### 2017 Calendar

<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>
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</tr>
<tr>
<td>31</td>
<td>31</td>
<td>31</td>
</tr>
</tbody>
</table>

**December 2016**
- 12 – Board Meeting – Webinar - Helena

**January 2017**
- 5 – Rotunda Day – Helena Capitol
- 8-13 – HFA Institute – Washington DC (Staff)
- 23 – Board Meeting – Helena

**February 2017**
- 8-11 – Annual Housing Conference – Great Falls

**March 2017**
- 6-8 – Legislative Conference – Washington DC (staff and 2 Board Members)
- 13 – 17 Board meeting
  - Board Governance, Onboarding and Financial Training - Bozeman
  - Strategic Planning and Initial Bond Closing
  - Bond Closing

**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

**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
November 14, 2016

Board Meetings
The next Board meeting will be December 12, 2016 via webinar only. The Board meeting will start at 8:30 A.M. and will include the selection of the Single Family Trustee.

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.

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.

In March 2017, the Board and MBOH staff will attend a three day retreat at the Grantree Hotel in Bozeman. This retreat will include training in Board Governance, Onboarding, and Financial Statements. A Board meeting will take place on Tuesday, March 14, and Bond pre-closing. The following morning, the 2017A Bond Closing will be finalized.

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
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 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.

The Trustee Responses are being reviewed by staff in preparation for the December 12, 2016 Board meeting.

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**

We hired Claire Neary in servicing to assist with daily journals and operations. We also hired Jeremy Shields in Section 8 as a new contract manager.

Our Tax Credit team and Finance team are interviewing candidates to fill vacancies in their areas.

We are working with Marc Scow to assist with staff training and development. The Housing Assistance Bureau has gone through the training and we will have a division wide session focused toward change and adaptability. All results thus far have shown that the BOH staff are grounded and have a solid energetic purpose focused toward the mission.
### HOUSING DIVISION DASHBOARD

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

#### Current Period: November, 2016

<table>
<thead>
<tr>
<th><strong>Section 8 Programs</strong></th>
<th>Oct-2016</th>
<th>Nov-2016</th>
<th>Change</th>
<th>HUD</th>
<th>Year to Month</th>
<th>Date Agent</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Housing Choice Voucher (HCV)</strong></td>
<td>15,426,099</td>
<td>1,221,099</td>
<td>CY 2016</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>PBS8 Opt-Out Conversion Funding</td>
<td>88,595</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Paid Units (3625 Agency contracts)</td>
<td>3,293</td>
<td>3,328</td>
<td>35</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Current Month Payment Amount</td>
<td>1,569,801</td>
<td>1,583,214</td>
<td>13,413</td>
<td>16,252,233</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

| **Veterans Affairs Supportive Housing (VASH)** | 313,408 |
| Number Units Paid (306 Authorized) | 236 | 240 | 4 |
| Payment Amount | 141,559 | 142,559 | 1,000 | 1,359,083 |

| **Moderate Rehabilitation (ModRehab)** | 2,012,728 |
| Number Contracts | 18 | 18 | 0 |
| Paid Units (297 Authorized) | 258 | 246 | -12 |
| Payment Amount | 134,825 | 135,477 | 652 | 1,534,836 | 93,284 |

| **Shelter Plus Care I (Individual) FY13 Grant Funds** | 195,488 | 8-1-16-7-31-17 |
| Number Units Paid (28 Authorized) | 32 | 32 | 0 |
| Payment Amount | 15,836 | 15,836 | 0 | 195,488 | 0 |

| **Shelter Plus Care II (Family)** | 36,606 | 7-1-16-6-30-17 |
| Number Units Paid (5 Authorized) | 6 | 6 | 0 |
| Payment Amount | 3,835 | 3,835 | 0 | 28,291 | 7,025 |

| **Project-Based (PBS8)** | 63,760 | Contract Extension |
| Contracts | 87 | 87 | 0 |
| Units Paid (4132 Authorized with 8bb) | 3,548 | 3,470 | -78 |
| Payment Amount | 1,639,091 | 1,610,069 | -29,022 |
| Calendar Year Admin Earnings | 587,760 |

| **811 Project Rental Assistance Demo (FY12 $)** | 1,900,000 | 157,000 | Five Year |
| Rental Assistance Contracts (RAC) | 48 | 48 | 0 |
| Units (grant requires 82) | 7 | 7 |
| Payment Amount | 4,266 | 4,266 | 0 | 22,119 | 40 Units Missoula |

#### Totals

| Paid Units: | 7,373 | 7,322 | -51 |
| Budgeted Units: | 8,317 |
| All Section 8 HAPs | 3,504,947 | 3,490,990 | -13,957 |

---

**Previous Month**

**Current Month**

- **Paid Units**: 7,373, 7,322 (-51)
- **Budgeted Units**: 8,317
- **All Section 8 HAPs**: 3,504,947, 3,490,990 (-13,957)
ACCOUNTING & FINANCE DASHBOARD
DATA AS OF AUGUST 31, 2016

INVESTMENT DIVERSIFICATION

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

WEIGHTED AVERAGE YIELD TREND

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

PORTFOLIO MATURITY

<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>
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</thead>
<tbody>
<tr>
<td>$76,413,071</td>
<td>$53,739,000</td>
<td>$1,754,000</td>
<td>$10,214,000</td>
<td>$7,705,000</td>
<td>$2,399,199</td>
<td>$2,996,592</td>
<td>$155,220,862</td>
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</table>
### Investment Maturity Schedule

#### August 31, 2016

<table>
<thead>
<tr>
<th>Maturity Date</th>
<th>Trustee Bank</th>
<th>Investment Type</th>
<th>Par Value</th>
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<tr>
<td>08/31/2016</td>
<td>US BANK MONEY M</td>
<td>US Bank Corporate Tr</td>
<td>6,667,462.31</td>
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<tr>
<td>08/31/2016</td>
<td>WELLS FARGO MON</td>
<td>Wells Fargo Bank Wes</td>
<td>69,745,608.29</td>
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<tr>
<td>11/16/2016</td>
<td>FHLB DN</td>
<td>Wells Fargo Bank Wes</td>
<td>8,462,000.00</td>
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<tr>
<td>12/15/2016</td>
<td>FHLB DN</td>
<td>Wells Fargo Bank Wes</td>
<td>36,656,000.00</td>
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<td>12/28/2016</td>
<td>FHLB DN</td>
<td>Wells Fargo Bank Wes</td>
<td>1,961,000.00</td>
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<tr>
<td>12/30/2016</td>
<td>FNMA DN</td>
<td>Wells Fargo Bank Wes</td>
<td>90,000.00</td>
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<tr>
<td>05/24/2021</td>
<td>FFCB</td>
<td>Wells Fargo Bank Wes</td>
<td>1,230,000.00</td>
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<tr>
<td>12/16/2024</td>
<td>FFCB</td>
<td>Wells Fargo Bank Wes</td>
<td>805,000.00</td>
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<tr>
<td>08/15/2025</td>
<td>T-NOTES &amp; BONDS</td>
<td>Wells Fargo Bank Wes</td>
<td>4,796,000.00</td>
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<tr>
<td>04/30/2026</td>
<td>FNMA DEB</td>
<td>Wells Fargo Bank Wes</td>
<td>4,613,000.00</td>
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<td>09/27/2027</td>
<td>FNMA DEB</td>
<td>Wells Fargo Bank Wes</td>
<td>4,070,000.00</td>
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<td>11/26/2027</td>
<td>FNMA DEB</td>
<td>Wells Fargo Bank Wes</td>
<td>3,635,000.00</td>
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<tr>
<td>07/15/2032</td>
<td>FHLMC BOND</td>
<td>Wells Fargo Bank Wes</td>
<td>2,225,000.00</td>
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<td>02/01/2036</td>
<td>FNMA MBS</td>
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<td>57,467.55</td>
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<td>05/01/2036</td>
<td>FNMA MBS</td>
<td>Wells Fargo Bank Wes</td>
<td>31,251.12</td>
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<td>07/01/2036</td>
<td>FNMA MBS</td>
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<td>85,480.34</td>
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<td>03/01/2037</td>
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<td>Wells Fargo Bank Wes</td>
<td>153,115.89</td>
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<td>06/01/2037</td>
<td>SOCIETE - REPO</td>
<td>Wells Fargo Bank Wes</td>
<td>2,200,000.00</td>
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<td>08/01/2037</td>
<td>FNMA MBS</td>
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<td>42,567.85</td>
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<td>08/01/2038</td>
<td>FNMA MBS</td>
<td>Wells Fargo Bank Wes</td>
<td>72,880.47</td>
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<td>12/01/2038</td>
<td>FNMA MBS</td>
<td>Wells Fargo Bank Wes</td>
<td>418,247.20</td>
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<td>01/01/2039</td>
<td>FNMA MBS</td>
<td>Wells Fargo Bank Wes</td>
<td>39,991.84</td>
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<td>12/01/2039</td>
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<td>69,788.79</td>
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<tr>
<td>11/22/2016</td>
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<td>Wells Fargo Bank Wes</td>
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<td>11/23/2016</td>
<td>FHLB DN</td>
<td>Wells Fargo Bank Wes</td>
<td>4,455,000.00</td>
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<td>05/26/2017</td>
<td>FHLB DN</td>
<td>Wells Fargo Bank Wes</td>
<td>278,000.00</td>
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<tr>
<td>08/22/2017</td>
<td>FHLMC DN</td>
<td>Wells Fargo Bank Wes</td>
<td>246,000.00</td>
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<tr>
<td></td>
<td></td>
<td></td>
<td>155,220,861.65</td>
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</tbody>
</table>

**Notes:**
- **FNMA** = Federal National Mortgage Association
- **FHLB** = Federal Home Loan Bank
- **FHLMC** = Federal Home Loan Mortgage Corporation
- **FFCB** = Federal Farm Credit Bank
Homeownership Program Dashboard
November 10, 2016

Rates

<table>
<thead>
<tr>
<th></th>
<th>Current</th>
<th>Last Month</th>
<th>Last Year</th>
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<tr>
<td>MBOH</td>
<td>3.25</td>
<td>3.25</td>
<td>3.25</td>
</tr>
<tr>
<td>Market</td>
<td>3.69</td>
<td>3.50</td>
<td>3.59</td>
</tr>
<tr>
<td>10 yr treasury</td>
<td>2.15</td>
<td>1.79</td>
<td>2.06</td>
</tr>
<tr>
<td>30 yr Fannie Mae</td>
<td>3.33</td>
<td>3.04</td>
<td>3.46</td>
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Loan Programs

<table>
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<tr>
<th>Regular Program</th>
<th>Oct 2016 reservations</th>
<th>Amount</th>
<th>Total: Number</th>
<th>Amount</th>
<th>Original Amount</th>
<th>Balance</th>
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<tbody>
<tr>
<td>Series 2016A</td>
<td>26</td>
<td>3,711,912</td>
<td>263</td>
<td>39,958,852</td>
<td>40,000,000</td>
<td>41,148</td>
</tr>
<tr>
<td>80% Combined (20+)</td>
<td>2</td>
<td>277,600</td>
<td>71</td>
<td>8,968,170</td>
<td>Funded w/ Reg</td>
<td></td>
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<tr>
<td>Series 2017A(10.21.16)</td>
<td>9</td>
<td>1,270,134</td>
<td>9</td>
<td>1,270,134</td>
<td>20,000,000</td>
<td>18,729,866</td>
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</table>

<table>
<thead>
<tr>
<th>Other Programs</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>1</td>
<td>240,250</td>
<td>229</td>
<td>41,350,265</td>
<td>Revolving 5,825,660</td>
</tr>
<tr>
<td>908 Mrtg Cr Cert (MCC)</td>
<td>15</td>
<td>2,890,878</td>
<td>261</td>
<td>49,938,976</td>
<td>50,000,000</td>
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</tbody>
</table>

Set-asides:

<table>
<thead>
<tr>
<th>Score Advantage</th>
<th>Amount</th>
<th>Total: Number</th>
<th>Amount</th>
<th>Original Amount</th>
<th>Balance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Set-aside Pool</td>
<td>1</td>
<td>111,492</td>
<td>28</td>
<td>3,755,232</td>
<td>13,021,113</td>
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<tr>
<td>Disabled Accessible</td>
<td>0</td>
<td>0</td>
<td>226</td>
<td>16,358,432</td>
<td>862,950</td>
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<tr>
<td>Lot Refi</td>
<td>0</td>
<td>0</td>
<td>12</td>
<td>1,273,560</td>
<td>2,000,000</td>
</tr>
<tr>
<td>Habitat</td>
<td>0</td>
<td>0</td>
<td>2</td>
<td>278,393</td>
<td>1,000,000</td>
</tr>
</tbody>
</table>

MBOH Portfolio as of Sept 2016

5,245 Loans* (4,271 serviced by MBOH)

*This a 2.62% decrease in portfolio size from September 2015 when we had 5,386 loans

Delinquency and Foreclosure Rates

<table>
<thead>
<tr>
<th></th>
<th>Sep-16</th>
<th>Aug-16</th>
<th>Sep-15</th>
<th>Montana</th>
<th>Region</th>
<th>Nation</th>
</tr>
</thead>
<tbody>
<tr>
<td>30 Days</td>
<td>1.78</td>
<td>1.68</td>
<td>2.45</td>
<td>1.44</td>
<td>1.81</td>
<td>2.39</td>
</tr>
<tr>
<td>60 Days</td>
<td>0.95</td>
<td>1.04</td>
<td>1.06</td>
<td>0.44</td>
<td>0.57</td>
<td>0.79</td>
</tr>
<tr>
<td>90 Days</td>
<td>1.95</td>
<td>2.24</td>
<td>2.36</td>
<td>0.66</td>
<td>0.94</td>
<td>1.47</td>
</tr>
<tr>
<td>Total Delinquencies</td>
<td>4.68</td>
<td>4.96</td>
<td>5.87</td>
<td>2.54</td>
<td>3.32</td>
<td>4.65</td>
</tr>
</tbody>
</table>

In Foreclosure | 0.93 | 0.79   | 0.74   | 1.34    | 1.84   | 3.11   |

Weighted Average Interest Rate 4.54%
Lender/Realtor/Public Outreach

Wednesday October 5 – Lender/realtor training Missoula with NWMT and RD
MT League of Cities and towns Annual Conference in Missoula, October 5 - 7
Tuesday October 11 – Lender/realtor training Missoula with NWMT and RD
Thursday October 13 – Lender/realtor training Helena with NWMT and RD
Wednesday November 2 – Lender/realtor training Great Falls with NWMT and RD
MLTA Fall Seminar in Billings, November 3 - 4

Tentative:
HUD 184 Lender Training to be held March 2017

*SPECIAL NOTE*  Jeannene Maas has announced her retirement and her last day will be November 29th!
Jeannene has worked for the Board of Housing for a total of 25 years, she currently
works as our Training and Outreach Specialist. In the past Jeannene worked at MBOH as
a Loan Specialist and a Foreclosure Specialist, and she spent a number of years working for
title companies. Her vast knowledge Board programs and real estate loans in general
has made her an invaluable asset to Board of Housing and she will be greatly missed.

We wish you all a wonderful Thanksgiving!!
### MORTGAGE SERVICING PROGRAM DASHBOARD

**Effective 10/31/16**

<table>
<thead>
<tr>
<th>MONTH</th>
<th>APRIL</th>
<th>SEPTEMBER</th>
<th>OCTOBER</th>
</tr>
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<tbody>
<tr>
<td>PORTFOLIO TOTAL LOANS</td>
<td>4573</td>
<td>4625</td>
<td>4604</td>
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<td>MBOH</td>
<td>4261</td>
<td>4305</td>
<td>4285</td>
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<tr>
<td>BOI</td>
<td>294</td>
<td>302</td>
<td>301</td>
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<td>MULTI FAMILY</td>
<td>18</td>
<td>18</td>
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<td>PRINCIPAL (all loans)</td>
<td>October phone</td>
<td>October phone</td>
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<td></td>
<td>payments 134</td>
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<td>payments 134</td>
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<td>ESCROW (all loans)</td>
<td>$408,768,415.00</td>
<td>$415,933,276.41</td>
<td>$414,875,622.98</td>
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<td>LOSS DRAFT (all loans)</td>
<td>$6,321,370.00</td>
<td>$5,847,108.67</td>
<td>$6,412,281.90</td>
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<tr>
<td>LOANS DELINQUENT (60+ days)</td>
<td>224</td>
<td>174</td>
<td>162</td>
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<tr>
<td>FORECLOSURES TOTAL 2016</td>
<td>15</td>
<td>25</td>
<td>29</td>
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<tr>
<td>ACTUAL FORECLOSURE SALES</td>
<td>3</td>
<td>1</td>
<td>4</td>
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<tr>
<td>DELQUENT CONTACTS TO MAKE</td>
<td>951</td>
<td>714</td>
<td>701</td>
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<tr>
<td>LATE FEES - NUMBER OF LOANS</td>
<td>646</td>
<td>778</td>
<td>737</td>
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<tr>
<td>LATE FEES - TOTAL AMOUNT</td>
<td>$18,533.78</td>
<td>$22,199.92</td>
<td>$21,381.18</td>
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<tr>
<td>PAYOFFS</td>
<td>40</td>
<td>55</td>
<td>50</td>
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<tr>
<td>NEW LOANS/TRANSFERS</td>
<td>53</td>
<td>29</td>
<td>19</td>
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### LOSS MITIGATION

<table>
<thead>
<tr>
<th>OCTOBER</th>
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<tbody>
<tr>
<td>ACTIVE FINANCIALPACKETS</td>
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<tr>
<td>REPAYMENT/FORBEARANCE</td>
</tr>
<tr>
<td>HAMPS/PARTIAL CLAIMS &amp; MODS PNDG</td>
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<tr>
<td>PRESERVATION PROPERTIES</td>
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<tr>
<td>REAL ESTATE OWNED PROPERTIES</td>
</tr>
<tr>
<td>CHAPTER 13 BANKRUPTCIES</td>
</tr>
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</table>

**NEW**

August - Periodic Monthly Statements
September - Quarterly Newsletter
# Multifamily & RAM Program Dashboard

**November 14, 2016**

## Loan Programs

<table>
<thead>
<tr>
<th>Loan Programs</th>
<th>Applications</th>
<th>Active Loans:</th>
<th>Outstanding Bal</th>
<th>Balance Available</th>
</tr>
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<tbody>
<tr>
<td>Reverse Annuity (RAM)</td>
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<tr>
<td>RAM</td>
<td></td>
<td>76</td>
<td>3,718,033</td>
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<tr>
<td>Housing Montana Fund</td>
<td></td>
<td></td>
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<tr>
<td>TANF</td>
<td></td>
<td>62</td>
<td>429,772</td>
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<tr>
<td>Revolving Loans</td>
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<td>3</td>
<td>460,822</td>
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<tr>
<td>AHP</td>
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<td>8</td>
<td>1,526,839</td>
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<td>Bond Programs</td>
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<tr>
<td>Regular Program</td>
<td>-</td>
<td>-</td>
<td>11</td>
<td>1,387,687</td>
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<tr>
<td>Conduit</td>
<td>5</td>
<td>17,250,000</td>
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<tr>
<td>Risk Share</td>
<td>-</td>
<td>-</td>
<td>8</td>
<td>7,858,296</td>
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</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>2013</td>
</tr>
<tr>
<td>Sunset Village</td>
<td>Sidney</td>
<td>13-Dec</td>
<td>2014</td>
</tr>
<tr>
<td>Voyageur Apartments</td>
<td>Great Falls</td>
<td>13-Dec</td>
<td>2014</td>
</tr>
<tr>
<td>Chippewa Cree Homes I</td>
<td>Box Elder</td>
<td>13-Dec</td>
<td>2014</td>
</tr>
<tr>
<td>Antelope Court</td>
<td>Havre</td>
<td>14-Nov</td>
<td>2015</td>
</tr>
<tr>
<td>Cascade Ridge II</td>
<td>Great Falls</td>
<td>14-Nov</td>
<td>2015</td>
</tr>
<tr>
<td>Guardian Apartments</td>
<td>Helena</td>
<td>14-Nov</td>
<td>2015</td>
</tr>
<tr>
<td>Stoneridge Apartments</td>
<td>Bozeman</td>
<td>14-Nov</td>
<td>2015</td>
</tr>
<tr>
<td>Sweet Grass Commons</td>
<td>Missoula</td>
<td>14-Nov</td>
<td>2015</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>
</tbody>
</table>
Valley Villas  Hamilton  16-Jan  2016  waiting on RD for ownership transfer
NorthStar  Wolf Point  16-Jan  2016  closing later this year
Little Jons  Big Fork  16-Jan  2016  waiting on RD for ownership transfer
Red Fox  Billings  16-Jan  2016  close with US Bank week of 21st
Freedoms Path  Fort Harrison  16-Jan  2016  waiting for Historic TC

**Housing Credits (HCs) Compliance**

<table>
<thead>
<tr>
<th></th>
<th>Year to Date</th>
<th>Last Year</th>
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<tbody>
<tr>
<td>Project Site Visits</td>
<td>81</td>
<td>86</td>
</tr>
<tr>
<td>Units Inspected</td>
<td>2,357</td>
<td>1,526</td>
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Projects w/Comp

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

See attached
### 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

<table>
<thead>
<tr>
<th>Building ID</th>
<th>CRD Start</th>
</tr>
</thead>
<tbody>
<tr>
<td>MT-00-00026 236 Middle Rodeo Ave</td>
<td>2002</td>
</tr>
</tbody>
</table>

#### 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

<table>
<thead>
<tr>
<th>Building ID</th>
<th>CRD Start</th>
</tr>
</thead>
<tbody>
<tr>
<td>MT-00-00027 231 Middle Rodeo Ave</td>
<td>2002</td>
</tr>
</tbody>
</table>

#### 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

<table>
<thead>
<tr>
<th>Building ID</th>
<th>CRD Start</th>
</tr>
</thead>
<tbody>
<tr>
<td>MT-00-00028 269 Middle Rodeo Ave</td>
<td>2002</td>
</tr>
</tbody>
</table>

#### Unit 51503

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

INSPECTION RATINGS HISTORY:
TYPE DATE RATING

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

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

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

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

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

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

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

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

INSPECTION RATINGS HISTORY:  TYPE DATE RATING

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

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

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

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

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

Files - N/A

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

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

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

INSPECTION RATINGS HISTORY:  TYPE  DATE  RATING

BUILDING ID  MT-99-99998 112
CRD START  2000

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

INSPECTION RATINGS HISTORY:  TYPE  DATE  RATING

UNIT A  Peeling/Needs Paint

INSPECTION RATINGS HISTORY:  TYPE  DATE  RATING

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

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

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

UNIT D UNIT 600D
24 HOUR - Hot water heater closet must be clear of items store. COMPLETED PER DONNA
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
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 Autumnn 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
October

side going up is loose &

BUILDING ID MT-01-00031 304 Courtyards Circle
CO2 detectors due to the
CRD START 2002
heaters, etc.

water heaters are checked

up & are clean

PROJECT All Projects

PAGE # 2

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
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

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

Montana Board of Housing

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

UNIT 206

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

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

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

Manager
light cover missing

closet doors missing

UNIT 405

repaired/replaced.

Circle

CO2 detectors due to the

water heaters are checked

up & are clean

units have cracked,

lifting tiles.

units are Move-In ready

in

protruding from ceiling in many

UNIT 504

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
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 2 LAST BUILDING PIS DATE 10/01/2002

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

PROJECT LEVEL FINDINGS

BUILDING ID MT-02-00001 312 Courtyards Circle
CO2 detectors due to the
CRD START 2002

1. All units must have
   use of gas hot water
   heaters, etc.

water heaters are checked
up & are clean

units has cracked, missing,
tiles.

units are Move-In ready
in

protruding from ceiling in many

UNIT 601

UNIT 602

UNIT
Kitchen faucet leaking
Downstairs bathroom

Upstairs bedroom on left

UNIT Vacant-Turning
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.

Tenant

Balcony. Exterminator to be

UNIT

Drains very slowly/backs up
drains slowly/backs up

BUILDING ID  MT-02-00002 314 Courtyards Circle
CO2 detectors due to the
CRD START 2002
heaters, etc.
water heaters are checked
up & are clean
units has cracked, missing,
tiles.
units are Move-In ready

Protruding from ceiling in many
October
UNIT 701
Front door damaged
Kitchen sink faucet leaks
FILE
No issues noted

UNIT 702
Patch on ceiling above shower needs repaired.
current leaks &/or mold correctly & missing
FILE
No issues noted

UNIT 704
Bathtub faucet pulled away from wall, needs
tightened/caulking
FILE
No issues noted

UNIT 705
Tenant using underneath stairwell for storing
large items. Management requested letter to remove all items & not
FILE
No issues noted

use as storage in future

====================================================================
====================================================================
PROJECT 02070 Mountain View Apts Hamilton PROJECT 02070 Mountain View Apts Hamilton
20-8764296 Highland Property Management MANAGER
OWNER 75-2978279 Mountain View Associates, LP OWNER 75-2978279 Mountain View Associates, LP
CONTACT Casey Overland (406) 541-0999 CONTACT Casey Overland (406) 541-0999
CONTACT Patrick Klier (406) 541-0999 CONTACT Patrick Klier (406) 541-0999
ON-SITE Kendra Haswell (406) 363-5787 ON-SITE Kendra Haswell (406) 363-5787
# BLDGS PIS 8 LAST BUILDING PIS DATE 08/27/2003

AUDIT DATE 09/22/2016 BY RENA OLIPHANT DATE 10/17/2016 CLOSE OUT LETTER DATE 00/00/0000
OWNER RESPONSE
Page 7
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.

UNIT
No issues noted.
FILE
TIC Move In- 2 Person

3.
Child Support Income

Total Income. Need

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-02-00069  420 Stonegate Dr.
CRD START   2003

No issues noted.

BUILDING ID  MT-02-00070  430 Stonegate Dr.
CRD START   2003

No issues noted.

BUILDING ID  MT-02-00071  440 Stonegate Dr.
CRD START   2003

No issues noted.

BUILDING ID  MT-02-00072  450 Stonegate Dr.

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 OWNER RESPONSE
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
CRD START 2009

UNIT A102

UNIT
Water heater has leak.
Mineral / rust buildup

UNIT A203
excessively.
bathroom doors missing door

UNIT A204
UNIT
Bathroom toilet runs
Master Bedroom &
handles
FILE
No issues noted.

BUILDING ID  MT-08-00009 229 Stonegate Dr

UNIT B103
UNIT
Vacant-Ready

UNIT B105
UNIT
Tenants sick. Did not
instead

UNIT B107
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.

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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 LLLP
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 OWNER RESPONSE
DATE 10/21/2016 CLOSE OUT LETTER DATE 00/00/0000

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

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

Site-No issue found
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REPORT OF ANNUAL AUDIT FINDINGS

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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 All Projects Montana Board of Housing

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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 (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
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 Forsyth, MT 59327
CRD START 1996

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PROJECT 94090 Hysham Village 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 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

File-No issue found
Site-Waiting for work repairs

♀  BUILDING ID MT-94-00024 117 Division No Findings
CRD START 1996

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

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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
OWNER RESPONSE

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

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 No Findings
CRD START 1996 Big Timber, MT 59011

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PROJECT 98070 Parkside Apartments
MANAGER
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
OWNER RESPONSE
PROJECT LEVEL FINDINGS

Building ID: MT-98-00001 121 State Street

CRD START: 2000

October
No issues noted

Ensure all Units' Air operating.
All Unit closet doors ensure all hardware is & painted to remove any

visible signs

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PROJECT 14040 Voyageur Apartments
PROPERTY MANAGEMENT CO. MANAGER 81-0434625 TAMARACK
OWNER 41-1330242 Voyageur Apts Accessible Space, Inc. CONTACT Laura
VanDongen (406) 272-1840
CONTACT Ken Berry (800) 466-7722 ON-SITE Jessica
Ruybal (406) 727-3931
# BLDGS PIS 2 LAST BUILDING PIS DATE 06/21/2016

AUDIT DATE 10/20/2016 BY RENA OLIPHANT OWNER RESPONSE DATE 11/21/2016
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PROJECT LEVEL FINDINGS No issues noted.

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