ROLL CALL OF BOARD

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

STAFF:
Bruce Brensdal, Executive Director  Cheryl Cohen, Operations Manager
Mary Bair, Multifamily Program  Vicki Bauer, Homeownership Program
Mary Palkovich, Mortgage Servicing Program  Ginger Pfankuch, Finance Program
Penny Cope, Research & Outreach Specialist  Paula Loving, Executive Assistant
Todd Jackson, Marketing  Julie Hope, Homeownership Program
Charlie Brown, Homeownership Program  Kellie Guariglia, Multifamily Program
Ryan Collver, Multifamily Program  Diana Collver-Vanek, Section 8 Program
Leslie Torgerson, Section 8 Program

COUNSEL:
Greg Gould, Luxan and Murfitt

UNDERWRITERS:
Mina Choo, RBC Capital

FINANCIAL ADVISORS:
Gene Slater, CSG Advisors

OTHERS:
Revonda Stordahl, Public Housing Authority of Butte  June Beartusk, American Covenant Senior Housing Foundation
Andrew Chanania, AC Solutions  Carilla French, District 4 HRDC
Mark Peterson, Hill County Commission  Heather McMilin, Homeword, Inc.
Andrea Davis, Homeword, Inc.  Melanie Lien, Piper Jaffray
Larry Phillips, Neighbor Works Montana  Blake Jumper, The Housing Company
Terry Cunningham, City of Bozeman  Tracy Menuez, HRDC IX
Bob O’Leary, Universal Lending                       Tyson O’Connell, Wishcamper Development Partners
Rusty Snow, Summit Housing Group                    Heather O’Loughlin, City of Helena
Dianne Hunt, Syringa Housing Corp.                  Ryan Hackett, Desert Ridge Investments, Inc.
Gene Leuwer, GL Development                         Heather Grenier, HRDC IX
Rick Wiedeman, RNC                                   Taylor Hunt, Syringa Housing Corp.
Alex Burkhalter, Housing Solutions                  Tyler Currence, Housing Solutions
Sharon Haugen, City of Helena                       Jared Nygren, City of Kalispell
Stacey Umhey, SAFE, Hamilton                        Robert Robinson, HRC District XI
Jim Morton, HRC District XI                          Beki Brandborg, Echo Enterprises
Bret George, Wishcamper Development Partners       Lauren Moore, Wishcamper Development Partners
Michael O’Neil, Helena Housing Authority            Micky Zurcher, Helena BID & DHI
Susan Kohler, Missoula Aging Services               Jennifer Betz, Homeword, Inc
Lori Davidson, Missoula Housing Authority           Jennifer Wheeler, Glacier Bank
Robin Fleming, Lewistown Community Development Corporation Duane Ferdinand, Lewistown, Community Development Corporation
Rachelle Jumper, IHFA                                 Janelle Hansen, Ravalli Head Start
Liz Mogstad, Rocky Mountain Development Council     Sandy Wong, Cherry Creek Mortgage Company
Kathryn Almberg, The Housing Company                Mary Anne Christopher, PNC Bank
Julie Stiteler, Homeword, Inc.

*All persons listed present by telephone/webinar only

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

**CALL MEETING TO ORDER**

4:50 Chairman Pat Melby called the Montana Board of Housing (MBOH) meeting to order at 10:00 a.m.

6:50 Introductions of Board members and attendees were made.

11:10 Chairman Melby asked for public comment on items not listed on the agenda.

Andrea Davis, Homeword, made public comment on comprehensive housing policy work in the city of Missoula.
Terry Cunningham, Bozeman City Commissioner, made public comment on the Bozeman’s comprehensive housing action plan.

APPROVAL OF MINUTES
April 5, 2019 MBOH Board Meeting Minutes – page 3 of packet
20:25 Motion: Sheila Rice
Second: Bob Gauthier
The April 5, 2019 MBOH Board meeting minutes were approved unanimously.

HOMEOWNERSHIP PROGRAM
Income Limits – page 6 of packet
21:25 Presenters: Vicki Bauer
Motion: Bob Gauthier
Second: Eric Schindler
The Income Limits based on the 2019 HUD medium income numbers was approved unanimously.

DPA Program Changes – page 10 of packet
25:50 Presenters: Vicki Bauer
Public Comment: Bob O’Leary

New Lender Approvals (Cherry Creek Mortgage Company, Inc.) – page 12 of packet
41:45 Presenters: Vicki Bauer, Sandy Wong, Cherry Creek Mortgage Company, Inc.
Motion: Johnnie McClusky
Second: Amber Parish
Cherry Creek Mortgage Company, Inc. was approved as an MBOH participating lender.

Homeownership Update – page 13 of packet
44:40 Presenters: Vicki Bauer
Public Comment: Heather McMilin

MORTGAGE SERVICING PROGRAM
Servicing Update – page 16 of packet
49:50 Presenters: Mary Palkovich

MULTIFAMILY PROGRAM
2020 Housing Credits Letter of Intent Presentations – page 17 of packet
Overview of Process
53:45 Presenters: Mary Bair, Bruce Brensdal
1:01:05  Culver Place from Manhattan, MT has withdrawn its Letter of Intent.

**Public Comment on any Housing Credits project**

**Harding Senior Housing – page 51 of packet**
01:01:25  Developer: American Covenant Senior Housing Foundation, Inc.
Location: Hardin, MT
Project Type: Senior
Construction Type: Acquisition/Rehabilitation
Total Units: 24
Housing Credits requested: $2,665,100
Presenter: June Beartusk
Public Comment: No public comments

**Nicole Court – page 53 of packet**
01:14:55  Developer: HRC Cottages, Inc.
Location: Stevensville, MT
Project Type: Family
Construction Type: New Construction
Total Units: 16
Housing Credits requested: $3,475,000
Presenter: Jim Morton
Public Comment: Bob Robinson, Stacey Umhey

**Public Comment on any Housing Credits project**
01:26:25  Duane Ferdinand and Robin Fleming provided public comment for Ouellette Place II.

**Ouellette Place II – page 55 of packet**
01:34:15  Developer: Homeword, Inc.
Location: Lewistown, MT
Project Type: Family
Construction Type: New Construction
Total Units: 36
Housing Credits requested: $2,950,000
Presenter: Heather McMilin
Public Comment: Andrea Davis

**Homestead Lodge Apartments – page 57 of packet**
01:47:30  Developer: Syringa Housing
Location: Absarokee, MT
Project Type: Senior
Construction Type: Acquisition/Rehabilitation
Total Units: 41
Housing Credits requested: $3,846,274
Presenter: Ryan Hackett
Public Comment: no public comments

The Boulevards Apartments – page 59 of packet
01:57:30  Developer: GL Development
Location: Bozeman MT
Project Type: Family
Construction Type: Acquisition/Rehabilitation
Total Units: 41
Housing Credits requested: $6,300,000
Presenter: Heather Grenier
Public Comment: Tracey Menuez, Gene Leuwer, Terry Cunningham

Valley View Village – page 63 of packet
02:21:30  Developer: Housing Solutions, LLC.
Location: Helena, MT
Project Type: Senior
Construction Type: New Construction
Total Units: 36
Housing Credits requested: $6,050,000
Presenter: Tyler Currence
Public Comment: Sharon Haugen, Michael O’Neil, Heather O’Loughlin

Paxson Place – page 65 of packet
02:32:55  Developer: Housing Solutions, LLC.
Location: Butte, MT
Project Type: Senior
Construction Type: New Construction
Total Units: 36
Housing Credits requested: $6,060,000
Presenter: Alex Burkhalter
Public Comment: Rvonda Stordahl

Public Comment on any Housing Credits project
02:42:05  Jared Nygren, City of Kalispell, made public comment for Creekside Commons.

Pullman Apartments – page 67 of packet
02:47:20  Developer: Housing Solutions
Location: Laurel, MT
Project Type: Family
Construction Type: New Construction
Total Units: 30
Housing Credits requested: $6,125,000
Presenter: Tyler Currence
Public Comment: no public comments

**Fire Tower Apartments (fka Serendipity Apartments) – page 69 of packet**
02:52:30  Developer: Wishcamper Development Partners, LLC.
Location: Helena, MT
Project Type: Senior
Construction Type: Acquisition/Rehabilitation
Total Units: 44
Housing Credits requested: $6,333,750
Presenter: Tyson O'Connell
Public Comment: Sharon Haugen, Mikey Zurcher, Heather O'Loughlin, Michael O'Neil

**Ventura Villas – page 71 of packet**
03:28:40  Developer: Echo Enterprises, LLC.
Location: Hamilton, MT
Project Type: Family
Construction Type: New Construction
Total Units: 30
Housing Credits requested: $6,300,000
Presenter: Beki Brandborg
Public Comment: Jim Morton, John Filz, Claire Kemp, Janelle Hanson

**Havre Hills – page 73 of packet**
03:42:55  Developer: AC Solutions, LLC
Location: Havre, MT
Project Type: Family
Construction Type: New Construction
Total Units: 25
Housing Credits requested: $5,950,000
Presenter: Carilla French
Public Comment: Andrew Chanania, Mark Peterson, Paul Tuss

**Pioneer Meadows – page 75 of packet**
03:58:30  Developer: The Housing Company
Location: Dillon, MT
Project Type: Family
Construction Type: New Construction
Total Units: 28
Housing Credits requested: $6,243,731
Presenter: Blake Jumper
Public Comment: no public comments
Skyview – page 77 of packet
04:08:40 Developer: Housing Solutions
Location: Missoula MT
Project Type: Senior
Construction Type: New Construction
Total Units: 39
Housing Credits requested: $6,100,000
Presenter: Alex Burkhalter
Public Comment: Susan Kohler

Creekside Commons – page 79 of packet
04:24:20 Developer: Housing Solutions
Location: Kalispell, MT
Project Type: Senior
Construction Type: New Construction
Total Units: 42
Housing Credits requested: $6,200,000
Presenter: Alex Burkhalter
Public Comment:

Tiber Ridge Apartments, LP (9%), & Bitterroot Valley Apartments, LP (4% Mountain View Apartments and Bitterroot Commons) – page 81 of packet
04:34:00 Developer: Summit Housing Group, Inc.
Location: Bozeman & Hamilton/Darby
Project Type: Senior 55+ & Family
Construction Type: New Construction and Acquisition/Rehabilitation
Total Units: (9% = 30), (4% = 52), Total = 82
Housing Credits requested: $6,333,750
Presenter: Rusty Snow
Public Comment: Tracy Menuez

MEETING ADJOURNMENT
05:00:35 Meeting was adjourned at 3:26 p.m.

Sheila Rice, Secretary

Date

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