

MONTANA HOUSING

Delta Hotels by Marriott – 2301 Colonial Drive, Helena MT 59601
May 21, 2019

ROLL CALL OF BOARD

MEMBERS:

Patrick Melby, Chairman (Present)
Bob Gauthier (Present)
Johnnie McClusky (Present)
Jeanette McKee (Present)

Sheila Rice (Present)
Eric Schindler (Present)
Amber Parish (Present)

STAFF:

Bruce Brensdal, Executive Director
Mary Bair, Multifamily Program
Mary Palkovich, Mortgage Servicing Program
Penny Cope, Research & Outreach Specialist
Todd Jackson, Marketing
Charlie Brown, Homeownership Program

Cheryl Cohen, Operations Manager
Vicki Bauer, Homeownership Program
Ginger Pfankuch, Finance Program
Paula Loving, Executive Assistant
Julie Hope, Homeownership Program

COUNSEL:

Greg Gould, Luxan and Murfitt

John Wagner, Kutak Rock

UNDERWRITERS:

Mina Choo, RBC Capital

Patrick Zhang, RBC Capital

OTHERS:

Lauren Moore, Wishcamper Development Partners
Andrew Chanania, AC Solutions
Jim Morton, HRC District XI
Andrea Davis, Homeward, Inc.
Larry Phillips, Neighbor Works Montana
Lori Davidson, Missoula Housing Authority
Dianne Hunt, Syringa Housing Corp.
Gene Leuwer, GL Development
Jennifer Wheeler, Glacier Bank
Alex Burkhalter, Housing Solutions

June Beartusk, American Covenant Senior Housing Foundation
Carilla French, District 4 HRDC
Heather McMilin, Homeward, Inc.
Melanie Lien, Piper Jaffray
Robert Robinson, HRC District XI
Tracy Menez, HRDC IX
Ryan Hackett, Syringa Housing Corp.
Heather Grenier, HRDC IX
Taylor Hunt, Syringa Housing Corp.
Tyler Currence, Housing Solutions

Liz Mogstad, Rocky Mountain Development
Council

Julie Stiteler, Homeword, Inc.

Chad Householder, Summit Housing Group

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

CALL MEETING TO ORDER

01:35 Chairman Pat Melby called the Montana Board of Housing (MBOH) meeting to order at 8:35 a.m.

03:35 Introductions of Board members and attendees were made.

MULTIFAMILY PROGRAM

Multifamily Update – page 3 of packet

07:35 Presenter: Mary Bair

2020 Housing Credit Project Selections to Full Application

11:00 Public comment on any project presented during Letter of Intent.

15:55 Executive Session began with each Board member providing their top eight (8) projects to move forward to the Full Application. Each Board member provided rationale for selection.

55:40 Motion was made for Harding Senior Housing, Nicole Court, Homestead Lodge, Paxson Place, Fire Tower Apartments, Pioneer Meadows, Skyview and Timber Ridge to participate in the full application process for the 2020 Housing Credits

Motion: Eric Schindler

Second: Johnnie McClusky

The above-mentioned projects were approved unanimously to participate in the full application process for the 2020 Housing Credits.

FINANCE PROGRAM

Finance Update – page 7 of packet

59:15 Presenters: Ginger Pfankuch

OPERATIONS

Operations Update – page 9 of packet

01:03:25 Presenters: Cheryl Cohen

EXECUTIVE DIRECTOR

Executive Director Update – page 8 of packet

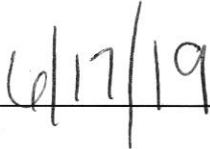
01:10:15 Presenters: Bruce Brensdal

MEETING ADJOURNMENT

01:12:05 Meeting was adjourned at 9:44 a.m.



Sheila Rice, Secretary



Date



Meeting Location: [Delta Hotels by Marriott](#)
2301 Colonial Drive, Helena MT 59601

Phone 406.443.2100

Date: Tuesday, May 21, 2019

Time: 8:30 a.m.

Chairperson: Pat Melby

Remote Attendance: Join our meetings remotely via webinar and phone.

To hear the meeting, Dial (877) 273-4202, Access Code: 7233056#

To register for Webinar, Click: <http://housing.mt.gov/About/MBOH/Meetings>

Board Offices: Montana Housing
301 S Park Ave., Room 240, Helena MT 59601

AGENDA ITEMS

- ❖ Meeting Announcements
- ❖ Introductions - Sign in on our attendance sheet.
- ❖ Public Comments - Public comment is welcome on any public matter that is not on the agenda and that is within the jurisdiction of the agency.

Minutes

- ❖ Approve Prior Board Meeting Minutes

Multifamily Program (Manager: Mary Bair)

- ❖ Multifamily Update 2020 Housing Credit Project Selections to Full Application
- ❖ 2020 Housing Credit Project Selections to Full Application

Finance Program (Manager: Ginger Pfankuch)

- ❖ Financial Update

Operations (Cheryl Cohen)

- ❖ Operations Update



MONTANA
HOUSING

Executive Director (Bruce Brensdal)

❖ Update

Miscellaneous

Meeting Adjourns

*All agenda items are subject to Board action after public comment requirements are fulfilled.

*We make every effort to hold our meetings at fully accessible facilities. Any person needing reasonable accommodation must notify the Housing Division at 406.841.2840 or TDD 406.841.2702 before the scheduled meeting to allow for arrangements.

Future Meeting Dates and Locations can be found in the Operations Dashboard

Multifamily & RAM Program Dashboard

May 17, 2019

LOAN PROGRAMS

	<u>Applications</u>	<u>Active Loan</u>	<u>Outstanding Balance</u>	<u>Available Balance</u>	
Reverse Annuity					
RAM		57	\$2,924,251	\$2,136,896	
Housing Montana					
TANF		61	\$269,170	404,900	
Revolving Loans		3	\$835,662	pledged	
AHP		8	\$1,512,117	NA	
Bond Programs					
Regular Program	-	-	11	\$1,008,333	3,384,385
Conduit (2006-2016)	11	\$57,250,000			
Risk Share	-	-	6	\$6,282,085	NA
Credits Assets Administered/P					
Allocated				\$561,492,874	
Number of Projects				261	
Units/Families Served				7,954	

HOUSING CREDITS (HCs) ALLOCATION

<u>Project</u>	<u>City</u>	<u>Award</u>	<u>HC Year</u>	<u>Status</u>	<u>Owner</u>
Blackfeet VI	Browning	Jan 2017	2017	construction underway	Blackfeet Housing
Rockcross Commons	Great Falls	Jan 2017	2017	construction underway	GMD/Neighborworks GF
Roosevelt Villas	WP/Culbertson	Jan 2017	2017	preparing for closing	GL Development
Meadows Senior	Lewistown	Nov 2017	2018	rehab nearly done	Theis & Talle
Courtyard Starnes	Kalispell	Nov 2017	2018	had Grand opening on 4-30	CAPN Kalispell
Gardens 9	Billings	Nov 2017	2018	construction underway	GMD Dev
Copper Ridge/9%	Butte	Nov 2017	2018	construction underway	Butte Aff/Thom Dev
Blue Bunch Flats	Livingston	Nov 2017	2018	const started 4-19	Homeward

Cottonwood Creek	Deer Lodg	April 2018	2018	HOME awarded, doing environ	GL Development
Freedoms Path	Fort Harris	Feb 2018	2018	7 units finished all failed inspection	Communities for Veterans
Starner Gardens 4	Billings	Dec 2017	TE bond	under construction	GMD
Rockcress/4 %	Great Falls	Dec 2017	TE bond	under construction	GMD
Copper Ridge	Butte	Dec 2017	TE bond	construction underway	Butte Aff/Thom Dev
Oakwood Meadowlark Vista	Havre	Nov 2018	2019	rehab underway	Affiliated Developerd
Chapel Court	Ronan	Nov 2018	2019	received additional credits	Ronan Housing/RCAC
Red Alder 9	Billings	Nov 2018	2019	started demolition	St Johns Luth/C.R. Build
Whitefish HA	Helena	Nov 2018	2019	reservation sent out	GL/RMDC
	Whitefish	Nov 2018	2019	going out to bid	Whitefish HA/Homeword
Red Alder 4	Helena	Nov 2018	2019	going out to bid	GL/RMDC

HOUSING CREDITS (HCs) COMPLIANCE

	<u>Year to Date</u>	<u>Last Year</u>
Project Site Visits	26	98
Units monitored	884	3,418

Projects inspected and audited

will be sent separately

Montana Housing Credits Compliance
Defect Summary Report - May 2019

Property	Location	Defect	Severity	Health & Safety	Note
Blackfeet Country Estates					Black Feet Housing Authority
35 units	Bathroom		Severe	H&S	Meth positive unit, offline
	Bathroom		Major	Not Life Threat	Toilet leaking at seal
	Other		Severe	Not Life Threat	Outlet not functional.
	Other		Severe	Not Life Threat	Water heater is leaking.
	Other	Indoors	Severe	Not Life Threat	Meth positive unit, offline.
	Bathroom	Shower/Tub - Damaged/Missing	Major	Not Life Threat	Shower enclosure is cracked.
	Bathroom	GFI - Inoperable	Severe	Not Life Threat	Outlet loose.
	Other	Indoors	Severe	Not Life Threat	Way too much stuff, access to
	Other	Indoors	Severe	Not Life Threat	Fecal matter on floor in hall.
	Secondary Bedroom	GFI - Inoperable	Severe	H & S	Exposed wires.
	Living Room	Missing/Inoperable	Severe	H & S	All smoke detectors missing
	Other	Exposed Wires/Open Panels	Severe	Life Threat	Missing knockouts in breaker box
	Secondary Bedroom	Missing Covers	Severe	Life Threat	Outlet cover missing.
	Building	Tripping	Severe	Not Life Threat	Tripping hazard.
	Secondary Bedroom	GFI - Inoperable	Severe	H & S	Exposed wires.
	Secondary Bedroom	Cracked/Broken/ Missing Panes	Severe	Not Life Threat	Broken pane.
	Bathroom	Ventilation/Exhaust System -	Major		Fan not functional.
	Kitchen	Floor Covering Damage	Minor		Large section of flooring damaged.
	Other	Exposed Wires/Open Panels	Severe	Life Threat	Missing knockouts in breaker box
	Living Room	Water Stains/Water	Minor		Leak in ceiling

Blackfeet N Country					Blackfeet Housing Authority
25 units	Bathroom	Ventilation/Exhaust System -	Major		Exhaust fan not functioning.
	Kitchen	Range/Stove - Missing/Damaged	Major		Missing burner & control knob
	Other	Exposed Wires/Open Panels	Severe	Life Threat	Missing knockouts in breaker box
	Other	Indoors	Severe	Not Life Threat	Way too much stuff in the utility
	Bathroom	Ventilation/Exhaust System -	Major		Exhaust fan not functioning.
	Building	Outlets/Switches/ Cover Plates -	Minor	Life Threat	Outlet cover missing
	Other	Floor Covering Damage	Minor		Floor covering damaged.
	Secondary Bedroom	GFI - Inoperable	Severe	Not Life Threat	Switch loose.
	Secondary Bedroom	GFI - Inoperable	Severe	Not Life Threat	Outlet loose.
	Secondary Bedroom	GFI - Inoperable	Severe	Not Life Threat	Switch loose.
	Main Bedroom	GFI - Inoperable	Severe	Not Life Threat	Outlet loose.
	Living Room	Water Stains/Water	Minor		Leak in ceiling
	Bathroom	GFI - Inoperable	Severe	Not Life Threat	Outlet inoperable.
	Kitchen	Plumbing - Leaking Faucet/Pipes	Minor	Not Life Threat	Kitchen faucet needs replaced.
	Bathroom	Exposed Wires/Open Panels	Severe	Life Threat	Missing knockouts in breaker box

Blackfeet Irvin Tract					Blackfeet Housing Authority
50 units	Property	Settlement/Heaving	Severe		large hole in parking lot
	Kitchen	Range/Stove - Missing/Damaged	Severe		missing knobs burners not working
	Main Bedroom	Missing/Inoperable	Severe	H & S	missing smoke detectors
	Other	Missing/Inoperable	Severe	H & S	smoke detector needs battery
	Main Bedroom	Missing/Inoperable	Severe	H & S	missing smoke detectors
	Bathroom	GFI - Inoperable	Severe	Life Threat	gfi not functioning
	Living Room	Indoors	Severe	Not Life Threat	Meth unit - offline
	Bathroom	Mold and/or Mildew Observed	Severe	Not Life Threat	top corner of shower
	Bathroom	Water Closet/Toilet - Damaged/Clogged/Missing	Severe	Not Life Threat	Tub leak causing mold
	Main Bedroom	Mold and/or Mildew Observed	Severe	Not Life Threat	mold below window
	Secondary Bedroom	Missing/Inoperable	Severe	H & S	missing smoke detector
	Bathroom	Water Closet/Toilet - Damaged/Clogged/Missing	Major	Not Life Threat	Toilet bowl cracked duct taped
	Main Bedroom	Missing/Inoperable	Severe	H & S	smoke detector needs battery
	Kitchen	Range/Stove - Missing/Damaged	Minor		knobs missing on stove
	Kitchen	GFI - Inoperable	Severe	Not Life Threat	outlet not functioning
	Main Bedroom	Mold and/or Mildew Observed	Severe	Not Life Threat	mold on 2 walls
	Bathroom	Mold and/or Mildew Observed	Severe	Not Life Threat	mold in full bathroom
	Other	Missing/Inoperable	Severe	H & S	smoke detector missing
	Other	Missing/Inoperable	Severe	H & S	All smoke detectors missing
	Secondary Bedroom	Missing/Inoperable	Severe	H & S	smoke detector missing
	Secondary Bedroom	Missing/Inoperable	Severe	H & S	smoke detector missing
	Main Bedroom	Blocked/Unusable	Severe	Life Threat	window egress blocked
	Bathroom	Water Closet/Toilet -	Severe	Not Life Threat	toilet is plugged

Blackfeet V					Blackfeet Housing Authority
24 units	Secondary Bedroom	Exposed Wires/Open Panels	Severe	Life Threat	Broken outlet cover, exposed wires

Voyageur Apartments					
38 units	Property	Ponding/Site Drainage	Major		drainage from hillside causes water to flood into 2 units

BHA Mountain View Butte					Butte Housing Authority
11 units	Secondary Bedroom	Blocked/Unusable	Severe	Life Threat	blocked bedroom window egress
	Living Room	Damaged Frames/Threshold /Lintels/Trim	Severe	Not Life Threat	entry door frame broken

Blackfeet South Flat Iron					Blackfeet Housing Authority
20 units	Main Bedroom	Missing/Inoperable	Severe	H & S	all smoke detectors not working
	Living Room	Cracked/Broken/ Missing Panes	Severe	Not Life Threat	broken windows
	Secondary Bedroom	Missing/Inoperable	Severe	H & S	smoke detector missing
	Living Room	Indoors	Severe	H & S	Meth unit - did not enter offline
	Other	Missing/Inoperable	Severe	H & S	all smoke detectors need batteries
	Other	Missing/Inoperable	Severe	H & S	all smoke detectors not working
	Building	Broken/Missing/Cracked Panes	Severe	Not Life Threat	Cracked windows front of house

Homeword Fireweed Court					Tamarack
12 units	Property	Other	Severe	Life Threat	There are three outside fixtures that have damages to the casings where wiring is showing. Two are lights and the other is some type of

Homeword Southern Lights					Tamarack
20 units	Property	Spalling	Major		Entire top balcony is spalling pretty badly

Bozeman HRDC Miles Bldg					Bozeman HRDC
40 units	Building	Damaged Soffits/Fascia	Severe		Roof leak caused significant damage to unit below. See unit 226
	Main Bedroom	Water Stains/Water Damage/Mold/Mil dew	Severe		Significant water damage from leaking roof, Vacant unit, Roof will be repaired first.
	Main Bedroom	GFI - Inoperable	Severe	Not Life Threat	Outlet in bedroom has open

Monfric Darlinton Manor					Monfric
100 Units	Bathroom	Lavatory Sink - Damaged/Missing	Minor	Not Life Threat	Sink basin is cracked but has been taped together.
	Kitchen	Range Hood Fans Inoperable	Severe		Fan motor burned out.

Sparrow Housing Spring Creek I & II					Infinity Management
67 units	Property	Ponding/Site Drainage	Major		Water in Crawl Spaces
	Secondary Bedroom	Damaged Window Sill	Severe	H & S	Windows in 2 upper bedrooms do not open/close No Egress

Theis & Talle Meadows Senior Apts					Theis & Talle
35 units	Property	Cracks	Major		multiple sidewalk cracks, heaving, damage and spalling

Homeword Ouellette Place					Tamarack
18 units	Building	Damaged	Major		Multiple windows in units are
2 buildings	Building	Damaged Frames/Threshold /Lintels/Trim	Major	Not Life Threat	Multiple exterior doors have damaged door sweeps must adjust or replace. Bugs, moisture & dirt come in under the door, ongoing issue since property was built

Properties inspected: NO FINDINGS

Parkside Village MHA Parkside Village, 104 units

Monfric Pebblestone, 24 units

RMDC Big Boulder, 36 units

Community Dev Georgetown, 10 units files only

Community Dev Snowcrest, 24 units files only

Sparrow Group Burlington Square, 51 units

Homeword Solstice, 34 units

Kirk Bruce Franklin School, 40 units

MPEG Cascade Ridge II, 16 units

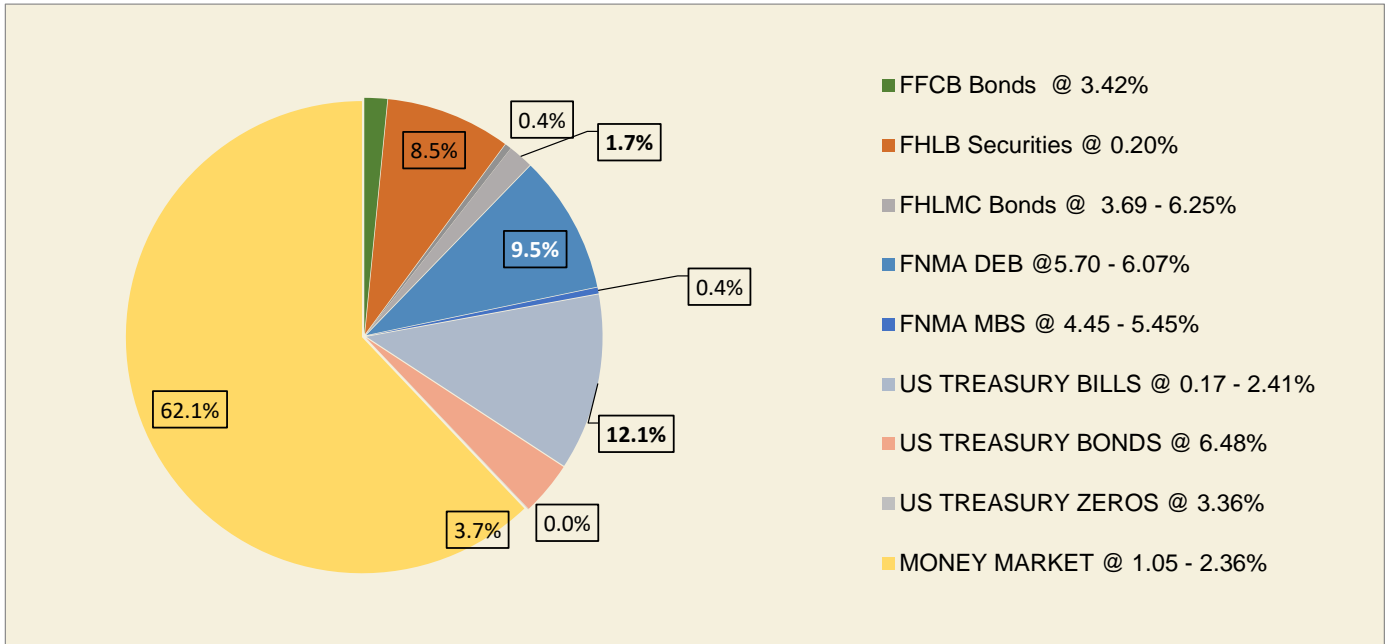
WWS Senior Center Castle Mountain, 10 units

Housing Auth Billings Whitetail Run, 32 units

Accounting & Finance Dashboard

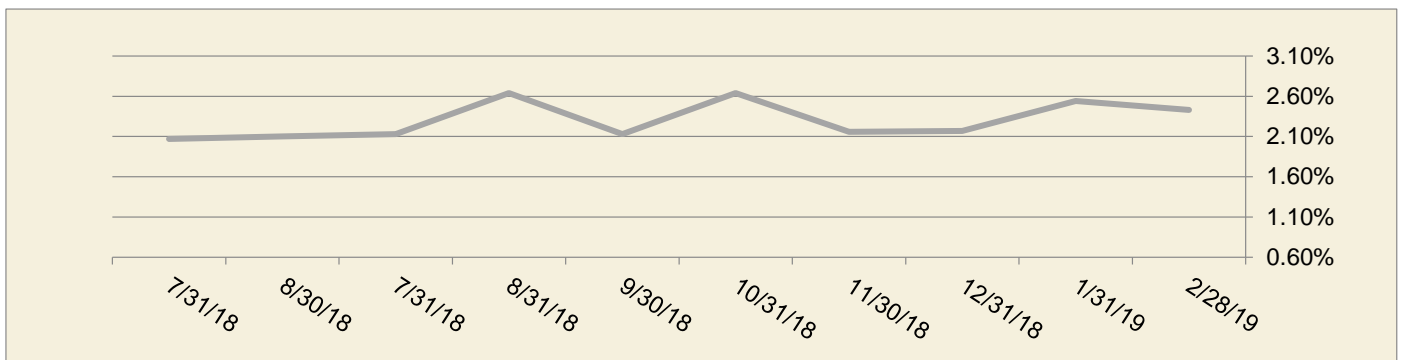
Data as of February 28, 2019

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



PORTFOLIO MATURITY

For February 28, 2019

Available Now	< 1 year	1 to 5 years	6 to 10 years	11 to 15 years	16 to 20 years	21 to 25 years	Grand Total
\$ 80,796,115	\$ 16,428,000	\$ 13,155,000	\$ 17,114,000	\$ 2,225,000	\$ 532,752	\$ -	\$ 130,250,867

2019 CALENDAR

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

February						
Su	Mo	Tu	We	Th	Fr	Sa
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10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28		

March						
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31						

April						
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28	29	30				

May						
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26	27	28	29	30	31	

June						
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23	24	25	26	27	28	29
30						

July						
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21	22	23	24	25	26	27
28	29	30	31			

August						
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				1	2	3
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11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

September						
Su	Mo	Tu	We	Th	Fr	Sa
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15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

October						
Su	Mo	Tu	We	Th	Fr	Sa
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13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

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

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

June 2019

17 – Board meeting – Billings, Billings Hotel
 17-19 – Housing Conference – Billings, Billings Hotel

July 2019

No Board Meeting

August 2019

7 – Board Meeting QAP Draft Review – Webinar

September 2019

9 – Strategic Planning – Lewistown, Yogo Inn
 10 – Board Meeting – Lewistown, Yogo Inn

October 2019

19-22 – NCSHA Annual Conference – Boston MA
 28 - Board Meeting – Helena, Delta Marriott – Housing Credit Award

November 2019

No Board Meeting

December 2019

No Board Meeting

Operations Dashboard May 2019

Board Meetings

The next Board meeting will be held Monday, June 17, 2019 in Billings at the Billings Hotel in conjunction with the Montana Housing Partnership Conference.

Board Training

In state Board Member training opportunity:

- June 17-19, 2019 - Montana Housing Partnership Conference – Billings Hotel and Conv Ctr. (confirmed: Pat, Eric, Bob, Shelia, Johnnie, Amber)

Out of state Board Member training opportunity:

- October 19-22, 2019 - NCSHA Annual Conference – Boston MA (confirmed: Pat, Eric and Amber)

Staffing

Montana Housing is hiring for an Accountant position, which was vacated when Brian Lundin transitioned to Multifamily compliance. Position opened April 17 and closing date is ongoing/until filled.

Procurement

Annual contract renewal process is underway with the following vendors with contract terms ending June 30, 2019:

- Kutak Rock LLC
- Hendrickson Law Firm
- Jackson Murdo & Grant PC
- Emphasys Software, Inc.

We intend to begin work on several RFIs/RFPs, with intent to issue in 2019 Q3 and Q4, including:

- Competitive RFP for mortgage services consulting services (currently under limited solicitation contract with DLS Consulting).
- RFI for third party quality control services (purpose: GSE compliance). We've received demos from three vendors, and – based on feedback from State Procurement Bureau – determined the next best step would be to issue a RFI to gain information on the full range of services and costs in order to assess and formulate our budget to issue a competitive RFP.
- Competitive RFP for document imaging / loan file cataloging (purpose: gain workflow efficiencies in loan file processing).

GSE Seller/Servicer Approval Work Plan

Montana Housing prepared and submitted formal letters to Freddie Mac and Fannie Mae in late April. These letters provided comprehensive updates on our progress toward remedying deficiencies observed during their respective operational reviews completed in June 2018 and October 2018. In addition, letters outlined several “asks” to each GSE, including regular, pre-scheduled calls, clarification on various GSE technology tools and a request to receive information on specific contract language regarding GSE loan requirements for HFAs.

An in-person meeting with Gina Celli-Marlow from Freddie Mac was held on April 25. We will begin monthly one-on-one operation calls with Freddie Mac staff starting in July.

A conference call with Jessica Wright and Daniel Lira from Fannie Mae was held on May 3, and we have a follow-up call schedule May 22.

In collaboration with Acorn Mortgage Consulting, Inc., executive leadership staff hosted a GSE training for all homeownership, servicing, accounting, and operations (admin/quality control) staff on May 10. Our meeting goals were to:

- Increase staff knowledge about Government Sponsored Enterprises (GSEs)
- Understand why we are pursuing GSE Seller/Servicer approval
- Understand our GSE Work Plan and progress to-date
- Learn about ways staff can contribute
- Provide an opportunity for Q&A

This meeting was well attended and generated excellent questions and conversation.

Section 8 Program Dashboard

April 1, 2019

TENANT BASED, VETERANS' VOUCHERS, MOD REHAB, SHELTER PLUS CARE I and II, 811 PRA DEMO PROGRAMS:

CURRENT PERIOD: April 2019

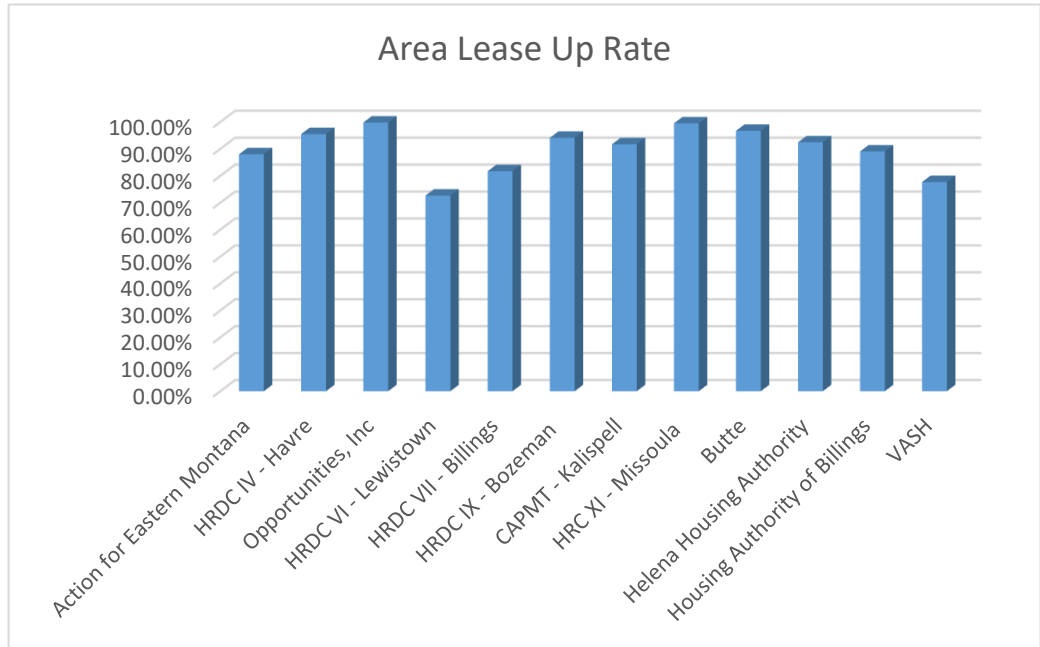
SECTION 8 PROGRAMS	<u>Previous Month</u>	<u>Month</u>	<u>Change</u>	<u>Year</u>	<u>HUD</u>	<u>Date</u>	
	<u>Mar-2019</u>	<u>Apr-2019</u>		<u>HAP</u>	<u>Budget</u>	<u>Fees</u>	<u>Term</u>
Housing Choice Voucher (HCV)					15,426,099	109,640	CY 2019
PBS8 Opt-Out Conversion Funding							
Paid Units (3625 Agency contracts)	3,131	3,159	28				
Current Month Payment Amount	1,507,711	1,529,365	21,654	6,041,095		435,090	
Veterans Affairs Supportive Housing (VASH)							CY2019
Number Units Paid (321 Authorized)	275	268	-7			9,080	
Payment Amount	140,207	136,117	-4,090	553,398		36,188	
Moderate Rehabilitation (ModRehab)					2,012,728		CY2019
Number Contracts	18	18	0				
Paid Units (297 Authorized)	259	259	0			8,531	
Payment Amount	134,449	139,036	4,587	555,751		34,335	
Shelter Plus Care I (Individual) FY13 Grant Funds					195,344		8-1-17-7-31-18
Number Units Paid (28 Authorized)	0	0	0		Grant Balance		
Payment Amount	0	0	0	130,229	61,459	Grant ended 11/18	
Shelter Plus Care II (Family)							
Number Units Paid (5 Authorized)	0	0	0		Grant Balance		
Payment Amount	0	0	0			Grant ended 11/18	
Project-Based (PBS8)							Admin Earnings
Contracts	87	87	0			76,372	
Units Paid (4132 Authorized with 8bb)	3,637	3,638	1				Contract Extension
Payment Amount	1,834,791	1,846,140	11,349				
Calendar Year Admin Earnings						152,744	
811 Project Rental Assistance Demo (FY)					1,900,000	157,000	Five Year
Rental Assistance Contracts (RAC)	4	4	0	Disbursed:	261,683	Balance:	1,638,317
Units (grant requires 82)	18	18	0				8 Units Kalispell
Payment Amount	9,399	9,399	0				40 Units Missoula
							5 Units Ronan
							21 Units Bozeman/Blegrade
							74

TOTALS

	<u>Previous Month</u>	<u>Current Month</u>	<u>Change</u>
Paid Units:	7,302	7,324	22
Budgeted Units:		8,317	
All Section 8 HAPs	3,617,158	3,650,658	33,500

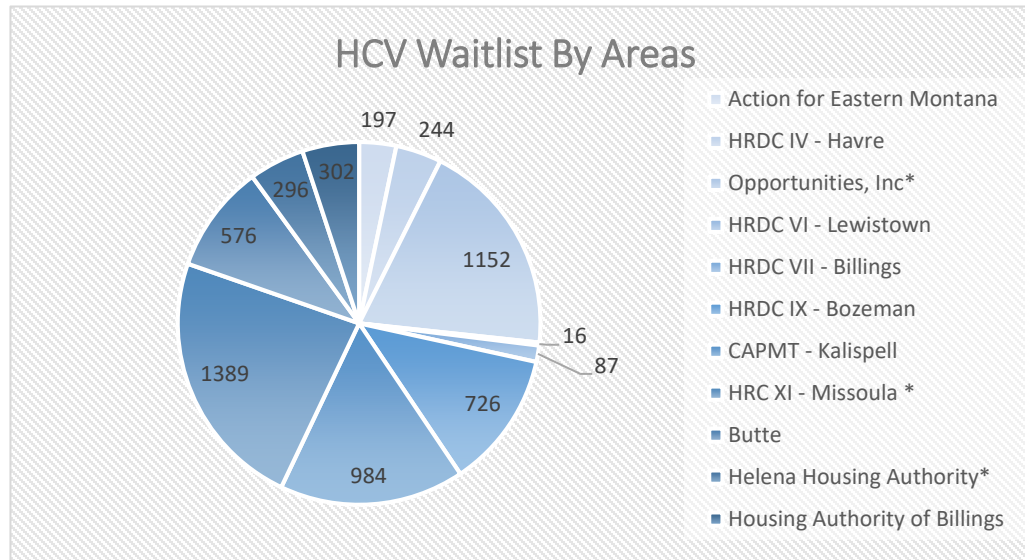
Housing Choice Voucher Program
Waiting List as of May 2019

Agency	Contract	5/1/2019	
Action for Eastern Montana	200	176	88.00%
HRDC IV - Havre	200	191	95.50%
Opportunities, Inc	500	499	99.80%
HRDC VI - Lewistown	150	109	72.67%
HRDC VII - Billings	175	143	81.71%
HRDC IX - Bozeman	425	400	94.12%
CAPMT - Kalispell	350	321	91.71%
HRC XI - Missoula	400	398	99.50%
Action - Butte	275	266	96.73%
Helena Housing Authority	225	208	92.44%
Housing Authority of Billings	475	423	89.05%
VASH	332	258	77.71%



Waitlist # as of May 17, 2019

Action for Eastern Montana	197
HRDC IV - Havre	244
Opportunities, Inc*	1152
HRDC VI - Lewistown	16
HRDC VII - Billings	87
HRDC IX - Bozeman	726
CAPMT - Kalispell	984
HRC XI - Missoula *	1389
Action - Butte	576
Helena Housing Authority*	296
Housing Authority of Billings	302
	5969



* In the Waiting List Status Update Process (Purge)