



Thank you for attending this public meeting and for your support of affordable housing.

Date: Tuesday, December 12, 2017

Time: 8:30 a.m.

Chairperson: Pat Melby

Meeting Location:

WEBINAR

301 S Park Ave., Room 240
Helena MT 59601
(406) 841-2840

Board Offices:

301 S Park Ave., Room 240
Helena MT 59601
(406) 841-2840

Remote Attendance Information:

You may join our meetings from your office or home via webinar and phone.

Dial (877) 273-4202

Access Code: 7233056#

Webinar: [Click here to register](#)

AGENDA ITEMS

- ❖ Meeting Announcements
- ❖ Introductions
- ❖ Public Comments - Public comment is welcome on any public matter that is not on the agenda and that is within the jurisdiction of the agency

Minutes

- ❖ Approve Prior Board Meeting Minutes

Multifamily Program (Manager: Mary Bair)

- ❖ Resolution Amendments for:
 - Rockcress
 - Height Senior
 - Copper Ridge
- ❖ Reverse Annuity Mortgage Exceptions (if needed)
- ❖ Resolutions (if needed)

Miscellaneous

Meeting Adjourns

*All agenda items are subject to Board action after public comment requirements are fulfilled.

*We make every effort to hold our meetings at fully accessible facilities. Any person needing reasonable accommodation 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 and Locations (subject to change)

January 8, 2018: webinar

February (12) 13, 2018: Billings

March 12, 2018: No meeting

April 9, 2018: No meeting

April 30, 2018: Butte (Hsing Conf.)

June 25, 2018: Helena

July 9, 2018: No meeting

August 13, 2018: No meeting

September (9) 10, 2018: Missoula

October 15, 2018: No meeting

November 19, 2018: Helena

December 11, 2018: No meeting

January 7, 2019: Webinar

HOUSING DIVISION – MONTANA BOARD OF HOUSING

Radisson Colonial Hotel – 2301 Colonial Drive – Helena, Montana 59601
November 20, 2017

ROLL CALL OF BOARD

MEMBERS: Pat Melby, Chairman (Present)
Bob Gauthier (Present)
Johnnie McClusky (Present)
Jeanette McKee (Present)
Sheila Rice (Present)
Eric Schindler (Present)
Amber Sundsted (Present)

STAFF: Bruce Brensdal, Executive Director
Ginger Pfankuch, Finance Program
Vicki Bauer, Homeownership Program
Mary Bair, Multifamily Program
Stacy Collette, Executive Operations Manager
Penny Cope, Research and Outreach
Todd Jackson, Marketing
Paula Loving, Executive Assistant
Cindy Maxwell, Administrative Assistant
Rena Oliphant, Multifamily Program
Kellie Guariglia, Multifamily Program

COUNSEL: Greg Gould, Luxan and Murfitt
Nick Manzanec, Luxan and Murfitt
John Wagner, Kutak Rock

UNDERWRITERS: Mina Choo, RBC Capital

OTHERS: Madeline Gregg, Thomas Development Co.
Revonda Stordahl, Butte Affordable Housing
Dori Skrukud, Butte-Silver Bow Local Government
Thomas Mannschreck, Thomas Development Co.
Andrew Schank, Thomas Development Co.
Michelle Landay, Thomas Development Co.
Tyler Currence, Housing Solutions
Tim Howard, ACC
Tim Howard Sr., Howard Construction Co.
Tome Jentz, City of Kalispell
Alex Burkhalter, Housing Solutions
Holly Wagner, Community Action Partnership NWMT
Marney McCleary, Community Action Partnership NWMT
Andrea Davis, Homeward
Heather McMilin, Homeward

Don Sternhan, Mountain Plains Equity Group, Inc.
Shane Walk, Mountain Plains Equity Group, Inc.
Logan Anderson, Consultant- GL Development
Adrienne Bombelles, MT Budget and Policy Center
Janet Talle, Thies & Talle
Jim Talle, Thies & Talle
Micki Phillips, Meadows Apartments
Kent Mortimer, Theis & Talle
Beverly Kinkelaar, Meadows Apartments
Connie Allon Lindern, Meadows Apartments
Bill Baumann
Kathy Baumann
Beki Brandborg, Echo Enterprises
Gene Leuwer, GL Development
Steve Dymoke, GMD Development
Tracy Menuetz, HRDC IX
Zane Cozby, City of Deer Lodge
Julie Schroder, Powell County Chamber – Deer Lodge
Brian Bender, City of Deer Lodge
Caleb Burton, City of Deer Lodge
Heather Grenier, HRDC Bozeman
Elieen Piekarz, RCAC
Peter Fox, Park County Community Foundation
Paul Ainger, Rural Community Assistance Corp.
Patty Turk, Lewistown City Commissioner
Jennifer Betz, Homeword
Bren Lowe, Livingston Health Care
Maureen Rude, NWMT
Holly Phelps
Laura Bland, Mountain Plains Equity Group
Seana Rau, Mountain Plains Equity Group
Gregory Dunfield, GMD Dunfield
Julie Stiteler, Homeword
Ashley Grant, Homeword
Lori Davidson, Missoula Housing Authority
Lyle Meeks, Rural Community Assistance Corp.
Lorna Fogg, RTHawk Housing Alliance
Miranda Holmstrom, GFHA

These written minutes, together with the audio recordings of this meeting and the Board Packet, constitute the official minutes of the referenced meeting of the Montana Board of Housing (MBOH). References in these written minutes to tapes (e.g., FILE 1 – 4:34) refer to the location in the audio recordings of the meeting where the discussion occurred and the page numbers refer to the page in the Board Packet. The audio recordings and Board Packet of the MBOH meeting of this date are hereby incorporated by reference and made a part of these minutes. The referenced audio recordings and Board Packet are available on the MBOH website at [Meetings and Minutes](#).

CALL MEETING TO ORDER

- 5:49 Chairman Pat Melby called the Montana Board of Housing (MBOH) meeting to order at 8:30 a.m.
- 6:03 Bruce Brensdal welcomed everyone to the Webinar and introduce the attendees at the Montana Board of Housing office and those attending via conference call. Mr. Brensdal reviewed the Webinar and location details for the meeting.
- 7:45 Introductions of Board members were made.
- 8:30 Chairman Melby asked for public comment on items not listed on the agenda.
- 9:00 Alex Burkhalter, Housing Solutions, provided an update on the Polson Landing project.
- 13:50 Introductions of the Attendance members were made.
- 33:50 Introductions of the Webinar members were made.

APPROVAL OF MINUTES

September 11, 2017 MBOH Board Meeting Minutes – page 3 of the packet

11:30 Motion: Sheila Rice

Second: Amber Sundsted

The September 11, 2017 MBOH Board meeting minutes were approved unanimously.

June 26, 2017 Correction MBOH Board Meeting Minutes - page 6 of the packet

12:07 Motion: Jeanette McKee

Second: Sheila Rice

The June 26, 2017 corrected MBOH Board meeting minutes were approved unanimously.

FINANCE PROGRAM

Financial Update – page 18 of the packet

17:40 Ginger Pfankuch provided the Finance program update. (NOT recorded)

HOMEOWNERSHIP PROGRAM

Convertible Option Bonds Resolution (COBs) – page 21 of packet

20:20 Presenters: Vick Bauer, Mina Choo, John Wagner (NOT recorded, recording starts at 21:45)

Motion: Sheila Rice

Second: Bob Gauthier

Resolution #17-1120-SF02 was approved unanimously.

Homeownership Program Update – page 27 of the packet

34:40 Vicki Bauer provided the Board with the Homeownership program update.

MORTGAGE SERVICING PROGRAM

Mortgage Servicing Program Update – page 32 of the packet

39:24 Vicki Bauer provided the Board with the Mortgage Servicing program update.

OPERATIONS

43:10 Stacy Collette provided an Operations update.

MULTIFAMILY PROGRAM

Extensions for Roosevelt Villa and Rockcross – page 33 of the packet

51:52 Presenters: Mary Bair, Gene Leuwer

Motion: Bob Gauthier

Second: Eric Schindler

The motion to grant an extension to Rockcross to the requirement of land control for the 10% carryover until March 1, 2018 and an extension to Roosevelt Villas to the requirement of land control for the 10% carryover until June 1, 2018 was approved. Sheila Rice abstained.

Resolution to delegate Inducement Agreements to Staff – page 223 of packet

56:12 Presenters: Mary Bair, John Wagner

Motion: Sheila Rice

Second: Amber Sundsted

Inducement Resolution No. 17-1120-MF03 was approved unanimously. 1:01:23

Multifamily Program Update – page 242 of the packet

1:01:23 Mary Bair provided the Board with the Multifamily program update.

2018 Housing Credit Allocation

1:25:18 Overview of the process: Bruce Brensdal

1:30:15 Chairman Melby asked for public comments on any projects.

Jessie Walters, Flathead Building Association, made public comment for Courtyard Apartments.

1:32:08 Overview of the supporting documents within Board packet: Mary Bair, Bruce Brensdal

Project updates and public comments

1:53:00 Meadows Senior Apartments – Lewistown, Developer – Theis & Talle, Acquisition/Rehabilitation of 35 Senior units, requesting Housing Credits in the amount of \$3,200,000.

Comments: Kent Mortimer, Beverly Kinkelaar, Connie Allon Lindern, Holly Phelps.

2:05:10 Courtyard Apartments – Kalispell, Developer – Community Action Partnership of Northwest Montana and RCAC, Acquisition/Rehabilitation of 32 Family units, requesting Housing Credits in the amount of \$4,490,000.

Comments: Marney McCleary, Eileen Piekartz, Holly Wagner, Erica Wirtala, Tom Jenz

2:23:30 Heights Senior Apartments – Billings, Developer – GMD Development, New Construction of 38 Senior units, requesting Housing Credits in the amount of \$6,775,000.

Comments: Steve Dymoke, Andrea Davis, Kathy Baumann

2:36:18 Copper Ridge Apartments – Butte, Developer – Butte Affordable Housing and Thomas Development, New Construction of 32 Family units, requesting Housing Credits in the amount of \$5,239,540.

Comments: Thomas Mannschreck, Rvonda Stordahl, Dori Skrukud

2:42:16 Fort Peck 4 – Wolf Point/Poplar, Developer – Fort Peck Housing Authority, New Construction of 24 Senior units, requesting Housing Credits in the amount of \$6,353,650.

Comments: Lorna Fogg

2:46:42 Cottonwood Creek Villas – Deer Lodge, Developer – GL Development, New Construction of 24 Family units, requesting Housing Credits in the amount of \$3,990,000.

Comments: Gene Leuwer, Caleb Burton, Zane Cozby, Brian Bender, Bob Kirsh, Julie Schroder.

2:53:40 Livingston Memorial Hospital (Blue Bunch Flats) – Livingston, Developer – Homeward, New Construction of 34 Family units, requesting Housing Credits in the amount of \$5,800,000.

Comments: Heather McMilin, Tracy Menuetz,

3:04:25 Creekside Commons – Kalispell, Developer – Housing Solutions, New Construction of 40 Senior units, requesting Housing Credits in the amount of \$6,150,000.

Comments: Alex Burkhalter, Tom Jenz

3:16:18 Bruce Brensdaal informed the Board of webinar difficulties which may have prevented public comment.

Katie Weaver made public comment on the Livingston Memorial Hospital (Blue Bunch Flats).

Maureen Rude made public comment on the Livingston Memorial Hospital (Blue Bunch Flats).

Patty Turk made public comment on the Meadows Senior Apartments.

3:21:45 Chairman Melby provided any final public comment.

3:22:10 Board member discussion on project priority and rationale.

3:56:00 Board members continued discussion of project priority.

4:02:36 Motion: Jeanette McKee

Second: Johnnie McClusky

Moved to award 2018 Housing Credits to:

- Meadows Senior Apartments in the amount of \$3,200,000 originally requested,
- Courtyard Apartments in the amount of \$4,490,000 originally requested,
- Livingston Memorial Hospital (Blue Bunch Flats) in amount of \$5,800,000 originally requested,
- Copper Ridge Apartments in the amount of \$5,239,540 originally requested, contingent upon the applicant also completing the associated 4% application submitted,
- Heights Senior Apartments in the amount of \$6,775,000 originally requested, contingent upon the applicant also completing the associated 4% application submitted.

A Roll call vote was taken:

Bob Gauthier: Yes

Johnnie McClusky: Yes

Jeanette McKee: Yes

Sheila Rice: Yes

Eric Schindler: Yes

Amber Sundsted: Yes

Pat Melby: Yes

The motion passed unanimously.

4:05:05 Motion: Sheila Rice

Second: Bob Gauthier

Moved to approve the following slate ranking the remaining applicant projects in the following order of priority for the purposes of a later potential award of Housing Credits in the event that additional 2018 or earlier year credits become available for award, and approving award of such available credits by staff without further Board action, contingent upon: (i) such project meeting underwriting requirements as determined by staff; and (ii) the available credits being sufficient to fully fund such project (such award moving to the next ranked project in event with contingency not met):

1. Fort Peck 4
2. Cottonwood Creek Apartments

3. Creekside Apartments

A Roll call vote was taken:

Bob Gauthier: Yes
Johnnie McClusky: Yes
Jeanette McKee: Yes
Sheila Rice: Yes
Eric Schindler: Yes
Amber Sundsted: Yes
Pat Melby: Yes

The motion passed unanimously.

Resolutions based on 2018 Housing Credits Allocation – page 227 of the packet

4:08:24 Motion: Sheila Rice

Second: Eric Schindler

Moved to approve Resolution No. 17-1120-MF04 (Rockcross), Resolution No. 17-1120-MF05 (Heights Senior), and Resolution No. 17-1120-MF06 (Copper Ridge).

A Roll call vote was taken:

Bob Gauthier: Yes
Johnnie McClusky: Yes
Jeanette McKee: Yes
Sheila Rice: Abstained
Eric Schindler: Yes
Amber Sundsted: Yes
Pat Melby: Yes

The motion passed unanimously.

EXECUTIVE DIRECTOR UPDATE

Executive Update

4:11:30 Bruce Brensdal provided the Executive Director update.

MEETING ADJOURNMENT

4:15:56 Meeting was adjourned at 12:46 p.m.

Sheila Rice, Secretary

Date

BOARD AGENDA ITEM

PROGRAM

Multifamily Program

AGENDA ITEM

Bond Issues for the Rockcross and Heights Senior

BACKGROUND

Rockcross and Heights Senior bond resolutions were approved at the November 20, 2017 Board meeting. Incorrect amounts were listed in the resolutions, so these amendments will correct the errors.

The TEFRA notices included the correct amounts.

PROPOSAL

Move to approve the attached resolution amendments:

#17-1212-MF07 (Rockcross)/ #17-1212-MF08 (Heights Senior)

RESOLUTION NO. 17-1212-MF07

A RESOLUTION OF THE MONTANA BOARD OF HOUSING AMENDING CERTAIN PORTIONS OF RESOLUTION NO. 17-1120-MF02 PROPOSED AND ADOPTED AT THE NOVEMBER 20, 2017 BOARD MEETING RELATING TO THE FINANCING OF THE ROCKCRESS APARTMENTS.

WHEREAS, the Montana Board of Housing (the "Board") proposed and adopted Resolution No. 17-1120-MF04 (the "Resolution") related to financing the acquisition, construction and equipping of the Rockcress Apartments (the "Project") at its November 20, 2017 Board meeting, as set forth in said Resolution.

WHEREAS, it has come to the attention of the Board that certain portions of the Resolution need to be amended to facilitate the successful financing of the Project.

NOW, THEREFORE, BE IT RESOLVED BY THE MONTANA BOARD OF HOUSING AS FOLLOWS:

1. That the Board hereby amends the Resolution by replacing the not to exceed amount of \$7,000,000 in the recitals thereto and in Section 3 of said Resolution, with the not to exceed amount of \$12,500,000.
2. That the Board hereby ratifies the remaining portions of the Resolution not specifically amended hereby.
3. This Resolution shall become effective immediately.

[Remainder of Page Intentionally Left Blank]

ADOPTED by the Montana Board of Housing this 12th day of December, 2017.

MONTANA BOARD OF HOUSING

Attest:

By _____
Patrick E. Melby, Chairman

By _____
Bruce Brensdal, Executive Director

[Rockcress Amended Resolution Signature Page]

RESOLUTION NO. 17-1212-MF08

A RESOLUTION OF THE MONTANA BOARD OF HOUSING AMENDING CERTAIN PORTIONS OF RESOLUTION NO. 17-1120-MF03 PROPOSED AND ADOPTED AT THE NOVEMBER 20, 2017 BOARD MEETING RELATING TO THE FINANCING OF THE HEIGHTS SENIOR APARTMENTS.

WHEREAS, the Montana Board of Housing (the “Board”) proposed and adopted Resolution No. 17-1120-MF05 (the “Resolution”) related to financing the acquisition, construction and equipping of the Heights Senior Apartments (the “Project”) at its November 20, 2017 Board meeting, as set forth in said Resolution.

WHEREAS, it has come to the attention of the Board that certain portions of the Resolution need to be amended to facilitate the successful financing of the Project.

NOW, THEREFORE, BE IT RESOLVED BY THE MONTANA BOARD OF HOUSING AS FOLLOWS:

1. That the Board hereby amends the Resolution by replacing the not to exceed amount of \$7,500,000 in the recitals thereto and in Section 3 of said Resolution, with the not to exceed amount of \$11,500,000.
2. That the Board hereby ratifies the remaining portions of the Resolution not specifically amended hereby.
3. This Resolution shall become effective immediately.

[Remainder of Page Intentionally Left Blank]

ADOPTED by the Montana Board of Housing this 12th day of December, 2017.

MONTANA BOARD OF HOUSING

Attest:

By _____
Patrick E. Melby, Chairman

By _____
Bruce Brensdal, Executive Director

[Heights Senior Amended Resolution Signature Page]