<table>
<thead>
<tr>
<th>January 2017</th>
<th>February 2017</th>
<th>March 2017</th>
</tr>
</thead>
<tbody>
<tr>
<td>Su</td>
<td>Mo</td>
<td>Tu</td>
</tr>
<tr>
<td>1</td>
<td>2</td>
<td>3</td>
</tr>
<tr>
<td>8</td>
<td>9</td>
<td>10</td>
</tr>
<tr>
<td>15</td>
<td>16</td>
<td>17</td>
</tr>
</tbody>
</table>

### November 2016
- No Board Meeting

### December 2016
- No Board Meeting

### January 2017
- 5 – Rotunda Day – Helena Capitol
- 8-13 – HFA Institute – Washington DC (Staff)
- 23 – Board Meeting – Helena

### February 2017
- 13 – Board Meeting – Helena or Webinar

### March 2017
- 6-8 – Legislative Conference – Washington DC (staff and 2 Board Members)
- 11-12 – Board Training – Financial and Strategic Planning
- 13 – Board Meeting – Bozeman

### April 2017
- No Board Meeting

### May 2017
- 1-3 – Mountain Plains Housing Summit – Boise (Staff and 2 Board Members)
- 8 - Board Meeting and Training – Great Falls
- 8-11 – Annual Housing Conference – Great Falls

### June 2017
- 12 – Board Meeting –
- 20-23 – Housing Credit Connect – Atlanta (Staff)

### July 2017
- No Board Meeting

### August 2017
- 14 – Board Meeting – Helena

### September 2017
- No Board Meeting

### October 2017
- 13-17 – Annual Conference – Denver (Staff & 2 Board Members)
- 22 – Training - Strategic Planning - Billings
- 23 – Board Meeting - Billings

### November 2017
- No Board Meeting

### December 2017
- No Board Meeting
Administrative Dashboard
October 12, 2016

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

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

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

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

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

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

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

Strategic Planning
A Strategic Planning session is scheduled for March 11-12, 2016. Further information will follow.
Accounting & Finance Dashboard
Data as of August 31, 2016

**Portfolio Maturity**

<table>
<thead>
<tr>
<th></th>
<th>Available Now</th>
<th>Less than 1 year</th>
<th>1 to 5 years</th>
<th>6 to 10 years</th>
<th>11 to 15 years</th>
<th>16 to 20 years</th>
<th>21 to 25 years</th>
<th>Grand Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>$</td>
<td>$76,413,071</td>
<td>$53,739,000</td>
<td>$1,754,000</td>
<td>$10,214,000</td>
<td>$7,705,000</td>
<td>$2,399,199</td>
<td>$2,996,592</td>
<td>$155,220,862</td>
</tr>
</tbody>
</table>

**Investment Diversification**

- FFCB Bonds @ 0.04 - 3.40%
- FHLB Discount Note @ 0.34 - 0.65%
- FHLMC DN
- FNMA DEB @ 5.66 to 6.10%
- FNMA DN @ 0.37 to 0.45%
- FNMA MBS @ 4.46 to 5.46%
- Investment Contracts @ 5.00%
- US Treasury Notes @ 6.46%
- Money Market @ 0.01% - 0.24%

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

**Weighted Average Yield Trend**

NOTE: Weight Average Yield in December should have been 1.29% not 0.79% as state in previous month.
# Montana Board of Housing
## Accounting and Finance
### Investment Maturity Schedule
#### August 31, 2016

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

**Total: 155,220,861.65**

FNMA = Federal National Mortgage Association  
FHLB = Federal Home Loan Bank  
FHLMC = Federal Home Loan Mortgage Corporation  
FFCB = Federal Farm Credit Bank
**Homeownership Program Dashboard**

**October 12, 2016**

### Rates

<table>
<thead>
<tr>
<th></th>
<th>Current</th>
<th>Last Month</th>
<th>Last Year</th>
</tr>
</thead>
<tbody>
<tr>
<td>MBOH</td>
<td>3.25</td>
<td>3.25</td>
<td>3.25</td>
</tr>
<tr>
<td>Market</td>
<td>3.50</td>
<td>3.50</td>
<td>3.64</td>
</tr>
<tr>
<td>10 yr treasury</td>
<td>1.79</td>
<td>1.68</td>
<td>2.12</td>
</tr>
<tr>
<td>30 yr Fannie Mae</td>
<td>3.04</td>
<td>3.00</td>
<td>3.43</td>
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</table>

### Loan Programs

<table>
<thead>
<tr>
<th>Regular Program</th>
<th>Sept 2016 reservations</th>
<th>Total: Number</th>
<th>Original Amount</th>
<th>Balance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Series 2016A</td>
<td>18</td>
<td>2,925,666</td>
<td>244</td>
<td>38,328,360</td>
</tr>
</tbody>
</table>

**Set-asides:**

- Veterans (Orig): 5, 1,035,300, 227, 33,718,196, 40,000,000, 6,281,804
- Score Advantage: 10, 54,705, 178, 961,894, 1,500,000, 538,106
- 80% Combined (20+): 1, 158,000, 62, 4,500,000, 9,500,000, 5,000,000
- Set-aside Pool: 7, 966,587, 28, 3,896,146, 13,021,113, 9,124,960
- Foreclosure Prevent: 0, -1, 1, 4,365, 50,000, 45,635
- Disabled Accessible: 0, -226, 16,358,432, Ongoing, 862,950
- Lot Refi: 0, -12, 1,273,560, 2,000,000, 726,440
- Habitat: 0, -2, 278,393, 1,000,000, 721,607

**MBOH Portfolio as of Aug 2016**

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

![Weighted Average Interest Rate 4.54%](image)

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

### Delinquency and Foreclosure Rates

<table>
<thead>
<tr>
<th></th>
<th>Aug-16</th>
<th>Jul-16</th>
<th>Jul-15</th>
<th>Montana</th>
<th>Region</th>
<th>Nation</th>
</tr>
</thead>
<tbody>
<tr>
<td>30 Days</td>
<td>1.68</td>
<td>1.93</td>
<td>2.57</td>
<td>1.44</td>
<td>1.81</td>
<td>2.39</td>
</tr>
<tr>
<td>60 Days</td>
<td>1.04</td>
<td>0.94</td>
<td>1.18</td>
<td>0.44</td>
<td>0.57</td>
<td>0.79</td>
</tr>
<tr>
<td>90 Days</td>
<td>2.23</td>
<td>2.42</td>
<td>2.26</td>
<td>0.66</td>
<td>0.94</td>
<td>1.47</td>
</tr>
<tr>
<td>Total Delinquencies</td>
<td>4.95</td>
<td>5.29</td>
<td>6.01</td>
<td>2.54</td>
<td>3.32</td>
<td>4.65</td>
</tr>
<tr>
<td>In Foreclosure</td>
<td>0.89</td>
<td>0.69</td>
<td>0.64</td>
<td>1.34</td>
<td>1.84</td>
<td>3.11</td>
</tr>
</tbody>
</table>

### Production Numbers

**LOAN PROGRAMS**
<table>
<thead>
<tr>
<th>SERVICER NUMBER / NAME</th>
<th>RANGE</th>
<th>LOAN COUNT</th>
<th>2-MONTHS</th>
<th>3-MONTHS</th>
<th>4 OR MORE</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>061 FIRST SECURITY BOZEMAN</td>
<td>0.13</td>
<td>7</td>
<td>0 0.00</td>
<td>0 0.00</td>
<td>0 0.00</td>
<td>0 0.00</td>
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<tr>
<td>086 THE BANK OF COMMERCE 086</td>
<td>0.04</td>
<td>2</td>
<td>0 0.00</td>
<td>0 0.00</td>
<td>0 0.00</td>
<td>0 0.00</td>
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<tr>
<td>114 FIRST BOULDER VALLEY BANK</td>
<td>0.08</td>
<td>4</td>
<td>0 0.00</td>
<td>0 0.00</td>
<td>0 0.00</td>
<td>0 0.00</td>
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<tr>
<td>138 BANK OF THE ROCKIES 138</td>
<td>1.15</td>
<td>61</td>
<td>0 0.00</td>
<td>0 0.00</td>
<td>0 0.00</td>
<td>0 0.00</td>
</tr>
<tr>
<td>159 VALLEY BANK RONAN 159</td>
<td>0.93</td>
<td>49</td>
<td>0 0.00</td>
<td>1 2.04</td>
<td>0 0.00</td>
<td>1 2.04</td>
</tr>
<tr>
<td>213 MANHATTAN BANK 213</td>
<td>0.06</td>
<td>3</td>
<td>0 0.00</td>
<td>0 0.00</td>
<td>0 0.00</td>
<td>0 0.00</td>
</tr>
<tr>
<td>229 VALLEY BANK KALISPELL</td>
<td>0.02</td>
<td>1</td>
<td>0 0.00</td>
<td>0 0.00</td>
<td>0 0.00</td>
<td>0 0.00</td>
</tr>
<tr>
<td>524 STOCKMAN BANK OF MT, MILE 12.14</td>
<td>642</td>
<td>11</td>
<td>11 1.71</td>
<td>7 1.09</td>
<td>7 1.09</td>
<td>3 0.47</td>
</tr>
<tr>
<td>700 OPPORTUNITY BANK 700</td>
<td>2.76</td>
<td>146</td>
<td>4 2.74</td>
<td>2 1.37</td>
<td>3 2.05</td>
<td>1 0.68</td>
</tr>
<tr>
<td>710 PIONEER SAVING AND LOAN</td>
<td>0.62</td>
<td>33</td>
<td>1 3.03</td>
<td>0 0.00</td>
<td>0 0.00</td>
<td>0 0.00</td>
</tr>
<tr>
<td>842 GUILD MORTGAGE COMPANY 84</td>
<td>0.68</td>
<td>36</td>
<td>4 11.11</td>
<td>0 0.00</td>
<td>0 0.00</td>
<td>0 0.00</td>
</tr>
<tr>
<td>966 MONTANA BOARD OF HOUSING 966</td>
<td>81.38</td>
<td>4,305</td>
<td>69 1.60</td>
<td>45 1.05</td>
<td>108 2.51</td>
<td>37 0.86</td>
</tr>
<tr>
<td>994 XXX-NeighborWorks Great F</td>
<td>0.02</td>
<td>1</td>
<td>0 0.00</td>
<td>0 0.00</td>
<td>0 0.00</td>
<td>0 0.00</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td>13</td>
<td>5,290</td>
<td>89 1.68</td>
<td>55 1.04</td>
<td>118 2.23</td>
<td>42 0.79</td>
</tr>
</tbody>
</table>
Lender/Realtor/Public Outreach

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

Tentative:
HUD 184 Lender Training in the works
# Mortgage Servicing Program Dashboard

**Effective 08/31/16**

## Monthly Loan Data

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

<table>
<thead>
<tr>
<th>LOSS MITIGATION</th>
<th>AUGUST</th>
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<tbody>
<tr>
<td>ACTIVE FINANCIALPACKETS</td>
<td>19</td>
</tr>
<tr>
<td>REPAYMENT/FORBEARANCE</td>
<td>58</td>
</tr>
<tr>
<td>HAMPS/PARTIAL CLAIMS &amp; MODS PNDG</td>
<td>8</td>
</tr>
<tr>
<td>PRESERVATION PROPERTIES</td>
<td>15</td>
</tr>
<tr>
<td>REAL ESTATE OWNED PROPERTIES</td>
<td>9</td>
</tr>
<tr>
<td>CHAPTER 13 BANKRUPTCIES</td>
<td>14</td>
</tr>
</tbody>
</table>

NEW: Effective August

Periodic billing statements are sent to our borrowers monthly.
## Multifamily & RAM Program Dashboard

**October 12, 2016**

### Loan Programs

<table>
<thead>
<tr>
<th>Applications</th>
<th>Active Loans:</th>
<th>Outstanding Bal</th>
<th>Balance Available</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Reverse Annuity (RAM)</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>RAM</td>
<td>76</td>
<td>3,718,033</td>
<td></td>
</tr>
<tr>
<td><strong>Housing Montana Fund</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>TANF</td>
<td>62</td>
<td>429,772</td>
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</tr>
<tr>
<td>Revolving Loans</td>
<td>3</td>
<td>460,822</td>
<td></td>
</tr>
<tr>
<td>AHP</td>
<td>8</td>
<td>1,526,839</td>
<td></td>
</tr>
<tr>
<td><strong>Bond Programs</strong></td>
<td></td>
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</tr>
<tr>
<td>Regular Program</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Conduit</td>
<td>5</td>
<td>17,250,000</td>
<td>2006-2016</td>
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<tr>
<td>Risk Share</td>
<td>-</td>
<td>-</td>
<td>8</td>
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### Housing Credits (HCs) Allocation

<table>
<thead>
<tr>
<th>City</th>
<th>Award</th>
<th>HC Year</th>
<th>Status</th>
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<tr>
<td>Fort Peck Sust Village</td>
<td>Poplar</td>
<td>13-Apr</td>
<td>2013</td>
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<tr>
<td>Sunset Village</td>
<td>Sidney</td>
<td>13-Dec</td>
<td>2014</td>
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<tr>
<td>Voyageur Apartments</td>
<td>Great Falls</td>
<td>13-Dec</td>
<td>2014</td>
</tr>
<tr>
<td>Chippewa Cree Homes I</td>
<td>Box Elder</td>
<td>13-Dec</td>
<td>2014</td>
</tr>
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<td>Antelope Court</td>
<td>Havre</td>
<td>14-Nov</td>
<td>2015</td>
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<tr>
<td>Cascade Ridge II</td>
<td>Great Falls</td>
<td>14-Nov</td>
<td>2015</td>
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<tr>
<td>Guardian Apartments</td>
<td>Helena</td>
<td>14-Nov</td>
<td>2015</td>
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<td>Stoneridge Apartments</td>
<td>Bozeman</td>
<td>14-Nov</td>
<td>2015</td>
</tr>
<tr>
<td>Sweet Grass Commons</td>
<td>Missoula</td>
<td>14-Nov</td>
<td>2015</td>
</tr>
<tr>
<td>Larkspur</td>
<td>Bozeman</td>
<td>15-Dec</td>
<td>bond deal</td>
</tr>
<tr>
<td>Big Sky Villas</td>
<td>Belgrade</td>
<td>16-Jan</td>
<td>2016</td>
</tr>
</tbody>
</table>
Valley Villas  Hamilton  16-Jan  2016  waiting on RD for ownership transfer
NorthStar  Wolf Point  16-Jan  2016  close later this year
Little Jons  Big Fork  16-Jan  2016  waiting on RD for ownership transfer
Red Fox  Billings  16-Jan  2016  close with US Bank week of 21st
Freedoms Path  Fort Harrison  16-Jan  2016  waiting for Historic TC

**Housing Credits (HCs) Compliance**

<table>
<thead>
<tr>
<th></th>
<th>Year to Date</th>
<th>Last Year</th>
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<tr>
<td>Project Site Visits</td>
<td>81</td>
<td>86</td>
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<td>Units Inspected</td>
<td>2,357</td>
<td>1,526</td>
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**Projects w/Comp**

<table>
<thead>
<tr>
<th>Owner</th>
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<th>Explanation</th>
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See attached
# COR408

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

<table>
<thead>
<tr>
<th>PROJECT</th>
<th>Fort Belknap Agency 1</th>
<th>MANAGER</th>
<th>81-0216424</th>
<th>FORT BELKNAP HOUSING</th>
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</thead>
<tbody>
<tr>
<td>OWNER</td>
<td>81-0535190</td>
<td>CONTACT</td>
<td>John Allen</td>
<td>(406) 353-2601</td>
</tr>
<tr>
<td>CONTACT</td>
<td>Mark Azure</td>
<td></td>
<td></td>
<td>(406) 353-2205</td>
</tr>
<tr>
<td># BLDGS PIS</td>
<td>11</td>
<td>LAST BUILDING PIS DATE</td>
<td>02/08/2002</td>
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</tr>
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</table>

AUDIT DATE 05/31/2016 BY TODD JACKSON

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

**BUILDING ID MT-00-00026 236 Middle Rodeo Ave**

<table>
<thead>
<tr>
<th>UNIT 51501</th>
<th>File-See Property Wide Findings</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site-Repair bedroom blinds</td>
<td></td>
</tr>
<tr>
<td>Repair cracked floor tile</td>
<td></td>
</tr>
<tr>
<td>Repair kitchen exhaust fan</td>
<td></td>
</tr>
<tr>
<td>Exterior siding lower trim panel loose in several areas</td>
<td></td>
</tr>
</tbody>
</table>

**BUILDING ID MT-00-00027 231 Middle Rodeo Ave**

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

**BUILDING ID MT-00-00028 269 Middle Rodeo Ave**

<table>
<thead>
<tr>
<th>UNIT 51503</th>
<th>File-See Property Wide Findings</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site-Repair tub molding</td>
<td></td>
</tr>
<tr>
<td>Clean and adjust master bathroom fan</td>
<td></td>
</tr>
<tr>
<td>Repair range hood light and fan</td>
<td></td>
</tr>
<tr>
<td>Replace missing bedroom light cover</td>
<td></td>
</tr>
</tbody>
</table>
Right/rear gutter down spout missing

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

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

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

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

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

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

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

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

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

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

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

UNIT 51509 File-See Property Wide Findings
Site-Repair address sign
Replace missing outside front and back light covers
Repair front railing
Repair master bath ceiling heat vent
Repair kitchen island drawers

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

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

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

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

INSPECTION RATINGS HISTORY: TYPE DATE RATING

PROJECT 00050 Fort Belknap Southern 1 MANAGER 81-0216424 FORT
BELKNAP HOUSING
OWNER 81-0535191 Fort Belknap Housing Development Southern LP CONTACT John
Allen (406) 353-2601
CONTACT Mark Azure (406) 353-2205 ON-SITE Kathy Wing
(406) 353-2601
# BLDGS PIS 11 LAST BUILDING PIS DATE 02/08/2002
AUDIT DATE 05/31/2016 BY TODD JACKSON OWNER RESPONSE DATE
08/26/2016 CLOSE OUT LETTER DATE 00/00/0000

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

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

UNIT 51512 File-See Property Wide Findings
Site-Replace back outside light cover
Replace missing cabinet door
UNIT 51513 File-See Property Wide Findings
   Site-Repair front rain gutter
   Repair kitchen cabinet door
   Replace front outside light cover

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

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

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

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

UNIT 51518 File-See Property Wide Findings
   Site-Repair front rain gutter
   Repair kitchen cabinet door
   Replace front outside light cover

UNIT 51519 File-See Property Wide Findings
   Site-Replace missing outside front light cover
   Repair back door
   Repair trim on back of building

UNIT 51520 File-See Property Wide Findings
   Site-Repair tub molding

UNIT 51521 File-See Property Wide Findings
   Site-Replace missing kitchen drawer
   Tighten kitchen hood vent

UNIT 51522 File-See Property Wide Findings
   Site-Siding damaged/settling exterior front door area, front
   bedroom door damaged, bathroom sink drain plug lever
   missing, dining room window cracked, exterior rear door
   light fixture damaged
   Tubs need caulking

UNIT 51523 File-See Property Wide Findings
   Site-Repair front rain gutter
   Repair kitchen cabinet door
   Replace front outside light cover

UNIT 51524 File-See Property Wide Findings
   Site-Replace missing outside front light cover
   Repair back door
   Repair trim on back of building

UNIT 51525 File-See Property Wide Findings
   Site-Repair tub molding

UNIT 51526 File-See Property Wide Findings
   Site-Replace missing kitchen drawer
   Tighten kitchen hood vent

UNIT 51527 File-See Property Wide Findings
   Site-Siding damaged/settling exterior front door area, front
   bedroom door damaged, bathroom sink drain plug lever
   missing, dining room window cracked, exterior rear door
   light fixture damaged
   Tubs need caulking
UNIT 51519
File-See Property Wide Findings
Site-Front exterior light lens missing; evidence of water/moisture in crawl space

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

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

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

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

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

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

INSPECTION RATINGS HISTORY: TYPE DATE RATING

========================================================================================================

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

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

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

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

UNIT 1 File - No Findings
Unit - Kitchen GFI test inop
UNIT 6
File - No Findings
Unit - Two bedrooms are missing smoke detectors

INSPECTION RATINGS HISTORY: TYPE DATE RATING

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

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

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

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

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

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

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

BUILDING ID MT-01-00007 5706 S. Flat Iron See Project Level Findings
CRD START 2003
<table>
<thead>
<tr>
<th>BUILDING ID</th>
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<tr>
<td>MT-01-00008</td>
<td>2003</td>
<td>5707 S. Flat Iron</td>
<td>Roof issue</td>
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<td>MT-00009</td>
<td>2003</td>
<td>5708 S. Flat Iron</td>
<td>Roof and Window issue</td>
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<td>MT-00010</td>
<td>2002</td>
<td>5709 S. Flat Iron</td>
<td>Roof issue</td>
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<td>MT-00011</td>
<td>2002</td>
<td>5710 S. Flat Iron</td>
<td>See Project Level Findings</td>
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<td>MT-00012</td>
<td>2003</td>
<td>5711 S. Flat Iron</td>
<td>Front fence damaged; See Project Level</td>
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<td>MT-00013</td>
<td>2002</td>
<td>5712 S. Flat Iron</td>
<td>See Project Level Findings</td>
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<td>MT-00014</td>
<td>2003</td>
<td>5713 S. Flat Iron</td>
<td>Check rear/outside GFI for proper operation;</td>
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<tr>
<td>MT-00015</td>
<td>2002</td>
<td>5714 S. Flat Iron</td>
<td>Main water shut-off cover missing (by driveway/sidewalk); See Project Level</td>
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<tr>
<td>MT-00016</td>
<td>2002</td>
<td>5715 S. Flat Iron</td>
<td>See Project Level Findings</td>
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<td>MT-00017</td>
<td>2002</td>
<td>5716 S. Flat Iron</td>
<td>Lawn in need of mowing; See Project Level</td>
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<td>MT-00018</td>
<td>2003</td>
<td>5717 S. Flat Iron</td>
<td>See Project Level Findings</td>
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<td>MT-00019</td>
<td>2002</td>
<td>5718 S. Flat Iron</td>
<td>Roof issue</td>
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BUILDING ID MT-01-00020 5719 S. Flat Iron  
Roof issue  
CRD START 2002

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

INSPECTION RATINGS HISTORY: TYPE DATE RATING

====================================================================================================

====================================================================================================

====================================================================================================

PROJECT 02100 Pheasant Glen MANAGEMENT 81-0296548 Rocky Mountain Development Council
OWNER 82-0558612 Pheasant Glen LP CONTACT Liz Mogstad
(406) 447-1680
CONTACT Lori Ladas (406) 447-1680 ON-SITE Sue Skinner
(406) 461-9849
# BLDGS PIS 5 LAST BUILDING PIS DATE 08/01/2003  
AUDIT DATE 08/29/2016 BY MBOH Management  
OWNER RESPONSE DATE 00/00/0000  
CLOSE OUT LETTER DATE 00/00/0000
INSPECTION RATINGS HISTORY: TYPE DATE RATING

====================================================================================================

AUDIT DATE 08/30/2016 BY RENA OLIPHANT  
OWNER RESPONSE DATE 09/14/2016  
CLOSE OUT LETTER DATE 00/00/0000
PROJECT LEVEL FINDINGS No issues noted.
BUILDING ID MT-02-00078 3440 Ptarmigan Lane  
No issues noted.
CRD START 2003

PROJECT All Projects Montana Board of Housing  
PAGE # 25  
REPORT OF ANNUAL AUDIT FINDINGS  
# COR408  
AUDIT DATES 01/01/2016 - 09/05/2016  
DATE RUN 09/09/16

PROJECT 02100 Pheasant Glen MANAGEMENT 81-0296548 Rocky Mountain Development Council
OWNER 82-0558612 Pheasant Glen LP CONTACT Liz Mogstad
(406) 447-1680
CONTACT Lori Ladas (406) 447-1680 ON-SITE Sue Skinner
(406) 461-9849
# BLDGS PIS 5 LAST BUILDING PIS DATE 08/01/2003
No issues noted.

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

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

PROJECT ALL Projects

# COR408

09/09/16

PROJECT 05020 Fort Belknap Rehabilitation

MANAGER 81-0216424 FORT

BELKNAP HOUSING

OWNER 20-2960652 Fort Belknap TC Rehab LP

CONTACT Mark Azure (406) 353-2205

(406) 353-2601

ON-SITE Kathy Wing

# BLDGS 49 LAST BUILDING PIS DATE 10/31/2007

AUDIT DATE 05/31/2016 BY TODD JACKSON

OWNER RESPONSE DATE 08/28/2016 CLOSE OUT LETTER DATE 00/00/0000

PROJECT LEVEL FINDINGS

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

BUILDING ID MT-05-00026 201 Apache Street

CRD START 2007

UNIT 50414

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

BUILDING ID MT-05-00027 185 Apache Street

CRD START 2007

UNIT 50404

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

BUILDING ID MT-05-00028 108 Apache Street

CRD START 2007
UNIT 50704  
File-No issue found  
Site-Replace front door  
Repair front door frame

BUILDING ID  MT-05-00029  
CRD START  2007

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

BUILDING ID  MT-05-00030  
CRD START  2007

UNIT 50704  
Site-Replace missing front and back outside light covers  
Back door needs weather stripping  
Repair toilet  
Replace bathroom light cover  
Repair screen door  
Replace floor vent covers that are missing or damaged

BUILDING ID  MT-05-00031  
CRD START  2006

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

BUILDING ID  MT-05-00032  
CRD START  2007

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

BUILDING ID  MT-05-00033  
CRD START  2007

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

BUILDING ID  MT-05-00034  
CRD START  2007

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

BUILDING ID  MT-05-00035  
CRD START  2007

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

BUILDING ID  MT-05-00036 183 Arapaho Street
CRD START  2007
UNIT  55006  File-No issue found
Site-Vacant in turnin...needs a lot of work

BUILDING ID  MT-05-00037 141 White Eagle Road
CRD START  2006
UNIT LOT41  File-No issue found
Site-Yard needs mowing; front gutter down spout damaged;
window screens torn; excessive clutter in hall and home
throughout

BUILDING ID  MT-05-00039 121 Blackbird Trail
CRD START  2006
UNIT LOT54  File-No issue found
Site-Yard needs mowing; check smoke detectors for proper
operation - possible problem; window screens damaged/missing

BUILDING ID  MT-05-00040 126 Blackbird Trail
CRD START  2006
UNIT LOT55  File-No issue found
Site-Window screens torn; evidence of water leak - ceiling
in utility room; check smoke detectors for proper operation
- possible issues

BUILDING ID  MT-05-00041 244 Walks Slow Drive
CRD START  2007
UNIT LOT72  File-No issue found
Site-Bedroom #4 door coming apart

BUILDING ID  MT-05-00042 160 First Chief Court
CRD START  2007
UNIT LOT75  File-No issue found
Site-Bathroom vent needs cleaning

BUILDING ID  MT-05-00043 295 Walks Slow Drive
CRD START  2006
UNIT LOT76  File-No issue found
Site-Missing kitchen pullout drawer; front window loose -
needs hardware; hall light switch cover missing; living room
and front bedroom
have holes in walls

BUILDING ID  MT-05-00044 249 Walks Slow Drive
CRD START  2007
UNIT LOT78  File-No issue found
Site-Bathroom ceiling has crack; yard needs mowing; housekeeping issue with much clutter; front yard sewer clean-out cap missing

BUILDING ID  MT-05-00045  661 Rodeo Drive
CRD START  2006
UNIT LOT6B  File-No issue found
Site-Utility room has excessive personal effects close to water heater;

BUILDING ID  MT-05-00046  483 Rodeo Drive
CRD START  2006
UNIT LOT 5  File-No issue found
Site-Front cement entrance steps damaged; front sidewalk - water shutoff cap missing

BUILDING ID  MT-05-00047  625 Pine Grove Road
CRD START  2007
UNIT 93904  File-No issue found
Site-Lawn needs mowing; kitchen door damaged; extra/non-functional vehicles of property?

BUILDING ID  MT-05-00048  1214 Pine Grove Road
CRD START  2007
UNIT 93103  File-Missing current student cert
Site-Replace missing front light cover
Repair front sidewalk lip that is a tripping hazzard

BUILDING ID  MT-05-00049  1176 Pine Grove Road
CRD START  2007
UNIT 93208  File-Missing current student cert
Site-Repair or replace front door railing
Remove excess yard junk

BUILDING ID  MT-05-00050  952 Pine Grove Road
CRD START  2007
UNIT 93506  File-No issue found
Site-Replace missing back light cover
Repair bedroom door hole
Replace missing bedroom light cover

BUILDING ID  MT-05-00051  1032 Pine Grove Road
CRD START  2007
UNIT 93702  File-No issue found
Site-No issue found

BUILDING ID  MT-05-00052  1008 Pine Grove Road
CRD START  2007
UNIT 93804
File-No issue found
Site-Replace missing bedroom door knob
Replace missing bedroom light cover

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

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

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

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

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

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

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

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

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

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

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

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

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

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

BUILDING ID MT-05-00061 209 Lodge Ave
CRD START 2007

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

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

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

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

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

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

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

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

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

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

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

BUILDING ID MT-05-00069 131 Grant Street
CRD START 2007
UNIT LOT5B
File-No issue found
Site-Repairs TP holder in bathroom
Repair bathroom cabinet

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

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

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

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

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

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

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

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

INSPECTION RATINGS HISTORY: TYPE DATE RATING

===============================================================================

PROJECT 06040 Fort Belknap Tax Credit LP 3 MANAGER 81-0216424 FORT
BELKNAP HOUSING
OWNER 20-5854891 Fort Belknap Tax Credit LP 3 CONTACT John Allen
(406) 353-2601
CONTACT Mark Azure (406) 353-2205 ON-SITE Kathy Wing

# BLDGS PIS 24 LAST BUILDING PIS DATE 03/01/2008

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

PROJECT LEVEL FINDINGS
Most units need lawn mowed
Most units have gopher holes that creates large tripping
Hazards
Replace all damaged or missing window screens
Remove foundation vent covers for summer
BUILDING ID MT-06-00007 294 Whitecow Street  
CRD START 2007  
UNIT 3-01 File-No issue found  
Site-No issue found

BUILDING ID MT-06-00008 266 Whitecow Street  
CRD START 2008  
UNIT 3-02 File-No issue found  
Site-Repair dryer cover vent outside  
Repair downspout elbow

BUILDING ID MT-06-00009 244 Whitecow Street  
CRD START 2008  
UNIT 3-03 File-No issue found  
Site-Area around front dryer cover vent needs painting  
Repair kitchen cabinet hole  
Replace bad left bedroom floor vent

BUILDING ID MT-06-00010 230 Whitecow Street  
CRD START 2007  
UNIT 3-04 File-No issue found  
Site-Clean window mold

BUILDING ID MT-06-00011 168 Whitecow Street  
CRD START 2008  
UNIT 3-05 File-No issue found  
Site-No issue found

BUILDING ID MT-06-00012 530 Star Hill Road  
CRD START 2007  
UNIT 3-06 File-Need second page of TIC  
Site-Repair broken down spout

BUILDING ID MT-06-00013 488 Star Hill Road  
CRD START 2007  
UNIT 3-07 File-No issue found  
Site-No issue found

BUILDING ID MT-06-00014 396 Star Hill Road  
CRD START 2007  
UNIT 3-08 File-No issue found  
Site-No issue found

BUILDING ID MT-06-00015 360 Leggins Road  
CRD START 2007  
UNIT 3-09 File-Need a signed TIC
<table>
<thead>
<tr>
<th>Building ID</th>
<th>CRD Start</th>
<th>Site Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>MT-06-00016 380 Leggins Road</td>
<td>2008</td>
<td>Need common key/locks for entry; check foundation vents for being open for summer; lawn needs mowing; front porch railing missing</td>
</tr>
<tr>
<td>MT-06-00017 412 Leggins Road</td>
<td>2008</td>
<td>Disabled car in drive?; need common key/locks for entry</td>
</tr>
<tr>
<td>MT-06-00018 436 Leggins Road</td>
<td>2008</td>
<td>Laundry room has cracked window; lawn needs mowing</td>
</tr>
<tr>
<td>MT-06-00019 468 Leggins Road</td>
<td>2007</td>
<td>No issue found</td>
</tr>
<tr>
<td>MT-06-00020 494 Leggins Road</td>
<td>2008</td>
<td>Need common locks/keys for entry</td>
</tr>
<tr>
<td>MT-06-00021 524 Leggins Road</td>
<td>2008</td>
<td>Interior hall has a &quot;soft&quot; spot in floor</td>
</tr>
<tr>
<td>MT-06-00022 548 Leggins Road</td>
<td>2008</td>
<td>No issue found</td>
</tr>
<tr>
<td>MT-06-00023 119 Lower Rodeo Drive</td>
<td>2008</td>
<td>Remove foundation vent covers for summer</td>
</tr>
<tr>
<td>MT-06-00024 149 Lower Rodeo Drive</td>
<td></td>
<td>Remove foundation vent covers for summer</td>
</tr>
</tbody>
</table>
UNIT 3-18  File-No issue found  
Site-Need common locks/keys for entry; front door frame damaged; front exterior electrical outlet missing cover; remove foundation vent covers for summer

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

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

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

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

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

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

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

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

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

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

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

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

INSPECTION RATINGS HISTORY:  TYPE      DATE      RATING
PROJECT All Projects

Montana Board of Housing

REPORT OF ANNUAL AUDIT FINDINGS

# COR408

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

09/09/16

PROJECT 06050 Irvin Tract

MANAGER 81-0292463 Blackfeet Housing

OWNER 20-4642361 Blackfeet Housing LP 4

CONTACT Rhonda Michael

(406) 338-5031

CONTACT Chancy Kittson

(406) 338-5031

# BLDGS PIS 30 LAST BUILDING PIS DATE 07/31/2008

AUDIT DATE 08/24/2016 BY ROBERT VANEK

OWNER RESPONSE DATE 09/23/2016

CLOSE OUT LETTER DATE 00/00/0000

PROJECT LEVEL FINDINGS

Property Wide: Weeds and litter throughout site grounds

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

CRD START 2008

UNIT 120 File - No Findings

Unit - See Building Description

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

CRD START 2008

UNIT 124 File - No Findings

Unit - See Building Description

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

CRD START 2008

UNIT 127 File - No Findings

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

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

UNIT 2C
UNIT-Tenant reported water pressure issues.
Tenant reported to Maintenance. Continues to be
Multiple Units may have back doors allowing air, water & bugs to seep in at bottom, damaging flooring inside units. Some Tenants have put sandbags outside the door to help in stopping this.

UNIT 1A
UNIT-No issues noted.
FILE-Student Certification was done 4 months ahead of when due. QAP requires it to be no more than 180 days prior to actual Move In date.

UNIT 1B
UNIT-Back door allows air, water & bugs to seep ion at bottom, damaging flooring inside unit
FILE-No issues noted.

UNIT 1C
Some sort of white material leaking down side of hot water tank.
DONE - Hot water heater closet has items piled on & around. Needs cleared.
FILE-Original Move In TIC show moved into 2B on 6/1/16. Did Tenant transfer or Move Out/Move In to 1C? Need COL TIC in file

UNIT 2A
UNIT-Tenant reported that water sometimes leaks into kitchen ceiling light globe.
DONE - Hot water heater closet has items piled on & around. Needs cleared.
File-Need COL TIC in file

UNIT 2B
UNIT-Back door allows air, water & bugs to seep ion at bottom. Damaging flooring inside unit
Previous roof leak damage on kitchen ceiling repair is poorly done. Very noticeable.
File-Need COL TIC in file

UNIT 2C
UNIT-Possible water leak evidence on ceiling above Kitchen Island near fire sprinkler.
File-Need COL TIC in file
PROJECT 09060 Ouellette Place
PROPERTY MANAGEMENT CO.
OWNER 20-0472705 Homeword
CONTACT Jennifer Betz (406) 532-4663
# BLDGS PIS 3 LAST BUILDING PIS DATE 12/15/2010

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

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

BUILDING ID MT-99-00024 511 St Joseph Dr
CRD START 2011

Multiple Units may have back doors allowing
air, water & bugs to seep in at bottom,
damaging flooring inside units. Some Tenants
have put sandbags outside the door to help in
stopping this.

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

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

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

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

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

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

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

UNIT 3C
UNIT-Vacant-Ready for Occupancy

INSPECTION RATINGS HISTORY: TYPE DATE RATING
PROJECT LEVEL FINDINGS

Management needs to have key(s) to enter ALL Units in case of Emergency, etc.
Original or copy of all Tenant files must be available for audit at any time. No notice is needed by MBOH to review.
Deep & long trenches in back yard behind both buildings causing water ponding & tripping hazards.

# BLDGS PIS 2 LAST BUILDING PIS DATE 06/03/2013

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

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

UNIT 722A UNIT-Main bedroom window egress blocked.
Livingroom window cracked/broken.
FILE-Missing current Student Cert form.
UNIT 722B UNIT-No issues noted.
FILE-No issues noted.
UNIT 724A UNIT-VACANT-Ready
UNIT 724B UNIT-No issues noted.
FILE-No issues noted.

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

UNIT 738A UNIT-VACANT-Ready
UNIT 738B UNIT-No issues noted.
FILE-No issues noted.
UNIT 740A UNIT-1st bedroom window egress blocked
FILE-No issues noted.
UNIT 740B UNIT-VACANT- Ready

INSPECTION RATINGS HISTORY: TYPE DATE RATING
REPORT OF ANNUAL AUDIT FINDINGS

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

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

PROJECT LEVEL FINDINGS No issues noted.

BUILDING ID MT-13-00059 River Rock Residences
CRD START 2013 810 Flat Rock Loop
UNIT C UNIT-No issues noted
FILE-Current Student Re-Certification missing

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

BUILDING ID MT-13-00061 River Rock Residences
CRD START 2013 820 Flat Rock Loop
UNIT A UNIT-Vacant Ready

BUILDING ID MT-13-00062 River Rock Residences
CRD START 2013 825 Flat Rock Loop
UNIT B UNIT-No issues noted
FILE-No issues noted
BUILDING ID: MT-13-00063 River Rock Residences
CRD START: 2013
UNIT: B
UNIT-No issues noted
FILE-No issues noted

BUILDING ID: MT-13-00064 River Rock Residences
CRD START: 2013
UNIT: C
UNIT-No issues noted
FILE-No issues noted

BUILDING ID: MT-13-00065 River Rock Residences
CRD START: 2013
UNIT: C
UNIT-No issues noted
FILE-No issues noted

BUILDING ID: MT-13-00066 River Rock Residences
CRD START: 2013
UNIT: A
UNIT-No issues noted
FILE-No issues noted
UNIT: B
UNIT-Vacant Turning

BUILDING ID: MT-13-00067 River Rock Residences
CRD START: 2013
UNIT: A
UNIT-No issues noted
FILE-No issues noted

BUILDING ID: MT-13-00068 River Rock Residences
CRD START: 2013
UNIT: A
UNIT-No issues noted
FILE-Current Student Re-Certification missing

BUILDING ID: MT-13-00069 River Rock Residences
CRD START: 2013
UNIT: B
UNIT-No issues noted
FILE-No issues noted

INSPECTION RATINGS HISTORY:

PROJECT: All Projects
83
Montana Board of Housing

REPORT OF ANNUAL AUDIT FINDINGS

# COR408
09/09/16

PROJECT: 93060 Westwood Apartments
MANAGER: 72-1520752 Circle K
Property Management
AUDIT DATE 07/29/2016 BY RENA OLIPHANT  OWNER RESPONSE DATE 09/09/2016

PROJECT LEVEL FINDINGS No issues noted.

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

INSPECTION RATINGS HISTORY:

PROJECT All Projects Montana Board of Housing PAGE #
93 REPORT OF ANNUAL AUDIT FINDINGS REPORT
# COR408 AUDIT DATES 01/01/2016 - 09/05/2016 DATE RUN
09/09/16

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

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

PROJECT LEVEL FINDINGS No Findings

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

UNIT 315 File - No Findings
Unit - As a heads-up, unit borderline regarding clutter/housekeeping - possible health and safety hazard
PROJECT 99140  Columbia Villa Apartments  MANAGER 81-0351346  Monfric Realty
OWNER 81-0525140  Columbia Villa HP-NWMHRI LP  C/o John P. Grady  CONTACT Anita Moseman  (970) 434-9719
CONTACT  John Grady  (619) 276-6271  ON-SITE  Connie Cramer  (406) 892-4552
# BLDGS PIS  3  LAST BUILDING PIS DATE  07/01/2000

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

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

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

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

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

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

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

INSPECTION RATINGS HISTORY:  TYPE  DATE  RATING

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

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

PROJECT LEVEL FINDINGS
1) Property wide - exterior siding shows evidence of weathering (in need of repair/painting)
2) Property wide - exterior metal stairways (leading to
second story units) have excessive corrosion
3) Property wide - exterior second floor landing vinyl floor material has evidence of excessive wear/stains
4) Property wide - parking lot evidence of excessive cracking/settlement/heaving/ponding
5) Property wide - sidewalks have excessive spalling, cracks and heaving/settlement

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

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

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

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

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

INSPECTION RATINGS HISTORY: TYPE DATE RATING

BUILDING ID MT-99-99998 112
   CRD START 2000

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

INSPECTION RATINGS HISTORY: TYPE DATE RATING

UNIT A Peeling/Needs Paint

INSPECTION RATINGS HISTORY: TYPE DATE RATING

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

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

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

CRD START 1996

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

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

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

CRD START 1996

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

UNIT B
UNIT 601B
VACANT - Turning

UNIT D
UNIT 601D
Bottom front right corner concrete broken out & rusting rebar exposed. This was noted on 2013 & 2014 Inspections. Has not been repaired yet. Must be repaired to prevent further rusting & erosion.

FILE 601D
File has no Initial Move In TIC & missing some verification documents. Need to create & compile all required documents, signed & submitt. Based on information in file, Tenants are Over-Income & Unit is Out of Compliance.
PROJECT 01060 Corvallis Courtyards
26-3723320 Infinity Management Company
OWNER 82-0533135 Pacific Development C/o Nicole Fenton
CONTACT Jeremy Weeks (208) 746-2242
CONTACT Nicole Fenton (208) 461-0022
ON-SITE Autumn Gladback (406) 961-4890
# BLDGS PIS 4 LAST BUILDING PIS DATE 08/01/2002

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

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

BUILDING ID MT-01-00030 302 Courtyards Circle
CO2 detectors due to the CRD START 2002

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

UNIT 106
October

side going up is loose &

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

heaters, etc.

water heaters are checked
up & are clean

FILE
No issues noted

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

FILE
No issues noted

PROJECT All Projects
PAGE # 2

REPORT # COR408
AUDIT DATES 09/06/2016 - 10/07/2016
DATE RUN 10/10/16

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

units have cracked,
lifting tiles.
units are Move-In ready
in
protruding from ceiling in many

3. Linoleum in many
missing, separating &

4. Make sure ALL vacant
prior to Tenants moving

5. Found nails
units.

UNIT 202
UNIT
Kitchen sink is leaking
FILE
No issues noted

UNIT 203
UNIT

under cabinet.
October

properly

wall peeling & needs re-

shower meets walls.

UNIT 206

Upstairs shower back

caulking all along where

FILE

No issues noted

BUILDING ID MT-01-00032 308 Courtyards Circle CO2 detectors due to the

CRD START 2002

heaters, etc.

water heaters are checked

up & are clean

units have cracked,

lifting tiles.

units are Move-In ready

in

protruding from ceiling in many

UNIT 401

missing cover

Toilet handle broken

Montana Board of Housing

REPORT OF ANNUAL AUDIT FINDINGS

REPORT # COR408

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

DATE RUN 10/10/16

PROJECT 01060 Corvallis Courtyards MANAGER

26-3723320 Infinity Management Company

OWNER 82-0533135 Pacific Development C/o Nicole Fenton

Page 3
light cover missing

closet doors missing

repaired/replaced.

Circle

CO2 detectors due to the

heaters, etc.

water heaters are checked

up & are clean

units have cracked,

lifting tiles.

units are Move-In ready

in

protruding from ceiling in many

UNIT 405

Towel bar broken/missing

Upstairs bedroom ceiling

Downstairs bedroom &

handles

FILE

No issues noted

UNIT 405

Stove fan cover missing

Toilet seat broken

Patio door & frame needs

FILE

No issues noted

BUILDING ID MT-01-00033 310 Courtyards

1. All units must have

use of gas hot water

2. Make sure all hot

for mineral/rust build

3. Linoleum in many

missing, separating &

4. Make sure ALL vacant

prior to Tenants moving

5. Found nails

units.

UNIT

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

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

PROJECT LEVEL FINDINGS

Building ID MT-02-00001 312 Courtyards Circle
CO2 detectors due to the heaters, etc.
up & are clean
units has cracked, missing, tiles.
units are Move-In ready
in protruding from ceiling in many

UNIT 601
towel bar broken/missing
light cover missing

UNIT 602

UNIT Vacant-Turning

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

UNIT Kitchen faucet leaking
Downstairs bathroom
Upstairs bedroom on left

Owner Response

October
====================================================================================
October

UNIT 603
UNIT 604
UNIT 605
UNIT 606

Did not inspect
FILE
No issues noted

Multiple wasps on
called
FILE
No issues noted

Bath tub faucet leaking
Housekeeping letter to
FILE
No issues noted

Did not inspect
FILE
No issues noted

Multiple wasps on
called
FILE
No issues noted

Did not inspect
FILE
No issues noted

Did not inspect
FILE
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Did not inspect
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Did not inspec
October
UNIT 701
Front door damaged
Kitchen sink faucet
FILE
No issues noted

UNIT 702
Shower needs repaired.
current leaks &/or mold
correctly & missing
away from wall, needs

UNIT 704
Bathtub faucet pulled
tightened/caulking
FILE
No issues noted

UNIT 705
Tenant using underneath
large items. Management
removal
FILE
No issues noted

==-------------------------------------------------------------------==
==-------------------------------------------------------------------==
PROJECT 02070 Mountain View Apts Hamilton
20-8764296 Highland Property Management
OWNER 75-2978279 Mountain View Associates, LP
CONTACT Casey Overland (406) 541-0999
CONTACT Patrick Klier (406) 541-0999
ON-SITE Kendra Haswell (406) 363-5787
# BLDGS PIS 8 LAST BUILDING PIS DATE 08/27/2003
AUDIT DATE 09/22/2016 BY RENA OLIPHANT
CLOSE OUT LETTER DATE 00/00/0000
Page 7
October

PROJECT LEVEL FINDINGS

No issues noted.

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

UNIT 300-2
No issues noted.
UNIT 300-5
No issues noted.

In Come Limit, Should be
should be included in corrected TIC.

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

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

UNIT 410-4
UNIT
Electrical Outlet
FILE
No issues noted.

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

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

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

BUILDING ID MT-02-00072 450 Stonegate Dr. Front sidewalk concrete
Page 8
has lifted causing possible tripping hazards.

BUILDING ID MT-02-00073 500 Stonegate Dr. No issues noted.

============================================================================================================

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

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

PROJECT LEVEL FINDINGS No Findings

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

============================================================================================================

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

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

PROJECT LEVEL FINDINGS No issues noted.

BUILDING ID MT-08-00007 225 Stonegate Dr No issues noted.
CRD START 2009

UNIT A102 UNIT
Water heater has leak.
October

Mineral / rust buildup

on top
FILE
No issues noted.

UNIT A203

UNIT
Bathroom toilet runs excessively.
Master Bedroom & handles
FILE
No issues noted.

UNIT A204

UNIT Vacant-Ready

Bathroom doors missing door

BUILDING ID MT-08-00008 229 Stonegate Dr
No issues noted.

UNIT B103

UNIT Vacant-Ready

UNIT B105

UNIT Tenants sick. Did not instead

UNIT B107

UNIT Tenant locks interior Management is able to

doors. Allowed if access in emergency.

BUILDING ID MT-08-00009 251 Stonegate Dr No issues noted.

CRD START 2009

Montana Board of Housing

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

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

PROJECT LEVEL FINDINGS  Replace batteries or repair multiple exit signs in the
BUILDING ID  MT-12-00042  221 5th Street SW
CRD START  2013

=====================================================================================================
=====================================================================================================

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

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

PROJECT LEVEL FINDINGS  No Findings
BUILDING ID  MT-13-00059  River Rock Residences  No Findings
CRD START  2013  810 Flat Rock Loop

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

BUILDING ID  MT-13-00061  River Rock Residences  No Findings
CRD START  2013  820 Flat Rock Loop
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**INSPECTION RATINGS HISTORY:**

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**PROJECT 14010**
Apsaalooke Warrior Apartments
98-7654321  Northwest Real Estate Capital Corp.
OWNER 36-4768535  Apsaalooke Warrior Apartments LLLP
CONTACT Rebecca Mercer (208) 947-7058
CONTACT John Old Elk (406) 638-7100
<table>
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<th>UNIT</th>
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<tr>
<td>14</td>
<td>No issue found</td>
<td>Repair bathroom</td>
</tr>
<tr>
<td>15</td>
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</tr>
<tr>
<td>2</td>
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<tr>
<td>3</td>
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<td>Living room fan</td>
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<td>7</td>
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</table>

- Drain plug needs repaired.
PROJECT 14030  Sunset Village
00-000006  Richland Housing Authority
OWNER 46-1742341  Sunset Village LLLP
CONTACT  Stacey Netz  (406) 433-1978
CONTACT  (000) 000-0000
ON-SITE Becky Hayes  (406) 433-1978
# BLDGS PIS 3  LAST BUILDING PIS DATE 04/22/2016

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

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

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

Site-No issue found

PROJECT All Projects

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REPORT OF ANNUAL AUDIT FINDINGS
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ON-SITE Becky Hayes (406) 433-1978
# BLDGS PIS 3 LAST BUILDING PIS DATE 04/22/2016

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=====================================================================

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

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

PROJECT LEVEL FINDINGS Replace missing downspout in front of office
building

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

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

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

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

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REPORT OF ANNUAL AUDIT FINDINGS

REPORT #  COR408
AUDIT DATES 09/06/2016 - 10/07/2016
DATE RUN 10/10/16

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

AUDIT DATE 09/21/2016 BY TODD JACKSON

OWNER RESPONSE
DATE 10/21/2016 CLOSE OUT LETTER DATE 00/00/0000

PROJECT LEVEL FINDINGS  Repair 3 broken automatic stair chairs.

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

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

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

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PROJECT All Projects

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REPORT OF ANNUAL AUDIT FINDINGS
REPORT # COR408
AUDIT DATES 09/06/2016 - 10/07/2016
DATE RUN 10/10/16

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

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October

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

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

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

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

====================================================================================

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

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

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

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

UNIT H9 File-No issue found
orders on painting and water leak repairs
♀ BUILDING ID MT-94-00024 117 Division No Findings
CRD START 1996

====================================================================================

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

Page 17
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**PROJECT LEVEL FINDINGS**

- No Findings

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**PROJECT 98070**

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**PROJECT 81-0477303**

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**PROJECT 81-0519859**

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**PROJECT 82-0476236**

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</table>
October

PROJECT LEVEL FINDINGS No issues noted

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

确保所有单位的空气
运营。
所有单元的壁橱门
确保所有硬件
& 重新油漆以去除任何

=================================================================================================

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

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

PROJECT LEVEL FINDINGS No issues noted

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

BUILDING ID MT-01-00171 171 Abrial Court
attention. Dry & little to no
CRD START 2001
front of unit 171B lifted
tripping hazard

UNIT 171B

broken/missing
washer/dryer stackable
access.

UNIT
Upstairs towel bar
Breaker box no cover &
units covering. Can't
<table>
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<th>Building ID</th>
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## HOUSING DIVISION DASHBOARD

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

**Current Period: October, 2016**

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<td><strong>Moderate Rehabilitation (ModRehab)</strong></td>
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<td>Number Contracts</td>
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<td><strong>Project-Based (PBS8)</strong></td>
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### Previous and Current Totals

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<td>Budgeted Units:</td>
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<td>All Section 8 HAPs</td>
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