,253.88
N/A	11002 Money Market	Wells Fargo	70.62
N/A	11003 Money Market	Wells Fargo	47.83
N/A	11004 Money Market	Wells Fargo	2,000,009.64
N/A	11005 Money Market	Wells Fargo	323.2
N/A	11029 Money Market	Wells Fargo	126,489.62
N/A	11036 Money Market	Wells Fargo	15,802.57
Jul-14	11022 FHLB DN	Wells Fargo	3,000,000.00
Jul-14	11023 FHLB DN	Wells Fargo	3,000,000.00
Aug-14	10974 FHLB DN	US Bank	16,000.00
Aug-14	10975 FHLB DN	US Bank	2,382,000.00
Aug-14	10976 FHLB DN	US Bank	2,527,000.00
Aug-14	10977 FHLB DN	US Bank	53,000.00
Aug-14	10978 FHLB DN	US Bank	101,000.00
Aug-14	10979 FHLB DN	US Bank	38,000.00
Aug-14	10980 FHLB DN	US Bank	32,000.00
Aug-14	10981 FHLB DN	US Bank	109,000.00
Aug-14	10982 FHLB DN	US Bank	42,000.00
Aug-14	10983 FHLB DN	US Bank	9,000.00
Aug-14	10984 FHLB DN	US Bank	39,000.00
Aug-14	10985 FHLB DN	US Bank	23,266.29
Aug-14	10986 FHLB DN	US Bank	236,000.00
Aug-14	10987 FHLB DN	US Bank	25,000.00
Aug-14	10988 FHLB DN	US Bank	104,000.00

Aug-14	10989	FHLB DN	US Bank	84,375.97
Aug-14	10991	FHLB DN	US Bank	41,733.71
Aug-14	10992	FHLB DN	US Bank	237,624.03
Aug-14	10998	FHLB DN	US Bank	5,000.00
Aug-14	11024	FHLB DN	Wells Fargo	3,000,000.00
Aug-14	11025	FHLB DN	Wells Fargo	3,000,000.00
Sep-14	11026	FHLB DN	Wells Fargo	3,000,000.00
Sep-14	11027	FHLB DN	Wells Fargo	4,000,000.00
Sep-14	11009	FHLMC DN	Wells Fargo	4,000,000.00
Sep-14	11010	FHLMC DN	Wells Fargo	1,000,000.00
Sep-14	11011	FHLMC DN	Wells Fargo	20,000.00
Sep-14	11012	FHLMC DN	Wells Fargo	2,284,000.00
Sep-14	11013	FHLMC DN	Wells Fargo	5,000,000.00
Sep-14	11014	FHLMC DN	Wells Fargo	5,490,000.00
Sep-14	11015	FHLMC DN	Wells Fargo	1,204,000.00
Sep-14	11016	FHLMC DN	Wells Fargo	500,000.00
Sep-14	11017	FHLMC DN	Wells Fargo	30,000.00
Sep-14	11018	FHLB DN	Wells Fargo	10,001,000.00
Sep-14	11019	FHLB DN	Wells Fargo	3,000,000.00
Sep-14	11020	FHLB DN	Wells Fargo	5,000,000.00
Sep-14	11021	FHLMC DN	Wells Fargo	760,000.00
Sep-14	11028	FHLB DN	Wells Fargo	3,030,000.00
Nov-14	11006	FNMA DN	Wells Fargo	13,003,000.00
Nov-14	11007	FNMA DN	Wells Fargo	1,000,000.00
Nov-14	11008	FNMA DN	Wells Fargo	5,001,000.00
May-21	10450	FFCB	Wells Fargo	1,212,000.00
May-21	10457	FFCB	Wells Fargo	18,000.00
Aug-25	11034	T-NOTES & BONDS	Wells Fargo	3,882,100.00
Aug-25	11035	T-NOTES & BONDS	Wells Fargo	913,900.00
Apr-26	7541	FNMA DEB	Wells Fargo	3,513,606.89
Apr-26	8124	FNMA DEB	Wells Fargo	1,099,393.11
Sep-27	10663	FNMA DEB	Wells Fargo	3,493,000.00
Sep-27	10664	FNMA DEB	Wells Fargo	577,000.00
Nov-27	10622	FNMA DEB	Wells Fargo	3,145,000.00
Nov-27	10623	FNMA DEB	Wells Fargo	490,000.00
Jul-32	10665	FHLMC BOND	Wells Fargo	625,000.00
Jul-32	10666	FHLMC BOND	Wells Fargo	625,000.00
Jul-32	11033	FHLMC BOND	Wells Fargo	975,000.00
Feb-36	10888	FNMA MBS	Wells Fargo	82,858.77
Feb-36	11030	FNMA MBS	Wells Fargo	75,054.24
May-36	10887	FNMA MBS	Wells Fargo	43,349.61
Jul-36	10892	FNMA MBS	Wells Fargo	93,523.04
Aug-36	10891	FNMA MBS	Wells Fargo	130,867.67
Mar-37	11031	FNMA MBS	Wells Fargo	164,042.46
Jun-37	7917	SOCIETE - REPO	Wells Fargo	1,200,000.00
Jun-37	7918	SOCIETE - REPO	Wells Fargo	810,300.00
Jun-37	7919	SOCIETE - REPO	Wells Fargo	1,189,700.00
Jun-37	7920	SOCIETE - REPO	Wells Fargo	2,200,000.00
Aug-37	11032	FNMA MBS	Wells Fargo	45,035.08
Aug-38	10890	FNMA MBS	Wells Fargo	78,306.06
Sep-38	9388	FNMA MBS	Wells Fargo	65,228.91
Nov-38	9370	FNMA MBS	Wells Fargo	198,568.06
Dec-38	9338	FNMA MBS	Wells Fargo	495,197.10
Dec-38	9369	FNMA MBS	Wells Fargo	166,082.41
Dec-38	9391	FNMA MBS	Wells Fargo	101,122.92
Dec-38	10889	FNMA MBS	Wells Fargo	39,775.57
Jan-39	9387	FNMA MBS	Wells Fargo	207,856.26
May-39	9459	FNMA MBS	Wells Fargo	105,844.06
May-39	9460	FNMA MBS	Wells Fargo	45,135.17
Oct-39	9688	FNMA MBS	Wells Fargo	99,767.25
Dec-39	9690	FNMA MBS	Wells Fargo	216,676.53
				168,399,337.13

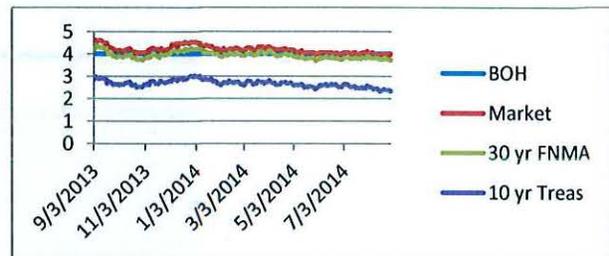
HOUSING DIVISION DASHBOARDS

Homeownership Programs:

Current Period:

Sep-14

Rates	Current	Last	
		Month	Last Year
MBOH	4.00	4.00	4.00
Market	4.00	4.13	4.50
10 year treasury	2.46	2.49	2.98
30 yr Fannie Mae	3.79	3.83	4.35



Loan Programs	Since last meeting	Current Year	Last Year	Original Allocation	Remaining Allocation
Regular (Series 2014A)				33,000,000	2,486,312
Number	81	203	585		
Amount					
Score Advantage				1,500,000	1,134,001
Number	14	30	44		
Amount					
80% Combined (20+)				5,000,000	5,000,000
Number	0				
Amount					
Veterans				30,000,000	3,185,443
Number	11	21	64		
Amount					

Other Set-asides:	Current:		Total:	
	Number	Amount	Number	Amount
West Edge HRDC IX				
Eaton Street				
Foreclosure Prevent				
Disabled Accessible	2			
Lot Refi				
Habitat	1			

Delinquency & Foreclosure Rates	Current	Last	
		Period	Last Year
<u>Jul-14</u>			
30 Days	2.34	1.94	2.50
60 Days	1.00	1.15	1.21
90 Days	1.77	1.71	1.70
Total Delinquencies	5.11	4.80	5.41
In Foreclosure	0.88	0.80	1.02

Mortgage Bankers Assoc. National Delinquency Survey:

	6/1/2014	Montana	Region	Nation
30 Days	1.67	2.06	2.69	
60 Days	0.53	0.71	0.96	
90 Days	1.00	1.65	2.31	
Total Delinquencies	3.20	4.42	5.96	
In Foreclosure	0.87	1.36	2.49	

RESOLUTION NO. 14-0915-S3

A RESOLUTION OF THE MONTANA BOARD OF HOUSING MAKING FINDINGS WITH RESPECT TO HOUSING NEEDS WITHIN MONTANA; APPROVING THE ISSUANCE AND DELIVERY OF, AND AUTHORIZING THE DETERMINATION OF CERTAIN TERMS OF, A NEW ISSUE OF SINGLE FAMILY BONDS IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$60,000,000 TO FINANCE LOANS; APPROVING THE SALE OF SAID BONDS PURSUANT TO A PURCHASE CONTRACT; APPROVING THE SUPPLEMENTAL TRUST INDENTURE, PRELIMINARY OFFICIAL STATEMENT AND FINAL OFFICIAL STATEMENT, CONTINUING DISCLOSURE AGREEMENT AND OTHER DOCUMENTS RELATED THERETO; AUTHORIZING THE EXECUTION OF SUCH DOCUMENTS; AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

WHEREAS, the Montana Board of Housing (the “Board”) is authorized pursuant to the Montana Housing Act of 1975, Montana Code Annotated, Sections 90-6-101 through 90-6-127, as amended (the “Act”), to issue and refund its bonds and to purchase mortgage loans or mortgage-backed securities in order to finance single family housing which will provide decent, safe and sanitary housing for persons and families of lower income in the State of Montana (the “State”); and

WHEREAS, the Board has previously implemented mortgage purchase programs in order to finance single family dwellings in the State for families and persons of lower income; and

WHEREAS, the Board intends to issue its Single Family Program Bonds, 2014 Series B in an aggregate principal amount not to exceed \$60,000,000 (the “2014 Series B Bonds”), under the provisions of the Trust Indenture dated August 16, 1979, as amended (the “SFII Indenture”), between the Board and Wells Fargo Bank, National Association (as successor trustee), as trustee, which 2014 Series B Bonds will be used to finance mortgage loans to provide additional moneys to finance single family dwellings in the State pursuant to the Mortgage Purchase and Servicing Guide and the forms of the Invitation to Participate and Notice of Acceptance previously approved by the Board, and to fund certain reserve funds, if necessary; and

WHEREAS, a 2014 Series B Supplemental Trust Indenture (the “Supplemental Indenture”) (together with the SFII Indenture under which the 2014 Series B Bonds are to be issued, which it supplements, the “Trust Indenture”), between the Board and Wells Fargo Bank, National Association (as successor trustee), as Trustee, will be prepared in substantially the form of such document previously approved by the Board and used in connection with the issuance of the Single Family Program Bonds, 2014 Series A (the “2014 Series A Bonds”), whereby the Board would issue the 2014 Series B Bonds subject to the terms, conditions and limitations established in the Trust Indenture; and

WHEREAS, a Preliminary Official Statement (the “Preliminary Official Statement”) will be prepared in substantially the form of such document previously approved by the Board and used in connection with the marketing of the 2014 Series A Bonds, containing certain information relating to the Board, the Trust Indenture and the 2014 Series B Bonds, and which will be distributed to the prospective purchasers of the 2014 Series B Bonds and others by a group of investment dealers and brokers represented by RBC Capital Markets, LLC (the “Underwriters”); and

WHEREAS, a Continuing Disclosure Agreement (the “Continuing Disclosure Agreement”) to be dated as of the date of the delivery of the 2014 Series B Bonds will be prepared in substantially the form of such document previously approved by the Board and used in connection with the sale of the 2014 Series A Bonds containing the agreement of the Board to annually update certain financial and operating information in the final Official Statement (as hereinafter described) and to timely provide notice of the occurrence of certain specified events; and

WHEREAS, a Purchase Contract (the “Purchase Contract”), to be dated the date of sale of the 2014 Series B Bonds, between the Board and the Underwriters, will be prepared in substantially the form of such document previously approved by the Board and used in connection with the sale of the 2014 Series A Bonds, pursuant to which the Board would agree to sell and the Underwriters would agree to purchase the 2014 Series B Bonds, at the prices and upon the terms and conditions therein set forth;

NOW, THEREFORE, BE IT RESOLVED BY THE MONTANA BOARD OF HOUSING as follows:

Section 1. Findings.

(a) The Board hereby finds and determines:

(i) that the homes to be financed through the issuance of 2014 Series B Bonds, and the purchase by the Board from proceeds thereof of mortgage loans or mortgage-backed securities as contemplated by the Trust Indenture, constitute “housing developments” within the meaning of Section 90-6-103(8) of the Act; and

(ii) that the housing market area to be served by homes to be financed as aforesaid consists of the entire State of Montana.

(b) In accordance with Section 90-6-109 of the Act, the Board previously found and hereby confirms:

(i) that there exists a shortage of decent, safe and sanitary housing at rentals or prices which persons and families of lower income can afford within the general housing market area to be served;

(ii) that private enterprise has not provided an adequate supply of decent, safe and sanitary housing in the housing market area at rentals or prices

which persons or families of lower income can afford, or provided sufficient mortgage financing for homes for occupancy by persons or families of lower income;

(iii) that the conditions, restrictions and limitations contained in the Trust Indenture and contained in the program documents relating to the mortgage loans financed thereby and to be financed are sufficient to ensure that the homes will be well planned and well designed so as to constitute decent, safe and sanitary housing and that the “housing sponsors” (as defined in Section 90-6-103(10) of the Act) are financially responsible;

(iv) that the homes financed and to be financed which are referred to in paragraph (a) above will be of public use and will provide a public benefit, taking into account the existence of local government comprehensive plans, housing and land use plans and regulations, area-wide plans and other public desires;

(v) that the homes financed and to be financed with the proceeds of the 2014 Series B Bonds do not involve the construction of “second homes,” which are defined in the Act to mean homes which would not qualify as the primary residence of the taxpayer for federal income tax purposes relating to capital gains on the sale or exchange of residential property; and

(vi) that the findings required by Section 90-6-109(1)(f) of the Act are inapplicable because the homes financed by the 2014 Series B Bonds do not involve direct loans.

Section 2. Approval of Supplemental Indenture. The Supplemental Indenture is hereby approved in the form described above and the Chairman or the Vice Chairman of the Board is hereby authorized and directed to execute and deliver the Supplemental Indenture with such changes, insertions or omissions therein as may be approved by such Chairman or Vice Chairman, such approval to be evidenced conclusively by such execution of the Supplemental Indenture, and the Treasurer, the Secretary or any other member of the Board is hereby authorized and directed to attest thereto.

Section 3. Authorization of Bonds. The issuance, sale and delivery of the Board’s 2014 Series B Bonds, in one or more subseries, is hereby authorized and approved, subject to the following provisions. The 2014 Series B Bonds shall be issued in an aggregate principal amount (not to exceed \$60,000,000) mature on the date or dates (but no more than 40 years from the date of issuance), bear interest at the rate or rates (not exceeding 6.0% per annum), be sold to the Underwriters for an amount (but not less than 98.5% of the principal amount of the Bonds), be subject to optional, special optional, mandatory and sinking fund redemption, be issued under the SFII Indenture, and have such other terms and provisions, all as are determined by the Chairman and Executive Director (with the advice of such members of the Board as are available upon the pricing of the 2014 Series B Bonds) and definitively set forth in the Supplemental Indenture or Purchase Contract upon execution and delivery as authorized in Sections 2 and 5 hereof. The 2014 Series B Bonds shall be executed and delivered substantially in the form set forth in the Trust Indenture, with such additions, omissions and changes as are required or permitted by the

Trust Indenture. The 2014 Series B Bonds shall be executed in the name of the Board by the Chairman or the Vice Chairman of the Board, and attested to by the Secretary or the Treasurer, each of whom is hereby appointed as an Authorized Officer (as such term is defined in the Trust Indenture) for purposes of executing and attesting the 2014 Series B Bonds. Such signatures may be in facsimile, provided, however, that such 2014 Series B Bonds shall not be valid or obligatory for any purpose until authenticated by the manual signature of an authorized officer of the Trustee.

Section 4. Approval of Preliminary Official Statement and Official Statement. The Preliminary Official Statement is hereby approved in the form described above, with such changes, insertions or omissions therein as may be approved by the Executive Director, and the Chairman or the Vice Chairman of the Board is hereby authorized to execute and deliver a final official statement (the “final Official Statement”) substantially in the form of the Preliminary Official Statement with such changes, insertions or omissions therein as may be approved by the Chairman or Vice Chairman, such approval to be evidenced conclusively by such execution of the final Official Statement.

Section 5. Approval of Purchase Contract and Sale of the Bonds. The Purchase Contract is hereby approved in the form described above and the execution of the Purchase Contract by the Chairman, the Vice Chairman or Executive Director of the Board is hereby authorized and directed in order to effectuate the sale of the 2014 Series B Bonds with such changes, insertions or omissions therein as may be approved by such person, such approval to be evidenced conclusively by such execution of the Purchase Contract.

Section 6. Approval of Continuing Disclosure Agreement. The Continuing Disclosure Agreement is hereby approved in the form described above, and the Chairman or Vice Chairman of the Board or the Executive Director is authorized and directed to execute and deliver the same with such changes, insertions or omissions therein as may be approved by such person, such approval to be evidenced conclusively by such execution of the Continuing Disclosure Agreement.

Section 7. Approval of Program Documents. The Executive Director and Single Family Program Manager are hereby authorized to continue to use the form of the Mortgage Purchase and Servicing Guide, Invitation to Participate and Notice of Acceptance presently in use, and to the extent they deem necessary and appropriate, the Executive Director and Single Family Program Manager are authorized to execute and deliver the same, with such changes, insertions or omissions therein as may be approved by such person, to continue the Single Family Program.

Section 8. Ratification of Prior Actions. All action previously taken by the officers, members or staff of the Board with respect to the Trust Indenture, the Preliminary Official Statement, the Purchase Contract and the 2014 Series B Bonds is hereby approved, confirmed and ratified.

Section 9. Execution of Documents. In the event of the absence or disability of the Chairman, the Vice Chairman or the Treasurer of the Board, or if for any other reason any of them are unable to execute the documents referred to in this Resolution, such documents may be

executed by another member of the Board or by the Single Family Program Manager or the Accounting and Finance Manager, with the same effect as if done by the Chairman, the Vice Chairman or the Treasurer of the Board and without the further authorization of the Board. The execution of such documents by such member shall be conclusive evidence of his or her authority to so act.

Section 10. Execution of Tax Certificate and Declaration of Intent. The Chairman, the Vice Chairman or the Executive Director of the Board is hereby authorized to issue certifications as to the Board's reasonable expectations regarding the amount and use of the proceeds of the 2014 Series B Bonds as described in Section 148 of the Internal Revenue Code of 1986, as amended. The Board also hereby declares its intention, within the meaning of Section 1.150-2 of the Internal Revenue Code regulations, to facilitate continuous funding of its Single Family Program (as described above) by, from time to time, financing mortgage loans and then issuing bonds in an amount to be determined by the Board in one or more series within 18 months thereof to reimburse itself for such financing, which reimbursement amount is presently expected to not exceed \$40,000,000 (or such greater reimbursement amount as may be time to time be determined by written declaration of the Executive Director), provided that this declaration does not obligate the Board to issue any such bonds.

Section 11. Additional Actions Authorized. The Chairman, the Vice Chairman, the Secretary or any other member of the Board, and the Executive Director and Treasurer, the Single Family Program Manager and the Accounting and Finance Manager, acting alone or acting with others, are hereby authorized and directed to execute and deliver any or all other documents which may be required under the terms of the Trust Indenture and the Purchase Contract, and to take such other action as may be required or appropriate for the performance of the duties imposed thereby or to carry out the purposes thereof, and the members and officers named above are hereby designated as Authorized Officers for such purposes.

Section 12. Effective Date. This Resolution shall become effective immediately.

ADOPTED by the Montana Board of Housing this 15th day of September, 2014.

MONTANA BOARD OF HOUSING

By _____
Chairman

Attest:

By _____
Treasurer/Executive Director

**Reservation Report
July 1, 2013 - Aug 31, 2014**

	Purchases		Reservations		Total		Average
	# of loans	\$ Amount	# of loans	\$ Amount	# of loans	\$ Amount	Loan Size
039-2014A	153	\$21,603,232	63	\$8,910,456	216	\$30,513,688	\$141,267
Pre/Ullman/Set-Aside	56	\$6,259,355	1	\$208,000	57	\$6,467,355	\$113,462
Total	209	27,862,587	64	9,118,456	273	36,981,043	\$135,462

Reservations/ Interest Rates

Total since last report

Reg Prog 81
Score Ave 14

11 Veteran Program - current rate 2.768 % (as of 9/4/2014)
1 Habitat
1 DAAHP

MBOH Rate Currently set at 4%

Average difference between MBOH and FHA Interest Rates of in-state lenders
-0.02%

Delinquency and Foreclosure Rates Montana Board of Housing Loan Portfolio

For Period Ending:	14-Jul	14-Jun	14-May	14-Apr	Mar-14	Feb-14	Jan-14	Dec-14	Nov-14	Oct-14	Sep-14	Aug-13
30 Days	2.34	1.94	2.24	2.07	1.88	2.38	2.69	2.48	2.41	2.58	2.51	2.88
60 Days	1	1.15	1.15	1.11	0.94	1.12	1.24	1.29	1.21	1.21	1.43	1.11
90 Days	1.77	1.71	1.6	1.45	1.61	1.89	1.99	2.04	1.93	2.01	1.75	1.86
Total Delinquencies	5.11	4.8	4.99	4.63	4.43	5.39	5.92	5.81	5.55	5.8	5.69	5.85
In Foreclosure	0.88	0.8	0.97	1.18	1.18	1.26	1.49	1.41	1.34	1.09	0.98	0.94

For Comparison

June 2014 (most recent available)*

	Montana	Region	Nation
30 Days	1.67	2.06	2.69
60 Days	0.53	0.71	0.96
90 Days	1	1.65	2.31
Total Delinquencies	3.2	4.42	5.96
In Foreclosure	0.87	1.36	2.49

* Comparison Data from National Delinquency Survey, Mortgage Bankers Association

MONTANA BOARD OF HOUSING
 SERVICER DELINQUENCY RATE COMPARISON REPORT
 AS OF 07/14

PAGE # 1
 REPORT ALR195
 DATE RUN 08/26/14

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	0.12	7	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
086 STATE BANK & TRUST DILLON	0.03	2	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
101 UNITED BANK OF ABSAROOKE	0.03	2	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
110 STATE BANK OF TOWNSEND	0.33	19	3	15.79	0	0.00	1	5.26	0	0.00	4	21.05
114 FIRST BOULDER VALLEY BANK	0.09	5	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
127 FLATHEAD BANK OF BIGFORK	0.17	10	1	10.00	0	0.00	0	0.00	0	0.00	1	10.00
138 BANK OF THE ROCKIES 138	1.00	58	0	0.00	1	1.72	0	0.00	0	0.00	1	1.72
147 COMMUNITY BANK, INC 147	1.12	65	0	0.00	1	1.54	0	0.00	1	1.54	2	3.08
159 VALLEY BANK RONAN 159	0.86	50	0	0.00	1	2.00	0	0.00	0	0.00	1	2.00
164 VALLEY BANK BELGRADE 1	1.96	114	4	3.51	4	3.51	2	1.75	0	0.00	10	8.77
213 MANHATTAN BANK 213	0.09	5	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
229 VALLEY BANK KALISPELL	0.05	3	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
524 STOCKMAN BANK OF MT, MILE	12.12	704	23	3.27	11	1.56	13	1.85	2	0.28	49	6.96
601 FIRST INTERSTATE BANK-WY	0.02	1	0	0.00	0	0.00	1	100.00	0	0.00	1	100.00
700 AMERICAN FED SAV HELENA	3.25	189	3	1.59	0	0.00	6	3.17	2	1.06	11	5.82
710 PIONEER SAVING AND LOAN	0.76	44	1	2.27	0	0.00	0	0.00	0	0.00	1	2.27
842 GUILD MORTGAGE COMPANY 84	0.93	54	0	0.00	1	1.85	1	1.85	1	1.85	3	5.56
950 MBOH - FIRST INTERSTATE B	21.07	1,224	31	2.53	9	0.74	12	0.98	9	0.74	61	4.98
966 MONTANA BOARD OF HOUSING	55.97	3,251	70	2.15	30	0.92	67	2.06	36	1.11	203	6.24
994 XXX-NeighborWorks Great F	0.02	1	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
TOTAL	20	5,808	136	2.34	58	1.00	103	1.77	51	0.88	348	5.99

Board Report for September 2014

SETASIDE SUMMARY

ADVANCE PACKET REPORT

80% Combined ProgramAuthorized by the Board 04/22/2013: Program expires 6/30/16 (114)

Original Setaside		\$	4,500,000	
Additional Setaside	Apr 14	\$	700,000	
Additional Setaside	Apr 14	\$	5,000,000	
Loans Reserved	1	\$	(208,000)	
Loans Purchased	38	\$	(4,758,907)	
Remaining Setaside		\$	5,233,093	
				\$ 5,233,093

West Edge HRDC IXAuthorized by the Board 08/09/2010: Program expires when funds depleted (280)

Original Setaside		\$	1,600,000	
Additional Setaside	Jan 14	\$	840,000	
Loans Reserved @3.875%	0	\$	(0)	
Loans Reserved @5.50%	0	\$	(0)	
Loans Purchased	27	\$	(1,578,351)	
Remaining Setaside		\$	861,649	
				\$ 861,649

EATON STREET CONDOS SETASIDEAuthorized by the Board 06/13/2011: Program expires 12/31/14 (317)

Original Setaside		\$	1,000,000	
Loans Reserved	0	\$	(0)	
Loans Purchased	0	\$	(0)	
Remaining Setaside		\$	1,000,000	
				\$ 1,000,000

FORECLOSURE PREVENTION SETASIDEAuthorized by the Board 09/13/2004: (499)

Original Setaside		\$	50,000	
Loans Reserved	0	\$	(0)	
Loans Purchased	1	\$	(4,365)	
Remaining Setaside		\$	45,635	
				\$ 45,635

TOTAL FORECLOSURE PREVENTION SETASIDE:

DISABLED ACCESSIBLE AFFORDABLE HOMEOWNERSHIP PROGRAM (DAAHP)MORTGAGE RATE OF 2.750% TO 5%: Authorized by the Board 6/1995: expires 6/30/15 (501),(502)

Original Setaside		\$	3,500,000	
Additional Setaside	(Sep 94)	\$	4,000,000	
Additional Setaside	(Aug 95)	\$	800,000	
Additional Setaside	(Feb 98)	\$	1,000,000	
Transfer to CAP IV	(Mar 97)	\$	(2,000,000)	
Additional Setaside	(Jul 00)	\$	1,000,000	
Additional Setaside	(Aug 01)	\$	500,000	
Additional Setaside	(Oct 02)	\$	500,000	
Additional Setaside	(Mar 04)	\$	1,000,000	
Additional Setaside	(Apr 05)	\$	500,000	
Additional Setaside	(Jan 06)	\$	1,000,000	
Additional Setaside	(Mar 07)	\$	1,000,000	
Additional Setaside	(Feb 08)	\$	1,000,000	
Additional Setaside	(Jul 08)	\$	500,000	
Additional Setaside	(Mar 09)	\$	1,000,000	
Additional Setaside	(Nov 09)	\$	1,000,000	
Additional Setaside	(Nov 10)	\$	500,000	
Additional Setaside	(Jun 13)	\$	560,000	
Loans Reserved	0	\$	(0)	
Loans Purchased	226	\$	(16,358,432)	
Remaining Setaside		\$	1,001,568	
				\$ 1,001,568

TOTAL DAAHP SETASIDE:

Score Advantage Second Mortgage
 Authorized by the Board 11/2012 (521)

Original Setaside		\$	1,500,000	
Loans Reserved	9	\$	52,896	
Loans Purchaed	53	\$	263,138	
Remaining Setaside		\$	1,183,966	
				\$ 1,183,966

LOT REFINANCE SETASIDE

Authorized by the Board 07/02; Program expires 6/30/2015: (575)

Original Setaside		\$	1,000,000	
Additional Setaside	(May 05)	\$	1,000,000	
Loans Reserved	0	\$	(0)	
Loans Purchased	12	\$	(1,273,560)	
Remaining Setaside		\$	726,440	
				\$ 726,440
TOTAL LOT REFINANCE SETASIDE:				
				\$ 726,440

HABITAT FOR HUMANITY SETASIDE

MORTGAGE RATE OF 0.375%; Authorized by the Board 9/97; Program expires 06/30/2015: (580)

Original Setaside		\$	750,000	
Additional Setaside		\$	700,000	
Additional Setaside	(Feb 02)	\$	250,000	
Additional Setaside	(Feb 02)	Conventional Funding	\$ 250,000	
Additional Setaside	(Dec 02)	Conventional Funding	\$ 250,000	
Additional Setaside	(Jun 03)	Conventional Funding	\$ 500,000	
Additional Setaside	(Feb 06)	Conventional Funding	\$ 1,000,000	
Additional Setaside	(Oct 07)	Conventional Funding	\$ 1,000,000	
Additional Setaside	(Sep 08)		\$ 350,000	
Loans Reserved	0	\$	(0)	
Loans Purchased	74	\$	(5,018,278)	
Remaining Setaside		\$	31,722	
				\$ 31,722
TOTAL HABITAT FOR HUMANITY SETASIDE:				
				\$ 31,722

Additional Setaside	(Sep 09)	\$	1,000,000	
Loans Reserved	0	\$	(0)	
Loans Purchased	9	\$	(735,563)	
Remaining Setaside		\$	264,437	
				\$ 264,437
TOTAL HABITAT FOR HUMANITY SETASIDE:				
				\$ 264,437

Additional Setaside	(July 10)	\$	1,000,000	
Loans Reserved	0	\$	(0)	
Loans Purchased	4	\$	(334,623)	
Remaining Setaside		\$	665,377	
				\$ 665,377
TOTAL HABITAT FOR HUMANITY SETASIDE:				
				\$ 665,377

Additional Setaside	(July 11)	\$	850,000	
Loans Reserved	1	\$	(116,487)	
Loans Purchased	8	\$	(713,743)	
Remaining Setaside		\$	19,770	
				\$ 19,770
TOTAL HABITAT FOR HUMANITY SETASIDE:				
				\$ 19,770

Additional Setaside	(June 12)	\$	1,125,000	
Loans Reserved	0	\$	(0)	
Loans Purchased	7	\$	(682,912)	
Remaining Setaside		\$	442,088	
				\$ 442,088
TOTAL HABITAT FOR HUMANITY SETASIDE:				
				\$ 442,088

Additional Setaside	(June 13)	\$	1,000,000	
Loans Reserved	0	\$	(0)	
Loans Purchased	7	\$	(710,750)	
Remaining Setaside		\$	289,250	
				\$ 289,250
TOTAL HABITAT FOR HUMANITY SETASIDE:				
				\$ 289,250

Additional Setaside	(June 14)	\$	1,215,000	
Loans Reserved	0	\$	(0)	
Loans Purchased	0	\$	(0)	
Remaining Setaside		\$	1,215,000	
				\$ 1,215,000
TOTAL HABITAT FOR HUMANITY SETASIDE:				
				\$ 1,215,000

TOTAL OF ALL INDIVIDUAL SETASIDES: \$ 11,267,351

DOWN PAYMENT 1ST MORTGAGE SET-ASIDE POOL (OCT 5, 2007)

Jul-07	\$10,000,000
Approved 9-07/ Began using 2-08	\$10,000,000
March, 2008	\$5,000,000
June, 2008	\$10,000,000
January-09	\$5,000,000
September-09	\$5,000,000

Pre-Ullman Funds

NHS 111	
Total Loans	\$ 12,082,524
HRDC BOZEMAN 275	
Total Loans	\$ 2,750,094
HRDCXI COMBINED 309	
Total Loans	\$ 2,674,592
TOWN OF BRIDGER 325	
Total Loans	\$ 108,900
CITY OF BILLINGS 355	
Total Loans	\$ 8,157,169
LAKE COUNTY 383	
Total Loans	\$ 497,345
HRDC VI 385	
Total Loans	\$ 220,106
CITY OF LEWISTOWN HRDC VI 388	
Total Loans	\$ -
City of Redlodge 390	
Total Loans	\$ 521,238
GR8 HOPE SETASIDE 405	
Total Loans	\$ 1,574,651
FTHB SAVINGS ACCOUNT PROGRAM 571	
Total Loans	\$ 9,662,328
GLACIER AFFORDABLE HOUSING SETASIDE 600	
Total Loans	\$ 189,000
Total Loans	\$ -
WHITEFISH HOUSING AUTHORITY 750	
Total Loans	\$ 450,918
Total Loans	\$ 38,888,865
Amount Remaining in Current Allocation	\$6,111,135

Check:	\$17,378,485
\$45,000,000	
- (38,888,865)	Total Loans in Allocation
\$6,111,135	
\$ 11,267,350.78	Total of All Individual Setasides
<u>\$ 17,378,485.29</u>	

HOUSING DIVISION DASHBOARDS

RAM & Multifamily Programs:

Current Period:

Aug-14

Reverse Annuity Mortgage (RAM)	Applications	Current	Last Month	Active Loan Total	pending payoffs	Paid Off Loans	Program Total
Number	2	67	67	67	14	123	204
Amount \$	300,000.00			\$ 3,120,546	\$ 592,015	\$ 4,453,834	\$ 8,466,395

Loan Programs

	Current	Last Month	Last Year	loans done over time	Total
Conduit					
Number	7	7	3		10
Amount	\$25,000,000		\$5,746,000	\$15,882,046	\$46,628,046
Risk Share					
Number	8	0	9		10
Amount	\$9,387,690	\$0	\$9,656,690	\$10,486,690	
Other					
Number	0	0	0		
Amount	\$0	\$0	\$0		

Housing Credits (HCs) Compliance

	last month	year to date	Last Year	Total
Project Site Visits	5	66	88	
Units Inspected	162	856	1057	
Issues Identified				

Projects w/Comp	audit done	due date	Explanation
Wildflower Apts	ICG	Jun-14	Ext 9/26/14
Town Site Apts	H D A	Mar-14	ext 8-1-14
Timberline Apts-Belgrade	Gerrard Brothers	May-14	Ext 7/31/14
Southern Lights	Homewood		Out of Compliance
Mountain View Apts- Butte	Butte Housing Auth	Mar-14	Exe 7/31/14
Deer Lodge Apartments	H D A	Apr-14	Out of Compliance
Creek Side Apartments	ICG	May-14	Due 8-1-14
Bridger II Apartments	Dab Dabney	Aug-14	Ext 8/1/14
Custer Villa	Birchwood		9/12/2014
Burnt Fork Manor	HRDC Missoula	Jun-14	Ext 9/2/14

Housing Credits (HCs) Allocation

Project	City	Year	Status
Soroptimist Village	Great Falls	2012	building one finishing touches; started on building 2; will start building 3 end Sept; close out in Decemeber
Blackfeet Homes V	Browning	2012	12 homes placed in service; finishing construction be 100% occupied by December 2014
Buffalo Grass	Cut Bank	2013	leasing up waiting submission of 8609 paperwork
Hillview Apartments	Havre	2013	community bldg framed in; work continues on all buildings; construction completed by December;
Fort Peck Sustainable Village	Poplar	2013	Closed with investor
Wolf Point Village	Wolf Point	2013	Reviewed by Board
Aspen Place	Missoula	2013	starting lease up and finishing construction
Apsaalooke Warrior	Crow Agency	2014	anticipate closing and start construction mid August
Yellowstone Commons	Glendive	2014	anticipate start constuction Aug/Sept
Sunset Village	Sidney	2014	anticipate start construction 3rd quarter pending HOME application
Voyageur Apartments	Great Falls	2014	contractor bid package sent out; anticapted construction start October
Cedar View	Malta	2014	drawings sent to Architect; general contractor bid work for subs
Chippewa Cree Homes I	Box Elder	2014	pre-construction meeting sept 12th

Applications

Cascade Ridge Senior Living II	Great Falls	Guardian Apartments	Helena
Gallatin Forks	Manhattan	River Ridge	Missoula
Valley Villas	Hamilton	Stoneridge	Bozeman
Antelope Court	Havre	Stower Commons	Miles City
		Urban Missoula	Missoula



283 W Front Street, Suite 1
Missoula, MT 59802
Phone (406) 541 0999
Fax (406) 541-0997

August 25, 2014
Mary Bair
Montana Board of Housing

RE: Stoneridge Apartments, Bozeman, MT

Dear Mrs. Bair,

Please accept this letter as the formal submission of the cover letter summarizing the development, which is a threshold requirement. We appreciate the opportunity to submit this application and hope the staff and the MBOH Board members see the tremendous opportunity we have presented.

Summit Housing Group, Inc. (hereafter "SHG") and Human Resource Development Council of District IX, Inc. (hereafter "HRDC") have partnered to bring the City of Bozeman much needed affordable housing. SHG and HRDC are the sole shareholders in the BHL Development, Inc., the General Partner entity of Stoneridge Apartments, LP. This application will fall under the non-profit set-aside.

Together our two organizations will work together and utilize the LIHTC experience of SHG and the local affordable housing experience of HRDC to develop a community that will not only be safe, sanitary housing for our low income residents but also be durable, sustainable, and have the long term financial health needed to operate a LIHTC community for years to come. This partnership along with the tremendous support from the City of Bozeman and community as a whole will solidify the ongoing success of this affordable community.

When analyzing this LIHTC development, SHG and HRDC, focused on four very important factors: Market and Location, Community Support, Sustainability, and Development Costs.

Market and Location: The Market and Location for SRA show a tremendous need in Bozeman and specifically the highly sought after area of the West Winds neighborhood. The Vacancy Rate is currently at 0.6%, with an absorption Rate of less than 2 months. Rents are at least 10% below market Rents, in fact, the market study states, "The proposed rents at SRA will run from 23% to 46% under our net adjusted market rents. In fact, they will run from 22% to 55% under the average rent from our survey." As referred to in our market study, "The vacancy rate at the area's six family tax credit communities is at 0 %, with two of the six reporting a wait list (10 & 52 names). We should note that at the remaining properties, waiting lists are not kept. However, managers at these communities noted that they receive a good number of inquiries on a daily basis from persons looking for a unit, most of whom are in immediate need. Lastly, all of the low income government subsidized family projects were 100% occupied, with all including wait lists. All of the project managers at existing income restricted projects expressed their support for a new development and did not feel it would have any real effect on their project. Bob Ballard with the local HRDC office also noted that the wait list for section 8 vouchers increased from 1,740 in August 2013 to 1,952 at the present time. Since December 2010, rents at the area's two bedroom units have increased by about 11 % on average, while three bedrooms increasing by about 7%. In fact, two bedroom average rents increased by 3% from August 2013 to July 2014, with three bedrooms increasing by 5% on average over the same period. These higher rental rates are making it increasingly difficult for very low to low income households to find good quality affordable rental units in the City. As the population of the Bozeman area increases over the next 2 - 3 years, we would expect rents to continue to climb as demand grows. This will make the subject's below-market rents even more attractive, especially given its strong location and amenity package. Taking into account all of the information in this study, we feel that this proposed project should prove very successful if built as planned."

Community Support: SHG and HRDC reached out locally and not only presented the potential development to the community but garnered incredible support and partnerships from the local community. To create public awareness, support, and participation, SHG and HRDC held a public meeting on the 13th of August, 2014 to inform the

community of our plans and to solicit their input on the project and its design. A full description of the project, as well as, a proposed site plan was presented. A copy of the meeting minutes, attendance roster, agenda and project description presented at the meeting are in the application. We had four members of the Community turn out to support the project. Additionally, we presented the project to the Community Development Affordable Housing Advisory Board on July 9th. They voted to recommend that the Bozeman City Commission support Stoneridge Apartments. Because SRA is offering 8 units at 40% AMI, the City of Bozeman is waiving a portion of our City Fees (approximately \$26,000). Also, the Mayor, the City Council, County Commissioners, Family Promise, the Greater Gallatin Homeless Action Coalition, and Montana's Congressional Delegation have all shown strong support for the project as well, their support letters are also included in the application.

Sustainability: SHG and HRDC are committed to sustainable design that not only reduces of the overall carbon foot print of the development, but also creates lower monthly bills for our residents. SHG and HRDC have committed to do the following Green Initiatives on this development. We are receiving the full points in this category.

- | | | |
|---|--|---|
| <ol style="list-style-type: none"> 1. Energy Star appliances 2. LED Exterior 3. Low/No VOC paint/adhesive 4. Use of Montana products 5. Engineered Lumber 6. Flyash concrete greater than 30% 7. Recycled insulation 8. Water efficient landscaping | <ol style="list-style-type: none"> 9. Formaldehyde free/full sealed countertop and cabinets 10. On-site recycle of construction materials 11. Range/bathroom fans that vent to the outside 12. Recycled material carpet/flooring 13. Smoke free policy that includes all units, buildings, and their respective indoor common | <p>areas as well as any outside area of the multi-unit complex but within the property lines</p> <ol style="list-style-type: none"> 14. A partnership with local or statewide health agencies offering cessation services – Our partner, HRDC, will provide these services. 15. Water flow saving devices |
|---|--|---|

Development costs: SHG and HRDC have extensive experience with LIHTC development and we can not only produce a highly attractive product for our residents, but also optimize the annual tax credit allocation. As you can see in the table below SHG and HRDC will be developing this community at substantially lower cost than the MBOH 3 year average. With the tremendous need in Bozeman the market can absorb a 48 unit development easily and the development receives remarkable economies of scale and buying power. If you were to take the difference between our transaction (\$26,733) and the 3 year MBOH average and multiple it by our 48 unit development, we are spending approximately \$1,283,184 less that the average MBOH applicant. This is a significant savings and highly efficient use of the LIHTC's.

	Actuals		3 yr Average		Difference
Cost Per Unit	\$156,123	Cost Per Unit	\$182,855	Cost Per Unit	\$26,733
Cost Per SF	142.06	Cost Per SF	185.98	Cost Per SF	\$43.92
Credits Per SF	12.49	Credits Per SF	17.33	Credits Per SF	\$4.84

SHG, HRDC and the City of Bozeman are excited about this opportunity and look forward to going through the development details during the MBOH presentations.

Sincerely,



Rusty Snow
 Vice President
 Summit Housing Group, Inc.

AFFILIATED DEVELOPERS, LLC

P.O. Box 725378
Berkeley, MI 48072

August 25, 2014

Mr. J. P. Crowley, Chairman,
Ms. Jeanette McKee, Vice Chairman
Ms. Sheila Rice, Secretary
Mr. Bob Gauthier
Mr. Doug Kaercher
Mr. Patrick Melby
Ms. Ingrid Firemoon
Montana Board of Housing
301 South Park Avenue, Room 240
Helena, MT 59620

Re: Guardian Apartments 9% Low Income Housing Tax Credit Application

Dear Ladies & Gentlemen:

We are pleased to present to you our application for the 9% Low Income Housing Tax Credits for the acquisition and rehabilitation of the Guardian Apartments. This HUD elderly/disabled project with a long term HAP contract is located in the heart of Helena. We believe this building is a truly worthy applicant for this subsidy

Building Age

This project was built in the mid-1970's; and at 40+ years of age, many of the building systems are well beyond their useful life and in drastic need of replacement. Our proposal will result in gutting the building down to the wood structure and replacing all interior components as well as placing a new exterior skin on the building. This proposal will deal with numerous issues: removal of asbestos, bringing the building into structural compliance with current seismic codes, replacement of badly corroded water supply pipes that leak frequently, installation of an HVAC system that allows climate control in each individual unit, replacement of exterior cladding that is rotted in numerous areas, development of kitchens in each unit to replace a common food service, radical improvements to the energy efficiency of the entire building – both the systems and the building envelope, replacement of unused common elements with ones specifically requested by the tenants – storage, a more convenient laundry, computer rooms, and a small in-building store.

Food Service

The facility presently provides a central food service to the tenancy on an optional basis. The service is used by only a portion, about 60%, of the tenants. Many tenants don't use the food service because they can't afford it, but are "stuck" because their unit doesn't have an individual full functioning kitchen where they could prepare their own food.

The costs of operation of the service, due to its on-site kitchen and staff, however, is relatively fixed. So, per meal costs are high. The facility charges what it can, but operates at a

AFFILIATED DEVELOPERS, LLC

P.O. Box 725378
Berkeley, MI 48072

significant loss. The food service operation has operated at an average annual loss of over \$100,000 over the past three years. In the past, management used a mandatory food service approach and vacancy was accordingly high – over 20% - as people who couldn't afford the service had to move out. The result is financial instability for the facility, perhaps resulting in the foreclosure and loss of the facility to the senior and disabled low income population, who are amongst the most needy.

Our solution is to provide fully functioning kitchens in each unit, eliminate the costly central kitchen, but still provide prepared foods from an offsite vendor for the limited clientele that simply must have prepared food.

Market & Low Income Target

Present occupancy at Guardian is over 90%, indicating a clear need. Our professional market study confirms the depth of the market for this product. Our target market, low income senior and disabled people, is clearly the most fragile of populations. Loss of this facility would be devastating for many of them. We have targeted a significant percentage of the units for less than 40% AMI and our actual occupancy of individuals below this very low income threshold will likely greatly exceed our target. This allows us to serve these people that have few other options for housing.

At our community outreach meetings, we had significant attendance. During these discussions, we heard numerous ideas that are heartfelt needs of the tenants. Accordingly, we have structured our proposal to meet these needs. One example is that the lower level is almost completely underutilized as a common space. Coupled with that is the expressed need for on site storage. Our solution – provide storage cages to every tenant in a space that was vacant and unused.

Development Team

The Developer is experienced in Montana affordable housing – we successfully renovated and operate the Franklin School Apartments in Great Falls. Our development team is all Montana – property management, architecture, construction, legal counsel. We'll use local Montana products whenever that option exists. Also, we are in the final stages of a very similar property – a 70 HUD HAP elderly/disabled project in Council Bluffs, IA, where the complete gut rehab scope of work is very similar to Guardian. Finally, we are approved 501(c)3 nonprofit entity and our project will fulfill your 10% nonprofit set-aside requirement.

Sincerely



Kirk Bruce,
Executive Director

DISTRICT 4 HUMAN RESOURCES DEVELOPMENT COUNCIL



2229 5TH AVENUE HAVRE, MT 59501
PHONE: (406) 265-6743 FAX: (406) 265-1312

THE H-LINE'S COMMUNITY ACTION AGENCY

"PEOPLE HELPING PEOPLE HELP THEMSELVES."

Montana Board of Housing
J. P. Crowley, Chair
P0 Box 200528
Helena, Mt. 59620-0528

August 25, 2014

Dear Mr. Crowley:

District 4 HRDC hereby submits our application for Low Income Housing Tax Credits. HRDC will build Antelope Court, a 30 unit 1 and 2 bedroom complex adjacent to the 2010 Buffalo Court Project. The project will feature 24 fully accessible apartments for our low-income friends and neighbors. HRDC intends to apply for the property tax exemption available for the project.

Buffalo Court, HRDC 4's first housing tax credit project has been very successful and well received by the community. We built twenty, one and two bedroom apartments for low-income seniors that filled up quickly. There has been a zero vacancy rate since then – four entire years!

HRDC 4 has a long history of providing housing for area residents. We currently have, in addition to Buffalo Court, six houses and twelve apartments that are rented to low-income families. We consistently have waiting lists. We take pride in that all our properties are well maintained, attractive and well managed. Antelope Court will be the same, and allow our friends and neighbors to live with dignity in a home that supports their health needs.

Currently, there are few to no housing options for people with disabilities in Havre and the surrounding area. If young, they often find they must live with their parents (note the letter from Kayla LaSalle), and if older, they must reside in an assisted living facility.

Stories about what people with disabilities in Havre face are heart wrenching. Susie L. is 28 years old and in a wheelchair. Her apartment has three steps to its door, and she cannot get in or out without assistance. She has a job and could come and go without assistance if the threshold was appropriate. Susie is who we are building Antelope Court for.

Henry A. had a stroke at the young age of 52. His home is a mobile home and totally too small and inadequate for the use of a walker and bathing. If in an appropriate home, Henry could live independently. Henry is who we are building Antelope Court for.

To our knowledge, there are 80 plus Susies and Henrys waiting for an Antelope Court.

Our section 8 waiting list is long into the future, consisting of 534 families confirming approximately 84 are disabled and need a home. Recently, we sent out 70 letters authorizing applicants obtain housing using a Housing Choice Voucher. They were able to fill only ten vouchers, primarily because of a lack of housing and the lack of affordable housing with the Housing Choice Voucher payment standard.

Antelope Court enjoys the support of our community as evidenced by the letters of support from the nonprofit, for-profit sector, and government entities in our community. We have an amazing community

with a full awareness that for us to be a healthy, prosperous community everyone needs clean, safe, affordable

Sincerely,



Karen Thomas
Executive Director

Domestic Abuse Program • Employment and Training • Housing
Northern Montana Child Development Center
Low-income Energy Assistance • Child Care Link • Weatherization

HRDC is an equal opportunity employer and provider

Montana Board of Housing
J.P. Crowley, Chair
PO Box 200528
Helena, MT 59620-0528

August 25, 2014

Dear Mr. Crowley,

Echo Enterprises, LLC is pleased to submit the attached application for the 2015 Board of Housing's Annual Credit Allocation set-aside for Small Rural Projects. The Project will include the purchase and rehabilitation of the Valley Villa Apartments in Hamilton, Montana. It is currently a Rural Development property and receives project based rental assistance. I seek to maintain its presence as the valuable asset it is to the community and its residents by bringing it up to a standard that will carry it into the future.

Valley Villas consists of 34 total units, situated in very close proximity to the local hospital and all services, a feature very important to the current tenants. The project consists of three buildings, each two-story, with 26 two-bedroom units and 8 one-bedroom apartments serving families, senior citizens and people with disabilities. Six residents use wheel chairs, and one is expecting to be using a wheel chair in the near future. Many have children living their full-time and many grandparents care for their grandchildren on a regular basis.

All the units have reached an age where improvements are necessary. Twenty-four of the units are 28 years old and – quite understandably – need updates for energy efficiency cost savings and elements essential to quality of life for the families.

Only five of the units are now reachable by wheel chairs. Windows leak air, water and snow. Electric baseboard heaters are rusty and some are inoperative. Electric bills are quite high in the winter, even several hundred dollars. In most of the units the flooring is the original carpeting and linoleum, both a significant cleanliness concern for the tenants (especially the mothers of toddlers), and an issue for people using wheel chairs and walkers. Eight residents at the meeting I held with them on August 19th requested bathroom grab bars and walk-in showers. Many others said they would appreciate grab bars, improved outdoor lighting, and repairs to door locks, the head bolt heaters, and the plumbing, and the replacement of very old appliances.

Echo Enterprises, LLC

Beki Glyde Brandborg

4835 Echo Drive, Helena, MT 59602

406-431-2151 Beki@montana.com

The project architect, Susan Bjerke, contractor, Diamond Construction, and I are all deeply committed to energy savings initiatives. We all have relevant experience; theirs is in single-family, multi-family and commercial buildings; mine is one home or building remodel at a time, but I've done over three dozen such energy-focused remodeling projects in both residential and commercial buildings.

This project, if funded, will be the first LIHTC award in Ravalli County since 2008.

An hour south of Missoula, Hamilton is the County seat and at the same time, remains rural with a population of 4,508.

The income levels targeted for this Project apply to 29 of the 34 units and will continue to be for four units at 40% AMI and twenty-three units at 50% AMI.

The need for this housing is evident by the current and historic almost negligible vacancy rate, the lack of other rental assistance options within the City limits, and the clear conclusion by the Market Study. It is also echoed by the tenants who love the views of the Bitterroot and Sapphire Mountains, their neighbors, the breezes in the afternoon, the green space, and the proximity to the hospital, schools, parks, doctors, pharmacies and other services.

Without this option, the tenants would have few other viable rental opportunities. They expressed to me at the August 19 meeting and in a written, anonymous survey I conducted with them, they would have nowhere to go, "would have to live in my car," "would live under a bridge," "would have to live with my children out of state, but I can't afford to get there," and "would live in the forest in an RV, but I don't have one." They truly value and appreciate many things about the Valley Villas, which they refer to as the "Blue and Whites", and look forward to living there for into the future, especially if the rehabilitation work can take place.

In addition to 26 of the adult residents, the proposed project enjoys the support of the Mayor of Hamilton, the director and Board chair of the local domestic violence prevention and shelter organization, the founder, Board Chair and former Board Chair of Bitterrooters for Planning, the Director of Head Start, Jim Morton, Executive Director of the Human Resource Council, Missoula Aging Services, (both of whom serve Ravalli County and Hamilton), and local business people and realtors.

We hope you agree on the value of this important property's future and fund this application.



August 20, 2014

Ms. Mary Bair
Multifamily Program Manager
Montana Board of Housing
301 South Park Avenue
P.O. Box 200528
Helena, MT 59620-0528

RE: LIHTC Application - Cascade Ridge Phase II

Dear Ms. Bair:

On behalf of Cascade Ridge Phase II, LLC, we are proud to submit the enclosed application for 2015 Low Income Housing Tax Credits. If awarded, the tax credits will provide the financial resources necessary to construct *Cascade Ridge Phase II*, a 16-unit affordable housing senior community in Great Falls, Montana (Cascade County). The development will be located adjacent to *Cascade Ridge Senior Living*, a 40-unit senior affordable housing development completed in late September 2012 (and fully leased within the first three months).

Benefis Health Systems and Mountain Plains Equity Group, Inc. (MPEG) have again combined resources and expertise in an effort to further address the need for senior affordable housing in Great Falls and the surrounding area. Based upon our experiences with the first phase, *Cascade Ridge Senior Living*, it is evident there are still many seniors in serious need of quality, affordable housing. Phase II looks to build upon this initial success and provide such a housing solution to 16 additional senior households within the Great Falls Community.

The market study (completed just this month) clearly reinforces an ongoing need for quality affordable senior housing in Great Falls. The *Cascade Ridge Phase II* housing proposal not only addresses that need, but goes above and beyond the norm, providing residents with multiple services, such as home health services, transportation services, wellness programming, access to a geriatric practitioner and nutritional counseling.

Also, within this application, please note that our tax credit calculation assumes the 30% boost. Given the characteristics of this marketplace, the applicable AMI and rent levels, and relative soft dollar funding sources, the additional 30% boost is critical to the successful development of this project. (For further discussion and justification of this request, please note the narrative provided in section IID Section A – General Project Information Parts I-XVI.)

Ms. Mary Bair
August 20, 2014

Page 2

At this time, we respectfully request the Montana Board of Housing approve the tax credit allocation necessary to facilitate the construction and operation of Cascade Ridge Phase II. Thank you in advance for your consideration.

Sincerely,

Mountain Plains Equity Group, Inc.

A handwritten signature in black ink that reads "Don Sterhan". The signature is written in a cursive style with a long horizontal line extending to the right.

Donald J. Sterhan
President

/DJS
Enclosure

August 21, 2014

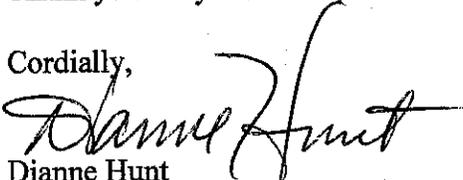
Dear Montana Board of Housing

We are pleased to submit this application for funding for the acquisition and rehabilitation of this existing 16 unit low income apartment development in Gallatin County. As you will see by the information submitted, this development is an important part of the Manhattan, Montana community and is the only affordable housing development available in that small town. The property has aged, and many of the building components have reached the end of their useful life. This funding request is a part of a plan to preserve this housing resource that includes funding through USDA Rural Development's 515 Multi-family Preservation Program. This property was chosen for further processing by the National Office of USDA. We anticipate RD will provide new rates and terms for the assumption of the existing loan which includes interest subsidy and their preservation program may supplement funding through the LIHTC program according to the funding that is available. At a minimum we anticipate a reduction in the monthly debt service payment.

Without preservation this property is at risk of being taken out of the program as rents for conventional apartments exceed the current rents with the housing program. Additionally, the current Rural Development program restricts the payment of cash flow to the current owner. By removing the property from the Rural Development program once all pre-payment restrictions are met the rental subsidy that benefits the tenants will be lost for future residents. Our plan will preserve this subsidy and this affordable housing option for the residents of this community into the future.

Thank you for your consideration.

Cordially,



Dianne Hunt
Syringa Properties, LLC
Development Consultant

SYRINGA PROPERTIES, LLC

1277 Shoreline Lane
Boise, ID 83702

ph 208.387-7817 | fx 208.387.7818 |



**HOUSING
SOLUTIONS**

"Unless the Lord builds the house, its builders labor in vain"

August 25, 2014

Chairman Crowley & Members of the Board
Montana Board of Housing
301 S. Park Ave, Room 240
Helena, MT 59601

RE: Stower Commons, Miles City
2015 MHTC Application

Dear Chairman Crowley & Members of the Board,

It is with great pleasure we submit Stower Commons to be considered for a 2015 award of Montana Housing Tax Credits. Our eyes were opened to the housing crunch in Eastern Montana after attending the May 2012 Board of Housing meeting held in Glendive. Upon hearing from locals about skyrocketing rents and simply no availability of housing, we knew we had to be part of the solution.

We immediately started our search for suitable and available land for multifamily development. Miles City and Glendive were our areas of focus. The first opportunity to address the need was in Glendive and we pursued it. After an unsuccessful application in 2013, we are proud to be under construction using an award of 2014 credits.

All the while we scoured Miles City for the right location. Like so many Eastern Montana towns, suitable land is a tricky thing; a balancing act between flood plains and utility availability. Ultimately, after two years of spending the shoe leather, we were able to reach an agreement on our first choice location.

Located just behind Albertsons, the Stower Commons site is within walking distance to all essential services. It is less than three tenths of a mile to Highland Park Elementary, Albertsons Grocery/Osco Drug, Walmart, Stockman's Bank, Billings Clinic-Miles City and Wibaux Park. All other services, middle and high school, downtown, library, post office, ect are within a mile and a half. The location is a planner's dream; multifamily housing situated between retail and an established single family neighborhood. Not only are these services close, but they can all be accessed along roads with sidewalks. The area of single family homes to the west is well established and well kept. Another property asset is the adjacent Miles City Community College. At our other

family properties it is common for a single parent to be taking a class or two; diligently working to increase opportunity for themselves and their children.

Like other Eastern Montana towns, Miles is plagued with skyrocketing costs and plain unavailability of housing. Similar to our experience in Glendive, the only new housing is way beyond the reach of those who need it most. In the last two years, 2 properties totaling 72 rentals have opened their doors. Rents range for \$995 from a 2 Bed/2 Bath to a \$1,695 for a 3 Bed/2 Bath. Out of 190 units surveyed, only two vacancies were found.

Further evidence of the need for affordable housing are the faded "Now Hiring" signs seen all over town. Folks are moving to Miles City for work, but can not stay because there is no place for those jobs to sleep at night. Discussions with managers at Walmart and Alberstons revealed they lose new hires simply because they aren't able to locate affordable housing arrangements. The manager at Albertsons shared he is renting out two rooms in his own home because there was nowhere else for them to stay.

Even if you were to set all the current market information aside, Miles City still needs this housing. Its housing stock is aged, with over 85% of the property being over 30 years old. A new project would have been successful here 10 years ago, but the need was greater elsewhere in the state. Not any longer. Eastern Montana, and Miles City need help now.

During the investigation of Miles City and land search process, we have had several informal conversations with Mayor Grenz. He has supported Housing Solutions efforts from the beginning. Being a rental property owner himself, he has seen the market tighten up in the last several years. As soon as we had the location under contract, the project was presented to the city council. Their response; "How can we help make this happen? Miles City needs it!" The City had agreed to a 40% reduction in building permits and impact fees for this project as gesture of support and financial commitment to this project.

Miles City, with only one allocation of MHTC's in 2006 for acquisition/rehab, has waited patiently and with understanding thru the 90's and 2000's as the western half of the state was served during its time of population growth. Now, with incredible economic growth and rapid change happening in Eastern Montana, now is the time for Miles City. With your support of this application and its timely completion, Miles City will be well served with decent, safe and affordable housing for many years into the future.

Respectfully,



Alex Burkhalter



Missoula
HOUSING AUTHORITY

1235 34th St. Missoula, MT 59801

Attention: Montana Board of Housing Commissioners

RE: If current trends continue, without re-capitalization, River Ridge Apartments will no longer cash flow within 22 months. This will make it impossible to continue operating the property as affordable housing.

Abstract: With the goal of preserving badly needed affordable housing, the Missoula Housing Authority (MHA) purchased River Ridge Apartments (RRA) in August of 2013. RRA had completed its initial compliance period, and the owner wanted to exit the deal. The MHA ordered an appraisal and commissioned a full Physical Needs Assessment (PNA). Due to the HTC encumbrances, the 70 unit property appraised for a mere \$2,000,000 (\$28,571 per unit). This was calculated using a 7% cap rate off of the audited financials. The capital needs assessment identified repairs that would need to be addressed over the next 10 years; and, identified significant cost and energy saving improvements that would make the property less expensive to operate

As an extended purchase timeline was not an option the seller was willing to look at, the MHA secured a short-term bridge loan. Luckily the MHA had a piece of land it could use as collateral so it could borrow 100% of the loan amount at a below market interest rate (3% Interest Only). This combined with a full property-tax abatement meant the MHA would be able to operate the property with a positive cash flow for up to three years while it looked for funds to rehabilitate and re-capitalize the property.

Since the purchase, LIHTC rents in Missoula have stayed flat while expenses continue to rise. As the appraised value was based off of the properties NOI, this disparity has the effect of lowering what the property will appraise for. This will constitute a serious problem if the MHA is not able to secure a capital infusion before the bridge loan expires, as the property will then be underwater. At this point the MHA will have to either sell other assets to cover the reduction in value or remove the property from the affordable program. Although removing the property from the affordable housing program would be a worst case scenario, it may be the only scenario; because other than tax credits, all other forms of funding for affordable housing require a loan to appraised value ratio of less than 100%.

Facts:

- Purchase price \$2,000,000
- Original appraised value, 7% cap rate, \$2,000,000
- All replacement reserves were swept by the seller.
- In 2013/14 Direct Operating Expenses have jumped \$17,000 while rents have stayed flat.
- Debt Service on \$2,000,000 at 3% IO: \$60,000 a year
- Debt Service once Bridge Loan Expires (5.75% 30 Year Amortization): \$141,432
- Effect to appraised value due to increase in expenses -\$242,000

Recapitalization/Tenants Served: With a new award of HTC, the MHA will not just be able to re-capitalize and re-habilitate RRA. It will also be able shift the unit mix lower. Currently only 21% of the units are restricted to persons making 50% or less of Area Median Income (AMI). The rest of the units are rent restricted to persons making 60% or less of AMI. With the new capital HTC's will provide, more than 71% of the units will be restricted to persons making 50% or less of AMI.

Building Improvements: While the property is still standing, it is beginning to show its age. The major systems are beginning to reach the end of their useful life and maintenance costs are beginning to increase quickly. The PNA found the following repairs will be needed within the next fifteen years:

- If brought up to current Code Requirements, \$16,000 Per Unit
- Immediate Repairs \$11,365-\$17,047
- First Year Repairs \$27,760-\$41,640
- New Roof 3-5 Years \$84,757-\$127,135
- 10 Year Capital Needs Estimate \$206,700-\$310,050
- Long Term Capital Needs Estimate \$217,697-\$326,545
- Optional Upgrades \$75,400-\$113,100
- Total \$623,679-\$935,517

Additionally, a HTC capital infusion would allow new safety features, tenant amenities, energy efficient upgrades, and healthy Green features to be retrofitted to the property. A list of planned features includes, but is not limited to, the following:

- Handrails in the Hallways
- ADA Compliant Automatic Doors
- Security Cameras
- Leveling Walkways
- Lightning Protection System
- New Roof
- Photovoltaic Roof Panels
- Added R-Value in the Roof and Walls
- Upgraded Energy Efficient Windows
- Added Insulation to the Heating and Cooling Systems
- Water Saving Features
- Energy Star Appliances
- Low VOC Paints and Adhesives
- Additional Storage
- Covered Parking

Thank you in advance,



Lori Davidson
Executive Director, Missoula Housing Authority
1235 34th St.
Missoula, MT 59801



Homeword

August 25, 2014

Mary Bair
Montana Board of Housing
PO BOX 200528
Helena, MT 59620-0528

Dear Mary,

We are excited to present our tax credit application for a new construction project in Missoula to the staff and Board of the Montana Board of Housing for consideration. Near the Clark Fork River in Missoula's Riverfront Neighborhood at the Old Sawmill District (OSD), the project will provide sustainable designed homes for households earning less than 60% Area Median Income. The recently created OSD is in the heart of Missoula and central to all resources and amenities that our City has to offer. This site was part of a massive Brownfield redevelopment that took many years and many partners. Significant public and private resources went into this 46 acre revitalization project. Homeword is pleased to be proposing this housing project as the inclusion of true workforce housing within this mixed use, urban infill district.

Homeword has long admired the efforts the Old Sawmill District redevelopment team has made to turn a brown field site in the middle of Missoula into a thriving place to live and work. The multiyear process took significant amounts of public and private resources. At the table early on, Homeword, along with many others, testified to the need for requiring workforce housing to ensure increased public benefit for the use of these significant public resources. Unfortunately no requirements were placed on the district through the zoning or any other planning processes. Homeword is now pleased to have secured a parcel within the OSD for this project in hopes of fulfilling a long desired wish to have workforce housing included as part of this overall vision.

With a variety of sizes of rental apartments, this new development will provide opportunities for a diversity of residents to be able to afford safe and healthy housing in the heart of Missoula. The Urban Missoula Project will house 26 studio, one, two and three bedroom units targeted at households earning 40 to 60% Area Median Income. The current schematic design proposes a three-story building with a basement. The goal is to provide underground parking if it is financially feasible, or in carports as an alternative solution. Amenities will include an elevator, private decks/patios, on-site laundry rooms, washer/dryer hook-ups and dishwashers in the two and three bedroom units, separate resident storage rooms, computer work station for residents, an on-site management office, and an outdoor resident patio/barbecue area. Located close to the Milwaukee Trail, the California Street pedestrian bridge, the Montana Natural History Center, Ogren Stadium and McCormick and Silver Parks, this will be an ideal location for residents who like to get out and enjoy our beautiful Montana environment.

Homeword is currently participating in the City of Missoula's Growth Policy process, and is active in the "Our Missoula" Listening Sessions. This project falls right in line with the feedback received during the many of the sessions discussing the Urban Renewal Districts, Mountain Line's bus route planning, City Infrastructure – sewer, water, emergency services, desired density locations, etc. This location is exactly

1535 Liberty Lane, Ste 116A | Missoula, MT 59808-2026 | 406-532-4663 P | 406-541-0239 F |
www.homeword.org

where dense urban infill should occur. The Mayor, Missoula Redevelopment Agency and several City departments have submitted letters of support for this application. Homeword has received much positive public feedback on this site and this proposed development.

The Missoula housing market is very tight; many units are sub-standard and market rents are much higher than tax credit rents overall. The market study indicates high absorptions rates and shows a very high need for these 26 units in our community.

Homeword is honored to be part of this district's revitalization effort and excited to be working closely with the Old Sawmill District. Good, strong urban infill in the core of our Montana communities is one of the most important sustainable development strategies Homeword embraces. Redeveloping a previous Brownfield in the core of the City, right in the center of all of the City's critical infrastructure, is some of the "greenest" development we can do and gives maximum benefit to our residents.

Thank you for your continued support of our work! We look forward to hearing from you.

Sincerely,



Andrea Davis
Homeword Executive Director



Heather McMilin
Homeword Housing Development Director

Wolf Point Village
Jonathan Reed/Wolf Point Village, LLLP

Monday, August 14, 2014

To: Mary Bair, Kellie Guariglia, Montana Board of Housing

Distribution:

Monika Elgert, Jason Barrios, Derek Snikeris, National Equity Fund, Chicago
David Feriancek, Stearns Bank, St. Cloud, MN
Adam Gill, Montana Department of Commerce
City of Wolf Point, Mayor David Schaak, Marlene Mahlum, Rick Isle
Great Northern Development Corporation, Martin DeWitt, Brianna Vine
Collaborative Design Associates, Jeff Kanning, AIA, Bill Haynes, AIA
William Callison, Esq., Faegre, Baker, Daniels, LLP, Denver

VALUE ENGINEERING & PROJECT MODIFICATION LIST REQUESTED
{to net a viable construction contract figure}

Miscellaneous

City requested (Mayor approached) to eliminate \$70,000 fee for HOME loan monitoring
Owner to provide 2-3 motor homes/recreational vehicles & 1-2 mobile homes for sub-
contractor housing on adjacent land free of charge (but for utilities usage)
Communicate widely (better)/clearly that the contract/project is:
non-governmental, lacks TERO involvement (unless Tribal help is hired),
is not Davis-Bacon/Prevailing Wage, and
is not subject to Montana tax (1%)
No outhouse required as above owner-provided housing used for such
Elimination of builder's risk insurance as owner is providing liability insurance coverage

Grounds

1. Elimination of janitor / maintenance man shed/out-building;
2. Gym to be used as maintenance man room; fitness machines moved into recreation room area of laundry room
Elimination of most trees but 2 (at front entrance)
3. Reduction of barbeque gazebo overhang; area to possess 1 metal, permanently installed picnic bench with accompanying cement slab and barbecue unit.
4. Elimination of smaller (of 2) basketball courts
Elimination of second refuse/garbage storage area (SWC of site)
5. { Elimination of hard paving at 3rd avenue connection (compacted gravel installed instead)
Substitution of asphalt paving vs. concrete

Building Exteriors

6. Eliminate porches, porch overhangs and access doors to porches (storage unaffected)
Eliminate monument sign (sign installed on community building)

- 7. Eliminate most CMU/alternate trim material
- 8. Substitute wood or vinyl siding for hardi-plank siding
- 10. Elimination of doorbells in all units but for 1-bedroom and HOHVI units

Building Interiors

- 8. Eliminate washer/dryer units in 2 and 3 bedroom units
(install only in 1's and all hard of hearing/visually impaired [HOHVI] units)
Owner provided microwave ovens to be located on kitchen countertops
- 9. Eliminate 4 of 8 (HOHVE) units (due to market conditions)
Substitute fiberglass units in showers for ceramic tile backsplashes & metal tubs
Eliminate glass shower doors in bathrooms (tenants to provide shower curtain)
Substitute vinyl, VCT or carpeting for ceramic tile flooring in all interior areas except entry-ways
- 11. Substitute carbon fiber/interior range hood/filters for ducting on stoves/microwave ovens
- 12. Substitute energy efficient overhead lamps for ceiling fans (safety issue/insurance/cost)
- 13. Eliminate all switched electrical outlets in all bedrooms
- 14. Eliminate motion sensor lights/switches in units
- 15. Retain blown-in insulation for attics & use roll-in bat insulation elsewhere
Eliminate 1 lamp in bathrooms & accompanying light switch in bathrooms
- 16. Substitute energy efficient lamps in units for LED lighting
Substitute 2-head track light in kitchens for more elaborate lighting possibly specified
- 17. Eliminate programmable thermostats in all units
Substitute additional building wall-pack lights for pole lamps
(eliminating all but 2 pole lamps)
Eliminate electrical outlets for resident/car blanket heaters
Elimination of doors/accordion door covering up washer/dryer cavity

Common Building Interior

- 18. Owner to provide coin-operated washer dryer units in laundry room
- 12. Substitute energy efficient lighting in community room for ceiling fans
Substitute track lighting or fluorescent lighting in kitchenette for track lighting/LED
- 19. Eliminate plate/speakers in laundry room ceiling
- 21. Eliminate solar panel on community building

Site work

- 20. Conversion of/elimination of underground (to above grade) retention collectors/basins/ponds
 - Elimination of geo-fabric in all areas except directly beneath buildings or at building/parking lot interface/junction areas
- Much more is anticipated in the way of site work savings;
The engineer is just starting v-e today.***

5. Project Characteristics

Amenities

Attachments

Amenities

(4 Points)

Wolf Point Village will include the following interior amenities in its units:

Side by side washer/ dryer hook-ups in the 1-bedroom and 3-bedroom units;

Stacking washer/ dryer hook-ups in the 2-bedroom units;

8. ~~Washers & Dryers in all units,~~ putting only in 1bdrms (Fairhousing?)

Dishwashers (green-related detail below);

Water-flow saving devices;

Garbage disposals (1/2 horsepower) (green-related detail below);

Microwave ovens (green-related detail below);

Gas stoves (green-related detail below);

Additional interior storage;

Deck storage;

6. ~~Covered Decks;~~

Refrigerated air conditioning (green-related detail below);

Forced heating (green-related detail below);

10. ~~Doorbells;~~

Eye-Peep-holes in doors;

Raised double-panel interior doors (vs. hollow-core flat);

Ducted exhaust vent fans in bathrooms;

11. ~~Range hood / ducted exhaust fans in kitchen;~~

9. ~~Visually-impaired-outfitted units (4) 1-bedroom and (2) 2-bedroom units;~~
~~Hard-of-Hearing-Outfitted Units (4) 1-bedroom and (2) 2-bedroom units;~~ } cutting in 1/2

12. ~~Ceiling Fans in Living Rooms of all units;~~
~~Ceiling Fans in Bedrooms of all units~~

13. ~~Switched light outlets in all bedrooms;~~

Exterior Amenities as follows will be included at Wolf Point Village:

Basketball court (1/2 court);

4. ~~Sports court (1/4 court for basketball or alternate sports);~~

Children's tot lot/playground area;

~~1-car garages for each unit (24);~~ *eliminated earlier*

~~1-car garage for property manager;~~ " " "

~~Electric garage door openers for all garages (except maintenance staff garage/s);~~ *same as above*

~~Storage garage with rollup door and drive-up access (truck) for maintenance staff;~~ " " "

1. ~~Additional "Tuff Shed" for maintenance staff;~~

Community garden;

3. Barbecue gazebo area with benches and panoramic views of canyons to the North;

reduced to only one bench

5. Concrete Paving with Bollards: *- removing some paving (changed to packed gravel)
other paving changed to asphalt*

Building Facade: decorative dormers, ~~Hardi-plank siding;~~ *?*

Convenient Drop-off parking (for leasing office and senior-oriented 1-bedroom units)

Over-head roof covering next to drop-off parking zone;

Pedestrian (serpentine) pathways situated into view/flat zone of site for breathtaking walks; (innovative usage of existing terrain); and

Water-efficient xeriscape landscaping sensitive to the surrounding, using native prairie grasses, ~~infusion of Synlawn,~~ and landscaping/building layout scheme maximizing topographic terrain. *✓ eliminated earlier*

Interior Amenities, Continued...

Dimmable light switches (*in select locations for Hard of Hearing & Visually Impaired Populations*)

- 16, { Fluorescent lights (or LED) Lighting;
LED lighting over kitchen work areas;

Overhead lamps (permanently installed) in all bedrooms;

Switched bedroom lighting;

- 14, Motion-sensitive lamp switches in 2 bathrooms of all units
(3 bedroom units = 2, total; 1 bedroom units = 1)

Blown-in insulation in ceilings;

- 15, { ~~Blown-in insulation in exterior walls;~~
Blown-in insulation in interior walls;

Wrapped hot water plumbing;

Special, adjustable kitchen track lighting;

Upgraded kitchen cabinetry;

Ceramic Tile entry-ways;

Walk-in clothes closet in 1-bedroom units;

Walk-in clothes closet in 2-bedroom units;

Walk-in clothes closet in 3-bedroom units;

- 17, Programmable thermostats for heating/cooling;

Upgraded Front doors with "Peep-hole" lens for enhanced security on front doors;

Low VOC paint (green-related detail below);

Low VOC VCT Flooring (green-related detail below);

Wall-to Wall carpeting in bedrooms (green-related detail below); and

Wiring in walls for cable TV and CAT VI.

Community Building Amenities:

Computer learning center;

Children's play room & reading room/library (one room);

Fireplace & benches;

Community room with kitchenette;

Entertainment style laundry room (TV, chairs oriented towards TV, vending, ^{??}plate-speakers); and ~~downsized due to providing washers and dryers in units~~ 18.

2. ~~Fitness center (with room for table game, possibly air hockey, foosball or pool table).~~

Extra storage walk-in closets (2) for onsite property manager's files, and clerical supplies; and

Added closet spaces throughout community building.

Green Building Items:

<i>Item:</i>	<i>Implemented at WPV?:</i>	<i>Points:</i>	<i># Discretionary Items:</i>
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Low/No VOC Paint/Adhesive	Yes	1	
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Use of Montana Products	Yes	1	
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Engineered Lumber (GluLam)	No		
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Flyash Concrete Greater than 30%	No		
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Recycled Insulation	No		
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Recycled Sheetrock	No		
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20 Water-Efficient Landscaping ?	Yes		1
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Formaldehyde-Free/Full Sealed Countertop and Cabinets	Yes		2
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Dimmable Lights (Common Areas)	Yes		3
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Task Lighting (Shine Down)	Yes		4
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14 Motion Sensor Light Switches (Bathrooms)	Yes		5
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On-Site Recycling of Construction Material	Yes		6
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11 Vented Range/Bathroom Fans	Yes		7
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Recycled Material: Carpet/Flooring	No		
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Smoke-free policy that would apply to all Project units, common areas and buildings, with the exception of specifically designated smoking areas outside of residential buildings.	Yes		8
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Other (List) Community Garden	Yes		9
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Points for Threshold Items	2		
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Points for 9 Discretionary Items	2		
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Total Points for Green Building Items	4		
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Green Building & Energy Conservation Standards

6 Points~Energy Conservation Standards

Energy Conservation Standards

<i>Item:</i>	<i>Implemented at WPV?:</i>	<i>Points:</i>	<i># Discretionary Items:</i>
Insulation, Windows— Exceeds IECC 2009 Standards	Yes	2	
Add Air Lock Doors (Single Bldg. hi-rise Rehab)	No		
Furnace/Boiler— Exceeds IECC 2009 Standards	Yes	1	
Electric Heating—Energy Star (1 Point)	No		
Energy Star Appliances (1 Point)	Yes	1	
Water Flow Saving Devices	Yes		1
Fluorescent Lights	Yes		2
Photovoltaic Panels	No		
12. Ceiling Fans—	Yes		3
Hydromatic Heating/Ground Source	No		
Light Colored Roofing/Metal Roofing	Yes		4
Whole Unit Circulating Fan	No		
Permeable Paving	No		
17. Programmable Thermostats—	Yes		5
Hot Water Pipe Insulation	Yes		6
Minimize Glass on East/West Exposure	Yes		7

Building Orientation	Yes	8
Commissioning Conducted	No	
Window Overhang (Dormers)	Yes	9
15. Other (List) Blown-in-Insulation (Budget Permitting)	Yes	10

Points for Threshold Energy Conservation Features 4
Points for 9 (to 10) Discretionary Energy Conservation Features 2

Total Points for Energy Conservation Items	6
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-1?

12 December 2012

Mr. Jonathan Reed
 Managing Agent,
 Jonathan Reed & Associates LLC (JRA)
 636 Echo Lane
 Colorado Springs, Colorado 80904-2071
JRAHousing@Gmail.com (Internet)

Re: Wolf Point Village (WPV)
 —24 Units, New Construction, Tax Credit, Affordable Rental Housing
 —Site Description: 2.88 +/- Acres, [Located]:
 Immediately North & North-West of Trinity Hospital,
 North of 315 Knapp Street, Wolf Point (WP), Montana 59201
 North of NEC of: 5th Avenue & Knapp Street

—Stefan Associates (Stefan) Commitment
 to Implement, and Enumeration of:

Project Energy & Water Conservation Measures
 into WPV's Design

Dear Mr. Reed, and to Whom it May Concern,

I understand that your firm is applying for funding with the Montana Board of Housing (MBOH) in 2013, to help develop this worthy project. Additionally, I gather that your project aims to be affordable. You have approached our firm, Stefan Associates, of Bozeman (Stefan) to serve as your architect for this project, naming Stefan, as your architect of record in the MBOH funding application.

Within our multi-family division, we at Steffen specialize in multi-family project design of WPV's size, nature and design. Over the last 10 years, Stefan has actively designed multi-family communities in Minnesota and Montana, our principal trade area. Most were affordable. Many were in the general size and unit range of WPV, giving us a unique perspective and expertise on designing WPV.

As a part of ensuring WPV's sensitivity to energy as well as water conservation, the following measures will be included in the project's design and construction:

- 1) Energy Star Appliances, including gas stoves, gas central heating, dishwashers, disposals, range hoods, refrigerators, lighting, and air conditioning systems. The design and product selection that will be chosen will exceed the standards required within the existing energy codes in their performance.
- 2) Drip irrigation will be implemented in exterior landscaping areas for plant watering;

MONTANA

CALL 406 586 1142
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 SEND 13895 KELLY CANYON RD
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 SEND 212 N MAIN ST
 STILLWATER MN 55082

- 3) Low-flow plumbing fixtures will be implemented, comprising lavatory, kitchen, tub and shower, as well as shower heads;
- 4) Dual flush toilets will be installed in the projects' ~~bathrooms~~; **COMMUNITY BUILDING'S BATHROOM**;
- 5) Air conditioning and heating ducts will be sealed;
- 6) Rain water collection provisions will be included on the community building for re-use in landscape watering;
- 7) Low-water consuming plants will be included, and where possible, much xeriscaping as well as crusher fine areas, to conserve precious water resources;
15. 8) ~~Insulation in the projects' walls will consist of a USGBC-LEED-blown-in-cellulose-variety.~~ This will abate noise penetration and conserve energy from heat and cold air loss (depending on the season). This wall insulation should possess a superior R-rating of approximately R-28 or higher.
- 9) Special thermal insulating windows will be installed having an upgraded U factor of .32, SHGC .34 and VLT % 57. These will conserve energy in Summer and Winter.
- 10) Energy efficient building wrap (ThermaWrap) will be installed over the projects' OSB sheathing but below the wall cladding. This building wrap will effectively add up to an R-factor of 2 to the building's wall system.
- 11) Roof cavity insulation of a min. R-38 will be installed.
- 12) 2 X 6" stud construction will be used throughout the residential buildings and office, allowing heightened wall insulation and favorable R-factors.
21. 13) ~~Solar panels will be added to the roof of the community building,~~ which will feed the power needs, to some extent, of the community building. Individual electrical metering within the units precludes the usage of solar panels on the units. Further, the cost of the panels exceeds the project's construction budget, to install such panels in a pervasive manner.
- 14) The project's "C" shaped cluster orientation was specially designed to limit wind penetration onto the site, keeping the common and recreational areas free from excessive and energy-depleting cold winds. Consequently, the building footprint has been uniquely positioned to heighten solar exposure, block cold air masses (winds) and allow for the most energy-efficient means of unit cluster configuration.
- 15) Builder conservation means, addressed in a separate letter within the funding application, are aggressively implored as well.

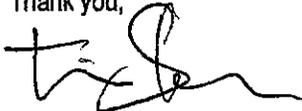
All WPV units will conform with ANSI, ADA, IBC, the Fair Housing Act, and related legislation. In making the project truly user-friendly for the disabled, the following features will be installed in WPV:

- 36 inch doors for all living areas (except pantry, storage, and closets).
- Levered handles for exterior and interior doors.
- Outlets mounted not less than 15 inches above floor covering.
- Light switches, control boxes and/or thermostats mounted no more than 48 inches above floor covering.

- Lever style faucets for laundry hook-up, lavatory and kitchen sink.
- A minimum of a ground level half-bath with a 30X48 inch turn space (also required in rehab unless waived by staff for structural limitations or excessive cost, etc.).
- No-step entry to all ground floor units.

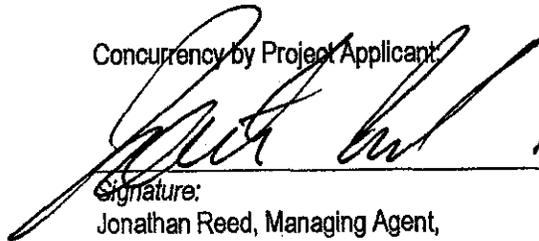
Please reach me with questions should you wish to discuss this matter further.

Thank you,



Tim Stefan,
Stefan Associates

Concurrence by Project Applicant



1-1-13

Signature:

Date:

Jonathan Reed, Managing Agent,
Jonathan Reed & Associates LLC
General Partner of (forthcoming):
Wolf Point Limited Liability Partnership,
Project Owner

New Proposed, or Possible, Changes Requested, Since the Prior List of
Project Scope Modifications, Dated August 14, 2014

HARD OF HEARING/VISUALLY IMPAIRED (HOHVI) UNITS:

- 21
- Recessed ceiling LED lights replaced with under-cabinet LED lights at kitchens
 - Except for kitchens, dimmers were deleted from overhead lighting
 - Extra lighting at mirrors deleted

ENERGY CONSERVATION & GREEN BUILDING

- 22 • Requirement for formaldehyde-free countertops removed
- 23 • Dimming of lighting in common areas removed.
- 24 • Motion sensor lights in bathrooms replaced with timers controlling light and exhaust fan
- 25 • Fly ash content added to concrete mix design.
- 26 • Exhaust fans at laundry hook-up closets removed (dryers are direct vent with ducted combustion air)
- 27 • Removed 90% sustainable certification requirement for lumber (building dimensions adjusted to minimize waste)

COMMON AND SITE AMENITIES

- 28 • Illuminated monument sign to be community building-mounted pin lettering
- 29 • Potential elimination of fireplace in community room~listed as alternate
- 30 • Potential elimination of site benches~listed as alternate
- 31 • Potential elimination of chain link fencing at basketball court~listed as alternate
- 32 • Masonry trash enclosure changed to fenced enclosure

- 33 • Possible elimination of ceramic tile flooring at public entry-ways & units~listed as alternate

UNIT FEATURES

- 34 Possible elimination of doors covering laundry closets (accordion doors: maintenance burden)~listed as alternate

BUILDING EXTERIOR

- 35 Possible substitution of hardi-plank cementitious siding with vinyl siding~listed as alternate
- 36 Possible substitution of dimensional compositional roof shingles with 3-tab shingles~listed as alternate
- 37 Specified Montana-provided products changed from Hunt's Timbers and CMU (Kanta) to metal soffit and roof panels (Bridger Steel)

Bair, Mary

From: Monika Elgert <mElgert@nefinc.org>
Sent: Tuesday, August 26, 2014 4:27 PM
To: Bair, Mary
Subject: FW: Wolf POint

From: Monika Elgert
Sent: Tuesday, August 26, 2014 3:22 PM
To: 'mary.bair@mt.gov'
Subject: Wolf POint

Hi Mary – as we discussed, I had the conversation with Jon this morning stating that we would not be investing in his deal. We are very skeptical that he will be able to value engineer that much money out of the deal – and if he does, we have concerns about the quality – especially given the location. Unfortunately, there is just not enough time to delve into all this - given his December 2015 PIS date.

I know Jon expressed frustration with the HOME jurisdiction – and noted that he wasn't allowed to even get the architect on board until they approved. I don't really know all the rules around this, but it did seem like the HOME agency exercised quite a bit of control over the project – which likely did lead to a slow down.

He was quite gracious about it and may reach out to Don Sternham at MPEG.

Let me know if you need anything further from me. I'm sorry I missed the conference this year – I was in France while it was on. Look forward to seeing you sometime in the future.

Monika Elgert | VP Acquisitions
NATIONAL EQUITY FUND®
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November 18, 2013

Mr. Jonathan Reed
Jonathan Reed & Associates, Inc.
636 Echo Lane
Colorado Springs, CO 80904

RE: Wolf Point Village – Wolf Point, MT

Dear Jon:

I am writing in response to your e-mail of November 15. It is clear that we disagree as to what documentation was required in order for Michel to advance funds in November, 2013 prior to a full closing and start of construction in the Spring, 2014. Firm commitments for both the permanent loan and HOME loan were base requirements under the syndication agreement for any funding on our part, and neither of these items is available as of this date. We would also need other due diligence items such as construction plans and pricing estimates from a builder. The problem is not our lack of performance, but the fact that we have not been provided with the critical due diligence required that would have enabled us to perform.

As you know, I have recently visited the site and met with several town officials. It is a solid, attractive and much-needed project. We do not want to stand in the way of the project closing and starting construction in the Spring. To allow you to accomplish this, per your request, Michel hereby provides you with a full and immediate release from the syndication agreement of August 19, 2013 (executed by you on August 23).

We wish you the best on Wolf Point Village and other future endeavors.

Sincerely,

Peter B. Talbot
Managing Director-Origination

cc: Mary Bair, Montana Board of Housing