### 2016 Calendar

#### 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 25th 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 5th 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.
<table>
<thead>
<tr>
<th>MULTI-FAMILY PROGRAM</th>
<th>ACTION STEPS AND ANTICIPATED RESULTS</th>
</tr>
</thead>
</table>
| Implement Cost control measures for Housing Credit Projects to put more units on the ground than in prior years. | Host a Board and Developer Roundtable to discuss strategy  
   Explore ways to contain costs and present that to the Board  
   Review amount spent per unit  
   Decrease professional fees/soft costs  
   How do some developers produce units at lower rates?  
   Cost containment alternative use in other states |
<p>| Ensuring exit capital reserves exist after the investor exits (years 10-15)           | 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. |
| Explore the viability of 4% tax credit development in Montana                         | 4% Tax Credit Education Session: May 23, 2016                                                        |</p>
<table>
<thead>
<tr>
<th>BOARD GOALS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Determine long term viability of modern project development</td>
</tr>
<tr>
<td>Exclusive Planning session with developers focused on:</td>
</tr>
<tr>
<td><strong>Lifecycle cost savings</strong></td>
</tr>
<tr>
<td>Decrease operating costs</td>
</tr>
<tr>
<td>Get DEQ assistance</td>
</tr>
<tr>
<td>There are states that commission market studies</td>
</tr>
<tr>
<td>Can we develop this in house at MBOH</td>
</tr>
<tr>
<td>Establish standards for market studies</td>
</tr>
<tr>
<td>QAP Changes to Multifamily Application: March 2016</td>
</tr>
<tr>
<td>2 day workshop</td>
</tr>
</tbody>
</table>

| 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

<table>
<thead>
<tr>
<th>Action Steps and Anticipated Results</th>
</tr>
</thead>
<tbody>
<tr>
<td>Increase and expand lenders including credit unions using MBOH programs</td>
</tr>
<tr>
<td>Examine current list and identify key targets</td>
</tr>
<tr>
<td>Increase credit unions by 3 in 2016</td>
</tr>
<tr>
<td>Increase lenders by X in 2016</td>
</tr>
<tr>
<td>Engage participating lenders in MBOH programs</td>
</tr>
</tbody>
</table>

## Board Goals

- Create opportunity for Board to drive the development of set aside program funds for special programs
- Explore Manufactured Home financing; Resident Owned Communities

- At March 2016 meeting voted to loan monies at lower rate.
- 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

## Finance Program

<table>
<thead>
<tr>
<th>Action Steps and Anticipated Results</th>
</tr>
</thead>
<tbody>
<tr>
<td>Update Investment Policy</td>
</tr>
<tr>
<td>Ensure investments are made according to indenture and state requirements</td>
</tr>
<tr>
<td>Target November 2016 Investments – watch monthly</td>
</tr>
<tr>
<td><strong>Pursue more frequent Bond Calls and decrease Bond call timeframes</strong></td>
</tr>
<tr>
<td>---</td>
</tr>
<tr>
<td>Minimize negative arbitrage</td>
</tr>
<tr>
<td>Pursue relationship with Cain Mitter</td>
</tr>
<tr>
<td><strong>Make monthly investments</strong></td>
</tr>
<tr>
<td>Shorten period of time money stays in money market and maximizes earning potential and use for programs</td>
</tr>
</tbody>
</table>

**BOARD GOALS**

**Board Training on Financial Statements**

Use FY 16 Financial Statements to train Board in the 1st quarter of 2017

- Revenue and Expense (P&L)
- How Color of Money ties to Financial Statements
- State Agency/Reporting Requirements
- Dashboard Review and Use
<table>
<thead>
<tr>
<th>SECTION 8 PROGRAM</th>
<th>ACTION STEPS AND ANTICIPATED RESULTS</th>
</tr>
</thead>
</table>
| **Goal #1: Increase utilization of HCV assets (vouchers).** | Fully integrate CM/FA efforts; complete FA training  
Raise HCV utilization to 3,400  
Explore project-basing vouchers |
| **Goal #2: Fully implement 811 PRA grant** | Identify/contract with property owners  
Utilize all units authorized in grant (82)  
Explore expansion |

**BOARD GOALS**

Congressional Education work to be done  
Tie Housing Assistance Bureau Material into whole Division/MBOH Marketing Strategy for Congressional Delegation locally and nationally.  
Website development
<table>
<thead>
<tr>
<th>LOAN SERVICING PROGRAM</th>
<th>ACTION STEPS AND ANTICIPATED RESULTS</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Analyze Servicing Quality and Business Model</strong></td>
<td>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.</td>
</tr>
<tr>
<td><strong>Improve Customer Service by implementing a way to measure CFPB and other resources data to</strong></td>
<td>Leverage CFPB resources</td>
</tr>
<tr>
<td><strong>Coordinate with Housing Division resources statewide by participating in lender and borrower education.</strong></td>
<td></td>
</tr>
<tr>
<td><strong>BOARD GOALS</strong></td>
<td></td>
</tr>
<tr>
<td>Improve Home Buyer education</td>
<td></td>
</tr>
<tr>
<td>Do community engagement with Community Partners</td>
<td></td>
</tr>
<tr>
<td>Change legislation to allow Board to service other loans – not just MBOH loans</td>
<td></td>
</tr>
<tr>
<td><strong>ADMINISTRATIVE</strong></td>
<td><strong>ACTION STEPS AND ANTICIPATED RESULTS</strong></td>
</tr>
<tr>
<td><strong>Integration with Economic Development, Tourism and other Industry Sectors</strong></td>
<td>Coordinate with Home, CDG, Housing Trust Fund</td>
</tr>
<tr>
<td></td>
<td>Meeting with CDD and MTOTBD monthly</td>
</tr>
<tr>
<td></td>
<td>Engaging industry partners regularly</td>
</tr>
</tbody>
</table>
| MBOH Branding Campaign to increase awareness of programs and gain statewide recognition at a different level | Get housing a higher profile
Create a Marketing plan by November 1, 2016 |
| --- | --- |
| Board Training and Development | 4% tax credit training
Jackson Hole WY – May 2016
Engage board members at projects and events
National Conference in Miami, September
Housing Legislative Days January 4, 2017 |
| BOARD GOALS
Education of Delegation

national staff – develop a cohesive plan for marketing and targeting specific audiences | Staff to provide Housing 101 education to delegation staff
Coordinate to get delegation and staff to Projects

March 18 Tester to Bozeman Project
Governor’s events

4/21 Sydney Housing Open House
Section 8 events
Home Ownership Events
Loan Servicing Events |
Accounting & Finance Dashboard
Data as of June 30, 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 @ 0.38 to 0.45%
- FNMA MBS @ 4.45 to 5.46%
- Investment Contracts @ 5.00%
- US Treasury Notes @ 6.46%
- Money Market @ 0.10% - 0.24%

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

Weighted Average Yield Trend

For June 30, 2016

<table>
<thead>
<tr>
<th>Portfolio Maturity</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>$ 76,255,728</td>
<td>$ 50,661,000</td>
<td>$ 1,230,000</td>
<td>$ 10,214,000</td>
<td>$ 7,705,000</td>
<td>$ 2,554,360</td>
<td>$ 2,846,308</td>
<td>$ 151,466,395</td>
<td></td>
</tr>
</tbody>
</table>
# Montana Board of Housing
## Accounting and Finance
### Investment Maturity Schedule
#### June 30, 2016

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

**Total**: 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
### Rates

<table>
<thead>
<tr>
<th></th>
<th>Current</th>
<th>Last Month</th>
<th>Last Year</th>
</tr>
</thead>
<tbody>
<tr>
<td>MBOH</td>
<td>3.25</td>
<td>3.25</td>
<td>3.25</td>
</tr>
<tr>
<td>Market</td>
<td>3.44</td>
<td>3.44</td>
<td>3.59</td>
</tr>
<tr>
<td>10 yr treasury</td>
<td>1.59</td>
<td>1.46</td>
<td>2.16</td>
</tr>
<tr>
<td>30 yr Fannie Mae</td>
<td>2.84</td>
<td>2.91</td>
<td>3.51</td>
</tr>
</tbody>
</table>

### Loan Programs

<table>
<thead>
<tr>
<th>Regular Program</th>
<th>June 2016 reservations</th>
<th>Total:</th>
<th>Original Amount</th>
<th>Balance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Series 2016A</td>
<td>24</td>
<td>3,500,423</td>
<td>239</td>
<td>36,287,040</td>
</tr>
<tr>
<td>Set-asides:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Veterans (Orig)</td>
<td>3</td>
<td>545,755</td>
<td>222</td>
<td>33,143,096</td>
</tr>
<tr>
<td>Score Advantage</td>
<td>7</td>
<td>35,581</td>
<td>165</td>
<td>891,931</td>
</tr>
<tr>
<td>80% Combined (20+)</td>
<td>1</td>
<td>128,400</td>
<td>61</td>
<td>4,500,000</td>
</tr>
<tr>
<td>Set-aside Pool</td>
<td>5</td>
<td>711,006</td>
<td>16</td>
<td>2,254,045</td>
</tr>
<tr>
<td>Foreclosure Prevent</td>
<td>0</td>
<td>-</td>
<td>1</td>
<td>4,365</td>
</tr>
<tr>
<td>Disabled Accessible</td>
<td>0</td>
<td>-</td>
<td>226</td>
<td>16,358,432</td>
</tr>
<tr>
<td>Lot Refi</td>
<td>0</td>
<td>-</td>
<td>12</td>
<td>1,273,560</td>
</tr>
<tr>
<td>Habitat</td>
<td>0</td>
<td>-</td>
<td>1</td>
<td>139,032</td>
</tr>
</tbody>
</table>

### MBOH Portfolio as of June 2016

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

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

### Delinquency and Foreclosure Rates

<table>
<thead>
<tr>
<th>Montana Board of Housing</th>
<th>Mortgate Bankers Assoc. 03/2016</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>(most recent available)</td>
</tr>
<tr>
<td>30 Days</td>
<td>1.71</td>
</tr>
<tr>
<td>60 Days</td>
<td>1.00</td>
</tr>
<tr>
<td>90 Days</td>
<td>2.22</td>
</tr>
<tr>
<td>Total Delinquencies</td>
<td>4.93</td>
</tr>
<tr>
<td>In Foreclosure</td>
<td>0.70</td>
</tr>
</tbody>
</table>
# Mortgage Servicing Program Dashboard

**Effective 07/31/16**

## MONTHLY COMPARISON

<table>
<thead>
<tr>
<th>MONTH</th>
<th>Last Month</th>
<th>This Month</th>
</tr>
</thead>
<tbody>
<tr>
<td>PORTFOLIO TOTAL LOANS</td>
<td>3524</td>
<td>4563</td>
</tr>
<tr>
<td>MBOH</td>
<td>3222</td>
<td>4254</td>
</tr>
<tr>
<td>BOI</td>
<td>285</td>
<td>297</td>
</tr>
<tr>
<td>MULTI FAMILY</td>
<td>17</td>
<td>18</td>
</tr>
<tr>
<td>PRINCIPAL (all loans)</td>
<td>308,711,975.90 $</td>
<td>408,779,530.73 $</td>
</tr>
<tr>
<td>ESCROW (all loans)</td>
<td>3,842,073.26 $</td>
<td>4,082,063.89 $</td>
</tr>
<tr>
<td>LOSS DRAFT (all loans)</td>
<td>590,091.11 $</td>
<td>610,611.61 $</td>
</tr>
<tr>
<td>LOANS DELINQUENT (60+ days)</td>
<td>412</td>
<td>175</td>
</tr>
<tr>
<td>FORECLOSURES TOTAL 2016</td>
<td>0</td>
<td>15</td>
</tr>
<tr>
<td>ACTUAL FORECLOSURE SALES</td>
<td>8</td>
<td>1</td>
</tr>
<tr>
<td>DELQUENT CONTACTS TO MAKE</td>
<td>1191</td>
<td>829</td>
</tr>
<tr>
<td>LATE FEES - NUMBER OF LOANS</td>
<td>572</td>
<td>807</td>
</tr>
<tr>
<td>LATE FEES - TOTAL AMOUNT</td>
<td>15,909.65 $</td>
<td>23,362.81 $</td>
</tr>
<tr>
<td>PAYOFFS</td>
<td>23</td>
<td>40</td>
</tr>
<tr>
<td>NEW LOANS/TRANSFERS</td>
<td>3</td>
<td>14</td>
</tr>
</tbody>
</table>

## Loss Mitigation

- **ACTIVE FINANCIAL PACKETS**: 27
- **REPAYMENT/FORBEARANCE**: 53
- **HAMPS/PARTIAL CLAIMS & MODS PNDG**: 9
- **PRESERVATION PROPERTIES**: 7
- **REAL ESTATE OWNED PROPERTIES**: 7
- **CHAPTER 13 BANKRUPTCIES**: 13

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.

The transfer effective date discussed is August 1, 2016.

The transfer consisted of 99 Board of Housing and 6 Board of Investment loans.
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
- 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
- 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
- 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

===============================================================================
=====================================================
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
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)
Sema
# 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  No Findings
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
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 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 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

<table>
<thead>
<tr>
<th>BUILDING ID</th>
<th>CRD START</th>
<th>UNIT LOT</th>
<th>Site Description</th>
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<tbody>
<tr>
<td>MT-05-00040</td>
<td>2006</td>
<td>LOT55</td>
<td>Window screens torn; evidence of water leak - ceiling in utility room; check smoke detectors for proper operation - possible issues</td>
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<td>126 Blackbird Trail</td>
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<td>MT-05-00041</td>
<td>2007</td>
<td>LOT72</td>
<td>Bedroom #4 door coming apart</td>
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<td>MT-05-00042</td>
<td>2007</td>
<td>LOT75</td>
<td>Bathroom vent needs cleaning</td>
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<td>MT-05-00043</td>
<td>2006</td>
<td>LOT76</td>
<td>Missing kitchen pullout drawer; front window loose - needs hardware; hall light switch cover missing; living room and front bedroom have holes in walls</td>
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<td>295 Walks Slow Drive</td>
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<td>MT-05-00044</td>
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<td>LOT78</td>
<td>Bathroom ceiling has crack; yard needs mowing; housekeeping issue with much clutter; front yard sewer clean-out cap missing</td>
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<td>LOT6B</td>
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<td>MT-05-00046</td>
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<td>LOT 5</td>
<td>Front cement entrance steps damaged; front sidewalk - water shutoff cap missing</td>
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<td>MT-05-00047</td>
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<td>93904</td>
<td>Lawn needs mowing; kitchen door damaged; extra/non-functional vehicles of property?</td>
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<td>625 Pine Grove Road</td>
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<tr>
<td>MT-05-00048</td>
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<tr>
<td>1214 Pine Grove Road</td>
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</tbody>
</table>
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.

===============================================================================
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
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
CRD START     2000

UNIT 112     Exterior bedroom window frame shows evidence of weathering

BUILDING ID   MT-99-00052 700 7th Street West
CRD START     2000

BUILDING ID   MT-99-00053 700 7th Street West
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

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

<table>
<thead>
<tr>
<th>Applications</th>
<th>Active Loans:</th>
<th>Outstanding Bal</th>
<th>Balance Available</th>
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</tr>
<tr>
<td><strong>Housing Montana Fund</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>TANF</td>
<td>62</td>
<td>429,772</td>
<td></td>
</tr>
<tr>
<td>Revolving Loans</td>
<td>3</td>
<td>460,822</td>
<td></td>
</tr>
<tr>
<td>AHP</td>
<td>8</td>
<td>1,526,839</td>
<td></td>
</tr>
<tr>
<td><strong>Bond Programs</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Regular Program</td>
<td>-</td>
<td>-</td>
<td>11</td>
</tr>
<tr>
<td>Conduit</td>
<td>5</td>
<td>17,250,000</td>
<td>2006-2016</td>
</tr>
<tr>
<td>Risk Share</td>
<td>-</td>
<td>-</td>
<td>8</td>
</tr>
</tbody>
</table>

### Housing Credits (HCs) Allocation

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

<table>
<thead>
<tr>
<th></th>
<th>Year to Date</th>
<th>Last Year</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Site Visits</td>
<td>46</td>
<td>86</td>
</tr>
<tr>
<td>Units Inspected</td>
<td>559</td>
<td>1,526</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Projects w/Comp</th>
<th>Owner</th>
<th>Management</th>
<th>audit done</th>
<th>Explanation</th>
</tr>
</thead>
</table>

SEE ATTACHED
**HOUSING DIVISION DASHBOARD**

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

<table>
<thead>
<tr>
<th><strong>Section 8 Programs</strong></th>
<th>Current Month</th>
<th>Current Month</th>
<th>Calendar Year</th>
<th>HUD Budget</th>
<th>HUD Fees</th>
<th>Term</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Housing Choice Voucher (HCV)</strong></td>
<td>Jul-2016</td>
<td>Aug-2016</td>
<td>Change</td>
<td>15,426,099</td>
<td>876,334</td>
<td>CY 2016</td>
</tr>
<tr>
<td>PBS8 Opt-Out Conversion Funding</td>
<td>3,194</td>
<td>3,127</td>
<td>-67</td>
<td>88,595</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Paid Units (3625 Agency Contracts)</td>
<td>1,489,953</td>
<td>1,472,513</td>
<td>-17,440</td>
<td>11,499,444</td>
<td>876,334</td>
<td></td>
</tr>
<tr>
<td>Current Month Payment Amount</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

| **Veterans Affairs Supportive Housing (VASH)** | | | | 313,408 |
| Number Units Paid (281 Authorized) | 218 | 226 | 8 | |
| Payment Amount | 121,830 | 123,698 | 1,868 | 929,628 |

| **Moderate Rehabilitation (ModRehab)** | | | | | 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 |

| **Shelter Plus Care I (Individual) FY13 Grant Funds** | | | | 195,488 |
| Number Units Paid (28 Authorized) | 32 | 32 | 0 | Grant Balance |
| Payment Amount | 15,836 | 15,836 | 0 | 195,488 | 0 |

| **Shelter Plus Care II (Family)** | | | | 37,710 |
| Number Units Paid (5 Authorized) | 6 | 6 | 0 | Grant Balance |
| Payment Amount | 3,835 | 3,835 | 0 | 28,291 | 7,025 |

| **Project-Based (PBS8)** | | | Admin Earnings | Fed Fiscal |
| Contracts | 87 | 87 | 0 | 63,760 |
| Units Paid (4073 Authorized) | 4,065 | 4,065 | 0 | |
| Payment Amount | 1,646,261 | 1,583,585 | -62,676 | | |
| Calendar Year Admin Earnings | | | 587,760 |

| **811 Project Rental Assistance Demo (FY12 $)** | | | | 1,900,000 |
| Rental Assistance Contracts (RAC) | 48 | 48 | 0 | 157,000 |
| Units (grant requires 82) | 48 | | | 8 Units Kalispell |
| Payment Amount | 6,123 | 2,751 | -3,372 | 17,564 |

| **Totals** | 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 |