<table>
<thead>
<tr>
<th>January 2017</th>
<th>February 2017</th>
<th>March 2017</th>
</tr>
</thead>
<tbody>
<tr>
<td>Su  Mo  Tu  We  Th  Fr  Sa</td>
<td>Su  Mo  Tu  We  Th  Fr  Sa</td>
<td>Su  Mo  Tu  We  Th  Fr  Sa</td>
</tr>
<tr>
<td>1   2   3   4   5   6   7</td>
<td>1   2   3   4</td>
<td>1   2   3   4</td>
</tr>
<tr>
<td>8   9   10  11  12  13  14</td>
<td>5   6   7   8   9   10   11</td>
<td>5   6   7   8   9   10   11</td>
</tr>
<tr>
<td>15  16  17  18  19  20  21</td>
<td>12  13  14  15  16  17  18</td>
<td>12  13  14  15  16  17  18</td>
</tr>
<tr>
<td>29  30  31</td>
<td>26  27  28</td>
<td>26  27  28</td>
</tr>
</tbody>
</table>

**January 2017**

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

**February 2017**

- 13 – Board Meeting – Helena or Webinar

**March 2017**

- 6-8 – Legislative Conference – Washington DC (staff and 2 Board Members)
- 13 –15 Board meeting
  Board Governance, Onboarding and
  Financial Training - Bozeman
  Strategic Planning and Initial Bond Closing
  Bond Closing, Staff Bond Training

**April 2017**

- No Board Meeting

**May 2017**

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

**June 2017**

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

**July 2017**

- No Board Meeting

**August 2017**

- 14 – Board Meeting – Helena

**September 2017**

- No Board Meeting

**October 2017**

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

**November 2017**

- No Board Meeting

**December 2017**

- No Board Meeting
Administrative Dashboard

December 16, 2016

Board Meetings
The next Board meeting will be January 23, 2017 and will be held at the Radisson Colonial Hotel in Helena. The Board meeting will start at 8:30 A.M. This meeting will include the 2017 Housing Credits awards. Hotel Reservations for all Board members traveling to Helena have been made.

In March, the Board will meet in Bozeman for a three-day Board meeting, training session, and Bond closing at the Grantree Hotel. Board and Staff will arrive on Sunday, March 12, 2016 and have a small gathering with hors devours. Monday will include Board training, strategic planning and financial statement training and dinner on your own. Tuesday will include Board meeting, additional Bond training and Bond pre-closing and dinner will be served. Wednesday will include Bond closing with breakfast and additional staff Bond training with conclusion at noon.

Board News
In January 2017, four Board members, Pat Melby, Ingrid Firemoon, Doug Kaercher and JP Crowley’s appointments will expire. Governor Bullock will make appointments and reappoints as appropriate. These Board members will continue until appointments are made.

February 2-3, 2017 is the 2018 Qualified Allocation Plan (QAP) workshop in Fairmont. This workshop allows input and discussion of potential changes to the QAP for the 2018 Housing Credits award process. Board members are welcomed to attend.

Two Board members are approved to attend the NCSHA’s Legislative Conference in Washington DC, March 6 – 8, 2017. The Legislative Conference addresses the organization’s legislative priorities and provides a platform for strategizing a unified message to collectively present to Congress. A who’s who of Washington’s housing insiders; the conference brings together HFA leaders, their board members, and stakeholders. Key Congressional staff and industry leaders will discuss the issues affecting HFAs today. If you are interested in attending this conference, please let Bruce Brensdal know.

May 1 – 3, 2017 is the Mountain Plains Housing Summit in Boise, Idaho. This is an annual event which allows Regional Housing Finance Agencies to share insight and visions of Housing. Board members are encouraged to attend. Please let Bruce Brensdal or Paula Loving know if you are interested in attending.

May 8 – 11, 2017 is the Annual Housing Conference in Great Falls. A Board meeting is scheduled for the morning of May 8 with conference starting in the afternoon. Board members are encouraged to attend the Housing Conference.

Grand Openings, Ground Breakings and other Public Events
The Promotions/PR team is fine-tuning the process for public events to be requested and scheduled, in order to maximize the benefit of these positive news opportunities, while streamlining the process for efficiencies. An application is in the design phase and will be put to use in time for the next Housing Credit allocation.

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 have completed our job description review for the Division and have begun the development of career ladders and career planning for staff and leadership.
The Trustee Responses were reviewed and the Recommendation to the Board was sent December 5, 2016 for consideration. We are in the process of reviewing the contractual arrangements between the Division and external parties, and considering a 3rd party contract for review of financial services. We are also pursuing a local bank lockbox solution for mortgage servicing. This will ensure compliance with requirements for separate escrow accounts and will increase the ease of payment for clients across the state.

**Marketing Update**

The Housing Day in the Rotunda continues to be a top priority. We are planning and designing invitations and strategizing on how to maximize the impact to the legislature in the short time we will see them. Todd and Penny will work on a short video of testimonials about those that have been helped by a program and by those who will describe the unmet need. We will also create signage with data points and statistics about the need for more affordable housing in Montana.

Planning has begun on the 2017 Housing Partnership Conference. The conference will be held in Great Falls from May 8 to May 10. Watch for “Save the Date” emails. We will begin recruiting sponsors in December.

Todd is working on updating the MTHousingSearch website by supplying photos of properties. Next, he will work to get additional properties listed.

We both are working to bring our website to the next level. We also are working on a strategy for social media. More to come on both these topics.

**Staffing**

Ryan Collver has been hired for the Compliance Specialist in the MBOH Multifamily program. Ryan has been working with the Tenant Based Section 8 program and his first day with Multifamily was December 12, 2016. The Tenant Based Section 8 program is in the process of recruiting for the vacant contract manager position. With this vacancy, the Section 8 program did some reorganization and developed a specialized contract manager to be supervised by Diana Collver – Vanek, which will focus on special grants and programs such as Continuum of Care (the artist formerly known as Shelter Plus and Shelter Plus Care), the 811 Grant program and project based voucher programs.

Jeannene Maas has retired from MBOH Homeownership program after 25 years with the State of Montana. Staff is in the process of hiring the Training Specialist position.

Brian Lundin has been hired for the Accounting position for MBOH Finance program. Brian’s first day will be December 12, 2016.
Accounting & Finance Dashboard
Data as of October 31, 2016

Investment Diversification

Portfolio Maturity

For October 31, 2016

<table>
<thead>
<tr>
<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>$80,930,862</td>
<td>$54,539,000</td>
<td>$5,620,000</td>
<td>$10,214,000</td>
<td>$7,705,000</td>
<td>$2,550,578</td>
<td>$2,744,053</td>
<td>$164,303,494</td>
</tr>
</tbody>
</table>
## Montana Board of Housing
### Accounting and Finance
#### Investment Maturity Schedule
##### October 31, 2016

<table>
<thead>
<tr>
<th>Maturity Date</th>
<th>Trustee Bank</th>
<th>Investment Type</th>
<th>Par Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>10/31/2016</td>
<td>US BANK MONEY M</td>
<td>US Bank Corporate Tr</td>
<td>2,146,695.33</td>
</tr>
<tr>
<td>10/31/2016</td>
<td>WELLS FARGO MON</td>
<td>Wells Fargo Bank Wes</td>
<td>78,784,166.83</td>
</tr>
<tr>
<td>11/16/2016</td>
<td>FHLB DN</td>
<td>Wells Fargo Bank Wes</td>
<td>8,462,000.00</td>
</tr>
<tr>
<td>11/22/2016</td>
<td>FHLB DN</td>
<td>Wells Fargo Bank Wes</td>
<td>2,115,000.00</td>
</tr>
<tr>
<td>11/23/2016</td>
<td>FHLB DN</td>
<td>Wells Fargo Bank Wes</td>
<td>4,455,000.00</td>
</tr>
<tr>
<td>12/15/2016</td>
<td>FHLB DN</td>
<td>Wells Fargo Bank Wes</td>
<td>36,656,000.00</td>
</tr>
<tr>
<td>12/28/2016</td>
<td>FHLB DN</td>
<td>Wells Fargo Bank Wes</td>
<td>1,961,000.00</td>
</tr>
<tr>
<td>12/30/2016</td>
<td>FNMA DN</td>
<td>Wells Fargo Bank Wes</td>
<td>90,000.00</td>
</tr>
<tr>
<td>02/01/2017</td>
<td>FHLB DN</td>
<td>US Bank Corporate Tr</td>
<td>800,000.00</td>
</tr>
<tr>
<td>05/26/2017</td>
<td>FHLB DN</td>
<td>Wells Fargo Bank Wes</td>
<td>278,000.00</td>
</tr>
<tr>
<td>08/01/2017</td>
<td>FHLMC DN</td>
<td>US Bank Corporate Tr</td>
<td>2,366,000.00</td>
</tr>
<tr>
<td>08/01/2017</td>
<td>FNMA DN</td>
<td>US Bank Corporate Tr</td>
<td>1,500,000.00</td>
</tr>
<tr>
<td>08/22/2017</td>
<td>FHLMC DN</td>
<td>Wells Fargo Bank Wes</td>
<td>246,000.00</td>
</tr>
<tr>
<td>05/24/2021</td>
<td>FFCB</td>
<td>Wells Fargo Bank Wes</td>
<td>1,230,000.00</td>
</tr>
<tr>
<td>12/16/2024</td>
<td>FFCB</td>
<td>Wells Fargo Bank Wes</td>
<td>805,000.00</td>
</tr>
<tr>
<td>08/15/2025</td>
<td>T-NOTES &amp; BONDS</td>
<td>Wells Fargo Bank Wes</td>
<td>4,796,000.00</td>
</tr>
<tr>
<td>04/30/2026</td>
<td>FNMA DEB</td>
<td>Wells Fargo Bank Wes</td>
<td>4,613,000.00</td>
</tr>
<tr>
<td>09/27/2027</td>
<td>FNMA DEB</td>
<td>Wells Fargo Bank Wes</td>
<td>4,070,000.00</td>
</tr>
<tr>
<td>11/26/2027</td>
<td>FNMA DEB</td>
<td>Wells Fargo Bank Wes</td>
<td>3,635,000.00</td>
</tr>
<tr>
<td>07/15/2032</td>
<td>FHLMC BOND</td>
<td>Wells Fargo Bank Wes</td>
<td>2,225,000.00</td>
</tr>
<tr>
<td>02/01/2036</td>
<td>FNMA MBS</td>
<td>Wells Fargo Bank Wes</td>
<td>57,171.21</td>
</tr>
<tr>
<td>05/01/2036</td>
<td>FNMA MBS</td>
<td>Wells Fargo Bank Wes</td>
<td>31,094.64</td>
</tr>
<tr>
<td>07/01/2036</td>
<td>FNMA MBS</td>
<td>Wells Fargo Bank Wes</td>
<td>84,959.29</td>
</tr>
<tr>
<td>03/01/2037</td>
<td>FNMA MBS</td>
<td>Wells Fargo Bank Wes</td>
<td>152,353.31</td>
</tr>
<tr>
<td>06/01/2037</td>
<td>SOCIETE - REPO</td>
<td>Wells Fargo Bank Wes</td>
<td>2,200,000.00</td>
</tr>
<tr>
<td>08/01/2037</td>
<td>FNMA MBS</td>
<td>Wells Fargo Bank Wes</td>
<td>42,367.09</td>
</tr>
<tr>
<td>08/01/2038</td>
<td>FNMA MBS</td>
<td>Wells Fargo Bank Wes</td>
<td>72,435.79</td>
</tr>
<tr>
<td>12/01/2038</td>
<td>FNMA MBS</td>
<td>Wells Fargo Bank Wes</td>
<td>320,045.85</td>
</tr>
<tr>
<td>01/01/2039</td>
<td>FNMA MBS</td>
<td>Wells Fargo Bank Wes</td>
<td>39,841.00</td>
</tr>
<tr>
<td>12/01/2039</td>
<td>FNMA MBS</td>
<td>Wells Fargo Bank Wes</td>
<td>69,363.29</td>
</tr>
</tbody>
</table>

**Total Par Value:** 164,303,493.63

---

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

**December 15, 2016**

## Rates

<table>
<thead>
<tr>
<th></th>
<th>Current</th>
<th>Last Month</th>
<th>Last Year</th>
</tr>
</thead>
<tbody>
<tr>
<td>MBOH</td>
<td>3.25</td>
<td>3.25</td>
<td>3.25</td>
</tr>
<tr>
<td>Market</td>
<td>4.16</td>
<td>3.53</td>
<td>3.69</td>
</tr>
<tr>
<td>10 yr treasury</td>
<td>2.60</td>
<td>1.83</td>
<td>2.15</td>
</tr>
<tr>
<td>30 yr Fannie Mae</td>
<td>3.86</td>
<td>3.08</td>
<td>3.54</td>
</tr>
</tbody>
</table>

## Loan Programs

### Regular Program

<table>
<thead>
<tr>
<th>Nov 2016 reservations</th>
<th>Amount</th>
<th>Total: Number</th>
<th>Amount</th>
<th>Original Amount</th>
<th>Balance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Series 2016A</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>80% Combined (20+)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Series 2017A(10.21.16)</td>
<td>20</td>
<td>3,210,622</td>
<td>34</td>
<td>5,224,416</td>
<td>14,775,584</td>
</tr>
</tbody>
</table>

### Other Programs

<table>
<thead>
<tr>
<th>Nov 2016 reservations</th>
<th>Amount</th>
<th>Total: Number</th>
<th>Amount</th>
<th>Original Amount</th>
<th>Balance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Veterans (Orig)</td>
<td>3</td>
<td>684,530</td>
<td>232</td>
<td>42,034,795</td>
<td>5,345,160</td>
</tr>
<tr>
<td>909 Mrtg Cr Cert (MCC)</td>
<td>9</td>
<td>1,557,973</td>
<td>9</td>
<td>45,000,000</td>
<td>43,442,027</td>
</tr>
</tbody>
</table>

### Set-asides:

- Score Advantage: 8, 41,228, 191, 1,017,493, 1,500,000, 482,507
- Disabled Accessible: 0, 0, 226, 16,358,432, 45,000,000, 726,440
- Lot Refi: 0, 0, 12, 726,440

**MBOH Portfolio as of Oct 2016**

5,218 Loans* (4,249 serviced by MBOH)

![Pie chart showing distribution of loans by program type]

Weighted Average Interest Rate: 4.54%

*This a 2.62% decrease in portfolio size from October 2015 when we had 5,383 loans

## Delinquency and Foreclosure Rates

### Montana Board of Housing

<table>
<thead>
<tr>
<th>Oct-16</th>
<th>Sep-16</th>
<th>Oct-15</th>
</tr>
</thead>
<tbody>
<tr>
<td>30 Days</td>
<td>1.76</td>
<td>1.77</td>
</tr>
<tr>
<td>60 Days</td>
<td>0.75</td>
<td>0.97</td>
</tr>
<tr>
<td>90 Days</td>
<td>1.69</td>
<td>1.94</td>
</tr>
<tr>
<td>Total Delinquencies</td>
<td>4.20</td>
<td>4.68</td>
</tr>
</tbody>
</table>

In Foreclosure: 1.26, 0.93, 0.88, 1.34, 1.84, 3.11

### Mortgage Bankers Assoc. 06/2016 (most recent available)

<table>
<thead>
<tr>
<th>Oct-15</th>
<th>Montana</th>
<th>Region</th>
<th>Nation</th>
</tr>
</thead>
<tbody>
<tr>
<td>30 Days</td>
<td>1.44</td>
<td>1.81</td>
<td>2.39</td>
</tr>
<tr>
<td>60 Days</td>
<td>0.44</td>
<td>0.57</td>
<td>0.79</td>
</tr>
<tr>
<td>90 Days</td>
<td>0.66</td>
<td>0.94</td>
<td>1.47</td>
</tr>
<tr>
<td>Total Delinquencies</td>
<td>2.54</td>
<td>3.32</td>
<td>4.65</td>
</tr>
</tbody>
</table>

### In Foreclosure

<table>
<thead>
<tr>
<th>Montana</th>
<th>Region</th>
<th>Nation</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.34</td>
<td>1.84</td>
<td>3.11</td>
</tr>
</tbody>
</table>
# Mortgage Servicing Program Dashboard

**Effective 10/31/16**

## Month Comparison

<table>
<thead>
<tr>
<th>MONTH</th>
<th>APRIL</th>
<th>SEPTEMBER</th>
<th>OCTOBER</th>
</tr>
</thead>
<tbody>
<tr>
<td>PORTFOLIO TOTAL LOANS</td>
<td>4573</td>
<td>4625</td>
<td>4604</td>
</tr>
<tr>
<td>MBOH</td>
<td>4261</td>
<td>4305</td>
<td>4285</td>
</tr>
<tr>
<td>BOI</td>
<td>294</td>
<td>302</td>
<td>301</td>
</tr>
<tr>
<td>MULTI FAMILY</td>
<td>18</td>
<td>18</td>
<td>18</td>
</tr>
<tr>
<td>PRINCIPAL (all loans)</td>
<td>$408,768,415.00</td>
<td>$415,933,276.41</td>
<td>$414,875,622.98</td>
</tr>
<tr>
<td>ESCROW (all loans)</td>
<td>$6,321,370.00</td>
<td>$5,847,108.67</td>
<td>$6,412,281.90</td>
</tr>
<tr>
<td>LOSS DRAFT (all loans)</td>
<td>$669,809.00</td>
<td>$810,606.14</td>
<td>$846,812.33</td>
</tr>
<tr>
<td>LOANS DELINQUENT (60+ days)</td>
<td>224</td>
<td>174</td>
<td>162</td>
</tr>
<tr>
<td>FORECLOSURES TOTAL 2016</td>
<td>15</td>
<td>25</td>
<td>29</td>
</tr>
<tr>
<td>ACTUAL FORECLOSURE SALES</td>
<td>3</td>
<td>1</td>
<td>4</td>
</tr>
<tr>
<td>DELQUENT CONTACTS TO MAKE</td>
<td>951</td>
<td>714</td>
<td>701</td>
</tr>
<tr>
<td>LATE FEES - NUMBER OF LOANS</td>
<td>646</td>
<td>778</td>
<td>737</td>
</tr>
<tr>
<td>LATE FEES - TOTAL AMOUNT</td>
<td>$18,533.78</td>
<td>$22,199.92</td>
<td>$21,381.18</td>
</tr>
<tr>
<td>PAYOFFS</td>
<td>40</td>
<td>55</td>
<td>50</td>
</tr>
<tr>
<td>NEW LOANS/TRANSFERS</td>
<td>53</td>
<td>29</td>
<td>19</td>
</tr>
</tbody>
</table>

## Loss Mitigation

**October**

<table>
<thead>
<tr>
<th>LOAN TYPE</th>
<th>OCTOBER</th>
</tr>
</thead>
<tbody>
<tr>
<td>ACTIVE FINANCIALPACKETS</td>
<td>19</td>
</tr>
<tr>
<td>REPAYMENT/FORBEARANCE</td>
<td>62</td>
</tr>
<tr>
<td>HAMPS/PARTIAL CLAIMS &amp; MODS PNDG</td>
<td>16</td>
</tr>
<tr>
<td>PRESERVATION PROPERTIES</td>
<td>11</td>
</tr>
<tr>
<td>REAL ESTATE OWNED PROPERTIES</td>
<td>9</td>
</tr>
<tr>
<td>CHAPTER 13 BANKRUPTCIES</td>
<td>15</td>
</tr>
</tbody>
</table>

## New Information

**NEW**

August - Periodic Monthly Statements
September - Quarterly Newsletter
### HOUSING DIVISION DASHBOARD

**Tenant Based, Veterans' Vouchers, Mod Rehab, ShelterPlus Care I and II,**

**811 PRA Demo Programs:**

**Current Period: December, 2016**

**Before mid month payment and grant draws**

<table>
<thead>
<tr>
<th>Section 8 Programs</th>
<th>Nov-2016</th>
<th>Dec-2016</th>
<th>Change</th>
<th>HUD</th>
<th>Year to Date Agent</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Housing Choice Voucher (HCV)</strong></td>
<td>15,426,099</td>
<td>1,338,418</td>
<td>CY 2016</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>PBS8 Opt-Out Conversion Funding</strong></td>
<td>88,595</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Paid Units (3625 Agency contracts)</td>
<td>3,328</td>
<td>3,286</td>
<td>-42</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Current Month Payment Amount</td>
<td>1,583,214</td>
<td>1,554,536</td>
<td>-28,678</td>
<td>17,806,768</td>
<td>1,338,418</td>
</tr>
</tbody>
</table>

| Veterans Affairs Supportive Housing (VASH) | CY2016 |
| Number Units Paid (306 Authorized) | 240 | 237 | -3 |
| Payment Amount | 142,559 | 141,530 | -1,029 | 1,500,613 |

| Moderate Rehabilitation (ModRehab) | 2,012,728 | 7-1-16-6-30-17 |
| Number Contracts | 18 | 18 | 0 |
| Paid Units (297 Authorized) | 246 | 248 | 2 |
| Payment Amount | 135,477 | 126,676 | -8,801 | 1,661,512 | 101,622 |

| Shelter Plus Care I (Individual) FY13 Grant Funds | 195,488 | 8-1-16-7-31-17 |
| Number Units Paid (28 Authorized) | 36 | 36 | 0 |
| Payment Amount | 0 | 0 | 0 | 195,488 |

| Shelter Plus Care II (Family) | 36,606 | 7-1-16-6-30-17 |
| Number Units Paid (5 Authorized) | 6 | 6 | 0 |
| Payment Amount | 15,594 | 15,594 | 0 | 6,921 | 27,291 |

<table>
<thead>
<tr>
<th>Project-Based (PBS8)</th>
<th>Admin Earnings</th>
<th>Fed Fiscal</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contracts</td>
<td>87</td>
<td>87</td>
</tr>
<tr>
<td>Units Paid (4132 Authorized with 8bb)</td>
<td>3,606</td>
<td>3,562</td>
</tr>
<tr>
<td>Payment Amount</td>
<td>1,645,621</td>
<td>1,673,534</td>
</tr>
<tr>
<td>Calendar Year Admin Earnings</td>
<td>71,521</td>
<td></td>
</tr>
</tbody>
</table>

| 811 Project Rental Assistance Demo (FY12 $) | 1,900,000 | 157,000 | Five Year |
| Rental Assistance Contracts (RAC) | 48 | 48 | 0 |
| Units (grant requires 82) | 8 | 8 | 0 | 8 Units Kalispell |
| Payment Amount | 3,495 | 3,495 | 0 | 32,132 | 40 Units Missoula |

### Totals

| Paid Units: | 7,462 | 7,375 | -87 |
| Budgeted Units: | 8,317 |
| All Section 8 HAPs | 3,522,465 | 3,511,870 | -10,595 |
# Multifamily & RAM Program Dashboard

**December 2, 2016**

## Loan Programs

<table>
<thead>
<tr>
<th>Loan Programs</th>
<th>Applications</th>
<th>Active Loans:</th>
<th>Outstanding Bal</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Reverse Annuity (RAM)</strong></td>
<td></td>
<td>76</td>
<td>3,718,033</td>
</tr>
<tr>
<td>RAM</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Housing Montana Fund</strong></td>
<td></td>
<td>62</td>
<td>429,772</td>
</tr>
<tr>
<td>TANF</td>
<td></td>
<td></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>11</td>
<td>1,387,687</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>8</td>
<td>7,858,296</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>Poplar</td>
<td>13-Apr</td>
<td>waiting for 8609 paperwork</td>
</tr>
<tr>
<td>Voyageur Apartments</td>
<td>Great Falls</td>
<td>13-Dec</td>
<td>Leased up; waiting on 8609 paperwork</td>
</tr>
<tr>
<td>Chippewa Cree Homes I</td>
<td>Box Elder</td>
<td>13-Dec</td>
<td>rehab finish target to be late October</td>
</tr>
<tr>
<td>Antelope Court</td>
<td>Havre</td>
<td>14-Nov</td>
<td>construction is about 80% complete</td>
</tr>
<tr>
<td>Cascade Ridge II</td>
<td>Great Falls</td>
<td>14-Nov</td>
<td>received updated 8609 paperwork</td>
</tr>
<tr>
<td>Guardian Apartments</td>
<td>Helena</td>
<td>14-Nov</td>
<td>finishing up phase 4 of rehab, HOME app submitted</td>
</tr>
<tr>
<td>Stoneridge Apartments</td>
<td>Bozeman</td>
<td>14-Nov</td>
<td>blower door testing completed</td>
</tr>
<tr>
<td>Sweet Grass Commons</td>
<td>Missoula</td>
<td>14-Nov</td>
<td>construction is approx 70%</td>
</tr>
<tr>
<td>River Ridge</td>
<td>Missoula</td>
<td>14-Mar</td>
<td>substantial completion slated for end of year</td>
</tr>
<tr>
<td>Project</td>
<td>Location</td>
<td>Date</td>
<td>Year</td>
</tr>
<tr>
<td>-----------------------</td>
<td>------------</td>
<td>-----------</td>
<td>------------</td>
</tr>
<tr>
<td>Larkspur</td>
<td>Bozeman</td>
<td>15-Dec</td>
<td>bond deal</td>
</tr>
<tr>
<td>Big Sky Villas</td>
<td>Belgrade</td>
<td>16-Jan</td>
<td>2016</td>
</tr>
<tr>
<td>Valley Villas</td>
<td>Hamilton</td>
<td>16-Jan</td>
<td>2016</td>
</tr>
<tr>
<td>NorthStar</td>
<td>Wolf Point</td>
<td>16-Jan</td>
<td>2016</td>
</tr>
<tr>
<td>Little Jons</td>
<td>Big Fork</td>
<td>16-Jan</td>
<td>2016</td>
</tr>
<tr>
<td>Red Fox</td>
<td>Billings</td>
<td>16-Jan</td>
<td>2016</td>
</tr>
<tr>
<td>Freedoms Path</td>
<td>Fort Harrison</td>
<td>16-Jan</td>
<td>2016</td>
</tr>
</tbody>
</table>

**Housing Credits (HCs) Compliance**

<table>
<thead>
<tr>
<th>Year to Date</th>
<th>Last Year</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Site Visits</td>
<td>81</td>
</tr>
<tr>
<td>Units Inspected</td>
<td>2,357</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Projects w/Comp</th>
<th>Owner</th>
<th>audit done</th>
<th>Explanation</th>
</tr>
</thead>
<tbody>
<tr>
<td>See attached</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
PROJECT  All Projects  Montana Board of Housing  PAGE #
1  
#  COR408  REPORT OF ANNUAL AUDIT FINDINGS  REPORT
09/09/16  AUDIT DATES  01/01/2016 - 09/05/2016  DATE RUN

PROJECT 00040  Fort Belknap Agency 1  MANAGER 81-3216424  FORT
BELKNAP HOUSING  
OWNER  81-0535190  Fort Belknap Housing Development Agency LP  CONTACT  John
Allen  (406) 353-2601  
CONTACT  Mark Azure  (406) 353-2205  ON-SITE  Kathy Wing
(406) 353-2602  
# BLDGS PIS  11  LAST BUILDING PIS DATE  02/09/2002

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

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

BUILDING ID  MT-00-00028  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
<table>
<thead>
<tr>
<th>UNIT 51510</th>
<th>File-See Property Wide Findings</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site</td>
<td>Repair master shower</td>
</tr>
<tr>
<td></td>
<td>Repair front door frame</td>
</tr>
<tr>
<td></td>
<td>Repair kitchen island</td>
</tr>
<tr>
<td></td>
<td>Left/rear gutter down spout damaged; hole in exterior siding</td>
</tr>
<tr>
<td></td>
<td>right side of home</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>INSPECTION RATINGS HISTORY: TYPE</th>
<th>DATE</th>
<th>RATING</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
PROJECT 99140   Columbia Villa Apartments   MANAGER 81-0351346   Monfrie
Realty
OWNER   81-0525140   Columbia Villa HP-NWMHRI LP C/o John P. Grady   CONTACT   Anita
Moseman   (970) 434-9719
CONTACT   John Grady   (619) 276-6271   ON-SITE   Connie Cramer
(406) 892-4552
# BLDGS PIS   3   LAST BUILDING PIS DATE   07/01/2000

AUDIT DATE   03/16/2016   BY ROBERT VANNEK   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
CRD START   SEE PROJECT LEVEL FINDINGS   2000

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

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

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

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

INSPECTION RATINGS HISTORY:

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

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

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

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

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

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

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

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

INSPECTION RATINGS HISTORY:  TYPE DATE RATING

BUILDING ID  MT-99-99998  112
CRD START  2000

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

INSPECTION RATINGS HISTORY:  TYPE DATE RATING

UNIT A  Peeling/Needs Paint

INSPECTION RATINGS HISTORY:  TYPE DATE RATING

PROJECT  MF007  Holland Park Apartments  MANAGER 81-6000175  GREAT
FALLS HOUSING AUTHORITY
PROJECT LEVEL FINDINGS
In process of tearing out concrete sidewalks, ramps etc. to redo. Will also be tearing out parking lot to redo.

BUILDING ID MT-96-96010 600 Holland Park FILES - ALL FILES MUST HAVE Initial Move
In COL
CRD START 1996 TIC. If a Working TIC was used & signed by
Applicant(s), print out COL TIC, Manager sign
2nd page & place in file with the Working TIC. Applicant(s) do not need to sign COL TIC if
signed Working TIC.

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

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

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

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

UNIT B
UNIT 601B
VACANT - Turning

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

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

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

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

BUILDING ID MT-01-00030 302 Courtyards Circle
CO2 detectors due to the CRD START 2002
heaters, etc.
water heaters are checked
up & are clean
units have cracked,
lifting tiles.
units are Move-In ready
in
from ceiling in many

UNIT 106
Page 1
side going up is loose &

BUILDING ID MT-01-00031 304 Courtyards Circle
CO2 detectors due to the heaters, etc.
water heaters are checked up & are clean
PROJECT All Projects

Montana Board of Housing
REPORT OF ANNUAL AUDIT FINDINGS
DATE RUN 10/10/16

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

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

UNIT 202

under cabinet.

UNIT 203

October

Stair railing on right pulled from wall. FILE
No issues noted

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

3. Linoleum in many missing, separating &
4. Make sure ALL vacant prior to Tenants moving
5. Found nails units.

UNIT
Kitchen sink is leaking
FILE
No issues noted
UNIT
October

properly

wall peeling & needs re-
shower meets walls.

BUILDING ID    MT-01-00032 308 Courtyards Circle
CO2 detectors due to the
CRD START    2002
heaters, etc.
water heaters are checked
up & are clean
units have cracked,
lifting tiles.
units are Move-In ready
in
protruding from ceiling in many

UNIT 401
missing cover

PROJECT  All Projects

October

Bathroom fan not working
FILE
No issues noted

UNIT
Upstairs shower back
caulking all along where
FILE
No issues noted

1. All units must have
use of gas hot water
2. Make sure all hot
for mineral/rust build
3. Linoleum in many
missing, separating &
4. Make sure ALL vacant
prior to Tenants moving
5. Found nails
units.
UNIT
Upstairs bathroom outlet
Toilet handle broken
Montana Board of Housing

PAGE #     3
REPORT OF ANNUAL AUDIT FINDINGS
REPORT #    COR408
AUDIT DATES 09/06/2016 - 10/07/2016
DATE RUN 10/10/16

PROJECT 01060 Corvallis Courtyards
26-3723320 Infinity Management Company
OWNER 82-0533135 Pacific Development C/o Nicole Fenton

Page 3
light cover missing

closet doors missing

UNIT 405

repaired/replaced.

UNIT 504

Circle
CO2 detectors due to the
heaters, etc.
water heaters are checked
up & are clean
units have cracked, lifting tiles.
units are Move-In ready in
protruding from ceiling in many

Towel bar broken/missing
Upstairs bedroom ceiling
Downstairs bedroom & handles
FILE
No issues noted

UNIT
Stove fan cover missing Toilet seat broken
Patio door & frame needs
FILE
No issues noted

BUILDING ID MT-01-00033 310 Courtyards

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

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

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

PROJECT LEVEL FINDINGS

Wooden balconies/patios needs sanding/staining to preserve & avoid further deterioration.

BUILDING ID MT-02-00001 312 Courtyards Circle
CO2 detectors due to the
CRD START 2002
heaters, etc.
water heaters are check
up & are clean
units has cracked, missing,
tiles.
units are Move-In ready
in
protruding from ceiling in many

UNIT 601

towel bar broken/missing
light cover missing

UNIT 602

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

UNIT
Kitchen faucet leaking
Downstairs bathroom
Upstairs bedroom on left

UNIT
Vacant-Turning

Page 5
October
UNIT 603
UNIT
Did not inspect
FILE
No issues noted

UNIT 604
UNIT
Multiple wasps on
called
FILE
No issues noted

UNIT 605
UNIT
Bath tub faucet leaking
Housekeeping letter to
FILE
No issues noted

UNIT 606
UNIT
Downstairs bathtub
Upstairs bathroom sink
FILE
No issues noted

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

UNIT 702

shower needs repaired.
current leaks &/or mold
correctly & missing

UNIT 704

away from wall, needs

UNIT 705

stairwell for storing
requested letter to
use as storage in future

UNIT
Front door damaged
Kitchen sink faucet

FILE
No issues noted

UNIT
Patch on ceiling above
Check to ensure no
Front door not aligned
bottom sweep

UNIT
Bathtub faucet pulled
tightened/caulking
FILE
No issues noted

UNIT
Tenant using underneath
large items. Management
remove all items & not

FILE
No issues noted
October

PROJECT LEVEL FINDINGS

No issues noted.

BUILDING ID MT-02-00066 300 Stonegate Dr.
CRD START 2003

UNIT 300-2
No issues noted.

UNIT 300-5
No issues noted.

UNIT
No issues noted.
FILE
No issues noted.

Income Limit, Should be
should be included in
corrected TIC.

BUILDING ID MT-02-00067 400 Stonegate Dr.
outside lower left
CRD START 2003

UNIT 410-4
Garage #400-3 damage on corner

outside bathroom is loose.

BUILDING ID MT-02-00068 410 Stonegate Dr.
outside lower right
CRD START 2003

Garage #410-4 damage on edge

UNIT
Electrical Outlet
FILE
No issues noted.

No issues noted.

No issues noted.

No issues noted.

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

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

PROJECT LEVEL FINDINGS  No issues noted.

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

UNIT A102  UNIT
Water heater has leak.

Page 9
Mineral / rust buildup

UNIT A203

excessively.
bathroom doors missing door

UNIT A204

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

UNIT
Vacant-Ready

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

UNIT B103

UNIT
Vacant-Ready

UNIT
Tenants sick. Did not
instead

UNIT
Tenant locks interior
Management is able to
FILE
No issues noted.

BUILDING ID MT-08-00009 251 Stonegate Dr
CRD START 2009
No issues noted.
October

UNIT 8
Site-No issue found
File-No issue found
Site-No issue found

UNIT 9
File-No issue found
Site-No issue found

BUILDING ID  MT-14-00001 1 Pretty Eagle Ave
No Findings
CRD START  2015

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PROJECT  14030  Sunset Village
00-0000006  Richland Housing Authority
OWNER  46-1742341  Sunset Village LLLLP
CONTACT  Stacey Netz  (406) 433-1978
CONTACT  (000) 000-0000
ON-SITE  Becky Hayes  (406) 433-1978
# BLDGS PIS  3  LAST BUILDING PIS DATE  04/22/2016

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

OWNER RESPONSE

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

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

Site-No issue found
Montana Board of Housing

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PROJECT 94070 Forsyth Village I MANAGER
00-0000009 Rachel Hope Management LLC
OWNER 82-0476236 Village V Limited Partnership/Homestead LLC
CONTACT Melissa Hyatt (208) 922-7181
CONTACT Julie Hyatt (280) 922-7177
ON-SITE Ana Oterino (406) 356-9815
# BLDGS PIS 3 LAST BUILDING PIS DATE 03/24/1995

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

PROJECT LEVEL FINDINGS Repair 3 broken automatic stair chairs.

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

BUILDING ID MT-94-00021 1855 East Main,

CRD START 1996 Forsyth, MT 59327

BUILDING ID MT-94-00022 1855 East Main,

CRD START 1996 Forsyth, MT 59327

PROJECT LEVEL FINDINGS

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

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ON-SITE    Ana Oterino          October
# BLDGS PIS   1       LAST BUILDING PIS DATE 03/24/1996

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

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

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

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

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

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

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

UNIT H9

orders on painting and water leak

♀ BUILDING ID MT-94-00024 117 Division
CRD START 1996

No Findings

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

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October

OWNER 82-0476236 Village V Limited Partnership/Homestead LLC
CONTACT Melissa Hyatt (208) 922-7181
CONTACT Julie Hyatt (280) 922-7177
ON-SITE Julie Freeman (406) 932-6253
# BLDGS PIS 3 LAST BUILDING PIS DATE 03/24/1996

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

BUILDING ID MT-94-00025 8th and Hart Bldg 1
CRD START 1996 Big Timber, MT 59011

BUILDING ID MT-94-00026 8th and Hart

Bldg 2
CRD START 1996 Big Timber, MT 59011

BUILDING ID MT-94-00027 8th and Hart

Bldg 3
CRD START 1996 Big Timber, MT 59011

PROJECT LEVEL FINDINGS No Findings

BUILDING ID MT-94-00025 8th and Hart Bldg 1
CRD START 1996 Big Timber, MT 59011

2 No Findings
CRD START 1996 Big Timber, MT 59011

BUILDING ID MT-94-00026 8th and Hart Bldg

Bldg 3 No Findings
CRD START 1996 Big Timber, MT 59011

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PROJECT 98070 Parkside Apartments
81-0477303 Cardinal Property Management
OWNER 81-0519859 Hamilton Affordable Housing Partnership, L.P.
CONTACT Barbara Liss (406) 363-4430
CONTACT Jim Morton (406) 728-3710
ON-SITE Barbara Liss (406) 363-4430
# BLDGS PIS 1 LAST BUILDING PIS DATE 11/01/2000

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

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PROJECT LEVEL FINDINGS

October
No issues noted

BUILDING ID  MT-98-00001 121 State Street
Filtration Systems are
CRD START  2000

that have been taken off,
removed, holes filled in
visible signs

Ensure all Units' Air
operating.
All Unit closet doors
ensure all hardware is
& painted to remove any
PROJECT  All Projects
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November
Montana Board of Housing
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PROJECT 14040  Voyageur Apartments
PROPERTY MANAGEMENT CO.
OWNER  41-1330242  Voyageur Apts Accessible Space, Inc.
VanDongen  (406) 272-1840
CONTACT  Ken Berry  (800) 466-7722
Ruybal  (406) 727-3931
# BLDGS PIS  2  LAST BUILDING PIS DATE  06/21/2016

AUDIT DATE  10/20/2016 BY RENA OLIPHANT
CLOSE OUT LETTER DATE  00/00/0000
OWNER RESPONSE DATE  11/21/2016

PROJECT LEVEL FINDINGS  No issues noted.

BUILDING ID  MT-14-00008  1630 Division Road
CRD START  2016

Outside call box not working properly.
Outside call box not working properly.
Outside call box not working properly.
Patio screen doors not opening/closing & not locking.

Bedroom closet door connecting bar broken

FILE
No issues noted

UNIT 108
UNIT
Laundry door off the tracks
FILE
No issues noted

UNIT 303
UNIT
No issues noted
FILE
File scanned & sent to review in MBOH

Real Estate not showing on TIC

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