

# 2016 Calendar

January 2016						
Su	Mo	Tu	We	Th	Fr	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

February 2016						
Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29					

March 2016						
Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

April 2016						
Su	Mo	Tu	We	Th	Fr	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

May 2016						
Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

June 2016						
Su	Mo	Tu	We	Th	Fr	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

July 2016						
Su	Mo	Tu	We	Th	Fr	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

August 2016						
Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

September 2016						
Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

October 2016						
Su	Mo	Tu	We	Th	Fr	Sa
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

November 2016						
Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

December 2016						
Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

## August 2016

- 15 – Board Meeting – Helena

## September 2016

- No Board Meeting
- 24-27 – Annual Conference & Tradeshow (Staff & Board Members) Miami Beach FL

## October 2016

- 16 – Board Strategic Planning Session
- 17 – Board Meeting - Helena

## November 2016

- No Board Meeting

## December 2016

- No Board Meeting

## January 2017

- 22 – Board Training: Financial Statement
- 23 – Board Meeting - Helena

# Administrative Dashboard

August 5, 2016

## Board Meetings

The next Board meeting will be August 15, 2016 in Helena at the Radisson Colonial Hotel. The Board meeting will start at 8:30 A.M. This meeting will include the 2017 Housing Credits – Letter of Intent process. Hotel arrangements will be made for out of town Board Members due to the early morning start time. In addition, the October 17, 2016 and 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 Annual Conference will take place on September 24-26, 2016 in Miami Beach, Florida. JP Crowley and Pat Melby are scheduled to attend this conference, along with many MBOH Staff. It is the main networking event of the year for HFAs and the partners who work with them to increase housing opportunities through the financing, development, and preservation of affordable housing.

## Direct Deposits:

Board members will have an opportunity to have expenses and reimbursements directly deposited into their accounts. This process will require a voided check to be given to Paula, and then all reimbursements will be processed and placed in the account within 2 days. This saves, time, postage and more time.

## Grand Openings, Ground Breakings and other Public Events

Ribbon-cutting Ceremony at Gallatin Forks Apartments in Manhattan on August 25<sup>th</sup> at 3:00p.m. to 4:30p.m. The Lt. Governor Mike Cooney will attend this event and help us celebrate the grand opening of these 16 units of family housing. Syringa Property Management has done a great and valuable job using MBOH Housing Credits to acquire and rehabilitate this aging USDA Rural Development property. Thank you, Syringa, for keeping these units affordable.

## Office Management

The Housing Division continues to work on an efficient, safe and professional environment for our employees and clients. The next phase is to design the Section 8 area for more efficient layout.

## Operations Update

The program managers and senior leadership staff have been developing their strategic plans and developing work plans to address the items from the Board planning session. In the upcoming months, anticipate seeing updates in the dashboards as well as the Board's strategic planning document.

We continue to work on updating the job descriptions and are in the process of creating career ladders within the Division for each program. We anticipate rolling out a career ladder program this fall in servicing and in section 8.

We will be posting a public relations position for the Housing Division to meet the growing demand of our programs and outward facing public interaction. The new person will work side by side with Penny who will continue to serve in her role.

We successfully concluded our first intern experience of the 2016 summer – Aidan Wade completed a lion-share of work including creating several dozen online forms for each program and preparing our teams for more innovative means of customer data gathering. Our new intern Laurel Fischer began work July 5<sup>th</sup> and will continue with the implementation of these efforts and assist with marketing and other program activities.

We continue to work on our contract for services procedures and will have those ready as well as continue to educate the Department of Administration on the activities of the Division and the Board.

## **Marketing Update**

The Housing Resource Directory is now available online. Find it in the Community Partnerships section of our website.

Planning is underway for the Housing Day in the Rotunda on January 5, 2017. More details to follow.

## **Staffing**

We had a staff change in Loan Servicing this last month, and with the help of HR have successfully filled the position with a temporary employee with experience in lending. We will train this individual and then follow the competitive process in the next 6 months to permanently fill the position.

## **Strategic Planning**

The attached pages illustrate the latest developments in the strategic plan process. Please review this and plan to discuss in August.

# MARCH 2016

## Planning Document

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MULTI-FAMILY PROGRAM	ACTION STEPS AND ANTICIPATED RESULTS
<p><b>Implement Cost control measures for Housing Credit Projects to put more units on the ground than in prior years.</b></p>	<p>Host a Board and Developer Roundtable to discuss strategy</p> <ul style="list-style-type: none"> <li>Explore ways to contain costs and present that to the Board</li> <li>Review amount spent per unit</li> <li>Decrease professional fees/soft costs</li> <li>How do some developers produce units at lower rates?</li> <li>Cost containment alternative use in other states</li> </ul>
<p><b>Ensuring exit capital reserves exist after the investor exits (years 10-15)</b></p>	<p>Explore and research the viability of requiring reserves to be held through the affordability period and the impact to that and the Board's role in requiring this.</p>
<p><b>Explore the viability of 4% tax credit development in Montana</b></p>	<p>4% Tax Credit Education Session: May 23, 2016</p>

**BOARD GOALS**

Determine long term viability of modern project development

Exclusive Planning session with developers focused on:

**Lifecycle cost savings**

Decrease operating costs

Get DEQ assistance

There are states that commission market studies

Can we develop this in house at MBOH

Establish standards for market studies

QAP Changes to Multifamily Application: March 2016

2 day workshop

Refining the new invitation to apply for 9% Housing Credit Program

Explore other means of ranking applications and adjust for 2018 Award cycle

Improve understanding of MBOH programs and housing activities in the Congressional Delegation.

Enlist development partners to educate constituencies – freedom funds, national housing trust fund, housing block grants – ask developers to participate more actively in a formal manner to support national support and educate Elected Delegation.

HOMEOWNERSHIP PROGRAM	ACTION STEPS AND ANTICIPATED RESULTS
<p><b>Increase and expand lenders including credit unions using MBOH programs</b></p>	<p>Examine current list and identify key targets</p> <p>Increase credit unions by 3 in 2016</p> <p>Increase lenders by X in 2016</p>
<p><b>Engage participating lenders in MBOH programs</b></p>	
<p><b>Determine Housing Market needs to fund through set aside programs</b></p>	<p>Example: Native American coalition</p>
<p><b>Pursue conventional finance programs and products</b></p>	<p>Focus on Fannie Mae application in 2016</p> <p>Evaluate board policies</p>
<p><b>BOARD GOALS</b></p> <p>-Create opportunity for Board to drive the development of set aside program funds for special programs</p> <p>Explore Manufactured Home financing; Resident Owned Communities</p>	<p>At March 2016 meeting voted to loan monies at lower rate.</p> <p>Review New Hampshire ROC financing program and look to expand ROC financing in Montana from 7 communities to X# in 2016 and offer ROC financing</p>

FINANCE PROGRAM	ACTION STEPS AND ANTICIPATED RESULTS
<p><b>Update Investment Policy</b></p> <p>Ensure investments are made according to indenture and state requirements</p>	<p>Target November 2016 Investments – watch monthly</p>

**Pursue more frequent Bond Calls and decrease Bond call timeframes**

**Minimize negative arbitrage**

**Pursue relationship with Cain Mitter**

Investigate options for engaging a third party financial advisor to assist in more frequent bond calls.

**Make monthly investments**

**Shorten period of time money stays in money market and maximizes earning potential and use for programs**

Implement 1<sup>st</sup> Quarter 2016

**BOARD GOALS**

Board Training on Financial Statements

Use FY 16 Financial Statements to train Board in the 1<sup>st</sup> quarter of 2017

- Revenue and Expense (P&L)
- How Color of Money ties to Financial Statements
- State Agency/Reporting Requirements
- Dashboard Review and Use

SECTION 8 PROGRAM	ACTION STEPS AND ANTICIPATED RESULTS
<p><b>Goal #1: Increase utilization of HCV assets (vouchers).</b></p>	<p>Fully integrate CM/FA efforts; complete FA training</p> <p>Raise HCV utilization to 3,400</p> <p>Explore project-basing vouchers</p>
<p><b>Goal #2: Fully implement 811 PRA grant</b></p>	<p>Identify/contract with property owners</p> <p>Utilize all units authorized in grant (82)</p> <p>Explore expansion</p>
<p>BOARD GOALS</p> <p>Congressional Education work to be done</p>	<p>Tie Housing Assistance Bureau Material into whole Division/MBOH Marketing Strategy for Congressional Delegation locally and nationally.</p> <p>Website development</p>

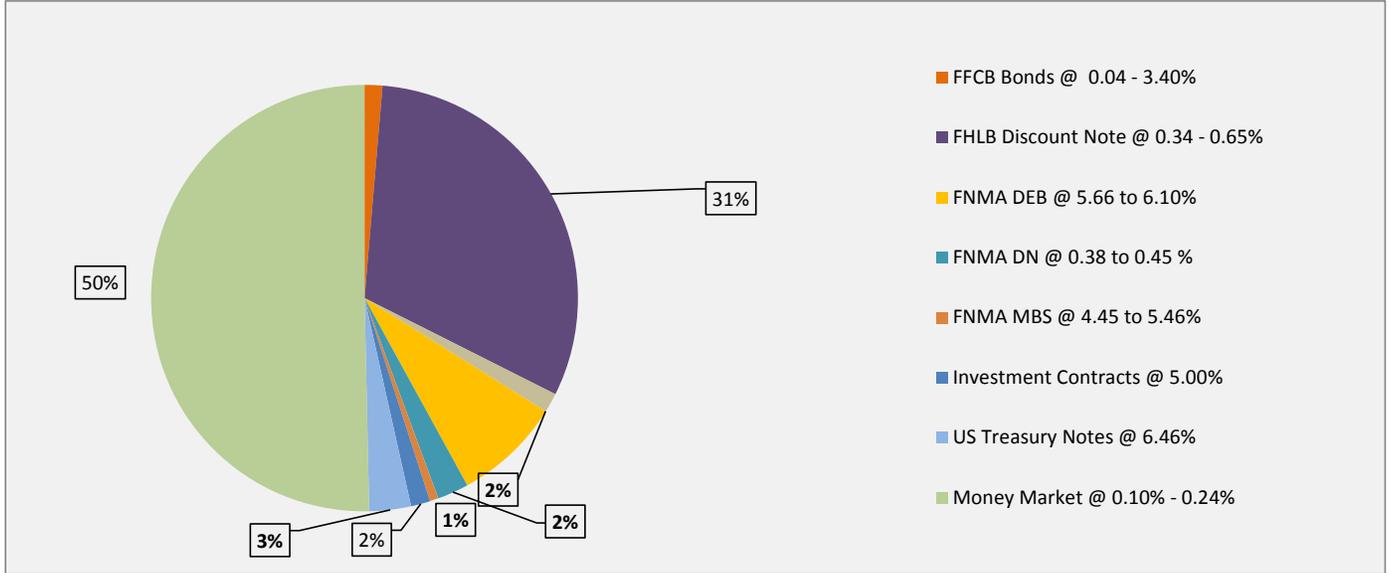
LOAN SERVICING PROGRAM	ACTION STEPS AND ANTICIPATED RESULTS
<p><b>Analyze Servicing Quality and Business Model</b></p>	<p>Build a CMS – Compliance Management System; have plans in place for any and all audits and exams, have policy and procedures completed, an outlined structure of data systems, know our risk areas, a plan to keep up with compliance changes, work with QC staff to have a strong confidence in all data entry and accuracy of complete portfolio.</p>
<p><b>Improve Customer Service by implementing a way to measure CFBP and other resources data to</b></p>	<p>Leverage CFPB resources</p> <p>Customer Service – Create independent resolution logs for all complaints such as credit disputes, loss mitigation &amp; foreclosure appeals and other complaints &amp; escalations. Recognize risks of violating consumer financial laws. Keep up with CFPB rules and results of findings. Continue with departments 2016 planning meeting goals. Reduce percentage of foreclosures and delinquencies. Create periodic monthly statements, analyze escrow after year end, create a communication newsletter on website for customers.</p>
<p><b>Coordinate with Housing Division resources statewide by participating in lender and borrower education.</b></p>	
<p>BOARD GOALS</p> <p>Improve Home Buyer education</p> <p style="padding-left: 40px;">Do community engagement with Community Partners</p> <p>Change legislation to allow Board to service other loans – not just MBOH loans</p>	
<p><b>ADMINISTRATIVE</b></p>	<p><b>ACTION STEPS AND ANTICIPATED RESULTS</b></p>
<p><b>Integration with Economic Development, Tourism and other Industry Sectors</b></p>	<p>Coordinate with Home, CDG, Housing Trust Fund</p> <p>Meeting with CDD and MTOTBD monthly</p> <p>Engaging industry partners regularly</p>

<p><b>MBOH Branding Campaign to increase awareness of programs and gain statewide recognition at a different level</b></p>	<p>Get housing a higher profile</p> <p>Create a Marketing plan by November 1, 2016</p>
<p><b>Board Training and Development</b></p>	<p>4% tax credit training</p> <p>Jackson Hole WY – May 2016</p> <p>Engage board members at projects and events</p> <p>National Conference in Miami, September</p> <p>Housing Legislative Days January 4, 2017</p>
<p><b>BOARD GOALS</b></p> <p>Education of Delegation</p> <p>national staff – develop a cohesive plan for marketing and targeting specific audiences</p>	<p>Staff to provide Housing 101 education to delegation staff</p> <p>Coordinate to get delegation and staff to Projects</p> <p>March 18 Tester to Bozeman Project</p> <p>Governor’s events</p> <p>4/21 Sydney Housing Open House</p> <p>Section 8 events</p> <p>Home Ownership Events</p> <p>Loan Servicing Events</p>

# Accounting & Finance Dashboard

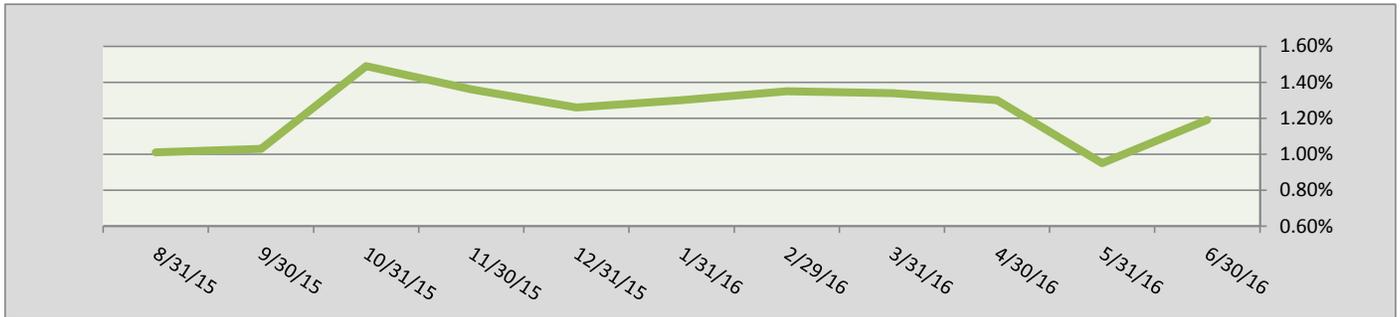
Data as of June 30, 2016

## Investment Diversification



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

## Weighted Average Yield Trend



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

## Portfolio Maturity

For June 30, 2016

Available Now	Less than 1 year	1 to 5 years	6 to 10 years	11 to 15 years	16 to 20 years	21 to 25 years	Grand Total
\$ 76,255,728	\$ 50,661,000	\$ 1,230,000	\$ 10,214,000	\$ 7,705,000	\$ 2,554,360	\$ 2,846,308	\$ 151,466,395

**Montana Board of Housing  
Accounting and Finance  
Investment Maturity Schedule  
June 30, 2016**

<b>Maturity Date</b>	<b>Par Value</b>	<b>Trustee Bank</b>	<b>Investment Type</b>
06/30/2016	3,635,383.12	US Bank	Money Market
06/30/2016	72,620,344.50	Wells Fargo West	Money Market
08/01/2016	3,492,000.00	Wells Fargo West	FNMA DN
11/16/2016	8,462,000.00	Wells Fargo West	FHLB DN
12/15/2016	36,656,000.00	Wells Fargo West	FHLB DN
12/28/2016	1,961,000.00	Wells Fargo West	FHLB DN
12/30/2016	90,000.00	Wells Fargo West	FNMA DN
05/24/2021	1,230,000.00	Wells Fargo West	FFCB
12/16/2024	805,000.00	Wells Fargo West	FFCB
08/15/2025	4,796,000.00	Wells Fargo West	T-NOTE & BONDS
04/30/2026	4,613,000.00	Wells Fargo West	FNMA DEB
09/27/2027	4,070,000.00	Wells Fargo West	FNMA DEB
11/26/2027	3,635,000.00	Wells Fargo West	FNMA DEB
07/15/2032	2,225,000.00	Wells Fargo West	FHLMC BOND
02/01/2036	57,761.44	Wells Fargo West	FNMA MBS
05/01/2036	31,406.30	Wells Fargo West	FNMA MBS
07/01/2036	86,320.24	Wells Fargo West	FNMA MBS
03/01/2037	153,871.53	Wells Fargo West	FNMA MBS
06/01/2037	2,200,000.00	Wells Fargo West	SOCIETE - REPO
08/01/2037	42,766.78	Wells Fargo West	FNMA MBS
08/01/2038	73,321.10	Wells Fargo West	FNMA MBS
12/01/2038	419,868.35	Wells Fargo West	FNMA MBS
01/01/2039	40,141.18	Wells Fargo West	FNMA MBS
12/01/2039	70,210.36	Wells Fargo West	FNMA MBS
	151,466,394.90		

FNMA = Federal National Mortgage Association

FHLB = Federal Home Loan Bank

FHLMC = Federal Home Loan Mortgage Corporation

FFCB = Federal Farm Credit Bank

# Homeownership Program Dashboard

August 5, 2016

## Rates

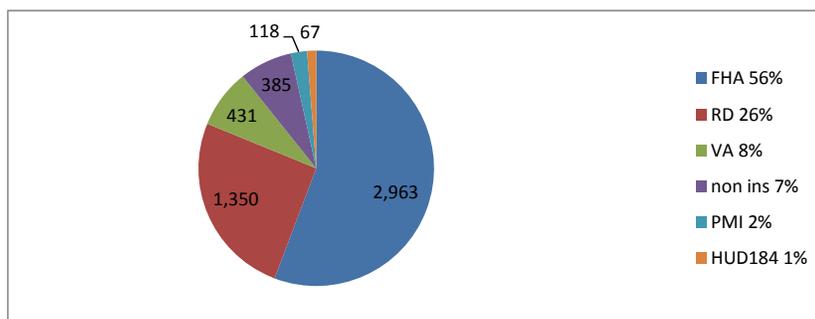
	Current	Last Month	Last Year
MBOH	3.25	3.25	3.25
Market	3.44	3.44	3.59
10 yr treasury	1.59	1.46	2.16
30 yr Fannie Mae	2.84	2.91	3.51

## Loan Programs

	June 2016 reservations	Amount	Total: Number	Amount	Original Amount	Balance
<b>Regular Program</b>						
Series 2016A	24	3,500,423	239	36,287,040	40,000,000	3,712,960
<b>Set-asides:</b>						
Veterans (Orig)	3	545,755	222	33,143,096	40,000,000	6,856,904
Score Advantage	7	35,581	165	891,931	1,500,000	608,069
80% Combined (20+)	1	128,400	61	4,500,000	9,500,000	5,000,000
Set-aside Pool	5	711,006	16	2,254,045	13,021,113	10,767,068
Foreclosure Prevent	0	-	1	4,365	50,000	45,635
Disabled Accessible	0	-	226	16,358,432	Ongoing	862,950
Lot Refi	0	-	12	1,273,560	2,000,000	726,440
Habitat	0	-	1	139,032	1,000,000	860,968

## MBOH Portfolio as of June 2016

5,314 Loans\* (4,213 serviced by MBOH)



Weighted Average  
Interest Rate  
4.54%

\*This a 2.64% decrease in portfolio size from June 2015 when we had 5,458 loans

## Delinquency and Foreclosure Rates

Montana Board of Housing

Mortgage Bankers Assoc. 03/2016

(most recent available)

	<u>Jun-16</u>	<u>May-16</u>	<u>Jun-15</u>	<u>Montana</u>	<u>Region</u>	<u>Nation</u>
30 Days	1.71	1.80	2.16	1.25	1.62	2.12
60 Days	1.00	0.79	1.21	0.38	0.53	0.74
90 Days	<u>2.22</u>	<u>2.21</u>	<u>1.78</u>	<u>0.70</u>	<u>1.02</u>	<u>1.55</u>
Total Delinquencies	4.93	4.80	5.15	2.33	3.17	4.41
In Foreclosure	0.70	0.68	0.71	0.71	0.97	1.74

## MORTGAGE SERVICING PROGRAM DASHBOARD

Effective 07/31/16

Last Month

This Month

MONTH		JANUARY 2015	JUNE 2016	JULY 2016
PORTFOLIO TOTAL LOANS			3524	4563
MBOH		3222	4254	4348
BOI		285	297	299
MULTI FAMILY		17	18	18
PRINCIPAL (all loans)	phone payments <b>68</b>	\$ 308,711,975.90	\$ 408,779,530.73	\$ 418,030,742.45
ESCROW (all loans)		\$ 3,842,073.26	\$ 4,082,063.89	\$ 4,617,128.41
LOSS DRAFT (all loans)		\$ 590,091.11	\$ 610,611.61	\$ 583,184.47
LOANS DELINQUENT (60+ days)	<b>NEW:</b> Periodic Statements	412	175	240
FORECLOSURES TOTAL 2016		0	15	18
ACTUAL FORECLOSURE SALES		8	1	3
DELQUENT CONTACTS TO MAKE		1191	829	999
LATE FEES - NUMBER OF LOANS		572	807	947
LATE FEES - TOTAL AMOUNT		\$ 15,909.65	\$ 23,362.81	\$ 27,502.32
PAYOFFS		23	40	33
NEW LOANS/TRANSFERS		3	14	136

LOSS MITIGATION	JULY	<p>First Interstate Bank requested a servicing transfer. They merged Flathead Bank of Bigfork and Valley Bank of Belgrade into their fold, and have asked us that we transfer servicing of their BOH and BOI loans prior to the merge.</p> <p>The transfer effective date discussed is August 1, 2016.</p> <p>The transfer consisted of <b>99</b> Board of Housing and <b>6</b> Board of Investment loans.</p>
ACTIVE FINANCIALPACKETS	27	
REPAYMENT/FORBEARANCE	53	
HAMPS/PARTIAL CLAIMS & MODS PNDG	9	
PRESERVATION PROPERTIES	7	
REAL ESTATE OWNED PROPERTIES	7	
CHAPTER 13 BANKRUPTCIES	13	

PROJECT All Projects  
1

Montana Board of Housing

PAGE #

REPORT OF ANNUAL AUDIT FINDINGS

REPORT

# COR408

AUDIT DATES 01/01/2016 - 07/22/2016

DATE RUN

07/22/16

PROJECT 00040 Fort Belknap Agency 1 FORT BELKNAP HOUSING  
OWNER Fort Belknap Housing Development Agency LP CONTACT John Allen  
CONTACT Mark Azure (ON-SITE Kathy Wing (  
# 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  
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 exhaust 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  
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

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PROJECT 00050 Fort Belknap Southern 1 MANAGER FORT BELKNAP HOUSING  
OWNER Fort Belknap Housing Development Southern LP CONTACT John Allen  
CONTACT Mark Azure ON-SITE Kathy Wing  
# 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

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

BUILDING ID MT-00-00040 288 Old Hays Road  
CRD START 2002  
UNIT 51515 File-See Property Wide Findings  
Site-Repair tub molding

BUILDING ID MT-00-00041 Old Hays Road  
CRD START 2002  
UNIT 51516 File-See Property Wide Findings  
Site-Replace missing kitchen drawer  
Tighten kitchen hood vent

BUILDING ID MT-00-00042 174 Old Hays Road  
CRD START 2002  
UNIT 51517 File-See Property Wide Findings  
Site-Siding damaged/settling exterior front door area, front  
bedroom door damaged, bathroom sink drain plug lever  
missing, dining room window cracked, exterior rear door  
light fixture damaged  
Tubs need caulking

BUILDING ID MT-00-00043 359 Leggins Road  
CRD START 2002  
UNIT 51518 File-See Property Wide Findings  
Site-No issues

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

PROJECT 00050 Fort Belknap Southern 1 MANAGER FORT BELKNAP HOUSING  
OWNER Fort Belknap Housing Development Southern LP CONTACT John Allen  
CONTACT Mark Azure ON-SITE Kathy Wing  
# BLDGS PIS 11 LAST BUILDING PIS DATE 02/08/2002  
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?

=====

PROJECT 02090 Meadowoods Apartments - Laurel MANAGER Metro Property  
Managment  
OWNER Meadowoods Apartments, LP CONTACT Linda Lane  
CONTACT Brad Dillon ON-SITE Linda Lane  
# BLDGS PIS 3 LAST BUILDING PIS DATE 02/04/2004

AUDIT DATE 04/20/2016 BY TODD JACKSON OWNER RESPONSE DATE  
06/17/2016 CLOSE OUT LETTER DATE 00/00/0000

PROJECT LEVEL FINDINGS West border fence must be repaired or replaced by June 17,  
2016.

=====

PROJECT 03070 Snowcrest Apartments MANAGER 00-0000013 Somerset  
Pacific LLC  
OWNER Snowcrest LP Community Development Inc CONTACT Roger Knutson  
CONTACT C. Fred Cornforth (208) 459-8522 ON-SITE Rudolpho (Rudy)  
Serna  
# BLDGS PIS 4 LAST BUILDING PIS DATE 12/01/2005

AUDIT DATE 04/15/2016 BY RENA OLIPHANT OWNER RESPONSE DATE  
05/06/2016 CLOSE OUT LETTER DATE 00/00/0000

PROJECT LEVEL FINDINGS Multiple outside window screens missing &/or  
damaged. Needs repaired/replaced.

BUILDING ID MT-03-00071 124 Skihi Street No Findings  
CRD START 2006

UNIT 101

Microwave over the stove not working. ...  
Upstairs bathroom towel bar broken

UNIT 102

Hot water heater has rust around the top

UNIT 104 Heating System (furnace) not operable

BUILDING ID MT-03-00072 124 Skihi Street No Findings  
CRD START 2006

UNIT 202 Corner inside wall next to patio doors damaged.

UNIT 203 Heating System (furnace) not operable

UNIT 205 Bathroom sink cabinet drawer missing/broken

BUILDING ID MT-03-00073 124 Skihi Street  
CRD START 2006

UNIT 306 Heating System (furnace) not operable.  
Upstairs bathroom 2 towels broken.

BUILDING ID MT-03-00074 124 Skihi Street No Findings  
CRD START 2006

UNIT 405 Bathroom towel bar broken  
Need proof of National Guard starting date.

PROJECT 04020 Georgetown Commons MANAGER 00-0000013 Somerset  
Pacific LLC  
OWNER Snowcrest Associates LLC CONTACT Ed Cornforth CONTACT  
C. Fred Cornforth ON-SITE Rudolpho (Ruddy) Serna  
# BLDGS PIS 1 LAST BUILDING PIS DATE 12/31/2006

AUDIT DATE 04/13/2016 BY MBOH Management OWNER RESPONSE DATE  
00/00/0000 CLOSE OUT LETTER DATE 00/00/0000

PROJECT LEVEL FINDINGS No Findings

BUILDING ID MT-04-00003 215 E Pennsylvania Ave No Findings  
CRD START 2007

BUILDING ID MT-04-00003 215 E Pennsylvania Ave Roof has missing shingles (many on the  
ground).

CRD START 2007 Need to have Professional Roof Inspector check  
it out & determine the status of the roof & if  
any repairs/replacement is needed.  
Animal feces are in grass areas right outside  
the building. Needs to be all cleaned up

UNIT 1 Outside front door has downspout missing

UNIT 10	No proof of Income(s) &/or documentation(s). Unqualified Tenants
UNIT 3	Patio screen door is damaged & bent. Not working properly.
UNIT 5	Kitchen/laundry area has signs of water leakage. Tenant reports they have to use buckets to catch water when rains. . Need to investigate and determine source Need to have Professional company verify leak (s) are repaired & no mold has developed in attic or anywhere due to leakage.
UNIT 6	48 HOUR REPAIR - Housekeeping letter issued April 18, 2016. Maintenance re-inspect & report on progress within 24 hours of re-inspection.
UNIT	No proof of Social Security or Child Support Income stated on TIC & Mgmt worksheet. Need copy of Social Security Letter & State Child Support Div documentation or letter from person paying child support if not paid thru State Child Support Div.
UNIT 8	24 HOUR REPAIR - Tenant & Property Manager notified that in Master Bedroom a dresser is blocking the window egress. Needs to be cleared permanently. Bathroom sink cupboard drawer front is broken off/missing. Bathroom door handle not working properly. Lower kitchen cupboard door broken. Needs repaired/replaced. IMMEDIATE ACTION TO BE STARTED - Tenant had rags inside gas hot water heater vent pipes. Claimed they continued to have a "rotten egg" smell. They had contacted Northwestern Energy & were told to put rags in the vent pipes Northwestern Energy was called. They contacted the local Fire Dept. also. Fire Dept. Marshall& personnel & I entered the crawl space underneath the unit. We found standing water & black colored mold on walls. Need to have Professional Cleanup Company to locate source(s) & do full remediation cleanup. Need to investigate all crawl spaces under every unit also. Northwestern Energy submitted in writing that they did not detect any gas leakage(s) in Unit. Smell is caused by issue in crawl space(s).

UNIT 9 Light over stove/microwave not w\working properly

=====

PROJECT 05020 Fort Belknap Rehabilitation MANAGER FORT BELKNAP  
HOUSING  
OWNER Fort Belknap TC Rehab LP CONTACT John Allen CONTACT  
Mark Azure ON-SITE Kathy Wing  
# 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 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 Site-Repair holes in back bedroom and hallways

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

UNIT 50404 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 Site-Replace front door  
Repair front door frame

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

UNIT 51605 Site-Replace missing front and back outside light covers

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

UNIT 52504 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

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

UNIT 53208 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 Site-Repair front screen door

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

UNIT 54407 Site-Repair screen door

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

UNIT 54605 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 Site-Vacant in turning...needs a lot of work

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

UNIT LOT41 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 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 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 Site-Bedroom #4 door coming apart

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

UNIT LOT75 Site-Bathroom vent needs cleaning

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

UNIT LOT76 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 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 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 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 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-Repair or replace front door railing  
                  Remove excess yard junk

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

UNIT 93506     Site-Replace missing back light cover  
                  Repair bedroom door hole  
                  Replace missing bedroom light cover

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

UNIT 93804     Site-Replace missing bedroom door knob  
                  Replace missing bedroom light cover

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

UNIT 94201     Site-Repair back screen door  
                  Repair laundry room wall hole

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

UNIT 94303     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     Site-Junk cars and trailer needs to be removed

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

UNIT LOT4A     Site-Lawn needs mowing;  
                  upstairs shower enclosure damaged/holes

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

UNIT LOT8C     Site-Yard needs mowing

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

UNIT LOT25     Site-Inside settling cracks - dinning/kitchen/bathroom;

window screens missing

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

UNIT LOT27 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

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 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-05-00066 157 Azalia Ave  
CRD START 2007

UNIT 2-23 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 Site-Repair TP holder in bathroom  
Repair bathroom cabinet

BUILDING ID MT-05-00070 236 Enemy Killer Road  
CRD START 2007

UNIT LOT2C Site-No access due to dogs

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

UNIT LOT3C 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 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 Site-Exterior/side door jamb damaged

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

UNIT LOT8C Site-Front exterior ramp needs some wood boards replaced

PROJECT 06040 Fort Belknap Tax Credit LP 3 MANAGER FORT BELKNAP  
HOUSING  
OWNER Fort Belknap Tax Credit LP 3 CONTACT John Allen CONTACT  
Mark Azure 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-06-00008 266 Whitecow Street  
CRD START 2008

UNIT 3-02 Site-Repair dryer cover vent outside  
Repair downspout elbow

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

UNIT 3-03 Site-Area around front dryer cover vent needs painting  
Repair kitchen cabinet hole  
Replace bad left bedroom floor vent

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

UNIT 3-09 File-Need a signed TIC  
Site-Need common key/locks for entry; check foundation vents  
for being open for summer; lawn needs mowing; front porch  
railing missing

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 Site-Laundry room has  
cracked window; lawn needs mowing

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

UNIT 3-13 Site-Need common locks/keys for entry

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

UNIT 3-14 Site-Interior hall has a "soft" spot in floor

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

UNIT 3-16 Site-Remove foundation vent covers for summer

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

UNIT 3-17 Site-Remove foundation vent covers for summer

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

UNIT 3-18 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 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 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 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 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 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 Site-Remove foundation vent covers for summer

PROJECT 06070 Union Place II MANAGER Sparrow Management Inc  
OWNER Sparrow Group LLC CONTACT Nathan Batchelor CONTACT  
Tim German ON-SITE Richard Bark  
# BLDGS PIS 3 LAST BUILDING PIS DATE 06/01/2007

AUDIT DATE 07/13/2016 BY RENA OLIPHANT OWNER RESPONSE DATE  
08/01/2016 CLOSE OUT LETTER DATE 00/00/0000

PROJECT LEVEL FINDINGS No issues noted

UNIT 424 Housekeeping issues to be resolved within 48  
hrs. We may re-inspect with a 24 hour notice.

UNIT 425 Housekeeping issues to be resolved within 48 hrs. We may re-inspect with a 24 hour notice.

BUILDING ID MT-06-00063 2500 Great Northern Ave No issues noted  
CRD START 2007

UNIT 513 Housekeeping issues to be resolved within 48 hrs. We may re-inspect with a 24 hour notice.

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PROJECT 11050 Two Rivers Place MANAGER DISTRICT XI HUMAN  
RESOURCE COUNCIL, INC  
OWNER Two Rivers Apartments LLLP CONTACT LINA M LALONDE  
CONTACT Jim Morton ON-SITE Gayla Hutchins  
# BLDGS PIS 1 LAST BUILDING PIS DATE 11/28/2012

AUDIT DATE 07/12/2016 BY RENA OLIPHANT OWNER RESPONSE DATE  
08/08/2016 CLOSE OUT LETTER DATE 00/00/0000

PROJECT LEVEL FINDINGS Playground area needs weeded & soft material  
added  
Landscaping & lawns areas need weeded &  
maintained

BUILDING ID MT-11-00038 343 MT Hwy 135 No issues noted

UNIT 2 Sidewalk in front of entrance has raised,  
causing tripping hazard

UNIT 4 Vacant - Ready for Occupancy  
Post in front of entrance has concrete broken &  
lifted around it

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PROJECT 99140 Columbia Villa Apartments MANAGER Monfric Realty  
OWNER Columbia Villa HP-NWMHRI LP C/o John P. Grady CONTACT Anita Moseman  
CONTACT John Grady

ON-SITE Connie Cramer  
# 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 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 Bathroom vent fan excessive noise

PROJECT 99180 Sunridge Pointe Apts (Prev Valley View) MANAGER Monfric Realty  
OWNER Valley View HP-NWMHRI LP CONTACT Anita Moseman  
CONTACT John Grady ON-SITE Alana Carvel  
# 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

PROJECT MF007 Holland Park Apartments MANAGER GREAT FALLS HOUSING  
AUTHORITY  
OWNER GREAT FALLS HOUSING AUTHORITY CONTACT Greg Sukut  
CONTACT Greg Sukut ON-SITE Donna Halbleib  
# BLDGS PIS 2 LAST BUILDING PIS DATE 03/08/1996

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

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

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

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PROJECT MF023 Cottages at Edna Court MANAGER DISTRICT XI HUMAN  
RESOURCE COUNCIL, INC  
OWNER HRC Cottages Inc CONTACT Ruth Burke  
CONTACT Jim Morton ON-SITE Rose Duncan  
# BLDGS PIS 6 LAST BUILDING PIS DATE 09/09/1999

AUDIT DATE 07/12/2016 BY RENA OLIPHANT OWNER RESPONSE DATE  
08/08/2016 CLOSE OUT LETTER DATE 00/00/0000

PROJECT LEVEL FINDINGS Moss noted on some of the roves causing possible damage

# Multifamily & RAM Program Dashboard

August 15, 2016

## Loan Programs

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

## Housing Credits (HCs) Allocation

	City	Award	HC Year	Status
Fort Peck Sust Village	Poplar	13-Apr	2013	one house left to lease
Sunset Village	Sidney	13-Dec	2014	leasing in progress
Voyageur Apartments	Great Falls	13-Dec	2014	leasing in progress
Cedar View	Malta	13-Dec	2014	received 8609s
Chippewa Cree Homes I	Box Elder	13-Dec	2014	rehab underway on about 10 homes
Antelope Court	Havre	14-Nov	2015	construction underway
Cascade Ridge II	Great Falls	14-Nov	2015	lease up in progress
Gallatin Forks	Manhattan	14-Nov	2015	completed
Guardian Apartments	Helena	14-Nov	2015	rehab75-80% complete, HOME app submitted
Stoneridge Apartments	Bozeman	14-Nov	2015	const more than 67% complete
Sweet Grass Commons	Missoula	14-Nov	2015	const underway

River Ridge	Missoula	14-Mar	2015	rehab underway
Larkspur	Bozeman	15-Dec	bond deal	on track 6 weeks ahead of schedule
Big Sky Villas	Belgrade	16-Jan	2016	HOME grant awarded; RD on transfer; infrared, asbestos, & radon testing done
Valley Villas	Hamilton	16-Jan	2016	construction contracts signed
NorthStar	Wolf Point	16-Jan	2016	applying for additional HOME funds
Little Jons	Big Fork	16-Jan	2016	submitted transfer package to RD
Red Fox	Billings	16-Jan	2016	re-advertise construction bids
Freedoms Path	Fort Harrison	16-Jan	2016	received reservation agreement

**Housing Credits (HCs) Compliance**

	<u>Year to Date</u>	<u>Last Year</u>
Project Site Visits	46	86
Units Inspected	559	1,526

<u>Projects w/Comp</u>	<u>Owner</u>	<u>Management</u>	<u>audit done</u>	<u>Explanation</u>
SEE ATTACHED		-		

**HOUSING DIVISION DASHBOARD**

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

**Current Period: August, 2016**  
**Before mid month payment and grant draws**

Section 8 Programs	Current Month	Current Month	Change	Calendar Year	HUD	Year to Date Agent	Term
	Jul-2016	Aug-2016		HAP	Budget	Fees	
<b>Housing Choice Voucher (HCV)</b>					15,426,099	876,334	CY 2016
<i>PBS8 Opt-Out Conversion Funding</i>					88,595		
Paid Units (3625 Agency Contracts)	3,194	3,127	-67				
Current Month Payment Amount	1,489,953	1,472,513	-17,440	11,499,444		876,334	
<b>Veterans Affairs Supportive Housing (VASH)</b>					313,408		
Number Units Paid (281 Authorized)	218	226	8				
Payment Amount	121,830	123,698	1,868	929,628			
<b>Moderate Rehabilitation (ModRehab)</b>					2,012,728		
Number Contracts	18	18	0				
Paid Units (302 Authorized)	242	224	-18				
Payment Amount	136,100	130,248	-5,852	1,109,271		60,008	
<b>Shelter Plus Care I (Individual) FY13 Grant Funds</b>					195,488		July 27-July 26
Number Units Paid (28 Authorized)	32	32	0		Grant Balance		
Payment Amount	15,836	15,836	0	195,488	0		
<b>Shelter Plus Care II (Family)</b>					37,710		Dec 2011-Dec2015
Number Units Paid (5 Authorized)	6	6	0		Grant Balance		
Payment Amount	3,835	3,835	0	28,291	7,025		
<b>Project-Based (PBS8)</b>						Admin Earnings	Fed Fiscal
Contracts	87	87	0			63,760	
Units Paid (4073 Authorized)	4,065	4,065	0				Contract Extension
Payment Amount	1,646,261	1,583,585	-62,676				Expires June 30 2016
Calendar Year Admin Earnings						587,760	
<b>811 Project Rental Assistance Demo (FY12 \$)</b>					1,900,000	157,000	Five Year
Rental Assistance Contracts (RAC)	48	48	0				
Units (grant requires 82)		48				8 Units Kalispell	
Payment Amount	6,123	2,751	-3,372	17,564		40 Units Missoula	
						48	
<b>Totals</b>	Previous Month	Current Month					
Paid Units:	7,757	7,680	-77				
Budgeted Units:		8,317					
All Section 8 HAPs	3,413,815	3,329,715	-84,100				