Accounting & Finance Dashboard
Data as of July 31, 2016

Investment Diversification

- FFCB Bonds @ 0.04 - 3.40%
- FHLB Discount Note @ 0.34 - 0.65%
- 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%

Portfolio Maturity

For July 31, 2016

<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><strong>Amount</strong></td>
<td>$78,671,605</td>
<td>$50,661,000</td>
<td>$1,230,000</td>
<td>$10,214,000</td>
<td>$7,705,000</td>
<td>$2,399,683</td>
<td>$2,998,390</td>
<td>$153,879,678</td>
</tr>
</tbody>
</table>

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
July 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>07/31/2016</td>
<td>US BANK MONEY M</td>
<td>US Bank Corporate Tr</td>
<td>3,697,791.71</td>
</tr>
<tr>
<td></td>
<td>WELLS FARGO MON</td>
<td>Wells Fargo Bank Wes</td>
<td>74,973,813.75</td>
</tr>
<tr>
<td>08/01/2016</td>
<td>FNMA DN</td>
<td>US Bank Corporate Tr</td>
<td>3,492,000.00</td>
</tr>
<tr>
<td>11/16/2016</td>
<td>FHLB DN</td>
<td>Wells Fargo Bank Wes</td>
<td>8,462,000.00</td>
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<tr>
<td>12/15/2016</td>
<td>FHLB DN</td>
<td>Wells Fargo Bank Wes</td>
<td>36,656,000.00</td>
</tr>
<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>
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<tr>
<td>09/27/2027</td>
<td>FNMA DEB</td>
<td>Wells Fargo Bank Wes</td>
<td>4,070,000.00</td>
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<tr>
<td>11/26/2027</td>
<td>FNMA DEB</td>
<td>Wells Fargo Bank Wes</td>
<td>3,635,000.00</td>
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<tr>
<td>07/15/2032</td>
<td>FHLMC BOND</td>
<td>Wells Fargo Bank Wes</td>
<td>2,225,000.00</td>
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<tr>
<td>02/01/2036</td>
<td>FNMA MBS</td>
<td>Wells Fargo Bank Wes</td>
<td>57,614.80</td>
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<tr>
<td>05/01/2036</td>
<td>FNMA MBS</td>
<td>Wells Fargo Bank Wes</td>
<td>31,328.87</td>
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<tr>
<td>07/01/2036</td>
<td>FNMA MBS</td>
<td>Wells Fargo Bank Wes</td>
<td>85,738.95</td>
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<tr>
<td>03/01/2037</td>
<td>FNMA MBS</td>
<td>Wells Fargo Bank Wes</td>
<td>153,494.57</td>
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<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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<td>08/01/2037</td>
<td>FNMA MBS</td>
<td>Wells Fargo Bank Wes</td>
<td>42,667.54</td>
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<td>08/01/2038</td>
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<td>Wells Fargo Bank Wes</td>
<td>73,101.29</td>
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<td>12/01/2038</td>
<td>FNMA MBS</td>
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<tr>
<td>01/01/2039</td>
<td>FNMA MBS</td>
<td>Wells Fargo Bank Wes</td>
<td>40,066.70</td>
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<tr>
<td>12/01/2039</td>
<td>FNMA MBS</td>
<td>Wells Fargo Bank Wes</td>
<td>70,000.05</td>
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</tbody>
</table>

153,879,678.02

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

<table>
<thead>
<tr>
<th></th>
<th>Current</th>
<th>Last Month</th>
<th>Last Year</th>
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</thead>
<tbody>
<tr>
<td>MBOH</td>
<td>3.25</td>
<td>3.25</td>
<td>3.25</td>
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<tr>
<td>Market</td>
<td>3.47</td>
<td>3.44</td>
<td>3.66</td>
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<tr>
<td>10 yr treasury</td>
<td>1.57</td>
<td>1.54</td>
<td>2.17</td>
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<tr>
<td>30 yr Fannie Mae</td>
<td>2.92</td>
<td>2.86</td>
<td>3.48</td>
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Loan Programs

<table>
<thead>
<tr>
<th>Regular Program</th>
<th>Aug 2016 reservations</th>
<th>Total:</th>
<th>Original Amount</th>
<th>Balance</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Amount</td>
<td>Number</td>
<td>Amount</td>
<td></td>
</tr>
</tbody>
</table>

Set-asides:

<table>
<thead>
<tr>
<th></th>
<th>Amount</th>
<th>Number</th>
<th>Original Amount</th>
<th>Balance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Veterans (Orig)</td>
<td>1,035,300</td>
<td>227</td>
<td>40,000,000</td>
<td>6,281,804</td>
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<tr>
<td>Score Advantage</td>
<td>15,258</td>
<td>168</td>
<td>1,500,000</td>
<td>592,811</td>
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<tr>
<td>80% Combined (20+)</td>
<td>-</td>
<td>61</td>
<td>9,500,000</td>
<td>5,000,000</td>
</tr>
<tr>
<td>Set-aside Pool</td>
<td>331,094</td>
<td>21</td>
<td>13,021,113</td>
<td>45,635</td>
</tr>
<tr>
<td>Foreclosure Prevent</td>
<td>-</td>
<td>1</td>
<td>4,365</td>
<td>726,440</td>
</tr>
<tr>
<td>Disabled Accessible</td>
<td>-</td>
<td>226</td>
<td>16,358,432</td>
<td>Ongoing</td>
</tr>
<tr>
<td>Lot Refi</td>
<td>-</td>
<td>12</td>
<td>1,273,560</td>
<td>726,440</td>
</tr>
<tr>
<td>Habitat</td>
<td>139,361</td>
<td>2</td>
<td>721,607</td>
<td></td>
</tr>
</tbody>
</table>

MBOH Portfolio as of July 2016

5,297 Loans* (4,208 serviced by MBOH)

![Weighted Average Interest Rate 4.54%]

*This a 2.07% decrease in portfolio size from July 2015 when we had 5,409 loans

Delinquency and Foreclosure Rates

<table>
<thead>
<tr>
<th>Jun-16</th>
<th>Jun-16</th>
<th>Jul-15</th>
<th>Montana</th>
<th>Region</th>
<th>Nation</th>
</tr>
</thead>
<tbody>
<tr>
<td>30 Days</td>
<td>1.92</td>
<td>1.71</td>
<td>2.48</td>
<td>1.44</td>
<td>1.81</td>
</tr>
<tr>
<td>60 Days</td>
<td>0.94</td>
<td>1.00</td>
<td>1.04</td>
<td>0.44</td>
<td>0.57</td>
</tr>
<tr>
<td>90 Days</td>
<td>2.42</td>
<td>2.22</td>
<td>2.14</td>
<td>0.66</td>
<td>0.94</td>
</tr>
<tr>
<td>Total Delinquencies</td>
<td>5.28</td>
<td>4.93</td>
<td>5.66</td>
<td>2.54</td>
<td>3.32</td>
</tr>
<tr>
<td>In Foreclosure</td>
<td>0.70</td>
<td>0.70</td>
<td>0.72</td>
<td>1.34</td>
<td>1.84</td>
</tr>
</tbody>
</table>
Lender Outreach

Monday, June 27  Score Advantage lender training with Kelly Cuffe at Mann Mortgage
Wednesday July 6  Lunch & Learn with Mann Mortgage (Helena)
Tuesday July 19  Guild Mortgage webinar
Wednesday July 20  Score Advantage Training with Ian Ullman, First Interstate Bank
Tuesday August 9  MBOH 101 and Score Advantage lender training with Mann Mortgage

Upcoming training:
Scheduled:
Tuesday September 13  Score Advantage Webinar lender training with Stockman Bank
Tuesday September 20 – Lender/realtor training Billings

Tentative:
Tuesday September 27 – Lender/realtor training Kalispell
Wednesday October 5 – Lender/realtor training Missoula
Wednesday November 2 – Lender/realtor training Great Falls

HUD 184 Lender Training in the works

MACO Annual Conference in Billings, September 18 - 22
MT League of Cities and towns Annual Conference in Missoula, October 5 - 7
# Multifamily & RAM Program Dashboard

**September 9, 2016**

## Loan Programs

<table>
<thead>
<tr>
<th>Applications</th>
<th>Active Loans:</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Reverse Annuity (RAM)</strong></td>
<td>RAM 76</td>
</tr>
<tr>
<td><strong>Housing Montana Fund</strong></td>
<td>TANF 62, Revolving Loans 3, AHP 8</td>
</tr>
<tr>
<td><strong>Bond Programs</strong></td>
<td>Regular Program - 11, Conduit 5 17,250,000, Risk Share - 8</td>
</tr>
</tbody>
</table>

## Housing Credits (HCs) Al

<table>
<thead>
<tr>
<th>City</th>
<th>Award</th>
<th>HC Year</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fort Peck Sust Village</td>
<td>Poplar</td>
<td>13-Apr 2013</td>
</tr>
<tr>
<td>Sunset Village</td>
<td>Sidney</td>
<td>13-Dec 2014</td>
</tr>
<tr>
<td>Voyageur Apartments</td>
<td>Great Falls</td>
<td>13-Dec 2014</td>
</tr>
<tr>
<td>Cedar View</td>
<td>Malta</td>
<td>13-Dec 2014</td>
</tr>
<tr>
<td>Chippewa Cree Homes I</td>
<td>Box Elder</td>
<td>13-Dec 2014</td>
</tr>
<tr>
<td>Antelope Court</td>
<td>Havre</td>
<td>14-Nov 2015</td>
</tr>
<tr>
<td>Cascade Ridge II</td>
<td>Great Falls</td>
<td>14-Nov 2015</td>
</tr>
<tr>
<td>Gallatin Forks</td>
<td>Manhattan</td>
<td>14-Nov 2015</td>
</tr>
<tr>
<td>Guardian Apartments</td>
<td>Helena</td>
<td>14-Nov 2015</td>
</tr>
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<td>Stoneridge Apartments</td>
<td>Bozeman</td>
<td>14-Nov 2015</td>
</tr>
<tr>
<td>Sweet Grass Commons</td>
<td>Missoula</td>
<td>14-Nov 2015</td>
</tr>
<tr>
<td>River Ridge</td>
<td>Missoula</td>
<td>14-Mar 2015</td>
</tr>
<tr>
<td>Larkspur</td>
<td>Bozeman</td>
<td>15-Dec bond deal</td>
</tr>
<tr>
<td>Big Sky Villas</td>
<td>Belgrade</td>
<td>16-Jan 2016</td>
</tr>
<tr>
<td>Valley Villas</td>
<td>Hamilton</td>
<td>16-Jan 2016</td>
</tr>
<tr>
<td>NorthStar</td>
<td>Wolf Point</td>
<td>16-Jan 2016</td>
</tr>
<tr>
<td>Little Jons</td>
<td>Big Fork</td>
<td>16-Jan 2016</td>
</tr>
<tr>
<td>Red Fox</td>
<td>Billings</td>
<td>16-Jan 2016</td>
</tr>
<tr>
<td>Freedoms Path</td>
<td>Fort Harrison</td>
<td>16-Jan 2016</td>
</tr>
</tbody>
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## Housing Credits (HCs) Co|

<table>
<thead>
<tr>
<th>Year to Date</th>
<th>Last Year</th>
</tr>
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Multifamily & RAM Program Dashboard

**September 9, 2016**

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</tr>
<tr>
<td>Freedoms Path</td>
<td>Fort Harrison</td>
<td>16-Jan 2016</td>
</tr>
<tr>
<td>Projects w/ Comp</td>
<td>Owner</td>
<td>Management</td>
</tr>
<tr>
<td>------------------</td>
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<td>------------</td>
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<td>ALL attached</td>
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<td></td>
</tr>
<tr>
<td>Outstanding Bal</td>
<td>Balance Available</td>
<td></td>
</tr>
<tr>
<td>----------------</td>
<td>------------------</td>
<td></td>
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<tr>
<td>3,718,033</td>
<td></td>
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<tr>
<td>429,772</td>
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<td>460,822</td>
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<td></td>
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<tr>
<td>1,526,839</td>
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<td>1,387,687</td>
<td>2006-2016</td>
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<tr>
<td>7,858,296</td>
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<td></td>
</tr>
</tbody>
</table>

**location**

**Status**

- on house left ot lease
- leasing in progress
- leasing in progress
- received 8609s
- rehab underway on about 10 homes
- construction underway
- Grandopening July 14th
- completed
- rehab underway, applying for HOME funds
- const more than 50% complete
- pictures attached
- rehab underway
- picture attached
- working through financials & HOME app
- received reservation agreement
- received reservation agreement
- received reservation agreement
- received reservation agreement
- received reservation agreement

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

UNIT 51512   File-See Property Wide Findings
Site-Replace back outside light cover
Replace missing cabinet door
BUILDING ID   MT-00-00038  165 Old Hays Road
CRD START   2002

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

BUILDING ID   MT-00-00039  205 Old Hays Road
CRD START   2002
PROJECT  All Projects                                 Montana Board of Housing
PAGE #           5
REPORT OF ANNUAL AUDIT FINDINGS                                 REPORT
#    COR408
AUDIT DATES  01/01/2016 - 09/05/2016                             DATE RUN
09/09/16
PROJECT  00050           Fort Belknap Southern 1                       MANAGER 81-0216424  FORT
BELKNAP HOUSING
OWNER    81-0535191      Fort Belknap Housing Development Southern LP          CONTACT     John
Allen                (406) 353-2601
CONTACT                  Mark Azure                (406) 353-2205              ON-SITE     Kathy Wing
(406) 353-2601
# BLDGS PIS      11      LAST BUILDING PIS DATE     02/08/2002

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

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

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

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

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

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

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

BUILDING ID   MT-00-00044  377 Leggins Road
CRD START   2002
UNIT 51519                File-See Property Wide Findings
Site-Front exterior light lens missing; evidence of 
water/moisture in crawl space

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

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

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

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

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

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

INSPECTION RATINGS HISTORY:   TYPE          DATE        RATING
===============================================================================
===============================================================================
PROJECT  01010           Acre Lawn Apartments II                       MANAGER 81-0536842  Luedtke
Homes and Real Estate
OWNER    81-0544010      Acre Lawn Apts II                                     CONTACT     Bev Luedtke
(406) 676-7653
CONTACT                  Bev Luedtke               (406) 676-7653              ON-SITE     Bev Luedtke
(406) 676-7653
# BLDGS PIS       1      LAST BUILDING PIS DATE     04/01/2002
AUDIT DATE           08/01/2016 BY ROBERT VANEK               OWNER RESPONSE DAT E
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

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

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

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

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

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

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

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

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

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

BUILDING ID  MT-01-00007 5706 S. Flat Iron  See Project Level Findings  
CRD START  2003
BUILDING ID   MT-01-00008 5707 S. Flat Iron         Roof issue
CRD START   2003

BUILDING ID   MT-01-00009 5708 S. Flat Iron         Roof and Window issue
CRD START   2003

BUILDING ID   MT-01-00010 5709 S. Flat Iron         Roof issue
CRD START   2002

BUILDING ID   MT-01-00011 5710 S. Flat Iron         See Project Level Findings
CRD START   2002

BUILDING ID   MT-01-00012 5711 S. Flat Iron         Front fence damaged; See Project Level
CRD START   2003
Findings

BUILDING ID   MT-01-00013 5712 S. Flat Iron         See Project Level Findings
CRD START   2002

BUILDING ID   MT-01-00014 5713 S. Flat Iron         Check rear/outside GFI for proper operation;
CRD START   2003
Roof and Window
issue

BUILDING ID   MT-01-00015 5714 S. Flat Iron         Main water shut-off cover missing (by
driveway/sidewalk);
CRD START   2002
See Project Level Findings

BUILDING ID   MT-01-00016 5715 S. Flat Iron         See Project Level Findings
CRD START   2002

BUILDING ID   MT-01-00017 5716 S. Flat Iron         Lawn in need of mowing; See Project Level
Findings
CRD START   2002

BUILDING ID   MT-01-00018 5717 S. Flat Iron         See Project Level Findings
CRD START   2003

BUILDING ID   MT-01-00019 5718 S. Flat Iron         Roof issue
CRD START   2002
BUILDING ID   MT-01-00020 5719 S. Flat Iron         Roof issue
CRD START   2002

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

INSPECTION RATINGS HISTORY: TYPE DATE RATING

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

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

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

INSPECTION RATINGS HISTORY: TYPE DATE RATING

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

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

PROJECT LEVEL FINDINGS No issues noted.

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

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# COR408 AUDIT DATES 01/01/2016 - 09/05/2016 DATE RUN
09/09/16

PROJECT 02100 Pheasant Glen MANAGER 81-0296548 Rocky Mountain Development Council
OWNER 82-0558612 Pheasant Glen LP CONTACT Liz Mogstad
(406) 447-1680 (406) 447-1680
CONTACT Lori Ladas ON-SITE Sue Skinner
(406) 461-9849 (406) 461-9849
# BLDGS PIS 5 LAST BUILDING PIS DATE 08/01/2003
BUILDING ID   MT-02-00079 3440 Ptarmigan Lane       No issues noted.
CRD START 2003

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

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

PROJECT  All Projects                                 Montana Board of Housing                                    PAGE # 31
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09/09/16

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

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

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

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

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

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

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

BUILDING ID   MT-05-00028 108 Apache Street
CRD START 2007
UNIT 50704                File-No issue found
Site-Replace front door
Repair front door frame

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

UNIT 5506    File-No issue found
Site-Vacant in turnin...needs a lot of work

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

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

BUILDING ID  MT-05-00039 121 Blackbird Trail

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

UNIT 94201                File-No issue found
Site-Repair back screen door
Repair landry 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-Repait 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  
(406) 353-2601
# BLDGS PIS  24  LAST BUILDING PIS DATE  03/01/2008

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

PROJECT LEVEL FINDINGS  Most units need lawn mowed  
Most units have gopher holes that creates large tripping  
Hazards  
Replace all damaged or missing window screens  
Remove foundation vent covers for summer
<table>
<thead>
<tr>
<th>BUILDING ID</th>
<th>CRD START</th>
<th>294 Whitecow Street</th>
<th>2007</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>UNIT 3-01</td>
<td>File-No issue found</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Site-No issue found</td>
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<table>
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<tr>
<th>BUILDING ID</th>
<th>CRD START</th>
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<th>2008</th>
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<tbody>
<tr>
<td></td>
<td>UNIT 3-02</td>
<td>File-No issue found</td>
<td></td>
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<tr>
<td></td>
<td></td>
<td>Site-Repair dryer cover vent outside</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Repair downspout elbow</td>
<td></td>
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<th>BUILDING ID</th>
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<th>244 Whitecow Street</th>
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<tr>
<td></td>
<td>UNIT 3-03</td>
<td>File-No issue found</td>
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<tr>
<td></td>
<td></td>
<td>Site-Area around fron dryer cover vent needs painting</td>
<td></td>
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<tr>
<td></td>
<td></td>
<td>Repair kitchen cabinet hole</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Replace bad left bedroom floor vent</td>
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<th>230 Whitecow Street</th>
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<tbody>
<tr>
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<td>UNIT 3-04</td>
<td>File-No issue found</td>
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<tr>
<td></td>
<td></td>
<td>Site-Clean window mold</td>
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<tr>
<th>BUILDING ID</th>
<th>CRD START</th>
<th>168 Whitecow Street</th>
<th>2008</th>
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<tbody>
<tr>
<td></td>
<td>UNIT 3-05</td>
<td>File-No issue found</td>
<td></td>
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<tr>
<td></td>
<td></td>
<td>Site-No issue found</td>
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<table>
<thead>
<tr>
<th>BUILDING ID</th>
<th>CRD START</th>
<th>530 Star Hill Road</th>
<th>2007</th>
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<tbody>
<tr>
<td></td>
<td>UNIT 3-06</td>
<td>File-Need second page of TIC</td>
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<tr>
<td></td>
<td></td>
<td>Site-Repair broken down spout</td>
<td></td>
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<table>
<thead>
<tr>
<th>BUILDING ID</th>
<th>CRD START</th>
<th>488 Star Hill Road</th>
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<tbody>
<tr>
<td></td>
<td>UNIT 3-07</td>
<td>File-No issue found</td>
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<tr>
<td></td>
<td></td>
<td>Site-No issue found</td>
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<table>
<thead>
<tr>
<th>BUILDING ID</th>
<th>CRD START</th>
<th>396 Star Hill Road</th>
<th>2007</th>
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<tbody>
<tr>
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<td>UNIT 3-08</td>
<td>File-No issue found</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Site-No issue found</td>
<td></td>
</tr>
</tbody>
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<table>
<thead>
<tr>
<th>BUILDING ID</th>
<th>CRD START</th>
<th>360 Leggins Road</th>
<th>2007</th>
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</thead>
<tbody>
<tr>
<td></td>
<td>UNIT 3-09</td>
<td>File-Need a signed TIC</td>
<td></td>
</tr>
</tbody>
</table>
**Site-Need common key/locks for entry; check foundation vents for being open for summer; lawn needs mowing; front porch railing missing**

**BUILDING ID** MT-06-00016 380 Leggins Road  
**CRD START** 2008  
**UNIT 3-10**  
**File-No issue found**  
**Site-Disabled car in drive?; need common key/locks for entry**

**BUILDING ID** MT-06-00017 412 Leggins Road  
**CRD START** 2008  
**UNIT 3-11**  
**File-No issue found**  
**Site-Laundry room has cracked window; lawn needs mowing**

**BUILDING ID** MT-06-00018 436 Leggins Road  
**CRD START** 2008  
**UNIT 3-12**  
**File-No issue found**  
**Site-No issue found**

**BUILDING ID** MT-06-00019 468 Leggins Road  
**CRD START** 2007  
**UNIT 3-13**  
**File-No issue found**  
**Site-Need common locks/keys for entry**

**BUILDING ID** MT-06-00020 494 Leggins Road  
**CRD START** 2008  
**UNIT 3-14**  
**File-No issue found**  
**Site-Interior hall has a "soft" spot in floor**

**BUILDING ID** MT-06-00021 524 Leggins Road  
**CRD START** 2008  
**UNIT 3-15**  
**File-No issue found**  
**Site-No issue found**

**BUILDING ID** MT-06-00022 548 Leggins Road  
**CRD START** 2008  
**UNIT 3-16**  
**File-No issue found**  
**Site-Remove foundation vent covers for summer**

**BUILDING ID** MT-06-00023 119 Lower Rodeo Drive  
**CRD START** 2008  
**UNIT 3-17**  
**File-No issue found**  
**Site-Remove foundation vent covers for summer**

**BUILDING ID** MT-06-00024 149 Lower Rodeo Drive
CRD START 2008

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

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

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

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

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

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

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

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

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

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

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

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

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

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

AUDIT DATE 08/24/2016 BY ROBERT VANEK
OWNER RESPONSE DATE 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
PROJECT 09060  Ouellette Place  MANAGER 81-0434625 TAMARACK
PROPERTY MANAGEMENT CO.
OWNER  20-0472705  Homeword  CONTACT  Laurie Mitchell
(406) 272-1843
CONTACT  Jennifer Betz  (406) 532-4663  ON-SITE  Christina Donald
(406) 535-6490
# BLDGS PIS  3  LAST BUILDING PIS DATE  12/15/2010

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

PROJECT LEVEL FINDINGS  No issues noted.

BUILDING ID  MT-99-00022  405 St Joseph Dr  Concrete deterioration on covered porch area
CRD START  2011  attached to building. Sent pictures to Chris

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
an issue.
FILE-Need COL TIC in file

BUILDING ID MT-99-00023 505 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-No issues noted.
FILE-Student Certification was done 4 months
ahead of when due. QAP requires it to be no
more than 180 days prior to actual Move In
date.

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

UNIT 1C
UNIT-SENT 8/25/16 - Housekeeping issues to be
resolved by August 29, 2016.
Some sort of white material leaking down side
of hot water tank.
DONE - Hot water heater closet has items piled
on & around. Needs cleared.
FILE-Original Move In TIC show moved into 2B on
6/1/16. Did Tenant transfer or Move Out/Move In
to 1C? Need COL TIC in file

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

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

UNIT 2C
UNIT-Possible water leak evidence on ceiling
above Kitchen Island near fire sprinkler.
File-Need COL TIC in file
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
UNIT-No issues noted.
FILE-Original Move In TIC show moved into 2B on
6/1/16. Did Tenant transfer or Move Out/Move In
to 1C? Need COL TIC in file

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

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

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

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

UNIT 3C
UNIT-Vacant-Ready for Occupancy
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.

LANDSCAPING

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

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

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

UNIT 724A
UNIT-VACANT-Ready

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

UNIT 738A
UNIT-VACANT-Ready

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

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

UNIT 740B
UNIT-VACANT-Ready

INSPECTION RATINGS HISTORY:

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

PROJECT LEVEL FINDINGS  No Findings

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

PROJECT  All Projects  Montana Board of Housing  PAGE # 76

REPORT OF ANNUAL AUDIT FINDINGS

#  COR408
AUDIT DATES 01/01/2016 - 09/05/2016  DATE RUN 09/09/16

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

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

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

PROJECT LEVEL FINDINGS  No issues noted.

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

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

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

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

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

UNIT A  UNIT-Vacant Ready

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

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

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

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

BUILDING ID   MT-13-00066 River Rock Residences     No issues noted.
CRD START   2013        875 Flat Rock Loop
UNIT A                    UNIT-No issues noted
FILE-No issues noted
UNIT B                    UNIT-Vacant Turning

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

BUILDING ID   MT-13-00068 River Rock Residences     No issues noted.
CRD START   2013        885 Flat Rock Loop
UNIT A                    UNIT-No issues noted
FILE-Current Student Re-Certification missing

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

INSPECTION RATINGS HISTORY:   TYPE          DATE        RATING
PROJECT  All Projects                                 Montana Board of Housing                                    PAGE #
83 REPORT OF ANNUAL AUDIT FINDINGS                                 REPORT
#  COR408 AUDIT DATES  01/01/2016 - 09/05/2016 DATE RUN
09/09/16 PROJECT 93060 Westwood Apartments MANAGER 72-1520752 Circle K
Property Management
PROJECT All Projects Montana Board of Housing PAGE #
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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
CRD START 2000 bottom.

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

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

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

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

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

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

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

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

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

INSPECTION RATINGS HISTORY:  TYPE  DATE  RATING

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

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

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

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

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

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

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

BUILDING ID   MT-99-00072 400 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
TIC. If a Working TIC was used & signed by Applicant(s), print out COL TIC, Manager sign 2nd page & place in file with the Working TIC. Applicant(s) do not need to sign COL TIC if signed Working TIC.

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

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

BUILDING ID  MT-96-96011  601 Holland Park       FILES - ALL FILES MUST HAVE Initial Move In COL
CRD START   1996
TIC. If a Working TIC was used & signed by Applicant(s), print out COL TIC, Manager sign 2nd page & place in file with the Working TIC. Applicant(s) do not need to sign COL TIC if signed Working TIC.

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

UNIT B  UNIT 601B  VACANT - Turning

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

INSPECTION RATINGS HISTORY:  TYPE  DATE  RATING
### HOUSING DIVISION DASHBOARD

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

**Current Period: September, 2016**

**Before mid month payment and grant draws**

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<th>Section 8 Programs</th>
<th>Current Month</th>
<th>Calendar Year</th>
<th>Year to Date Agent</th>
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