

Montana Board of Housing - Board Meeting

Meeting Location: Fairmont Hot Springs Resort, 1500 Fairmont Rd, Fairmont, MT 59711 or via Zoom

Date: October 22, 2024

Time: 8:30 am

Board Chair: Bruce Posey

Remote Attendance: Join our meeting in-person or remotely via Zoom and/or phone

Conference Call: Dial: 1-646-558-8656, Meeting ID: 845 4813 0998, Password: 475928

Register for Webinar: [https://mt-gov.zoom.us/meeting/register/tZAoc-GprTsjE9wLvRtSmu3EgRYo4ktYk4Cw#/
/](https://mt-gov.zoom.us/meeting/register/tZAoc-GprTsjE9wLvRtSmu3EgRYo4ktYk4Cw#/)

Board Offices: Montana Department of Commerce
Montana Board of Housing
301 S. Park Ave., Room 240, Helena, MT 59601
Phone: 406-841-2840

Agenda Items:

- Meeting Announcements
- Introductions
- Public Comments – Public comment is welcome on any public matter that is not on the agenda and that is within the jurisdiction of the Board.

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Agenda Items (continued):

- Approve prior meeting's minutes
- Multifamily Program (Jason Hanson)
 - 2025 Housing Credit Full Applications – Board Discussion and Decisions
 - Subject to Board Decisions, the following 9% Projects are seeking Board approval for Coal Trust Multifamily Homes (CTMH) Loans:
 - Skyview Apartments
 - Polson Gardens
 - Homestead
 - Hidden Creek Multifamily Loan Program
 - Cabinet Credit Refresh
 - The Aurora Bond Resolution
 - Multifamily Update
- Homeownership Program (Jessica Michel)
 - Participating Lender Approval – Synergy One Lending, Inc.
 - Homeownership Update
- Mortgage Servicing (Mary Palkovich)
 - Servicing Update
- Finance Program (Vicki Bauer)
 - Financial Update
- Operations/Executive Director (Joe DeFilippis + Cheryl Cohen)
 - Operations / Executive Director Update
 - Adopt 2025 MBOH Calendar
 - Rental Assistance Dashboard
- Miscellaneous

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- Meeting Adjourns

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

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2024 Board Calendar

November 2024

4: Board Meeting via Zoom

December 2024

9: No Board Meeting (subject to change)

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Meeting Location: In Person at Fairmont Hot Springs Resort and via Zoom

Date: October 22, 2024

Roll Call of Board Members:

Bruce Posey, Chair (Present)

Cari Yturri (Present)

Sheila Rice (Present)

Jeanette McKee (Present)

John Grant (Present)

Amber Parish (Present)

Staff:

Cheryl Cohen, Executive Director

Joe DeFilippis, Operations Manager

Stacey Purvis, Executive Assistant

Jason Hanson, Multifamily Manager

Vicki Bauer, Finance Manager

Jessica Michel, Homeownership Manager

Charlie Brown, Homeownership

Brian Barnes, Multifamily Program

Bruce Brensdal, Multifamily Program

Kellie Guariglia, Multifamily Program

Julles Engel, Housing Development

Sharon Lofftus, Housing Development

Megan Surginer, Office Manager

Julie Flynn, Community Housing Manager

Danyel Bauer, Mortgage Servicing

Jesse Ennis, Multifamily Program

Jen Stepleton, Housing Development

Nicole Newman, Housing Development

Mary Palkovich, Mortgage Servicing Manager

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 webpage at [Past Meetings and Minutes](#).

Counsel:

Nathan Bilyeu, Jackson Murdo and Grant

Greg Gould, Jackson Murdo and Grant

Others:

Heather McMilin

Drew Page

John Wagner

Misty Dalke

Alex Burkhalter

Jennifer Wheeler

Tyler Currence

Andrew Chanania

Josh Kendrick

Julia Hope

Carolyn Pardini

Mina Choo

Larry Phillips

Shane Walk

Beki Brandborg

Tiffany Hapney

Gene Leuwer

Gerald Fritts

Angela Getchell

Austin Trunkle

Bill Cole

Caleb Posey

Graydon Moll

Hannah Reno

Jim Morton

John McGinley

Karissa Trujillo

Ken Emminger

Kristina Abbey

Mandy White

Patrick Zhang

Ryan Hapney

Cassidy Kipp

Lila Fleishman

Liz Stotts

Rick Simkins

Tyson O'Connell

Seth O'Connell

Sam Oliver

Patti Webster

Mike Bouchee

Logan Anderson

Jenn Clary

Kalina Vander Poel

Call Meeting to Order:

00:00:00 Chair Bruce Posey called the Montana Board of Housing (MBOH) meeting to order at 8:30 a.m.

00:02:29 Introductions of Board members and attendees were made.

00:06:07 Chair Posey asked for public comment on items not listed on the agenda.

Approval of Minutes:**September 9, 2024 MBOH Board Meeting Minutes – See September Minutes in September Board Packet**

00:07:06 Motion: Cari Yturri

Second: Sheila Rice

The September 9, 2024 MBOH Board meeting minutes were approved unanimously.

Multifamily Program:**2025 Housing Credit Full Applications**

00:07:26 Presenter: Jason Hanson

Skyview Apartments, Billings – See Skyview Apartments materials in Board Packet

00:13:39 Presenter: Jason Hanson

Public Comment: Gene Leuwer, Bill Cole

LB Lofts, Billings – See LB Lofts materials in Board Packet

00:25:00 Presenter: Jason Hanson

Public Comment: Patti Webster, Heather McMilin, Hannah Reno

Opportunity Place, Missoula – See Opportunity Place materials in Board Packet

00:37:35 Presenter: Jason Hanson

Public Comment: Mike Bouchee, Jenn Clary, Karissa Trujillo, Alex Burkhalter, Annie Gorski

Polson Gardens, Polson – See Polson Gardens materials in Board Packet

00:43:32 Presenter: Jason Hanson

Public Comment: Alex Burkhalter, Carolyn Pardini, Graydon Moll

The Homestead, Dillon – See The Homestead materials in Board Packet

00:53:35 Presenter: Jason Hanson

Public Comment: Tiffany Hapney, Kristina Abbey

Hidden Creek, Bozeman – See Hidden Creek materials in Board Packet

00:56:30 Presenter: Jason Hanson

Public Comment: Tyson O’Connell

2025 Housing Credit Full Applications – Board Selection of Applications for Award

01:04:22 **Board Discussion – See Board Member Worksheet tally in packet**

Board members have category/comparison discussion of the proposed projects, utilizing the Board Member Worksheet as a tool to lead the discussion.

01:16:28 Chair Posey asked for public comment or questions.

01:24:27 **Board Decisions – See tally of votes in packet**

Board members voted for their top five projects, giving their top three projects a score of three points each and their next top two projects a score of two points each. When totaled, the top five projects were Opportunity Place with a score of 18, LB Lofts with a score of 17, Hidden Creek with a score of 16, Polson Gardens with a score of 14, and The Homestead with a score of seven. Skyview Apartments received the lowest score with a total score of six and thus did not make the original slate of the top five projects.

01:39:10 Motion to award 2025 Housing Credits to the following slate of Projects, subject to the conditions specified below. For purposes of the specified conditions, the Projects are awarded Housing Credits in the following order:

1. Opportunity Place in the amount of \$6,500,000 originally requested.
2. LB Lofts in the amount of \$6,500,000 originally requested, contingent upon the applicant also completing the associated 4% application submitted.
3. Hidden Creek in the amount of \$6,500,000 originally requested, contingent upon the applicant also completing the associated 4% application submitted.
4. Polson Gardens in the amount of \$6,500,000 originally requested.
5. The Homestead in the amount of \$6,500,000 originally requested.

Motion Award Conditions:

1. Reduction in Available Credits: In the event that the amount of 2025 Housing Credits available to MBOH is reduced by the IRS after this award determination, the amount of Credits awarded to the lowest-numbered Project(s) (i.e., in reverse order of numbering) shall be reduced as necessary to reflect the reduction in available 2025 Credits. For example, if, after this award determination, the IRS reduces the amount of 2025 Housing Credits available for award by MBOH by \$500,000, and the last numbered Project (e.g. Project No. 5), was awarded \$600,000, the award to such Project is reduced to \$100,000. If the last numbered Project (e.g. Project No. 5) was awarded \$300,000, and the second to last numbered Project (e.g. Project No. 4) was awarded \$600,000, the last priority Project (Project No. 5) award is reduced to \$0 and the second to last priority Project (Project No. 5) award is reduced to \$400,000.

2. Non Profit award Conditions: Non-profit Projects awarded credits will be subject to the non-profit set-aside under Code Section 42(h)(5) and MBOH shall so designate such allocation on the Project's IRS Form 8609 in accordance with the applicable QAP. The award to the non-profit Project listed first above receiving at least 10% of Montana's Credit ceiling will be designated by MBOH as the award meeting the non-profit set-aside under Code Section 42(h)(5). Two or more of the above-listed Projects may be so designated as necessary to meet the 10% non-profit set-aside under Code Section 42(h)(5) and MBOH shall so designate such allocation on the each such Project's IRS Form 8609. Opportunity Place received the Non-profit designation as the highest scored non-profit project.

Motion: John Grant

Second: Cari Yturri

The motion to award 2025 Housing Credits to the above listed slate of projects, subject to the conditions specified passed unanimously. The original amount of remaining credits was approximately \$3,700,000.

02:29:50 Additional Information Received Regarding Additional Available Credits – Jason Hanson presented to Board during Executive Director Update portion of meeting

The Small Tax Credit amount notification was received by staff from the IRS increasing the total amount of tax credits remaining from approximately \$3,700,000 to approximately \$4,700,000.

02:30:37 Motion for Additional Remaining Credits Less than Full Award – Single Project

Move to approve Skyview Apartments for purposes of an award of the remaining available Credits in the amount of \$4,700,000 and any additional credits that become available up to the amount of the original full request, the

opportunity to resize and resubmit its application in 30 days according to the required procedure.

Motion: Jeanette McKee

Second: John Grant

The motion to approve Skyview Apartments for purposes of an award of the remaining available credits in the amount of \$4,700,000 and any additional credits that become available up to the amount of the original full request, according to the required procedure passed unanimously.

02:32:53 After the original motion regarding remaining credits, a question arose regarding including any National Pool that might be available. Jeanette McKee amended her original motion to include the National Pool. John Grant seconded this amendment, and the amendment was approved unanimously.

02:33:25 Chair Posey asked for public comment or questions.

Approval of Skyview Residence - Coal Trust Multifamily Loan – See Memo in packet

Skyview was the lowest scoring project and thus was not selected for award, so this request for a Coal Trust Multifamily Loan was not presented to the Board at this time.

Approval of Polson Gardens - Coal Trust Multifamily Loan – See Memo in packet

01:43:28 Presenter: Jason Hanson

Motion: Jeanette McKee

Second: Cari Yturri

The motion to approve Move to approve \$1,750,000 Coal Trust Multifamily Homes Loan in first lien position with a 40-year amortization, 16-year term and at a 4.0725% interest rate that will close on or after 3 months of stabilized occupancy, with the staff's discretion to change loan terms or funding pool if needed passed unanimously.

Approval of The Homestead - Coal Trust Multifamily Loan – See Memo in packet

01:45:02 Presenter: Jason Hanson

Motion: John Grant

Second: Sheila Rice

The motion to approve \$420,000.00 Coal Trust Multifamily Homes Loan in first lien position with a 40-year amortization, 16-year term and at a 4.0025% interest rate that will close on or after 3 months of stabilized occupancy, with the staff's discretion to change loan terms or funding pool if needed passed unanimously.

Approval of Hidden Creek Apartments - Multifamily Loan Program – See Memo in packet

01:46:29 Presenter: Jason Hanson

Motion: Amber Parish

Second: John Grant

The motion to approve \$1,075,249 Multifamily Loan Program in first lien position with a 30-year amortization, 30-year term and at a 4.00% interest rate that will close on or after 3 months of stabilized occupancy, with the staff's discretion to change loan terms or funding pool if needed passed unanimously.

Approval of Cabinet Affordable Housing – Credit Refresh – See Memo in packet

01:47:54 Presenter: Jason Hanson

Motion: Sheila Rice

Second: Amber Parish

The motion to approve the Cabinet Affordable Housing credit refresh from 2023 to 2024 credits passed unanimously.

Approval of The Aurora - Bond Resolution No. 24-1022-MF03 – See bond resolution in packet

01:50:44 Presenter: Jason Hanson

Motion: Sheila Rice

Second: John Grant

The motion to approve 24-1022-MF03 (The Aurora) passed unanimously.

Multifamily Update – See Multifamily Dashboard in packet

01:52:45 Presenter: Jason Hanson

Homeownership Program:**Approval of Synergy One Lending, Inc – Participating Lender – See Memo in packet**

01:54:20 Presenter: Jessica Michel

Motion: Jeanette McKee

Second: John Grant

The motion to approve Synergy One Lending, Inc as a participating lender for Montana Board of Housing passed unanimously.

Homeownership Update – See Homeownership Dashboard in packet

01:57:29 Presenter: Jessica Michel

Mortgage Servicing Program:**Servicing Update – See Servicing Dashboard in packet**

02:02:37 Presenter: Mary Palkovich

Accounting:**Accounting Update – See Accounting Dashboard in packet**

02:06:27 Presenter: Vicki Bauer and Mina Choo

Operations/ Executive Director:**Operations/Executive Director Update – See Operations/Executive Director Dashboard in packet**

02:20:13 Presenters: Joe DeFilippis and Cheryl Cohen

Approval of the 2025 MBOH Calendar – See Calendar in packet

02:49:27 Presenter: Cheryl Cohen

Motion: Sheila Rice

Second: Jeanette McKee

The motion to approve the 2025 MBOH calendar passed unanimously.



Meeting Adjournment:

02:51:11 Meeting was adjourned at 11:58 a.m.

Signed by:

Parish, Amber

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11/4/2024

Amber Parish, Secretary

Date

Board Agenda Item

Board Meeting: October 22, 2024

Multifamily Program -Housing Credits

2025 Housing Credit Full Applications - Board Selection of Applications for Award

Background

The deadline for submittal of the 2025 Housing Credit full applications was August 5, 2024.

There are six (6) applications for consideration. Applications are limited to \$6,500,000 of the available \$33,600,000 credits. Additionally, there are \$2,652,040 credits remaining from 2024, for a total of \$36,252,040.

The Board must designate at least 10% (\$3,360,000) of credit ceiling to applications that applied in the nonprofit pool. There are four (4) applications in the nonprofit pool this round.

If an application were to be partially funded (resize and submit application within 30 days), staff would recommend it not be one of the small rural applications or the acquisition/rehabilitation applications. Those applications are very hard to resize to a lesser amount of credits. Given the complexities in establishing a viable capital stack – including the number of other funders and investors involved in the project - Board staff

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does not advise the Board to partially fund any projects. Any remaining credits can be rolled into next year's cycle.

Packet Released to Board Members on October 16, 2024:

Projects are grouped together and include:

1. Cover Letter
2. Project Packet
 - a. Summary cover page
 - b. Photos
 - c. Project letter
 - d. Mini Market Study Summary
 - e. Project Amenities
 - f. Public Support Letters
3. Board member worksheet for notetaking
4. Housing Credit project list award summary
5. Developer past project award and completion
6. Spreadsheets showing project comparative information
7. Demographic and population graph, number of Units in Last 10 years, and 4% and 9% Projects by county
8. Coal Trust Multifamily Home loan memos

Non-profit

Ten percent of each state's credit ceiling must be set aside for buildings which are part of one or more Projects involving Qualified Nonprofit Organizations.

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The 10% nonprofit set aside may be met by an Award to an application involving a Qualified Nonprofit Organization out of any other set aside or the general pool.

If no Applications awarded Housing Credits involve a Qualified Nonprofit Organization, the nonprofit set aside (i.e., 10% of the state's credit ceiling) will be held back for later award to an Application involving a Qualified Nonprofit Organization.

Small Rural Applications

For purposes of this status, a Small Rural Application: (1) submitted tax credit Application requesting tax credits in an amount up to but no more than 12.5% of the state's Available Annual Credit Allocation, and (2) proposed to be developed and constructed in a location that is not within the city limits of Billings, Bozeman, Butte, Great Falls, Helena, Kalispell, or Missoula.

Board Consideration and Determination Process

At the Board's May 13, 2024 meeting, the Board considered Letters of Intent and selected seven (7) Projects to submit full Applications for Housing Credit awards.

At the award determination meeting, Board staff will provide Project Application information to Board Members. Applicants should be available to the MBOH Board to answer questions regarding their respective Applications. The MBOH Board may ask questions of Applicants and discuss proposed Projects but there will be no Applicant presentations. MBOH will provide an opportunity for public comment on proposed Affordable Communities and Applications. Applicants shall have a brief opportunity to make comments and respond to any information presented regarding their Applications.

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Full Funding of Applications

Just as MBOH will not allocate more Credits than necessary for the financial feasibility of the development and its viability, MBOH will not award Credits in an amount less than it deems necessary for these purposes. Therefore, if the Board Awards Credits to an Application, it will Award the amount of Credits determined by MBOH staff for the Application based upon the Applicant's requested amount (except for any de minimis reduction because of lack of available Credits to fully fund the full Credit amount).

If the remaining amount of available Credits is insufficient to fully fund an additional Project, before Awarding a Project in an amount less than requested by the Applicant (except for any de minimis reduction) the Board may:

- prioritize the remaining Projects for an Award from the remaining Credits;
- make any remaining Credits available in a future cycle;
- increase the amount of Housing Credits reserved for a previously Awarded Project based upon the Project's application for an increase submitted under Item III, Section K, of the QAP;
- elect to Award less than all available Credits;
- elect to not Award any Credits; or
- adopt any other reasonable option permitted under this QAP.

The first priority Project for an Award will be allowed 30 days to re-submit its Application resized to the amount of Credits remaining available. If MBOH determines that the development is financially feasible, it will enter into a Reservation Agreement. If the first priority Project fails to submit or is not feasible, MBOH will invite the next priority Project(s).

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If all of the authorized Credits are Awarded after a particular cycle, MBOH may place qualifying Applications which did not receive an Award on a waiting list for potential Award in the event Credits become available at a later date.

Award Determination Selection Standard

The MBOH Board will select Applications to receive an Award that it determines best meet the most pressing affordable housing needs of low-income people in Montana, taking into consideration:

- All of the requirements, considerations, factors, limitations, Development Evaluation Criteria, set asides, priorities and data (including without limitation the statistical data in the MBOH Statistical Data Form) set forth in this QAP and all federal requirements (together referred to in this QAP as the “Selection Criteria”);
 - The Development Evaluation Criteria scoring; and
 - All other information provided to the MBOH Board regarding the applicant Projects.
1. The geographical distribution of Housing Credit Projects;
 2. The rural or urban location of the Projects;
 3. The overall income levels targeted by the Projects (including deeper targeting of income levels);
 4. The need for affordable housing in the community, including but not limited to current Vacancy Rates;
 5. Rehabilitation of existing low-income housing stock;
 6. Sustainable energy savings initiatives;

7. Financial and operational ability of the Applicant to fund, complete and maintain the Project through the Extended Use Period;
8. Past performance of an Applicant in initiating and completing tax credit Projects;
9. Cost of construction, land and utilities, including but not limited to costs/credits per square foot/unit;
10. The Project is being developed in or near a historic downtown neighborhood;
11. The frequency of Awards in the respective areas where Projects are located;
12. Preserving project rental assistance or have or are planning to add Section 811 units to an existing project; and/or
13. Augmentation and/or sources of funds.

If the MBOH Board Awards Credits to an Applicant where the Award is not in keeping with the Selection Criteria of this QAP, it will publish a written explanation that will be made available to the general public pursuant to Section 42(m)(1)(A)(iv) of the Internal Revenue Code.

If all of the authorized Credits are Awarded after a particular cycle, MBOH may place qualifying Applications which did not receive an Award of tax credits on a waiting list for potential Award of Housing Credits in the event Credits become available at a later date. Any available Credits that are not Awarded or reserved in a particular cycle may in the discretion of the MBOH Board be made available for Award in a future cycle or may be used to increase the amount of Housing Credits reserved for a previously Awarded Affordable Community as provided in this QAP.

Staff will prepare this form with the facts of the project and will have one for each project.

**Housing Credits
Staff Notes and Information**

**Skyview Apartments
Billings MT
GL Development**

Income Levels Targeted

Comments: 5 units at 40%; 7 units at 50%; 6 units at 60%; 8 units at 80% averaging 60%

Project Efficiency

Credits Per Unit:	\$250,000
Cost Per Unit:	\$349,186
% of Soft Costs:	35.8%

Location Considerations

Comments: Market study shows a vacancy rate of 2.7%.

Geographic Distribution

Comments: Yellowstone County has 292 units approved in the last 10 years.

Community Contributions

Comments: None

Other Project Notes

Project Type: Family

Period of Affordability (yrs): MBOH requires 50 and the County/City requires permanent.

QCT, DDA or Discretionary: Discretionary

Rental Subsidies: No project based rental units.

Developer Performance: No past issues

Substantial Changes: Site change since LOI

Amenities: AC, W/D provided each unit, dog run, play area, community area

Other: Washer and dryer included in units at no cost

Staff will prepare this form with the facts of the project and will have one for each project.

**Housing Credits
Staff Notes and Information**

**LB Lofts
Billings MT
Homeword Inc/Homefront**

Income Levels Targeted

Comments: 17 units at 50%; 5 units at 60% averaging 52.3%

Project Efficiency

Credits Per Unit:	\$295,455
Cost Per Unit:	\$291,553
% of Soft Costs:	28.7%

Location Considerations

Comments: Market study shows a vacancy rate of 2.7%.

Geographic Distribution

Comments: Yellowstone County has 292 units approved in the last 10 years.

Community Contributions

Comments: Land donated on the 4% side and HA placing project based rental assistance units in the project.

Other Project Notes

Project Type: Family

Period of Affordability (yrs): 50

QCT, DDA or Discretionary: Discretionary

Rental Subsidies: 17 project based rental assistance units

Developer Performance: No past issues

Substantial Changes: No substantial changes from LOI

Amenities: AC, patios, W/D provided for each unit, corn hole pitch, comm garden, comm room, on-site mgr, outdoor comm area, play area

Other: Washer and dryer included in units at no cost.

Staff will prepare this form with the facts of the project and will have one for each project.

**Housing Credits
Staff Notes and Information**

**Opportunity Place
Missoula MT
Bouchee Development**

Income Levels Targeted

Comments: 1 unit at 40%; 1 unit at 50%; 20 units at 60%; 1 unit at 70%; 1 unit at 80% averaging 60%

Project Efficiency

Credits Per Unit:	\$270,833
Cost Per Unit:	\$350,000
% of Soft Costs:	23.4%

Location Considerations

Comments: Market study shows vacancy rate of 3.5%

Geographic Distribution

Comments: Missoula County has 174 units approved in the last 10 years.

Community Contributions

Comments: Opportunity Resources Inc donating land; City of Missoula to spend almost 2 million in tax increment financing.

Other Project Notes

Project Type: Family

Period of Affordability (yrs): 50

QCT, DDA or Discretionary: not in QCT/DDA and not asking for Discretionary Boost

Rental Subsidies: No project based rental units.

Developer Performance: No past issues

Substantial Changes: No substantial changes from LOI

Amenities: A/C; dishwasher; disposal; extra storage outside unit; microwave; patios/balconies; washer/dyer hookups & in units/community room; computer(s) for tenant use; play area; elevator

Other: The project will serve disabled adults. Provide well above the minimum percentage of units dedicated for accessibility; all units will be fully adaptable design to easily modify every unit to a full mobility unit. Washer and dryer provided in each unit at no cost.

Staff will prepare this form with the facts of the project and will have one for each project.

**Housing Credits
Staff Notes and Information**

**Polson Gardens
Polson MT
Housing Solutions**

Income Levels Targeted

Comments: 2 units at 40%; 13 units at 50%; 9 units at 60% averaging 53%

Project Efficiency

Credits Per Unit: \$270,833

Cost Per Unit: \$303,664

% of Soft Costs: 35.5%

Location Considerations

Comments: Rural area - Market study shows a vacancy rate of 1.2%. Sits within Salish Kootenai tribal boundaries

Geographic Distribution

Comments: Lake County has 59 units approved in the last 10 years.

Community Contributions

Comments: None

Other Project Notes

Project Type: Senior 55+

Period of Affordability (yrs): 50

QCT, DDA or Discretionary: Discretionary

Rental Subsidies: No project based rental units.

Developer Performance: No past issues

Substantial Changes: Adding additional 4 units since LOI with help of Coal Trust funds

Amenities: Dishwasher, Disposal, Microwave, Patio, Washer/Dryer in unit, Community Garden, Community Room, Tenant use computers, on-site Manager, Wi-Fi in community spaces, A/C units

Other: Washer and dryer included in units at no cost

Staff will prepare this form with the facts of the project and will have one for each project.

**Housing Credits
Staff Notes and Information**

**The Homestead
Dillon MT
The Housing Company**

Income Levels Targeted

Comments: 4 units at 30%; 14 units at 50%; 2 units at 60% averaging 51%.

Project Efficiency

Credits Per Unit:	\$325,000
Cost Per Unit:	\$328,077
% of Soft Costs:	39.2%

Location Considerations

Comments: Rural area - Market study shows a vacancy rate of 2.3%

Geographic Distribution

Comments: Beaverhead County has 86 units approved in the last 10 years.

Community Contributions

Comments: None

Other Project Notes

Project Type: Senior 55 plus

Period of Affordability (yrs): 50

QCT, DDA or Discretionary: QCT

Rental Subsidies: No project based rental units.

Developer Performance: No past issues

Substantial Changes: No substantial changes from LOI

Amenities: A/C, dishwasher, disposal, microwave, patios/balconies, washer/dryer hookups, community garden, community room, library, on site manager, dog park

Other: Washer and dryer hookups provided in each unit. Washers and dryers provided in community room.

Staff will prepare this form with the facts of the project and will have one for each project.

**Housing Credits
Staff Notes and Information**

**Hidden Creek Apartments
Bozeman MT
United Housing Partners**

Income Levels Targeted

Comments: 20 units at 60% averaging 60%

Project Efficiency

Credits Per Unit: \$325,000

Cost Per Unit: \$330,198

% of Soft Costs: 37.4%

Location Considerations

Comments: Market study shows vacancy rate of 2.4%.

Geographic Distribution

Comments: Gallatin County has 165 units approved in the last 10 years.

Community Contributions

Comments: Gallatin County -land donation. 4% side has \$2mm (ARPA),
\$2.45mm (Gallatin Impact)

Other Project Notes

Project Type: Family

Period of Affordability (yrs): Permanent

QCT, DDA or Discretionary: QCT

Rental Subsidies: Potential project based rental units on 4% side.

Developer Performance: No past issues

Substantial Changes: No substantial changes from LOI

Amenities: AC, Carports add'l chg, Dishwasher, Microwave, Patios, W/D hoops in units,
On-site Mgr, Community Area

Other: Washer and dryer have a lease option in each unit for additional fee.

August 5, 2024

Bruce Posey, Chair
Montana Board of Housing
301 S. Park Ave
PO Box 200528
Helena, MT 59620

RE: 9% Housing Credit Application Cover Letter - **Skyview**

Dear Mr. Posey:

The Skyview development team respectfully submits this application for Housing Credits in support of Skyview, a new affordable housing development in Billings, MT.

Project Changes

Skyview’s Letter of Intent and May 13, 2024, presentation contemplated leasing a portion of state land currently controlled by the Department of Natural Resources and Conservation. We do believe there are real opportunities to make use of underutilized state land to develop affordable housing. That said, we’ve taken the Board’s comments to heart and agree that our efforts to leverage this resource are premature.

After careful consideration we reconsidered our approach and found a location on the South Side of Billings in close proximity to a grocery store, public schools, parks and a host of other amenities and services. The property is flat, has ready access to utilities, and is appropriately zoned for the proposed development.

Additionally, we have modified the project’s design to maximize use of this new property and more effectively serve Billings’ affordable housing needs by changing the unit mix and income targeting. The revised project will offer deeper targeting with 40% AMI homes and also serve some households who need but often do not qualify for affordable housing, that is, households making up to 80% of AMI.

Skyview – LOI Proposal

# of Units	Bedroom Size	Target AMI
11	1 bedroom	50%
2		60%
6	2 bedroom	50%
4		60%
2	3 bedroom	50%
2		60%

Skyview – Full Application

# of Units	Bedroom Size	Target AMI
2	1 bedroom	40%
2		50%
1		60%
3		80%
2	2 bedroom	40%
4		50%
3		60%
3		80%
1	3 bedroom	40%
1		50%
2		60%
2		80%

We are excited to bring this re-tooled, improved project for the Board’s consideration.

Property Description:

Skyview will be a new family housing development consisting of 26 rental homes Billings' residents can afford, while targeting tenants with incomes of 40%, 50%, 60%, and 80% AMI. Located at the corner of Jackson Street and King Avenue E. in Billings, Skyview will offer 8 one-bedroom, 12 two-bedroom, and 6 three-bedroom homes. It is within walking distance of public parks, schools, grocery stores, job opportunities, and other goods and services, and it is in close proximity to fixed bus routes of MET Transit (Billings' public transportation system).

Need:

According to the adopted 2024-2025 City of Billings Annual Action Plan (AAP), <https://www.billingsmt.gov/2006/Consolidated-Plan-Annual-Action-Plan>, over 80% of low-income households have been paying more than 30% - 50% of their income for housing costs. Furthermore, the AAP states, "Housing affordability and availability are the most significant factors in limiting housing choice for both renters and homeowners. While there are an adequate number of housing units in Billings to accommodate the population, there appears to be a housing deficit of over 4,700 units for households with incomes less than 30% of the AMI."

There is a clear and substantial need for new affordable homes for families in the Billings market. According to the market study, Billings has a need for an additional 10,425 new housing units serving households making between 0% and 80% of AMI. Furthermore, the market study shows Billings is expected to gain 108 new renter households per year over the next 5 years.

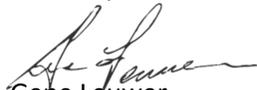
Net Skyview monthly rents will range from \$657 to \$1,150 per month for one-bedroom, \$783 to \$1,400 for two-bedroom, and \$896 to \$1,800 for three-bedroom apartments, serving the 9,477 Billings households the market study says can afford the proposed rent. Skyview's proposed rents range from 11% to 61% **below** the average market-rate rents in Billings.

Anticipated Amenities:

As proposed, Skyview will offer affordable homes in a variety of duplex and 4-plex buildings. The project will offer a play area for children, a dog run and outdoor community area. All apartments will offer air conditioning, energy efficient appliances including a refrigerator, oven/range, microwave, dishwasher, and in-unit washers & dryers. Project design will include sustainable construction practices and energy efficient building designs and components, as well as durable finishes. In addition, the residents of Skyview will have easy access to all the services and amenities Billings has to offer through the MET Transit system which has a fixed stop immediately adjacent to the project site at the corner of Jackson Street and King Avenue E.

Thank you for considering this worthy project. Please don't hesitate to contact me at (406) 459-5332 or gleuwer1139@msn.com with any questions.

Sincerely,



Gene Leuwer

Skyview Residences LLLP



View of the Subject



Jackson Street traversing north



King Avenue traversing west

MARKET STUDY SUMMARY

Market Study Company:	Kinetic Valuation Group
Project Name:	Skyview Apartments
Project Market Area:	Northeast Corner of Jackson Street & King Avenue East, Billings, MT

Is the project, as proposed, viable?

Average (comparable/achievable) market unit rents in immediate area and the percent the proposed project rents are below these rents.

	Market Rents	% Project Rents Below	
0 bedroom			
1 bedroom	\$ 1,289	-23.6%	
2 bedroom	\$ 1,581	-22.4%	
3 bedroom	\$ 2,270	-38.0%	
4 bedroom			
5 bedroom			
			Reference page: <input style="width: 50px; text-align: center;" type="text" value="73"/>

of all New Units Needed: Reference page:

of units needed for the targeted AMI of the project: Reference page:

Vacancy Rate: Reference page:

Months to Lease-up: Reference page:

Capture Rate: Reference page:
 (projected income eligible tenants who will move in next year/proposed units)

Absorption Rate: Reference page:
 (proposed units/existing LIH, market area units required)

Penetration Rate: Reference page:
 (existing LIH units/total eligible households)

Number of LI households that can afford rent of proposed project: Reference page:

Distance (miles) to: (only fill this out at full market study)

1.28	miles to grocery store (convenience store does not count)
2.70	miles to medical services appropriate and available to all prospective tenants (e.g., hospital, doctor offices, etc.) and are one of the following:

A Project is located within 1½ miles of the specified amenity or essential service.

Public or contracted transportation (not including taxi or school bus service) is reasonably available to the specified amenity or service (i.e., the Project is located within ¼ mile of fixed bus stop or on a same day call basis) (or letter from provider committing to establish such service); or

Where applicable, the specified amenity or service is available via a no-charge delivery service to the Project Location (all distances must be as specified in the Project's market study).

All other services and distance to each.

	Other Service	Distance (mi)
1	Transportation	0.10
2	Gas N Go	0.14
3	Ponderosa Elementary School	0.32
4	Riverside Middle School	0.64
5	Ponderosa Park	0.87
6	Albertsons	1.28
7	United States Postal Office	1.73
8	Billings Senior High School	2.20
9	Billings Public Library	2.20
10	Billings Community Center	2.31
11	Yellowstone Bank	2.53
13	Intermountain St. Vicent Regional Hospital	2.70
14	Walmart Supercenter	3.13
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AMENITIES FORM

Project Name: Skyview

All Units	Yes/No	Incremental	Benefit
		Cost Per Unit	
Air Conditioning	Yes	\$ 2,000.00	Air conditioning is a health and safety feature for the future residents, as average temperatures in July and August are north of 88 degrees in Billings.
Carport/Garage	No		
Dishwasher	Yes	\$ 500.00	Dishwashers are a convience and econmical benefit to future residents. They are more time and water efficient than handwashing.
Disposal	No		
Extra storage outside unit	No		
Microwave	Yes	\$ 300.00	Microwaves offer future residents a quick and easy way to warm food, and are common place in all new construction developments. Thus, they are needed to allow the project to be competitve in the
Patios or Balconies	No		
Washer/dryer hookups	Yes	\$ 250.00	Necessary for in-unit washers and dryers.
Washer/dryer in unit	Yes	\$ 1,250.00	In-unit washers and dryers offer residents convienience. Also, by having the washers and dryers owned by the project, the development can avoid wear and tear by residents moving large

Project Wide	Yes/No	Incremental	Benefit
		Cost Total	
Basketball hoop/pad	No		
Car plug ins	No		
Community Garden	No		
Community Room	No		
Computer(s) for tenant use	No		
Library	No		
On site Manager	No		
Outdoor community area	Yes	\$ 25,000.00	Gives future residents a place to interact and socialize with other residents. Also, can be a place for residents to host events/gatherings.
Play Area	Yes	\$ 16,000.00	Gives children a place to play, interact and be active outdoors.
Hotspot/Wi-Fi	No		
Other:			



August 16, 2024

– SENT VIA EMAIL –

Community
Development
Division

PO Box 1178
Billings, MT 59103

P 406.657.8281
TTY 711

Bruce Posey, Chair
Montana Board of Housing
301 S. Park Ave., Suite 240
P.O. Box 200528
Helena, MT 59620-0528

**SUBJECT: SKYVIEW APARTMENTS, BILLINGS, MONTANA
LOW-INCOME HOUSING TAX CREDIT APPLICATION
GL DEVELOPMENT**

Dear Mr. Posey:

Thank you for the opportunity to comment on the Low-Income Housing Tax Credit application submitted by GL Development. As I understand it, the proposed project will provide 26 income-restricted apartments, most of which will be in a one-story, duplex style. The preliminary unit mix will be 8 one-bedroom units; 12 two-bedroom units; and 6 three-bedroom units. These new rental units will all be targeted to 50% and 60% Area Median Income (AMI) families. Project amenities are to include a play area; full kitchens with microwaves and dishwashers; laundry hookups and machines; energy efficient design and appliances.

The project is in alignment with the City of Billings' Consolidated Plan strategies:

Housing Cost Burden: One of the most significant housing issues in Billings is cost burden. Over 80% of low-income households have been paying 30-50% or more of their income for housing costs. Minorities are disproportionately impacted by housing cost burden including Black / African American, Asian, Native American, and Hispanic families.

Affordable Housing Availability: Housing affordability is the most significant factor in housing choice for both renters and homeowners. The availability of housing affordable to very low-income households is also a significant issue. While there are an adequate number of housing units in Billings to accommodate the population, there is a housing deficit of over 4,700 units for households with incomes less than 30% of the AMI. There are also over 7,000 households on HomeFront (formerly Housing Authority of Billings) waiting lists. Over 2,000 people are waiting for single-person housing.

The Skyview Apartments project also aligns with the following City of Billings' Consolidated Plan goals:

Create, preserve, and expand affordable housing options: Encourage the citywide development of new affordable single-family, multi-family and special needs housing in the community through private developers and nonprofit organizations.

Neighborhood Revitalization: Revitalize neighborhoods through foreclosure remediation, redevelopment and infill development.

Affordable housing in Billings is in high demand. As the housing market declines, the rental market has become more competitive over the past few years. This has resulted in increased monthly rental rates, limiting local availability of affordable housing. The 26 housing units proposed by GL Development may be an important step in meeting the affordable housing needs of Billings' growing population.

Should you have questions or require additional information, do not hesitate to contact me via phone at (406) 657-8284 or email rodiert@billingsmt.gov.

Sincerely,



Tam Rodier
Program Coordinator



Montana State Legislature
MONTANA HOUSE OF REPRESENTATIVES

Representative Mike Yakawich
House District 51 - Billings

DURING THE SESSION
State Capitol Building
PO Box 200400
Helena, MT 59620-0400
Phone: (406) 444-4800
Web: leg.mt.gov

COMMITTEES
Human Services
State Administration

HOME ADDRESS
PO Box 32004
Billings, MT 59107
Phone: (406) 647-6391
Phone: (406) 254-2445
mike.yakawich@legmt.gov

September 12, 2024

Dear Montana Board of Housing:

I am writing in regards to the Skyview Apartments under the planning of GL Development. The project, called Skyview Apartments, will be on the South Side of Billings with 26 income-restricted apartments, most of which will be in a one-story duplex style.

I am well aware of the work of GL Developments. They do a fantastic job for our community and I am very proud of that. Living and working on the Southside I have discovered that their development has brought a deeper culture of hope and encouragement. Simply, such developments of GL enhance the quality of life for our neighborhood.

As a State Legislator and community member, I am always noticing pockets of our neighborhood that need love, attention and sound construction. As I recently walked around Jackson Court developed by GL Development, I was struck by the quality and the ambiance of that development. They did well.

I am very confident that GL Development will continue to work hard and be diligent to do the same with Skyview Apartments. At a time when we are looking for good housing at an affordable rate, solid low-income housing, this is one developer that not only talks the talk but walks the walk.

I give my entire endorsement providing tax credits and other support.

Thank you for your time and consideration.

Respectfully yours,

A handwritten signature in black ink that reads "Mike Yakawich". The signature is written in a cursive, flowing style.

Mike Yakawich
MT House District 51
206 South 32nd Street
Billings, MT 59101
mike.yakawich@legmt.gov
406-647-6391

9-13-2024

Bruce Posey, Board Chair
Montana Board of Housing
Montana Department of Commerce
301 S. Park Ave, Suite 240
Helena, Mt 59620-0528

Re: Skyview Apartment Project, Billings, Mt

Dear Mr. Posey,

I am familiar with the real property, and I have reviewed the draft image of the plans for the Skyview Apartments.

These apartments will fulfill the promises made by GL Development. They are affordable and they have the amenities everyone desires, including large windows, air conditioning, washer/dryers, green spaces, a playground and much more.

GL Development is now seeking funding for a similar project next to Jackson Court called Skyview Apartments. The developers have proved that they can and will honor their commitments.

I urge you to approve their request for this needed project on the Billings southside.

Sincerely,

Mike Boyett
Billings City Council, Ward 5



CITY COUNCIL

P.O. Box 1178
Billings, MT 59103-1178
Phone 406.657.8433
FAX 406.657.8390

September 16, 2024

Bruce Posey, Board Chair
Montana Board of Housing
Montana Department of Commerce
301 South Park Avenue, Suite 240
Helena, MT 59620-0528

Dear Mr. Posey and the Montana Board of Housing:

I am writing in support of GL Development's application for funding its proposed Skyview Apartments development on the Southside neighborhood of Billings. Billings, like many Montana towns and cities, is facing an acute shortage of housing, particularly that people in 50% to 100% AMI can afford. Last time I checked, our local housing authority had a waiting list of over 2,000 families.

GL Development is building affordable housing exactly where we most need it in Billings—at infill locations where we already have existing infrastructure. Their most recent projects in Billings, Jackson Court (completed) and Mitchell Court (under development), exemplify this, and Skyview Apartments would be the next chapter of this most important book of Billings housing. As a councilmember, I know well that using this existing infrastructure instead of building new means that we can keep our property taxes and street assessments lower, benefiting everyone in the community. Furthermore, these projects create more contiguous neighborhoods, strengthening social bonds and filling gaps with "eyes on the street" that deter criminal activity.

The design for Skyview Apartments collection of duplexes and fourplexes applies CPTED (Crime Prevention Through Environmental Design) principles, with dwelling units facing the street and providing natural surveillance. GL Development has also done a good job of reaching out to neighbors to hear their concerns and incorporate their best ideas.

For all these reasons, I hope you will give funding support for the proposed Skyview Apartments your greatest consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Ed Gulick'.

Councilmember Ed Gulick, Ward 1



August 15, 2024

Mr. Bruce Posey, Chair
Montana Board of Housing
Montana Department of Commerce
301 S. Park Avenue, Ste 240
Helena, MT 59620-0528

RE: Skyview Apartments Housing Project-Billings, MT

Dear Mr. Posey and Board Members,

Big Sky Economic Development (BSED) is pleased to provide a letter of support for the Skyview Apartments application to the Montana Board of Housing. BSED serves as the economic development organization for Yellowstone County. We are acutely aware of the need for quality affordable housing in the Billings area. The Skyview Apartments project will be a vital project that will help to meet the growing need for housing. GL Development intends to hire local subcontractors, adding an additional economic boost to the region.

The population and economy of Billings has grown significantly in the past decade, resulting in a very tight housing market with a significant shortage of decent, affordable rentals for people of moderate means.

Billings has a high need for housing with significant wait lists for housing of 2,645 households. Housing needs are increasing at a rapid rate. BSED's most recent housing study shows the need for an additional 2,000 housing units in our downtown core alone.

Skyview Apartments housing project will be an exceptional project for the community and the need is growing. The plan to create 26 new housing units that will be one story duplex style and have energy efficient components, ADA accessibility through universal design, and be family friendly is extremely appealing. This neighborhood infill project dovetails well with the current Growth Policy, and the property has basic infrastructure nearby.

The greatest housing need in Billings is the development and renovation of affordable housing for both owners and renters with incomes from zero to 80% Area Median Income, according to the City County Consolidated Plan. The planned development of Skyview Apartments will provide a housing opportunity for this population and will target 40% to 60% of median income.

Currently, BSED is the recipient of a US EPA Brownfield grant which enables us to complete Phase I and Phase II assessments on properties within downtown Billings. We have also secured a US EPA Revolving Loan Fund to assist property owners with securing funds to clean up contaminated sites.

We are pleased to provide this letter of support for Skyview Apartments. It is a much-needed project for the south side of Billings. Thank you in advance for your thoughtful consideration of this worthy project.

Sincerely,

A handwritten signature in blue ink that reads "Dianne R. Lehm". The signature is fluid and cursive, with the first name being the most prominent.

Dianne R. Lehm
Community Development Director

BEARTOOTH

RESOURCE CONSERVATION AND DEVELOPMENT AREA, INC.

Bruce Posey, Board Chair
Montana Board of Housing
Montana Department of Commerce
301 S. Park Avenue, Suite 240
Helena, MT 59620-0528

August 14, 2024

Dear Mr. Posey:

On behalf of Beartooth RC&D, I am writing to support the Skyview Apartments development on the south side of Billings. Beartooth RC&D serves a 5-county area that includes Yellowstone, and every county is struggling with the lack of affordable workforce housing. We were encouraged to see some positive movement happening in the City of Billings with the recent Jackson Court and Mitchell Court developments. The Skyview Apartments will consist of 26 income-restricted apartments and provide even more housing that fits the needs of many workers.

We are in favor of the variety of apartments, most of which will be a duplex-style, that will be offered to meet the needs of many different income-qualified families. Restricting these rentals to those who work in the immediate vicinity will also provide south-side employers with the much-needed workforce that has been lacking over the past few years. As Billings continues to grow, the deficit of necessary employees will increase if the issue of workforce housing is not promptly addressed.

Thank you for making affordable housing a priority. We strongly encourage you to support the Skyview Apartments development and help Billings to be a city that continues to thrive and grow.

Sincerely,



Joel Bertolino
Executive Director



128 So. Main St.
P. O. Box 180
Joliet, MT
59041

PHONE 406-962-3914
FAX 406-962-3647
WEBSITE www.Beartooth.org



(406) 698-3153
SBURABILLINGS@GMAIL.COM
DICKZIER@GMAIL.COM
.....
2139 BROADWATER AVE. STE F
BILLINGS, MONTANA 59102

P.O. Box 21271, Billings, Montana 59104
406-698-3153

Montana Department of Commerce
Montana Board of Housing
Atten: Sheila Rice
301 South Park Avenue, Suite 240
Helena, MT 59620-0528

Dear Ms. Rice,

The South Billings Urban Renewal Association (SBURA) would like to communicate to you a letter of support for the GL Development, Inc. and its executive team, Gene Leuwer and Beki Brandborg in their application for low-income housing tax credits.

SBURA manages the distribution of tax increment assistance in the South Billings Boulevard Urban Renewal District. In 2021, the Billings City Council awarded GL Development \$547,305 of tax increment assistance to develop Jackson Curt Apartments. This project has been completed and is a tremendous addition and benefit to low-income residents in our district. In 2024 the Billings City Council awarded \$500,000 of tax increment financing to develop Mitchell Court Apartments to the South of Jackson Court Apartments. This area is very blighted and will be improved considerably and provide still much needed apartments for low-income residents in our District. Construction should begin in the near future. GL Development is planning for the development of Skyview Apartments in our District.

The SBURA Board greatly welcomes GL Developments' efforts to reduce Blight and promotion of affordable housing in our District and urges the Board of Housing to give positive consideration to this new project.

Regards,

 8/19/2024
Scott Hanser, Vice President



August 15, 2024

Ms. Sheila Rice, Chair
Montana Board of Housing
Montana Department of Commerce
Helena, MT 59620-0528

Subject: Support for Skyview Apartments Affordable Housing Project in Billings

Dear Ms. Rice and Board Members,

The Billings Chamber of Commerce would like to express our support for the proposed Skyview Apartments Affordable Housing Project in Billings. Two aspects of this proposal will be particularly beneficial to our business community. Increasing housing supply is extremely important to keep housing in Billings affordable.

Our members have indicated that "Increasing Housing Supply" is the second most important issue facing their business or organization. We believe that housing affordability follows housing abundance, and we've been working to reduce onerous government regulations that impede market solutions. At the same time, we recognize that people need affordable housing now. Our local housing authority has a wait list of over 7,000 people waiting for housing to become available. The additional 26 units at Skyview Apartments cannot come soon enough.

In addition to the long-term benefits provided by additional housing supply, we've discussed with the developer incorporating the principles of crime prevention through environmental design (CPTED), a strategy aimed at building safety and deterrence into the built environment, into their plans. We applaud the developer, GL Development, for their proactive approach to utilize CPTED principles in previous properties and appreciate the safety considerations they've given to this proposed project.

We thank you for your consideration.

Sincerely,

A handwritten signature in black ink that reads "Daniel J. Brooks". The signature is written in a cursive, flowing style.

Daniel J. Brooks
Director, Business Advocacy
Billings Chamber of Commerce

South Park Senior Citizens Center, Inc.

901 South 30th Street
Billings, Montana 59101

September 14, 2024

To: Bruce Posey
Montana Board of Housing
Montana Department of Commerce
301 S. Park Avenues, Suite 240
Helena, MT 59620

Bruce:

After a visit from Beki Brandborg, our members at the South Park Senior Center became aware of the potential Skyview Apartments in Billings. Many seniors are mindful of the current established developments and consistently ask for applications.

Low-income affordable housing is in short supply in this area and too many seniors are on too many waiting lists. Finally, someone is trying to fill this housing shortage, especially in the south side area of Billings.

I understand more such developments are planned for this neighborhood. One affordable complex at a time will certainly help lessen this problem.

I fully support GL Development's application for the Skyview Apartments and strongly encourage a favorable vote by the Board of Housing.

Brenda Eichele
South Park Senior Center
Board of Directors



September 16, 2024

Mr. Bruce Posey, Chair
Montana Board of Housing
Montana Dept. of Commerce
Helena, MT 59620-0528

RE: Skyview Apartments Affordable Housing Project

Dear Mr. Posey and board members,

I am writing in support of the proposed Skyview Apartments Affordable Housing project in Billings, MT. As you are no doubt aware, Billings is facing a severe shortage of affordable housing options. This impacts the older adult population dramatically as many seniors are on a fixed budget, unable to respond to the market forces driving rental costs. Each and every project creating a large housing stock helps ease the pressure on housing expense. Projects specifically aimed at low- income populations are particularly beneficial.

The city of Billings was recently recognized as an AARP Age Friendly Community. AARP has identified 10 domains that are of greatest impact to older adults. The Billings Age Friendly Billings Coalition has selected three of the domains for an initial focus, with housing being one of those.

We are currently working on several advocacy fronts to impact the housing crisis and this project is in alignment with our efforts.

Thank you for your consideration of this project and for your efforts to make a positive difference in Montana.

Sincerely,

Erika Purington
Executive Director
erikap@allianceyc.org
406-259-9666

Activity Program
406-294-1588

AVP Volunteer Program
406-245-6177

Meals on Wheels
Billings:
406-259-9666
Laurel:
406-628-7571

Resource Center
406-259-5212

Senior Lunch Program
406-259-9666

Transportation Services
406-294-1591

AllianceYC.org

1505 Ave D, Billings, MT 59102
406-259-9666 | FAX: 406-259-2849
935 Lake Elmo Dr, Billings, MT 59105
406-606-1170 | FAX: 406-281-8027



September 16, 2024

Mr. Bruce Posey, Chair
Montana Board of Housing
Montana Dept. of Commerce
Helena, MT 59620-0528

RE: Skyview Apartments Affordable Housing Project

Dear Mr. Posey and board members,

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Sincerely,

Erika Purington
Executive Director
erikap@allianceyc.org
406-259-9666

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406-245-6177

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406-259-5212

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AllianceYC.org

1505 Ave D, Billings, MT 59102
406-259-9666 | FAX: 406-259-2849
935 Lake Elmo Dr, Billings, MT 59105
406-606-1170 | FAX: 406-281-8027

BIG SKY Senior Services

Bruce Posey, Chair
MT Board of Housing
P.O. Box 200528
Helena MT 59620

September 11, 2024

RE: Letter of Intent to Provide Services at Skyview Apartments, Billings, MT

Big Sky Senior Services believes Senior Citizens deserve the right to live in their homes, safe and free from abuse. Regardless of their ability to pay, Big Sky Senior Services provides services that promote independence, enhance quality of life, and prevent elder abuse.

We believe that supporting in-home independence is cost effective, promotes quality of life, and should be available to all seniors including those who cannot afford services, and who are not receiving duplicate services from another agency, especially those who are vulnerable and at risk.

OUR PROGRAMS

Senior Helping Hands was started in 1977 to respond to the need for in-home services for Elders in South Central Montana. Today, Senior Helping Hands provides home care and homemaking services to over 200 seniors in Yellowstone County.

Prevention of Elder Abuse has pioneered innovative and comprehensive abuse prevention services since its founding in 1992. We were one of the first organizations in the United States to conduct fraud prevention training, which teaches community volunteers such as Bank Tellers, Meter Readers, and Mail Carriers to spot and report possible elder abuse. Today, we provide information, abuse investigation, case management, and financial payee services to elders and disabled adults throughout South Eastern Montana.

Our new AmeriCorps Senior Companion program is the only program in the Billings area that provides phone and friendly visitor support for the elderly. Many seniors receive either daily phone calls or weekly visits from senior volunteers. They help the isolated elders live independently at home while still being able to stay connected to the community.

Big Sky Senior Services is excited to offer a letter of support and commitment to GL Development to provide the above community support services and refer potential Residents to Skyview Apartments.

Please keep Big Sky Senior Services updated as the timeline is established for this project. We are Excited to see new affordable, safe, senior friendly housing in Billings, MT.

935 Lake Elmo Dr., Ste. B - Billings, MT 59105 (office) 406-259-3111 - (fax) 406-259-5839

www.bigskyseniorservices.org

BIG SKY
Senior  **Services**

Agreed and Accepted

By: Big Sky Senior Services
Support Service Provider



Authorized Signer

Executive Director

Title

9/12/24

Date

By: GL Development
Skyview Apartments

Authorized Signer

Title

Date



Montana Housing
MONTANA DEPARTMENT OF COMMERCE
301 S. Park Ave.
PO Box 200528
Helena, MT 59620-0528

August 5, 2024

Dear Montana Housing Staff and Board:

We are excited to present our 2025 Housing Tax Credit application to Montana Housing staff and Montana Board of Housing. This application for a new construction project recycles bedroom and bathroom P.O.D.S., creating new homes in Billings on HomeFront's campus on Sioux Lane in the Heights. This application represents LB Lofts 9%, the 9% portion of a twinned project, which creates 22 of the 101 total new homes.

This project is a strong partnership with two of Montana's strongest housing agencies/organizations. HomeFront has procured Homeword as their developer and this is our second project where Homeword will develop and HomeFront will own. Homeword has extensive experience partnering as Developer on projects with Housing Authorities, other non-profits and for-profit partners for the last 30 years. HomeFront has owned and operated a successful portfolio for the last 50 years.

There are several key updates to our application from the time of our LOI submission. The most visible update is that we have selected a name for the project, LB Lofts. LB Lofts is HomeFront's way of honoring the visionary founding Executive Director, Lucy Brown. Lucy retired in 2017, but left an amazing legacy. Her foresight to purchase the land on Sioux Lane has given the opportunity to create 80 homes to date and this project proposes an additional 101 homes. This is the last large-scale parcel on Sioux Lane and we are honored to name the project after Lucy.

Since the LOI submission, a key update is that we have progressed with our architectural design through the design development stage of the architectural and engineering process. We have further explored the details necessary to make the P.O.D.S. connections to the new construction components of the buildings. We are presenting our most updated cost estimates within this application. If awarded, we'd be ready to procure our general contractor to assist with the design team's construction document phase of the process, helping us to refine costs and find the most efficient way to deliver these new homes.

The largest updated from April for this project is that we are now proposing to incorporate Laurel Gardens into the 4% side of the LB Lofts project. Laurel Gardens is a 30-unit senior project that HomeFront was able to acquire and preserve in 2020. This project was at risk of leaving Montana's

affordable portfolio and going to market, most likely displacing the 30 senior and disabled households that currently reside at Laurel Gardens. Since the time of acquisition, HomeFront invested two million dollars of their own limited resources into the most urgent capital needs on the project. The exterior work has been completed and has secured the property's building envelope. This work was all done prior to the contemplation of this project, so those costs cannot be included in this tax credit project. The remaining interior and systems work that remains is still significant. We are proposing including Laurel Gardens into the 4% side of the LB Lofts twinned project. This 4% scattered site project will submit a full application if awarded 9% Housing Credits. Homeward and HomeFront will work with MT Housing staff to best present both projects and leverage them to make both projects feasible and also maximize the benefits provided with this 9% request for valuable Housing Credits. We believe the inclusion of Laurel Gardens helps with overall financial feasibility of LB Lofts and preserves 30 additional home.

As you'll see from our application (letters of support, city council meeting minutes), we have many supporters of this partnership and this project. We respect the challenging decision the MBOH Board must make as the need is great around the state. Our credit request comes with careful consideration in a time of extreme risk with challenging market conditions. We have strived to maximize all efficiencies within this twinned project to create and preserve as many homes as possible. HomeFront's management experience and strong community connections along with Homeward's expansive development experience create a solid team with strengths that will allow us to bring these much-needed projects to fruition.

Thank you for your consideration of this application. We look forward to hearing from you.

Sincerely,

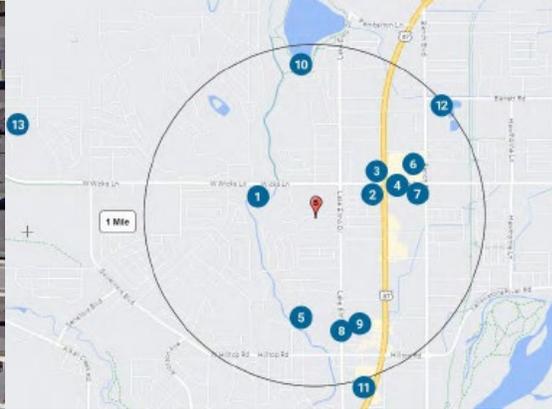


Patti Webster, CEO/ Executive Director
Director HomeFront



Heather McMilin, Project Development
Homeward

LB Lofts Pictures



Sioux Lane facing West



Community Garden to the East



Condominiums to the North

MARKET STUDY SUMMARY

Market Study Company:	Kinetic Valuation Group
Project Name:	Lucy's Lofts
Project Market Area:	301 Sioux Lane, Billings, MT 59105

Is the project, as proposed, viable?

Average (comparable/achievable) market unit rents in immediate area and the percent the proposed project rents are below these rents.

	Market Rents	% Project Rents Below	
0 bedroom			
1 bedroom			
2 bedroom	\$ 1,727	-23.00%	
3 bedroom			
4 bedroom			
5 bedroom			Reference page: <input style="width: 50px;" type="text" value="69"/>

of all New Units Needed: Reference page:

of units needed for the targeted AMI of the project: Reference page:

Vacancy Rate: Reference page:

Months to Lease-up: Reference page:

Capture Rate: Reference page:
 (projected income eligible tenants who will move in next year/proposed units)

Absorption Rate: Reference page:
 (proposed units/existing LIH, market area units required)

Penetration Rate: Reference page:
 (existing LIH units/total eligible households)

Number of LI households that can afford rent of proposed project: Reference page:

Distance (miles) to: (only fill this out at full market study)

0.99	miles to grocery store (convenience store does not count)
0.38	miles to medical services appropriate and available to all prospective tenants (e.g., hospital, doctor offices, etc.) and are one of the following:

A Project is located within 1½ miles of the specified amenity or essential service.

Public or contracted transportation (not including taxi or school bus service) is reasonably available to the specified amenity or service (i.e., the Project is located within ¼ mile of fixed bus stop or on a same day call basis) (or letter from provider committing to establish such service); or

Where applicable, the specified amenity or service is available via a no-charge delivery service to the Project Location (all distances must be as specified in the Project's market study).

All other services and distance to each.

	Other Service	Distance (mi)
1	Intermountain Health Heights Clinic	0.38
2	Western Security Bank	0.42
3	Walgreens	0.44
4	Cenex Zip Trip	0.49
5	Windsor Estate Community Center	0.55
6	Wal-Mart Supercenter	0.59
7	USPS	0.60
8	Lake Elmo Dr & Milton Rd	0.64
9	Bench Elementary	0.64
10	Lake Elmo State Park	0.92
11	Albertson's Grocery Store	0.99
13	Medicine Crow Middle School	
14	Skyview High School	1.83
15	Billings Public Library	2.37
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AMENITIES FORM

Project Name: LB Lofts 9%

All Units	Yes/No	Incremental Cost Per Unit	Benefit
Air Conditioning	Yes	\$ 5,600.00	LB Lofts will be using mini splits for their heating, also provide cooling. MT has an ever increasing heat load in the summer. The cost provided is for heating and cooling, so not a true "AC" cost.
Carport/Garage	No		
Dishwasher	No		
Disposal	No		
Extra storage outside unit	No		
Microwave	No		
Patios or Balconies	Yes	\$ 4,200.00	Patios and balconies are included to ensure some private outdoor space for each household.
Washer/dryer hookups	Yes	\$ 1,200.00	We will be ready for appliances, intending to provide them for residents. Hook ups are essential at the time of construction.
Washer/dryer in unit	No		Washer and Dryers being prioritized from our construction contingency - the intention will be to provide the units, just not committing to them due to cost concerns.

Project Wide	Yes/No	Incremental Cost Total	Benefit
Basketball hoop/pad	Yes	\$ 5,000.00	LB Lofts will be providing a corn hole pitch on site and will be making it available to the other projects located on the HomeFront campus.
Car plug ins	No		
Community Garden	Yes	\$ -	There are community gardens provided to the entire HomeFront campus, LB Lofts will have access.
Community Room	Yes	\$ -	The community room provided at Falcon Run will serve the entire campus and will be available to LB Lofts residents.
Computer(s) for tenant use	No		
Library	No		
On site Manager	Yes	\$ -	There is an onsite Manager at Falcon run serving the HomeFront campus and will provide services to LB Lofts.
Outdoor community area	Yes	\$ -	There will be picnic areas and benches throughout the LB Loft site, but there are also additional outdoor community areas available on the HomeFront campus and available to LB Lofts residents.
Play Area	Yes	\$ -	HomeFront has provided a playground for the entire campus and this will be available for LB Lofts residents. The campus is adjacent to a City park as well, easily serving the campus and LB Lofts.
Hotspot/Wi-Fi	No		
Dog Park	Yes	\$ -	HomeFront has provided a dog park for the entire campus and this will be available for LB Lofts residents.



Brenda Beckett
Billings Community Development
2825 3rd Ave N 4th floor
Billings, MT 59101

Jason Hanson
Montana Board of Housing
P.O. Box 200528
Helena, MT 59620-0528

Julie Flynn
Montana Department of Commerce
Community Development Division
P.O. Box 200523
Helena, MT 59620-0523

July 29, 2024

To whom it may concern,

On behalf of District 7 Human Resources Development Council (HRDC), I am writing to offer my wholehearted support of LB Lofts project's Montana Housing Tax Credit application and the HOME Investment Partnerships Program applications. I understand that you have many worthy and important projects that you are looking at for support. I believe that the inclusion of 101 new two-bedroom, two-bathroom homes is one of the most important projects that is in need of funding in Billings at this time.

Our Billings community is facing a crisis regarding the availability and affordability of safe housing. Many of our residents are currently paying more than 50% of their income on housing. This has created a huge housing cost burden on families and individuals. Many residents are not able to move to more affordable or safer neighborhoods due, in part, to this housing cost burden.

The LB Lofts project's Montana Housing Tax Credit application and the HOME Investment Partnerships Program applications will help meet several of the City's Action Plan needs by creating, preserving and expanding safe, affordable housing that is centrally located to bus routes, bike trails, grocery stores and medical facilities. Being centrally located will allow community members to gain and maintain employment, meet their medical needs, and participate in the city's commerce.

Allowing for more affordable housing options will enable community members to obtain and maintain safe, affordable housing, become housing self-sufficient and can lead to being first time homeowners. This will help foster suitable living environments and a higher quality of life through the improvement of



housing projects and housing developments. Homeownership helps lead to financial security, home equity and family stability.

In our 2024 Community Needs Assessment 67% of respondents identified availability of safe and affordable housing as a top need in our communities. These findings are similar across urban and rural communities in our services areas. HRDC offers many housing services including housing navigation, Section 8 Housing Choice Vouchers, security deposits, rental assistance for unhoused individuals and/or families (including youth), as well as assistance for the prevention of homelessness. From 2022 to 2023 HRDC saw participation in our emergency housing assistance increase by 28%. However, funding levels remain stagnant. This project will help ease the impact of the lack of affordable and available housing that the City of Billings is facing.

HRDC supports the LB Lofts project and encourages your favorable consideration.

Sincerely,

A handwritten signature in blue ink that reads 'Denise Jordan'. The signature is fluid and cursive, with a long horizontal stroke at the end.

Denise Jordan, CEO



Brenda Beckett
Billings Community Development
2825 3rd Ave N 4th floor
Billings, MT 59101

Jason Hanson
Montana Board of Housing
P.O. Box 200528
Helena, MT 59620-0528

Julie Flynn
Montana Department of Commerce
Community Development Division
P.O. Box 200523
Helena, MT 59620-0523

July 23, 2024

To Whom It May Concern:

Please see the attached Letter of Support of Homeward's Housing Tax Credit and HOME applications for LB Lofts located in Billings, Montana.

Sincerely,

A handwritten signature in black ink, which appears to read "David O'Leary". The signature is written in a cursive style and is positioned above the printed name and contact information.

David O'Leary
Executive Director
Phone: (406) 609-8990
david@mtcoc.org

2825 Stockyard Road, Unit I-1
Missoula, Montana 59808
www.mtcoc.org



July 23, 2024

To Whom It May Concern:

The Montana Continuum of Care Coalition would like to express its full support of Homeward's Housing Tax Credit and HOME applications for LB Lofts located in Billings, Montana.

As the administrator of Montana's Statewide Continuum of Care, the coalition is aware of the significant need for increased access to affordable housing options in Montana. Meeting this need is an ever-growing challenge. Increases in the cost of rent across Montana has diminished the ability of existing resources to meet the housing needs of Montanans, and the availability of new resources to expand housing stock is limited, and often falls short of adding the number of units needed.

The growing need for affordable housing in Billings is no exception. We know that as individuals and families struggle finding access to affordable housing they often move from place to place searching for a place to call home. Those who have been unable to find affordable housing in Billings may find themselves in Great Falls, Missoula, Helena, or Kalispell; further stressing the rental markets in those communities. The 101 new rental units at LB Lofts will not only allow individuals and families from Billings to stay in their community, but it will also benefit communities across Montana by diminishing the need to move in order to find affordable housing.

The Montana Continuum of Care Coalition knows it takes full spectrum of housing options to meet the needs of all Montanans, and LB Lofts will be a significant step in meeting the need for affordable housing in Billings.

Sincerely,

A handwritten signature in black ink, appearing to read "Jim McGrath", is written over the printed name.

Jim McGrath
Board President

A handwritten signature in black ink, appearing to read "David O'Leary", is written over the printed name.

David O'Leary
Executive Director

July 24, 2024

Patti Webster, CEO

HomeFront

2415 1st Sve North

Billings, Mt. 59101

Dear Patti,

I'm pleased to support your application to the MBOH for the PODS project. Having recently worked with you on four Tax Credit projects in the Billings area, I can certainly attest to the community need, to you and your organization's incredible capacity and your commitment to the folks you serve.

You do an excellent job. Best of luck with your PODS project. It is a great idea.

Best,

A handwritten signature in blue ink, appearing to read "Gene Leuwer".

Gene Leuwer

GL Development LLC

406-459-5332



July 29, 2024

To: Brenda Beckett

Billings Community Dev.
2825 3rd Ave N, 4th Floor
Billings, MT 59101

Jason Hanson

Montana Board of Housing
P.O. Box 200528
Helena, MT 59620-0528

Julie Flynn

Montana Department of Commerce
Community Development Division
301 S. Park Ave. P.O. Box 200523
Helena, MT 59620-0523

Re: Letter of Support for HomeFront's Applications

Dear Ms. Beckett, Mr. Hanson, and Ms. Flynn,

I am writing on behalf of United Way of Yellowstone County to express our strong support for HomeFront and their LB Lofts project's Montana Housing Tax Credit application and the City and State HOME Investment Partnerships Program application. Affordable housing has long been a concern in our community and this project will make a significant impact on the problem.

United Way of Yellowstone County is dedicated to improving the lives of individuals and families in our community by addressing critical issues such as education, health, and financial stability. A key component of all these goals is access to safe, affordable housing. Housing stability is foundational for individuals and communities to thrive. When people have affordable homes, they are better able to maintain employment, support their children's education, and contribute positively to the community.

The LB Lofts project aligns well with our mission and the needs of our community. We continue to see affordable housing as an ongoing concern discussed by many groups as contributing to homelessness, mental health concerns, addiction, and other issues. Therefore, addressing affordable housing is critical to addressing the overall well-being of our community. By providing affordable housing, this project will not only benefit the families directly but also strengthen our community as a whole.

Thank you for your consideration of HomeFront's applications. We believe that the LB Lofts project will be a significant step towards addressing the affordable housing shortage in our community. We urge you to approve HomeFront's LB Lofts applications and support this vital initiative. The impact of your support will be felt across our community, fostering stability and growth for countless families.

Sincerely,

Kim Lewis, President/CEO
United Way of Yellowstone County
406-272-8507
klewis@uwyellowstone.org



Brenda Beckett
Billings Community Development
2825 3rd Ave N 4th floor
Billings, MT 59101

Jason Hanson
Montana Board of Housing
P.O. Box 200528
Helena, MT 59620-0528

Julie Flynn
Montana Department of Commerce
Community Development Division
301 S. Park Ave.
P.O. Box 200523
Helena, MT 59620-0523

I am writing on behalf of the Downtown Billings Alliance to express our enthusiastic support for the LB Loft's project and its applications for the Montana Housing Tax Credit and the City and State HOME Investment Partnerships Program.

The Downtown Billings Alliance is dedicated to enhancing the vitality and livability of our downtown area. We recognize that affordable rental housing is a critical component of a thriving community. Access to affordable homes helps ensure that all individuals, including those with lower incomes, have the opportunity to live in safe, stable, and vibrant neighborhoods. This inclusivity fosters economic diversity, supports local businesses, and strengthens our community's social fabric.

The LB Loft's project aligns perfectly with our mission to improve housing options in downtown Billings. The development of affordable rental units will not only address a significant need in our community but also contribute to the revitalization of our urban core. We believe that the Montana Housing Tax Credit and HOME Investment Partnerships Program funding are crucial for the success of this project and will greatly benefit our city by providing quality housing options to those who need them most.

We wholeheartedly support the LB Loft's funding applications and urge you to give them favorable consideration. This project represents a valuable investment in the future of our community and aligns with our shared goals of fostering inclusive and sustainable growth.

Thank you for considering our support.

Sincerely,

A handwritten signature in black ink that reads "Katy Schreiner".

Katy Schreiner
CEO
Downtown Billings
katy@downtownbillings.com



Jessica Kannegiesser
1020 Cook Avenue
Billings, MT. 59102
(406) 259-2007
ed@billingsearlyheadstart.org

July 30, 2024

Jason Hanson
Montana Board of Housing
P.O. Box 200528
Helena, Mt. 59620-0528

Mr. Hanson,

Thank you for taking the time to read this letter. I currently am the Executive Director of Young Families Early Head Start and prior to that I was the Emergency Services Program Director at HRDC District 7. Both careers have given me firsthand experience dealing with the significant housing problem we have in Billings, Montana. Individuals, both young and old, families, and single families are unable to afford the outrageous rent being charged in this city. The people without homes, who are living on the streets, continue to grow in numbers. This problem requires more than just additional resources, yes, but offering affordable housing through the project that Home Front is proposing is at least substantial starting point. Home Front has been the center for equal opportunity, decent, and affordable housing for years in this state and they continue to move the needle forward continuing their work putting a dent in the demand for affordable housing. Without this project, where would people go? Decent, respectable people who work every day to provide for themselves and their families and pay their taxes and bills are still ending up homeless. Nobody is exempt from this danger; it can literally happen to the best of us. The older generation who receives social as their only income cannot make it. I am currently paying \$400 of my mother's rent because she cannot do it alone. She worked 35 years for the same company on hard concrete floors to the point where she is now heavily disabled and her SSDI and minimal retirement are not enough to cover her basic needs such as housing, food, and utilities. This is ridiculous and a real shame that that is what is she left with. She and thousands just like her are really struggling. Many people in this city are literally one paycheck away from a disaster, from homelessness. This is the reality that this market has led us to.

The young families I work with here at Young Families Early Head Start cannot afford a roof over their head for them and their children. They are forced to live in indecent overcrowded housing with friends or families or are trying to survive week to week in hotels or are literally homeless with nowhere to rest their heads at night. Nowhere to bathe or eat a meal. Nowhere to be safe from the rising crime. 60% of our families meet the definition of homelessness according to the McKenny-Vento Act and 50% of them all work full-time. They simply cannot afford the rent landlords are charging.

When I was working at HRDC most of the people seeking assistance for rent were elderly and/or single parent families who all worked their whole life or were currently working full-time but couldn't afford their rent and got behind. To get caught up after falling behind is next to impossible with the amount of fees that get added each day you are late. If people have family or friends they can move in with, they do, but if they don't, or their friends and family are barely making it as is, they end up in shelters or homeless. The shelters are overflowing and unable to meet the demand. Many of the people staying there are working full-time jobs and trying to better themselves, they just cannot find affordable housing, or if their lucky, their only housing options is a completely run down trailer in a rough neighborhood that is infested and falling apart. Even places like that are charging significantly more than they should be, it's a real crisis.

HomeFront is proposing to develop 101 new rental homes in Billings that people earning 60% and below the Area Median Income (AMI) can afford. For context, 60% AMI means \$41,400 gross income for a one-person household to \$59,100 for a four-person household. Half of the homes will be targeted to households earning 50% or less than the AMI (\$34,500 to \$49,250, depending on household size or \$16.58 to \$23.67/hour). This is the majority of middle-class workers in Billings who cannot afford the current rentals available. All 101 homes will be two-bedroom, two-bathroom homes. The site will be conveniently located to many essential services (grocery store and health clinic) and useful community amenities (bus line, dog park and community gardens). The proposed project will even include on-site parking. What more needs to be considered, this is a no brainer to me.

Young people fresh out of college working the entry level jobs that are essential to our community cannot afford to provide a roof over their head. Why would they then stay in Billings and make their life here and utilize their degree here? We are losing out on essential workers. The Baby Boomers are faced with overpriced accommodated living, living with family or friends, or homelessness. This is not how we should treat our elderly population. They should be treated with dignity and respect and be able to afford a rental or a home. New developers are overwhelmed with impediments and barriers, such as, land costs,

zoning restrictions, lack of funding, etc., that make it hard to create homes people can afford in Billings. We must do better. We can't change it overnight, but we can start somewhere by allowing organizations, such as HomeFront, to take advantage of the LB Lofts project's Montana Housing Tax Credit program and the City and State HOME Investment Partnerships Program. Please consider this letter as our organization's unwavering support behind HomeFront's application for these programs.

Sincerely,

A handwritten signature in cursive script that reads "Jessica Kannegiesser". The signature is written in black ink and is positioned above the typed name.

Jessica Kannegiesser

Young Families Early Head Start

Executive Director



Jessica Kannegiesser
1020 Cook Avenue
Billings, MT. 59102
(406) 259-2007
ed@billingsearlyheadstart.org

July 30, 2024

Julie Flynn
Montana Department of Commerce
Community Development Division
301 S. Park Avenue
P.O. Box 200523
Helena, MT. 59620-0523

Julie,

Thank you for taking the time to read this letter. I currently am the Executive Director of Young Families Early Head Start and prior to that I was the Emergency Services Program Director at HRDC District 7. Both careers have given me firsthand experience dealing with the significant housing problem we have in Billings, Montana. Individuals, both young and old, families, and single families are unable to afford the outrageous rent being charged in this city. The people without homes, who are living on the streets, continue to grow in numbers. This problem requires more than just additional resources, yes, but offering affordable housing through the project that Home Front is proposing is at least substantial starting point. Home Front has been the center for equal opportunity, decent, and affordable housing for years in this state and they continue to move the needle forward continuing their work putting a dent in the demand for affordable housing. Without this project, where would people go? Decent, respectable people who work every day to provide for themselves and their families and pay their taxes and bills are still ending up homeless. Nobody is exempt from this danger; it can literally happen to the best of us. The older generation who receives social as their only income cannot make it. I am currently paying \$400 of my mother's rent because she cannot do it alone. She worked 35 years for the same company on hard concrete floors to the point where she is now heavily disabled and her SSDI and minimal retirement are not enough to cover her basic needs such as housing, food, and utilities. This is ridiculous and a real shame that that is what is she left with. She and thousands just like her are really struggling. Many people in this city are

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Sincerely,

A handwritten signature in cursive script that reads "Jessica Kannegiesser". The signature is written in dark ink and is positioned above the typed name.

Jessica Kannegiesser
Young Families Early Head Start
Executive Director

June 26, 2024

Brenda Beckett
Billings Community Development
2825 3rd Ave N 4th floor
Billings, MT 59101

Jason Hanson, Montana Board of Housing
P.O. Box 200528
Helena, MT 59620-0528

Julie Flynn
Montana Department of Commerce
Community Development Division
301 S. Park Ave.
P.O. Box 200523
Helena, MT 59620-0523

Dear Ms. Beckett, Mr. Hanson, and Ms. Flynn,

RiverStone Health is pleased to support HomeFront's proposal to develop 101 new rental homes in Billings, MT. This project is especially important to us at RiverStone Health as we serve a large population of patients who earn 60% and below the Area Median Income (AMI) as well as a high number of unhoused patients. For our patients and for many families across Billings, affordable housing is becoming harder to find. This project would provide stability and certainty to those it supports.

Our mission at RiverStone Health (Yellowstone City-County Health Department) is: To Improve Life, Health & Safety. RiverStone Health is a leader in empowering better health, community well-being, and healthcare innovation. We support our mission with clinic services, community health and wellness initiatives, an active learning environment including residencies, new program innovation, disease prevention, regulatory inspections and permitting, home care and hospice and more. We have centrally located services, clinics in schools and surrounding communities, and mobile outreach services. We are committed to improving the life, health and safety of each person in our community.

We understand that social determinants of health are a significant factor in addressing the health of our patients and our community. Homelessness (in all of its forms) and/or not having a stable place to live contribute to increase in health disparities which leads to a ripple effect through the entire community. To address the whole person in a healthcare setting we must consider that not all of our patients have a safe place to live, and we work regularly with community agencies to help address the need for accessible housing options. We support HomeFront in their efforts to provide housing for

our community and look forward to partnering with them to serve the needs of our patients and our county.

Homefront has a reputation for convening partners and collaborating to improve the lives of those in our area and the health of our community. I am pleased to support this project on behalf of RiverStone Health and look forward to sharing the outcomes and lessons learned.

Sincerely,



Jon Forte, MHA, FACHE
President & CEO
Yellowstone County Health Officer



406.855.1745 

offthestreetsshelter@gmail.com 

PO Box 867 Billings, MT 59103 

offthestreets.net 

Brenda Beckett

Billings Community Development

2825 3rd Ave. N., 4th Floor

Billings, MT 59101

Jason Hanson

Montana Board of Housing

P.O. Box 200528

Helena, MT 59620-0528

Julie Flynn

Montana Department of Commerce

Community Development Division

P.O. Box 200523

Helena, MT 59620-0523

July 26, 2024

To Whom It May Concern:

I am writing this letter to ask for your support for HomeFront and Homeword in funding requests this year for the LB Lofts project in Billings.

I represent a Billings nonprofit organization, *Off The Streets*, which exists to address the local homelessness crisis. While organizations like ours, targeting the existing homeless population, are undeniably important, it is just as true that a prudent and comprehensive approach to this problem should include efforts directed at prevention. An excellent example of such an effort is the LB Lofts Project, which will provide 101 new two-bedroom, two-bathroom rental units that are affordable for

for those experiencing homelessness

individuals at or below 60% of the Area Median Income. By providing these affordable units, the LB Lofts Project will be an effective upstream intervention to allow financially fragile individuals and families to remain housed. This, in turn, will extend dignity and safety to the target population and will reduce private and public emergency expenditures that these individuals and families would otherwise generate.

In light of the above considerations, *Off The Streets* supports the LB Lofts project's Montana Housing Tax Credit application as well as the HOME Investment Partnership Program applications.

Sincerely,

James A. Mack

Board Chair, *Off The Streets*

jim@otsbillings.org

(406) 530-5787



Date: August 2, 2024

Montana Board of Housing
PO Box 200528
Helena MT 59620-0528
RE: HC-Application (Opportunity Place)

Dear Board of Housing:

Opportunity Place is a 24-unit accessible/adaptable apartment project to-be-built at 901 S. 3rd St. W. in Missoula, Montana. The site is owned by Opportunity Resources, Inc. (ORI) and currently houses ORI's wood shop business. ORI partnered with Bouchee Development and Jenn Clary to redevelop the site for a higher and better social use. Without an award of tax credits from MBOH, the mixed-use redevelopment of the site will not move forward. With the allocation, the vision for the project can be realized. This project aligns with ORI's global vision to provide access to employment and independent living opportunities in safe accessible housing for some of the most vulnerable members of our community. The City of Missoula and Missoula Redevelopment Agency as well the neighborhood stakeholders fully support this higher and better use for the site. In anticipation of an allocation of credits from MBOH, the existing wood shop business and equipment have been sold to the Missoula wood products company, Tripp Lumber, which will continue to operate the ORI wood shop business from its better-suited industrial site, preserving the current ORI client and staff wood shop jobs, and the site will be cleared by ORI to prepare for construction of the new Opportunity Place improvements.

The proposed Opportunity Place redevelopment consists of a three-story multifamily building consisting of 24 total affordable housing homes (nine 1-bedroom and fifteen 2-bedroom) serving residents at 40%, 50%, 60%, 70% and 80% AMI utilizing the Income Averaging set aside (60% AMI weighted average) as well as the Artists of Opportunity commercial space directly north of the apartments. These two spaces will become a condominium development.

The multifamily project serves the greater Missoula community with one-quarter (1/4) of the units constructed to enhanced ADA standards and prioritized to house Missoula adults with developmental disabilities. ORI is the non-profit gold standard in Montana for housing and employing adults with developmental disabilities, and the inclusion of these special needs units at Opportunity Place will allow ORI to work with and support those tenants through its programming and other services. The request for tax credits will fund the apartments only. ORI will utilize the wood shop building and equipment sales proceeds to construct a new approx. 2,000 square foot commercial unit for the Artists of Opportunity immediately adjacent to Opportunity Place fronting Third Street. This new commercial building will house ORI's robust art program, thereby creating new jobs for ORI clients and staff, and opportunities to coordinate programming with local artists and schools.

This unique non-profit/for-profit model and mixed-use redevelopment plan will result in a one-of-a-kind affordable housing project – one that if funded by MBOH will (i) relocate a successful Missoula wood products business to a more appropriate site, (ii) ensure the existing wood shop buildings and equipment are re-used and stay out of the landfill, (iii) preserve the existing ORI wood shop client and staff jobs at a new site, (iv) remove low-grade environmental contamination from the site (lead and ACM) and recycle the existing building foundations, (v) construct 24-units of critical affordable housing for Missoula families and adults with developmental disabilities with attendant services and support for the



special needs tenants, (vi) does not pay for but does allow ORI to construct a new commercial building for ORI to operate its Artists of Opportunity Art program immediately adjacent, thereby creating a highly efficient and integrated mixed-use site in the core of Missoula to both house and employ ORI clients and staff, and (vii) create new ORI client and staff jobs at the new Artists of Opportunity arts center to be located immediately adjacent to Opportunity Place. MBOH operates within the Montana Department of Commerce as a recognition of the inter-relationship of housing and economic development in Montana. MBOH would be hard-pressed to fund another project in Montana where affordable housing and economic development are so clearly linked and dependent upon one another.

Project amenities and enhanced ADA design will include the following: over the minimum IBC/IECC building, accessibility and envelope code requirements, as well as provide well above the minimum percentage of units dedicated to accessibility, and well above the minimum 5% Section 504 typical counts of full mobility accessible ADA units. These units are designed specifically to house adults with developmental disabilities some of which maneuver in heavy power operated wheelchairs; the design is for every unit at Opportunity Place to be fully adaptable in a unique design to easily modify every unit to a full mobility unit.

The proposed apartment buildings includes an accessible ambulatory elevator, large private patios and decks for each unit, energy star appliances, dishwashers, air conditioning, ceiling fans in living rooms, energy saving measures for exterior lighting and water conservation measures, in-unit laundry, private storage for each unit, community space for on-site programming and services, interior and exterior communal space adjoining an open courtyard green space with an accessible play area, open to the south and west for optimal sunlight and solar gain, off-street accessible parking, and an on-site manager's office, as well as meeting the livability, functionality, durability, healthy interior environment, visitable requirements per the 2025 QAP Design Section. In addition, ORI will own and operate its new community arts center immediately adjacent to Opportunity Place. The Opportunity Place apartments are placed amongst well-established surrounding neighborhood homes, and the area includes schools, bus stops, trail system, grocery stores, medical services and other businesses, most within less than a ¼ mile from the property, and as a bonus the Missoula Paddleheads baseball stadium and riverfront are also within a comfortable traversing distance.

While Opportunity Housing Partners LLLP is requesting a full \$650,000 allocation of credit from MBOH, it is also adding a wealth of other resources to the financing stack. To wit, Opportunity Resources, Inc. is donating land valued at \$985,000 for the project, and the City of Missoula committed to spend \$1,878,455 in Tax Increment Financing on the project. Opportunity Housing Partners LLLP hopes that you provide us the opportunity to make Opportunity Place a reality through an allocation of tax credits, thereby making this unique mixed-use redevelopment project in the heart of Missoula a reality.

Thank you in advance for your consideration of this Opportunity Place full application. If you have any questions please contact us at (406) 214-1618 or mike@boucheedevelopment.com.

Sincerely,

Mike Bouchee President, Bouchee Development LLC

Jenn Clary Principal Architect, encompass design inc

Opportunity Place photos:



MARKET STUDY SUMMARY

Market Study Company:	Prior & Associates
Project Name:	Opportunity Place
Project Market Area:	City of Missoula

Is the project, as proposed, viable?

Average (comparable/achievable) market unit rents in immediate area and the percent the proposed project rents are below these rents.

	Market Rents	% Project Rents Below	
0 bedroom			
1 bedroom	\$ 1,500	28.1%	
2 bedroom	\$ 1,875	20.6%	
3 bedroom			
4 bedroom			
5 bedroom			Reference page: <input style="width: 50px;" type="text" value="70"/>

of all New Units Needed: Reference page:

of units needed for the targeted AMI of the project: Reference page:

Vacancy Rate: Reference page:

Months to Lease-up: Reference page:

Capture Rate: Reference page:
 (projected income eligible tenants who will move in next year/proposed units)

Absorption Rate: Reference page:
 (proposed units/existing LIH, market area units required)

Penetration Rate: Reference page:
 (existing LIH units/total eligible households)

Number of LI households that can afford rent of proposed project: Reference page:

Distance (miles) to: (only fill this out at full market study)

miles to grocery store (convenience store does not count)

miles to medical services appropriate and available to all prospective tenants (e.g., hospital, doctor offices, etc.) and are one of the following:

A Project is located within 1½ miles of the specified amenity or essential service.

Public or contracted transportation (not including taxi or school bus service) is reasonably available to the specified amenity or service (i.e., the Project is located within ¼ mile of fixed bus stop or on a same day call basis) (or letter from provider committing to establish such service); or

Where applicable, the specified amenity or service is available via a no-charge delivery service to the Project Location (all distances must be as specified in the Project's market study).

All other services and distance to each.

	Other Service	Distance (mi)
1	Convenience Store	0
2	Grocery Store	1
3	Specialty Market	0
4	Neighborhood Shopping Center	1
5	Community Shopping Center	1
6	Big Box Retail Store	2
7	Shopping Mall	2
8	Elementary School	1
9	Middle School	1
10	High School	1
11	Head Start	1
13	University	1
14	Recreation Center	0
15	Community Center	1
16	Park	0
17	Library	1
18	Transit Station	
19	Bus Stop	-
20	Hospital	1
21	Medical Clinic	0
22	Government Offices	1
23	Post Office	1
24	Police Station	1
25	Fire Station	1
26	Pharmacy	0
27	Senior Center	1
28	Childcare Center	1
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AMENITIES FORM

Project Name: Opportunity Place

All Units	Yes/No	Incremental Cost Per Unit	Benefit
Air Conditioning	Yes	\$ 4,166.00	cooling in the hot months and during forest fire season
Carport/Garage	No		
Dishwasher	Yes	\$ 900.00	saves on water usage
Disposal	Yes	\$ 100.00	helps maintenance costs tenant use versus durability of piping
Extra storage outside unit	Yes	\$ 10,416.00	breakout of labor & materials for 35 net square footage of each storage room
Microwave	Yes	\$ 200.00	one small microwave built into cabinets in unit
Patios or Balconies	Yes	\$ 8,800.00	rough estimate of framing, labor, railing, decking, outdoor light, single door
Washer/dryer hookups	Yes	\$ 1,250.00	rough estimate of washer and dryer boxes, piping, venting
Washer/dryer in unit	Yes	\$ 1,666.00	cost of appliances only

Project Wide	Yes/No	Incremental Cost Total	Benefit
Basketball hoop/pad	No		
Car plug ins	No		
Community Garden	No		
Community Room	Yes	\$ 252,455.00	cost of material & labor to construct fully the community room + outdoor covered patio
Computer(s) for tenant use	Yes	\$ 2,000.00	cost of 2 computers, 2 monitors, 2 mice and 2 keyboards
Library	No		
On site Manager	No		MHA will have part-time manager and maintenance staff onsite each day
Outdoor community area	Yes	see above	see community room total cost
Play Area	Yes	\$ 25,000.00	accessible swing + standard swing + wave style slide with fall protection
Hotspot/Wi-Fi	No		broadband provided
Other:	Yes	\$ 180,000.00	elevator cost \$150,000 + elec, framing, mech - it benefits the project users, family and friends



Missoula City Council

435 Ryman

Missoula, MT 59802

Phone: 406-552-6012

Web: www.ci.missoula.mt.us/314/City-Council

Montana Board of Housing
Montana Department of Commerce
P.O. Box 200528
Helena, MT 59620-0528

Monday, September 30, 2024

Re: Opportunity Place Housing Project in Missoula, Montana

Dear Staff and Board Members:

The Missoula City Council is writing to share enthusiastic support for the proposed Opportunity Place project in Missoula.

Opportunity Place will contribute to Missoula's vibrant community by providing 24 new units for renters with incomes between 40-80% of Area Median Income. According to the 2023 National Low Income Housing Coalition's Out of Reach report, the housing wage in Missoula to afford a two-bedroom apartment is \$23.13. The average renter's wage is \$16.36, highlighting the gap between wages and available housing. Additionally, like most of Montana, Missoula is experiencing an extremely tight housing market due to the decade-long decline in housing production and the economic impacts of COVID-19. While vacancy rates have begun to increase, the supply of rental properties continues to be inadequate. As nearly half of Missoula's population are renters—and Missoula's population continues to increase—tight supply disproportionately affects low-income residents' housing stability. Due to this, the City maintains an increase in housing supply as a top priority.

In addition to the new housing supply this project will contribute, the intentional design and development of Opportunity Place will include eight units that meet accessibility requirements. Expanding the supply of units that accommodate a wide range of accessibility needs aligns with community needs. According to the American Community Survey, roughly 12% of Missoulians identify as having a disability, and approximately 5% of people identify challenges with independent living. As many of these individuals with disabilities experience additional challenges related to aging, access to stable, supportive housing will significantly improve their health and livelihoods. Opportunity Place will offer tenants the benefits of Supportive Housing and include on-site property management and staff from Opportunity Resources Inc., which will profoundly impact these individuals' lives.

In 2019, the City of Missoula adopted a city-wide housing strategy, *A Place to Call Home*. The strategy considers the landscape for tenants, the needs for new construction and preservation, and processes for securing Low-Income Housing Tax Credit-funded projects in our region. The

proposed project meets several goals in the strategy, including supporting tenants, partnering to create new housing, and reducing barriers to creating new supply.

The City of Missoula believes that providing safe and healthy housing is a critical need for neighbors of all incomes. The Mayor's Strategic Plan emphasizes the City's action-oriented focus on health and safety as well as community design and livability, which promotes the design of spaces that promote equity. The location of the Opportunity Place Apartments will be near services, including transit, trails, grocery, and retail to meet basic needs. This connectivity to the built and natural environment promotes well-being and autonomy.

We are so grateful to Montana Housing and the Montana Board of Housing for their ongoing partnership and support of Missoula's efforts to create housing that people of all incomes are proud to call home.

In conclusion, the Opportunity Place project will create an essential resource for 24 households with a blend of incomes below 80 percent of the Area Median Income and a range of accessibility needs. Unit creation that promotes residents' health, safety, and well-being aligns with city-wide housing and strategic goals. Respecting the dignity of Missoulians at all levels of income is a centrally held belief, and this project will further that. We appreciate the challenge of allocating finite resources and respectfully request your thoughtful consideration of the Opportunity Place application and our community goals when deciding where to allocate the essential Housing Tax Credits.

Sincerely,

Missoula City Council

All Members in Support: Stacie Anderson, Mirtha Becerra, Bob Campbell, Daniel Carlino, Sierra Farmer, Gwen Jones, Kristen Jordan, Eric Melson, Mike Nugent, Jennifer Savage, Amber Sherrill, and Sandra Vasecka

cc: Mike Bouchee, Bouchee Development; Jenn Clary, Encompass Design

RECEIVED

APR 24 2024

4.2.24

MONTANA BOARD OF
HOUSING

Hello Staff and Board Members,

I live two blocks from the proposed Opportunity Place project in Missoula and would like to share my vote of confidence.

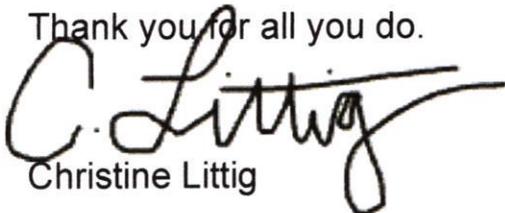
As the previous chair of the Riverfront Neighborhood Council in Missoula I introduced this project to the neighborhood last year. 125+/- community members were excited about this project's potential contributions to an extremely tight, and not necessarily inclusive, housing market. Here is what we recorded in our meeting notes from March of 2023:

"The team received questions about what is eligible to live here and plans to ensure the building is energy efficient. The proposal was well-supported by those in attendance, with it being described by one attendee in her remarks as a "great" idea."

Safe, healthy, and affordable housing is difficult to come by in our community. Safe, healthy, and affordable homes centrally located are even more difficult. The team has put together a quality project to replace an underutilized and outdated block in our neighborhood. The project is also in alignment with Missoula's growth goals and the Mayor's Strategic Plan that promotes designing spaces that promote equity. It is near grocery stores, trails, parks, and the public library, with public transportation easily accessible.

I imagine your job is difficult. I will close by saying this project focuses on our most vulnerable residents. I am proud of their housing intentions, the way in which they will be supporting continued jobs and community amongst their clients and am excited to see main floor activity the neighborhood can enjoy and be proud of. Please pause an extra moment and consider Opportunity Place for all it is going to offer Missoulians.

Thank you for all you do.



Christine Littig



Former leader and chair of the Riverfront Neighborhood Leadership Team and immediate neighbor of Opportunity Place

RECEIVED

APR 24 2024

April 17th, 2024

To Whom It May Concern,

MONTANA DEPARTMENT OF
HOUSING

We are writing to express our enthusiastic support for the Opportunity Project in the Riverfront Neighborhood of Missoula. As residents of this vibrant community, we have witnessed firsthand the positive impact that projects like this one can have on individuals and families striving to achieve their full potential.

The Opportunity Project's commitment to providing housing, resources, support, and opportunities for individuals facing economic and physical challenges is commendable. Stable housing created by this project offers empowerment opportunities for people to overcome barriers and build brighter futures for themselves and their families.

We believe that investing in programs like the Opportunity Project is essential for creating a more equitable and inclusive neighborhood, and a better Missoula. By helping individuals access the housing support they need, systemic barriers will begin to break down and pathways for prosperity begin.

Furthermore, the Opportunity Project plays a crucial role in fostering collaboration and partnership among local organizations, businesses, government, and the neighborhood. By working together, we can leverage our collective resources and expertise to address the root causes of poverty and inequality. Let's create lasting change.

In conclusion, we urge you to support the Opportunity Project in our neighborhood where we can build a stronger, more resilient community. Everyone deserves the opportunity to thrive.

Thank you for your dedication to making a positive difference in the lives of others.

Sincerely, and on behalf of the Missoula Riverfront Neighborhood Leadership Team,

Eva Dunn Froebig
Tristan Hester
William Warren

Jonathan Qualben
Daniel Gundlach

Deb Bonk
Christine Littig



Montana Board of Housing
Montana Department of Commerce
P.O. Box 200528
Helena, MT 59620-0528

Friday, September 27, 2024

Re: Opportunity Place Housing Project in Missoula, Montana

Dear Staff and Board Members:

I am writing to express the City of Missoula Community Planning, Development & Innovation's ardent support for the proposed Opportunity Place project in Missoula.

Opportunity Place's 24 new apartment homes will meaningfully impact renters with incomes between 40% and 80% of the Area Median Income (AMI). In the last ten years, as AMIs have increased 59%, housing costs have increased 158%. According to the City's *2024 Housing Landscape Assessment*, most of Missoula's cost-burdened rental households earn less than **\$50,000 annually**—which is less than 80% of the Area Median Income for a two-person household. Developing housing targeted to meet the needs of people with incomes below 80% AMI is essential to addressing a wide range of housing needs, and the City of Missoula regularly partners with industry professionals who share the goal of building a housing market that all Missoulians can afford.

In 2019, the City of Missoula adopted a city-wide housing strategy, *A Place to Call Home*. The strategy considers the landscape for tenants, the need for new construction and preservation, and supporting the development of Low-Income Housing Tax Credit-funded projects in our region. The Opportunity Place project meets several goals in the strategy, by leveraging and using innovative financing, helping tenants, and partnering to create new housing.

The City of Missoula uses three decision-making lenses – Housing, Climate & Resilience, and Equity – to guide the implementation of its strategic goals. The Opportunity Place project embraces all three lenses. This housing development will utilize adaptive reuse, Brownfields funding to clean up lead-contaminated soils, and deconstruction methods to minimize environmental impact and maximize future tenants' health and safety. Adding 24 income-restricted units, with one quarter supporting Missoula adults with developmental disabilities, will continue the legacy of Opportunity Resources, Inc, and support Missoula's community.

We are very grateful to Montana Housing and the Montana Board of Housing for their ongoing partnership and support of Missoula's efforts to create housing that people of all incomes are proud to call home.

In conclusion, the Opportunity Place project will create an essential resource for 24 households with a blend of incomes below 80% of the Area Median Income and a range of accessibility needs. The City of Missoula is proud to support this project as we know it will directly benefit Missoula residents. We appreciate the challenge of allocating finite resources and respectfully request your thoughtful

consideration of the Opportunity Place application and our community goals when deciding where to allocate the essential Housing Tax Credits.

Sincerely,

A handwritten signature in blue ink that reads "Eran Pehan". The signature is fluid and cursive, with the first name "Eran" and last name "Pehan" clearly distinguishable.

Eran Pehan
Director, Community Planning, Development & Innovation, City of Missoula

cc: Mike Bouchee, Bouchee Development; Jenn Clary, Encompass Design



OFFICE OF THE MAYOR

435 RYMAN MISSOULA, MONTANA 59802-4297 (406) 552-6001

September 27, 2024

Montana Board of Housing
Montana Department of Commerce
PO Box 200528
Helena, MT 59620-0528

Dear Honorable Board Members:

On behalf of the City of Missoula, I am pleased to submit this letter of support for the Opportunity Place Housing Project. Missoula is currently facing a critical shortage of affordable housing units, particularly those providing workforce and supportive housing for special needs tenants. The proposed Opportunity Place, with its 24 new units ranging from 40% AMI to 80% AMI, including units dedicated to housing Missoula adults with developmental disabilities, will have a significant impact in addressing this urgent need. Opportunity Resources, Inc. (ORI) in Missoula is the non-profit gold standard in Montana for employing and housing adults with disabilities. Opportunity Place is the result of a unique partnership combining ORI's cutting-edge programming with some of the area's most experienced affordable housing developers and designers, and it helps Missoula achieve its housing goals as detailed in A Place to Call Home – Missoula's housing strategy.

Not only will Opportunity Place provide much-needed multi-family, workforce, and special needs units, but an allocation of 9% tax credits will also unlock a multitude of related economic and other benefits of interest to MBOH and the Department of Commerce. If MBOH allocates credits to build Opportunity Place, ORI can move forward with its plan to sell its existing wood shop business on the site to another Missoula-based wood products company, thereby preserving the business and saving the ORI client and staff wood shop jobs. Once the site is cleaned and cleared, ORI will construct a new commercial storefront on 3rd Street to house its cutting-edge client art program, thereby creating new jobs for ORI clients and staff, while the new Opportunity Place will be constructed immediately adjacent.

While undoubtedly all of the LOIs under consideration provide for important housing for their respective communities, the Opportunity Place project will create vital housing for some of Missoula's most vulnerable residents while also producing a myriad of other unique benefits—redeveloping an essential property to a higher and better use, environmental cleanup of the site, the preservation of an existing Missoula business and its jobs, the creation of a new Missoula business and the creation of new jobs for ORI clients and others in the community. The Opportunity Place project is unique in so many ways and checks so many boxes that we

respectfully urge MBOH to help Missoula unlock all the benefits associated with this project and allocate 9% tax credits to Opportunity Place. With two 9% allocations to Missoula projects in the last nine LIHTC cycles, it is reasonable and equitable for MBOH to award credits this year to Opportunity Place to benefit the Missoula community.

We are deeply grateful for all your work in creating and enhancing housing across Montana. We thank you in advance for considering the Opportunity Place project and for your potential support. Your decision will significantly impact the lives of many in the Missoula community.

Sincerely,

A handwritten signature in cursive script that reads "Andrea Davis". The signature is written in black ink and is positioned to the left of the typed name.

Andrea Davis
Mayor

GREG GIANFORTE
GOVERNOR



DEPARTMENT OF
**PUBLIC HEALTH &
HUMAN SERVICES**

CHARLIE BRERETON
DIRECTOR

April 4th, 2024

Montana Board of Housing
Montana Department of Commerce
P.O Box 200528
Helena, MT 59620-0528

Re: Letter of Support for Opportunity Place

Hello,

Please accept this letter of support for the Opportunity Place project in Missoula, MT. Opportunity Resources, Inc. is the largest Developmental Disabilities Program (DDP) provider, serving approximately 300 adults with developmental disabilities across the state, but primarily in the Missoula community. Access to residential services for individuals with intellectual and developmental disabilities is a well-known challenge in the DD system in our state. This problem is impacted by both a lack of affordable housing as well as a lack of direct support staff who provide critical support services.

The innovative approach to affordable housing that is being taken with this project aims to solve multiple challenges through one project. It provides affordable housing options for both clients of ORI, as well as the much-needed direct support staff. It also offers individuals with intellectual and developmental disabilities an opportunity to live in a more integrated living environment than a typical DD group home affords. The emphasis on enhanced ADA accessibility is another aspect of the project that I find particularly exciting.

If funded, I believe more communities across Montana will be interested in replicating this project as an innovative solution to both affordable housing for individuals with developmental disabilities as well as the direct support work force.

Sincerely,

A handwritten signature in black ink that reads "L. Carter".

Lindsey Carter
Bureau Chief, DDP



April 4, 2024

Montana Board of Housing
Montana Department of Commerce
PO Box 200528
Helena, MT 59620-0528

To Whom It May Concern:

On behalf of the Missoula Redevelopment Agency (MRA), I am very pleased to submit this letter in support of the request submitted by Mike Bouchee of Bouchee Development and Jenn Clary of Encompass Design to allocate nine percent (9%) Low-Income Housing Tax Credits (LIHTCs) for the **Opportunity Place** development proposed at 901 S 3rd St W in Missoula, MT.

The proposed development site is located in an Urban Renewal District and the developers are eligible to apply for tax increment financing (TIF) assistance to remove the existing buildings, relocate utilities, and construct sidewalks and other amenities in the public right-of-way. In addition to the traditional use of TIF funding for infrastructure, this project is eligible for the use of TIF funds under the MRA's new Workforce Housing Program. In the 2021 session of the Montana Legislature, workforce housing was added to the definition of infrastructure in 7-15-4283(4), making it eligible for "bricks and mortar" funding through the use of TIF. We believe that Missoula is the first city in the state to create a program under the new definition allowing the use of these funds to address the growing housing crisis in Montana. Combining TIF assistance with 9% LIHTCs creates a powerful tool which can make the project affordable and successful. MRA staff has been working with the developers of this project for well over a year and is poised to support an application for TIF funding if the 9% LIHTC application is successful, making this the first project in the State to combine these two funding sources.

Opportunity Place would replace a warehouse building with 24 new units of greatly needed income-restricted housing in a residential area that is near services and well served by transit and a multi-use trail. Providing a mix of one and two-bedroom units, some with enhanced amenities for adults with developmental disabilities, will allow the project to qualify as a supportive housing project in a convenient location. The new commercial facility to be operated by Opportunity Resources (ORI) adjacent to the new housing could potentially provide employment for some of the new tenants. This is the type of infill development that Missoula needs and MRA strongly supports.

We are also delighted that Mike and Jenn have been working with Opportunity Resources to find a new owner for the existing wood shop, keeping it in business, relocating it to a more appropriate location, and continuing to provide jobs. We applaud their proposal to relocate the existing building and equipment, keeping it out of the landfill and in productive use.

Opportunity Place would be a win-win-win development for the Missoula community and the State of Montana by creating a model which combines the use of Tax Credits and TIF funds for the vertical construction of income qualified housing. I encourage you to support the LIHTC request.

Please feel free to contact me at buchanane@ci.missoula.mt.us or (406) 552-6156 if you have any questions or need additional information about MRA's support for this application.

Sincerely,

A handwritten signature in blue ink, appearing to read "Ellen Buchanan", with a long horizontal flourish extending to the right.

Ellen Buchanan
Director



HOUSING SOLUTIONS, LLC

*"Unless the Lord builds the house,
its builders labor in vain"*

August 5th, 2024

Chairman Posey & Members of the Board
301 S. Park Ave.
P.O. Box 200528
Helena, MT 59620-0528

RE: Polson Gardens / 2025 LIHTC Application

Dear Chairman Posey & Members of the Board:

Thank you for your consideration of Polson Gardens as part of this year's funding round. With this being the project's third application, we have had the opportunity to refine the project's design over the years and feel we are bringing forward our strongest proposal for Polson yet. Since Polson Gardens was invited forward in May, we've held a public hearing before the Polson City Commission to solicit public comment on the need for the project. The Commission was in full support of our proposal. Members of the community have also inquired about when they may be able to fill out an application to live at the property. All of this is evidence of the significant need in Polson for these homes. In addition, as this project sits within the Confederated Salish and Kootenai Tribes ("S&K") tribal boundaries, we expect it will serve members of the S&K community.

With the aid of a \$1,750,000 coal trust multi-family homes loan, we have been able to increase the size of Polson Gardens from 20 to 24 homes since the LOI. Despite the requirement that properties with a coal trust loan must pay property taxes, the benefit of the loan's lower interest rate more than offsets any decrease in loan size due to the required tax expense. This results in additional permanent sources which in this case will finance four additional homes. Another benefit of utilizing coal trust funding is the ability to contribute to the local tax base.

Other than the four additional homes proposed, very little has changed with Polson Gardens since the letter of intent. With its proximity to Flathead Lake in Western Montana, Polson continues to be a desirable place to live which has driven up the cost of housing in the area including rental housing. Anecdotally we have heard that short term rentals in the area have also been a factor leading to increased rental rates and housing costs.

The project still sits in the same great location on Hillcrest/Seventh Ave. E. near downtown Polson and adjacent to the Carol Sampson Sherick walking trail. The local Super 1 Foods grocery store and Credena Health pharmacy are 0.2 miles away and within walking distance (market study – pg 12). The senior center, medical services and a local park are also all less than a mile away (market study – pg 12).

As stated in May, it has been over 20 years since Polson has received a senior housing tax credit award. The last senior award in Polson was Sunnyslope Vista in 2002. The last tax credit award in Polson of any type was Polson Landing, a family project, in 2017.¹ This history of awards, and

specifically the time since the last senior award, was a significant factor in our pursuit of a new construction project in Polson and why we have continued to bring this proposal back to the Board.

Unsurprisingly, the market study showed a great need for these homes in Polson. The report showed a very low 1.2% vacancy rate across the 414 homes surveyed in the primary market area including a 0% vacancy rate among LIHTC properties (market study – pg. 51). The market study also showed a need for 154 new affordable senior homes needed today (market study – pg. 55). Perhaps the most astonishing figure relates to the waitlist for Polson Landing which had a *waitlist of 428 applicants* at the time of the market survey in June of this year (market study – pg 51). In addition, the City of Polson recognizes the need for affordable senior housing in their growth policy which mentions the goal of encouraging development of additional housing units for low-income, rental and elderly populations which is the exact type of housing Polson Gardens would bring to the community (Polson Growth Policy 2016, pg. 85). Polson Gardens will bring tremendous value to seniors in Polson by providing rental rates that are between 49.7% and 11.6% below its achievable market rents with monthly rents ranging from \$645 - \$1,050 *including all utilities* (market study – pg 67).

As mentioned at the LOI stage, we are proposing single story four plex buildings made up of one- and two-bedroom homes. Polson Gardens would include a community room, on site manager and community gardens. The benefit of the single story four-plex design should not be overlooked. Each home has the privacy of no one living above it as well as its own private patio space outside its front door. Each home will also have zero step entry access. Five of the homes will be set aside as 504 fully accessible with three of the five further set aside for those with hearing or visual disabilities. The homes themselves will comply with all design requirements found in Appendix B of the QAP. The size of the homes will be slightly larger than our typical apartment style development with one-bedroom homes at 649 square feet and two-bedroom homes at 920 square feet. Other amenities include in home washer/dryer, air conditioning, garbage disposal, dishwasher, and all other standard appliances.

The same development team is prepared to complete this project. Alex Burkhalter of Housing Solutions, LLC has over 20 years of experience developing with housing tax credits in Montana. The construction team also has over 20 years of experience with housing tax credit properties. The property will be managed by Infinity Management and Investments, LLC, a professional management firm with over 30 years of experience managing all types of affordable housing, including tax credit properties.

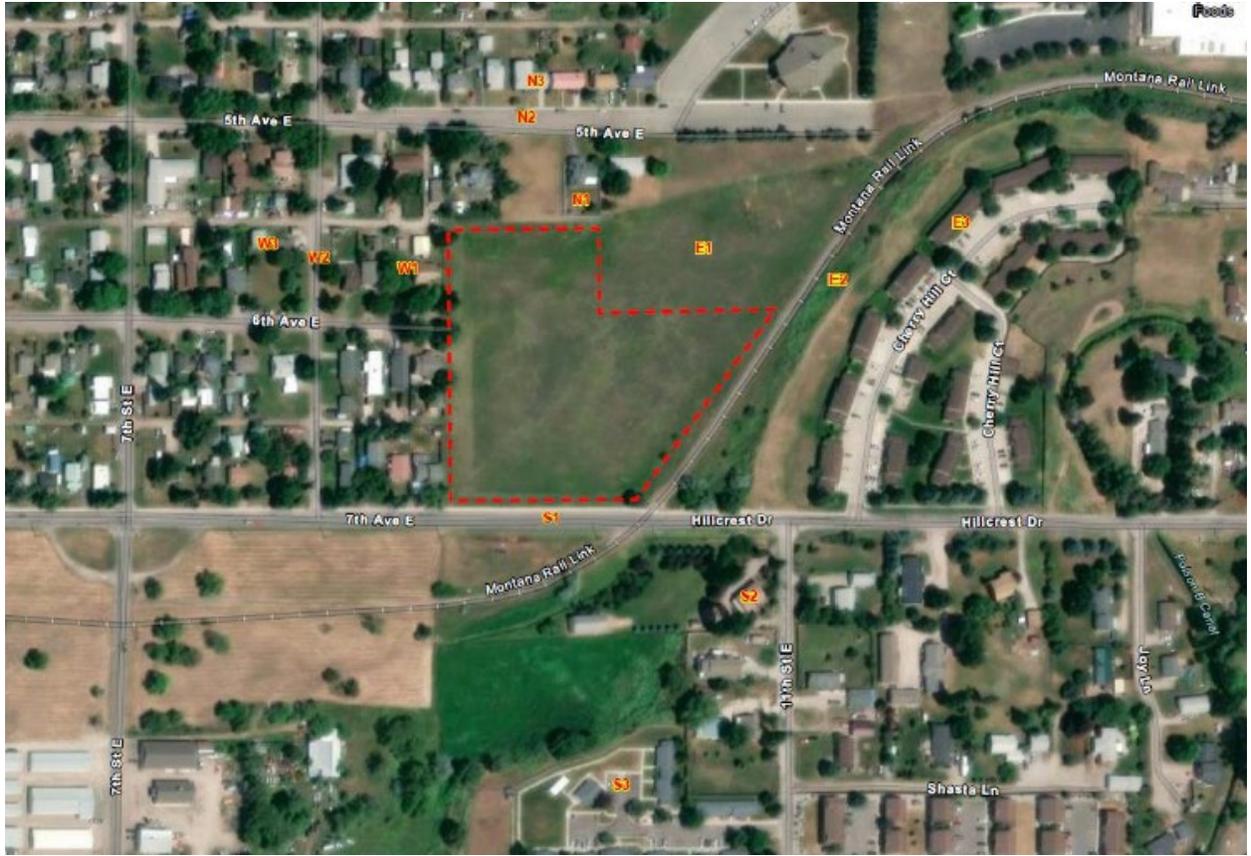
We would urge you to consider the significant need in Polson for this proposal. It's been many years since the community has received a housing tax credit award and in particular a senior tax credit award. Polson Gardens would be an incredible opportunity for seniors in the community to find housing they can afford in an excellent location. Thank you for your consideration.

Sincerely,



Alex Burkhalter

¹ All references to past awards taken from MBOH Current List of Tax Credit Properties Excel file https://housing.mt.gov/_shared/Multifamily/docs/websiteproplst.xlsx (accessed 7/26/24)







MARKET STUDY SUMMARY

Market Study Company:	Prior & Associates
Project Name:	Polson Gardens
Project Market Area:	Lake County

Is the project, as proposed, viable?

Average (comparable/achievable) market unit rents in immediate area and the percent the proposed project rents are below these rents.

	Market Rents	% Project Rents Below	
0 bedroom			
1 bedroom	\$ 1,035	11.6%	
2 bedroom	\$ 1,530	31.4%	
3 bedroom			
4 bedroom			
5 bedroom			
			Reference page: <input style="width: 50px; text-align: center;" type="text" value="67"/>

of all New Units Needed: Reference page:

of units needed for the targeted AMI of the project: Reference page:

Vacancy Rate: Reference page:

Months to Lease-up: Reference page:

Capture Rate: Reference page:
 (projected income eligible tenants who will move in next year/proposed units)

Absorption Rate: Reference page:
 (proposed units/existing LIH, market area units required)

Penetration Rate: Reference page:
 (existing LIH units/total eligible households)

Number of LI households that can afford rent of proposed project: Reference page:

Distance (miles) to: (only fill this out at full market study)

miles to grocery store (convenience store does not count)

miles to medical services appropriate and available to all prospective tenants (e.g., hospital, doctor offices, etc.) and are one of the following:

A Project is located within 1½ miles of the specified amenity or essential service.

Public or contracted transportation (not including taxi or school bus service) is reasonably available to the specified amenity or service (i.e., the Project is located within ¼ mile of fixed bus stop or on a same day call basis) (or letter from provider committing to establish such service); or

Where applicable, the specified amenity or service is available via a no-charge delivery service to the Project Location (all distances must be as specified in the Project's market study).

All other services and distance to each.

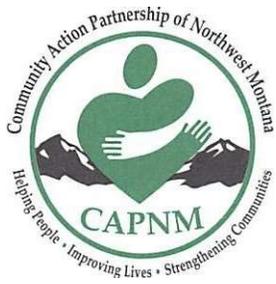
	Other Service	Distance (mi)
1	Convenience Store	0
2	Grocery Store	0
3	Specialty Market	1
4	Neighborhood Shopping Center	0
5	Community Shopping Center	1
6	Big Box Retail Store	1
7	Shopping Mall	57
8	University	54
9	Recreation Center	1
10	Community Center	11
11	Park	1
13	Transit Station	0
14	Bus Stop	0
15	Hospital	1
16	Medical Clinic	1
17	Government Offices	1
18	Post Office	1
19	Police Station	1
20	Fire Station	1
21	Pharmacy	0
22	Senior Center	0
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AMENITIES FORM

Project Name: Polson Gardens

All Units	Yes/No	Incremental Cost Per Unit	Benefit
Air Conditioning	Yes	\$ -	July and August average over 80 degrees with peak high temperatures over 100 degrees. For a VTAC system, heating/cooling has become industry standard, therefore there is no additional cost to
Carport/Garage	No		
Dishwasher	Yes	\$ 600.00	Today's seniors (55+) could be born as recent as 1969. Many have never lived as adults without a dishwasher. Dishwashers have become a part of the standard appliance package in homes.
Disposal	Yes	\$ 200.00	Undersink disposal increase the livability and greatly reduce the number of maintenance calls for backed up sinks.
Extra storage outside unit	No		
Microwave	Yes	\$ 150.00	Similar to the dishwasher, almost all households now have a microwave. By including a rangehood/microwave combo we can save precious kitchen counter space in these efficient units.
Patios or Balconies	Yes	\$ 5,000.00	Each home will have a small covered patio. This provides a private outdoor space for residents to relax.
Washer/dryer hookups	Yes	\$ 1,700.00	Today's seniors are accustomed to having a washer/dyer in their homes. The hookups are about \$1,500 for plumbing, electrical and venting.
Washer/dryer in unit	Yes	\$ 1,200.00	The equipment is around \$1,000 per unit. The extra \$1,000 to include the machines is wisely spent as it saves from move in/out damage from tenant owned equipment. Also tenant owned equipment will

Project Wide	Yes/No	Incremental Cost Total	Benefit
Basketball hoop/pad	No		
Car plug ins	No		
Community Garden	Yes	\$4,000/project	Incorporated into the landscape plan. No real additional costs for this. Maybe an additional \$2,000 for raised beds.
Community Room	Yes	\$100,000/project	The community room/building is the social hub for the community, facilitating activities and interactions between the residents.
Computer(s) for tenant use	Yes	\$1,000/project	So much information and resources are available online. This is a low cost item that is a great amenity for residents. Additionally, initial application, rent payments, and maintenance requests are moving
Library	No		
On site Manager	Yes	\$50,000/project	We have included the cost of the manager's office space and equipment in the community building. The actual cost of the site manager is borne in operations. The site manager is essential to the
Outdoor community area	No		
Play Area	No		
Hotspot/Wi-Fi	Yes	\$1,000/project	Community spaces will have WiFi available at little to no additional cost to the project.
Other:			



40+ Years Proudly Serving Flathead, Lincoln, Lake and Sanders Counties.

Main Office

214 Main Street
PO Box 88
Kalispell, MT 59903
Phone: 406-752-6565
Fax: 406-752-6582

Outreach Offices

933 Farm to Market Rd.
Suite B
Libby, MT 59923
Phone: 406-293-2712
Fax: 406-293-2979

110 Main Street
PO Box 132
Polson, MT 59860
Phone: 406-883-3470
Fax: 406-883-3481

HRDC District 10

www.capnm.net



Equally Housing
Opportunity

July 15, 2024

Chair Posey & Members of the Board
Montana Housing
301 S. Park Ave., Ste. 240
Helena, MT 59620-0528

RE: Polson Gardens Affordable Housing

Dear Chair Posey & Members of the Board:

Community Action Partnership of Northwest Montana ("CAPNWM") serves Flathead, Lake, Lincoln and Sanders Counties providing numerous social services to these counties including the Low-Income Home Energy Assistance Program, Weatherization Services, Emergency Rental Assistance, the Pathways TANF Program, and the Section 8 Housing Choice Voucher Program.

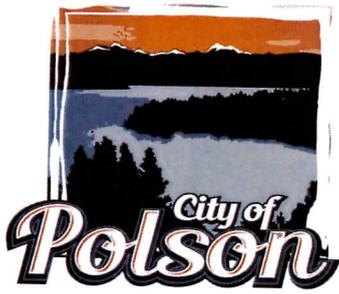
We are familiar with the housing market in Polson and the need for new senior homes in the community. LIHTC development such as this is particularly needed in the community.

The location of the Polson Gardens project, sitting off of 7th Ave. E. behind Immaculate Conception Church, is ideal for a senior development. It is near grocery, pharmacy, the Senior Center and downtown Polson. In fact, many of these local amenities are within walking distance of the proposed location.

The single story four plex style of development would allow zero step entry for the senior community.

We are in full support of Polson Gardens project.

Sincerely,
Cassidy Kipp
Director of Project Development
Community Action Partnership of NW MT



CITY OF POLSON

Office of the City Manager
106 1st Street E. | Polson, MT 59860
T: 406-883-8207 | F: 406-883-8238
E: citymanager@cityofpolson.com
W: www.cityofpolson.com

July 19, 2024

Chairman Bruce Posey
Montana Housing Board
301 S. Park Ave., Ste. 240
Helena, MT 59620-0528

RE: Polson Gardens Affordable Housing

The City of Polson would like to express its support for Housing Solutions, LLC's application for Federal Housing Tax Credits. The proposed project, **Polson Gardens**, would provide 24 new senior homes needed in our community.

The past several years have brought unprecedented price growth and rental increases to our housing market, as a result seniors, who often live on fixed incomes, have particularly struggled to find affordable homes.

The proposed project location is between 7th Ave. E. and 5th Ave. E. behind Immaculate Conception Catholic Church. This location is in direct proximity to a grocery store, health care facilities, pharmacy, and public transportation. In addition, the property sits directly adjacent to the Carol Sampson Sherick Trail.

This development also aligns with the City of Polson's Growth Policy which recognizes the goal of "encouraging the development of additional housing units for low-income, rental and elderly populations" (*Polson Growth Policy 2016, p. 85*).

We thank you in advance for carefully considering this much needed project for our community.

Respectfully,

Eric Huffine, Mayor

Jen Ruggless, Commissioner

Ed Meece, City Manager

Brodi Moll, Commissioner

Carolyn Pardini, Commissioner

Lisa Rehard, Commissioner

LAKE COUNTY HOUSING ASSISTANCE OFFICE



Housing Assistance Programs Provided by

Lake County Community Housing Organization and City of Ronan Housing Authority

P.O. Box 146

111 - 2nd Avenue SW

Ronan, MT 59864

Telephone: 406-676-5900

Fax: 406-676-5903

TTY-TDD: 711

E-mail: housing@ronan.net

<http://www.lakecountyhousing.org>

August 30, 2024

Chair Posey & Members of the Board
Montana Housing
301 S. Park Ave., Ste. 240
Helena, MT 59620-0528

RE: Polson Gardens

Dear Chair Posey & Members of the Board:

As the Executive Director for Lake County Community Housing Organization ("LCCHO"), I would like to take this opportunity to express support for the Polson Gardens senior affordable housing project. At LCCHO our mission is to provide safe, accessible, and affordable housing to residents of Lake County. LCCHO manages 120 units of low-income housing and therefore has direct experience with the housing market in Lake County, and in particular the critical need for new affordable housing in the area.

The senior population in Lake County is especially in need of new affordable homes. The location of the Polson Gardens project, sitting off of 7th Ave. E. behind Immaculate Conception Church, is ideal for a senior development. The project is within walking distance of Super 1 Foods and the Healthcare Plus Pharmacy. It's also less than a mile to downtown Polson and under a half mile to the Senior Center.

The single story four plex style of development would allow zero step entry for the senior community with the additional privacy of no one living above you as would be the case with a three-story apartment building.

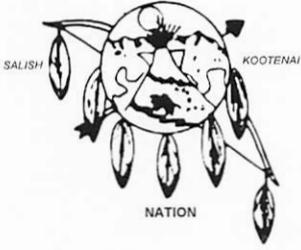
This project is urgently needed in our community and LCCHO is in full support of this proposal.

Sincerely, *Ramonda Addington*

Ramonda Addington, Executive Director
Lake County Community Housing
City of Ronan Housing Authority
P.O. Box 146
111 2nd Ave. SW
Ronan, MT 59864
406-676-5900

LCCHO is an equal opportunity provider and employer.

To file a Civil Rights program complaint of discrimination, write USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, or call (800) 795-3272 voice, or (202) 720-6382 (TDD)



THE CONFEDERATED SALISH AND KOOTENAI TRIBES
OF THE FLATHEAD NATION

P.O. BOX 278
Pablo, Montana 59855
(406) 275-2700
FAX (406) 275-2806

www.cskt.org



A Confederation of the Salish,
Pend d' Oreille and
Kootenai Tribes

TRIBAL COUNCIL MEMBERS:

Mike Dolson - Chairman
Tom McDonald - Vice Chair
Martin Charlo - Secretary
James Steele Jr - Treasurer
Jennifer Finley
Carole Lankford
Jim Malatare
Danielle Matt
James "Bing" Matt
Len Twoteeth

October 3, 2024

Chair Bruce Posey and
Members of the Board of Directors
Montana Board of Housing
301 S. Park Ave., Ste. 240
Helena, MT 59620-0528

RE: Polson Gardens by Housing Solutions LLC to be built in Polson, MT

Dear Board Chair Posey & Members of the Board:

On behalf of the Confederated Salish & Kootenai Tribe, I would like to express support for Housing Solutions, LLC's application for use of Federal Housing Tax Credits. The proposed project, named *Polson Gardens*, is planned to provide twenty-four much needed new living spaces for Elderly persons in Polson.

The city of Polson resides within the Confederated Salish & Kootenai Tribe's ("CSKT") lands and, similar to other communities located within CSKT's boundaries, housing in Polson has experienced significant increases in both rental rates and price growth over the past several years. Elderly tribal members in our communities, including Polson, live on fixed incomes and have struggled to find an affordable place to live. In fact, many of our tribal members are now doubled and tripled up in homes, and have an Elder living with them.

This project, proposed to occur between 7th Ave. E. and 5th Ave. E. is behind the Immaculate Conception Catholic Church, adjacent to another affordable housing project, has proximity to a grocery store, pharmacy, public transportation and is near the Carol Sampson Sherick walking trail.

CSKT also notes that we realize there is no special set-aside for CSKT Tribal members with this project and in spirit of our traditional beliefs of the honor and respect of elders, support this project. We thank you in advance for carefully considering this much needed project for Polson.

Sincerely,

Patricia Hibbeler
Executive Director Tribal Member Services



July 1, 2024

RE: The Homestead- New construction 20 units of multifamily housing

Dear Montana Board of Housing Board Members,

The Housing Company is proposing the development of The Homestead, a 20-unit affordable housing apartment development in Dillon, Montana. The Homestead will provide 20 one bedroom units. Residents will be charged rents at 30% Area Median Income (AMI), 50% AMI and 60% AMI. Through the use of the Low Income Housing Tax Credit (LIHTC) program, The Homestead will offset high construction costs and lack of local investment capital in order to construct an affordable, modern, multi-family housing development in a town that has very limited affordable rental housing.

The proposed development will be in an excellent location that is in close proximity to most services that Dillon has to offer; including grocery stores, medical services, schools, parks, free public transportation and employment opportunities. The Homestead will offer amenities to tenants that are competitive in the current housing stock of Dillon. Each unit will be equipped with Energy Star rated appliances, air conditioning and quality finishes. These amenities will not only provide a more comfortable living environment but will also be beneficial from a management and maintenance standpoint. Using quality appliances, building materials and a time-tested building design reduces ongoing maintenance and operating expenses.

The development will have a community building with a library, game room, laundry facilities and an outdoor covered patio space. The Homestead will be marketed as a senior development for individuals 55+ with a community garden and dog park for added tenant enjoyment. The amenities offered at The Homestead will promote a sense of community while allowing seniors to live independently and age in place.

This project is within the city limits and is consistent with the property's intended use. The parcel of land that The Homestead is proposing to develop is zoned C-2 Community Business District. The proposed multi-family development is an allowable use under the current zoning. We have received the full support of the Mayor and the city officials and fully expect a smooth development process.

The proposed project will provide 20 apartments targeting households making at or below 60% of the area median income (AMI). Rents will be set at or below 30%, 50% and 60% AMI levels. Our market study indicates a significant need in the area at these income levels. Danter & Associates has calculated 156 qualified households at the proposed AMI levels and 62 units needed within the market area (III-48-49). Using a formula of 1.5 people per bedroom, our project should directly benefit 30 seniors in the Dillon community. The population 55+ is growing much faster than the overall population. The study shows between 2010 and 2020 the population of individuals 55+ increased by 13.7% compared to overall population increase of 2.4% (III-25).

The Homestead will set rents at a drastic discount than what is currently found in the Dillon rental market at properties with similar amenities. The rents offered at The Homestead for a one-bedroom

unit will range from \$384-863. The market study found that the net adjusted market rate rents in the primary market area are \$1010 for a one bedroom (III-6 & III-42). The proposed rents at the Homestead will run from 38% to 85.4% under the net adjusted market rents in the Dillon area (III-42). While tax credit resources have been awarded to developments in more populous markets throughout the state, the City of Dillon and Beaverhead County has only had one new tax credit project developed in the last ten years. The market study notes that a large portion of the Dillon housing stock is aging, while a very high percentage of renter households are rent-burdened. Just over half (52.4%) of the renter households in Dillon are currently paying more than 30% of their income to rent (III-34). The market study identifies an extremely low vacancy rate in Dillon of 2.3% (III-5). This low rate indicates that the market is limited by a lack of supply not a lack of demand. It is noted in the market study that The Homestead will not have a negative impact on existing units and will address the aging population growth (III-60). The Homestead will have a very competitive advantage over the existing market-rate properties in the Dillon site EMA.

The Homestead will be developed and managed by The Housing Company. The Housing Company is an experienced affordable housing development company that has utilized a variety of financing tools including LIHTC, HOME funds, HTF, Historic Tax Credits, and many others. Over the years, The Housing Company has developed over 1,150 affordable housing units in nearly two dozen communities. Additionally, 40% of our portfolio are in rural communities. The property management team at The Housing company will provide professional property management services to The Homestead and assist residents in achieving their goals. The Housing Company will acquire the property at the end of the initial 15-year compliance period and keep the project affordable indefinitely.

The Housing Company has contracted with North Folk Development for development consulting services. North Folk Development. is an experienced Montana affordable housing consultant and will assist The Housing Company through the HTF application process and development on an as needed basis.

The market study conducted by Danter & Associates illustrates the great need for additional affordable housing in the City of Dillon, as a significant population of renters are currently rent-burdened, paying more than 30% of income for rent. The Homestead will serve a significant demand for additional affordable housing in a community that very few affordable rental options. All members of the development team have extensive experience in managing all phases of development, and the team is confident that The Homestead will have a beneficial impact on an underserved population in the Dillon Community. The Homestead will assist in providing accessible units that will allow seniors to age in place in a home that is safe for mobility and is affordable.

The Housing Company is a non-profit organization whose sole mission is the preservation and development of affordable housing. The Housing Company keeps all of our portfolio affordable indefinitely. We recognize that every community has a need for affordable housing. We ask that you consider supporting The Homestead to benefit the senior population in the City of Dillon and Beaverhead County.

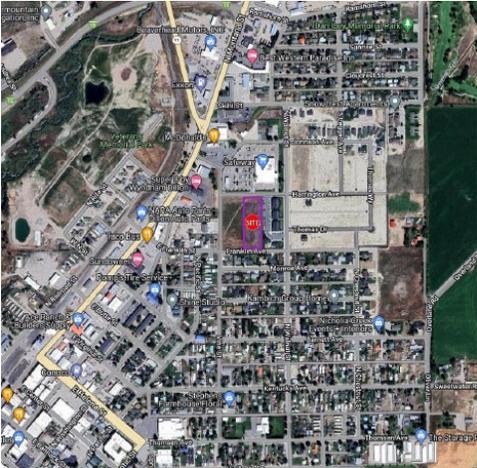
Sincerely,



Erin Anderson

The Housing Company, Director

Homestead photos:



MARKET STUDY SUMMARY

Market Study Company:	Danter and Associates, LLC
Project Name:	Homestead
Project Market Area:	Dillon, Montana

Is the project, as proposed, viable?

Average (comparable/achievable) market unit rents in immediate area and the percent the proposed project rents are below these rents.

	Market Rents	% Project Rents Below	
0 bedroom			
1 bedroom	\$ 1,010	38.0%/69.7%/85.4%	
2 bedroom			
3 bedroom			
4 bedroom			
5 bedroom			

Reference page:

of all New Units Needed: Reference page:

of units needed for the targeted AMI of the project: Reference page:

Vacancy Rate: Reference page:

Months to Lease-up: Reference page:

Capture Rate: Reference page:
 (projected income eligible tenants who will move in next year/proposed units)

Absorption Rate: Reference page:
 (proposed units/existing LIH, market area units required)

Penetration Rate: Reference page:
 (existing LIH units/total eligible households)

Number of LI households that can afford rent of proposed project: Reference page:

Distance (miles) to: (only fill this out at full market study)

<0.1	miles to grocery store (convenience store does not count)
2	miles to medical services appropriate and available to all prospective tenants (e.g., hospital, doctor offices, etc.) and are one of the following:

A Project is located within 1½ miles of the specified amenity or essential service.

Public or contracted transportation (not including taxi or school bus service) is reasonably available to the specified amenity or service (i.e., the Project is located within ¼ mile of fixed bus stop or on a same day call basis) (or letter from provider committing to establish such service); or

Where applicable, the specified amenity or service is available via a no-charge delivery service to the Project Location (all distances must be as specified in the Project's market study).

All other services and distance to each.

	Other Service	Distance (mi)
1	Montana Street	0.1 Mile
2	State Route 91	0.2 Mile
3	Interstate 15	1.3 Miles
4	Dillon Police Department	0.7 Mile
5	Dillon Volunteer Fire Department	0.4 Mile
6	Exxon/Town Pump Gas & Convenience Store	0.3 Mile
7	Rocky Mountain Supply Convenience Store	0.5 Mile
8	Safeway	Borders
9	Town and Country Food Dillon	1.8 Miles
10	Family Dollar	0.2 Mile
11	Murdoch's Ranch & Home Supply	0.8 Mile
13	Atomic 79 Boots & Western Gear	0.7 Mile
14	Barrett Hospital & Health Care	2.0 Miles
15	University of Montana Western	1.3 Miles
16	U.S. Forest Service	1.7 Miles
17	Bureau of Land Management	0.6 Mile
18	Big Sky Cinema	0.1 Mile
19	YMCA	1.0 Mile
20	Veterans Memorial Park	0.5 Mile
21	Dan Ibey Memorial Park	0.5 Mile
22	Vigilante Park	0.7 Mile
23	Beaverhead Golf Club	1.3 Mile
24	Beaverhead Senior Citizens Center	0.8 Mile
25	Barrett Hospital & Health Care	2.0 Miles
26	Safeway Pharmacy	Borders
27	Blacktail Pharmacy	0.8 Mile
28	Stockman Bank	0.2 Mile
29	Pioneer Federal Savings & Loan	0.8 Mile
30	Bank of Commerce	0.9 Mile
31	U.S. Post Office	0.9 Mile
32	Dillon Public Library	0.9 Mile
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AMENITIES FORM

Project Name: The Homestead

All Units	Yes/No	Incremental Cost Per Unit	Benefit
Air Conditioning	Yes	\$1,000/unit estimate	Providing in-unit A/C will allow for tenants to cool their apartment in the summer without opening windows. This will reduce noise complaints from other tenants and provide tenants with a more
Carport/Garage	No		
Dishwasher	Yes	\$400/unit estimate	Dishwashers have become a standard appliance for households. Providing dishwashers will contribute to the development from a marketing perspective as well as added convenience for
Disposal	Yes	\$200/unit estimate	Disposals have become a standard appliance for households. Providing disposals will contribute to the development from a marketing perspective as well as added convenience for residents. Additionally,
Extra storage outside unit	No		
Microwave	Yes	\$150/unit estimate	Microwaves have become a standard appliance for many households. Providing microwaves will contribute to the development from a market perspective as well as added convenience for residents.
Patios or Balconies	Yes	\$3,200/unit estimate	Patios and/or balconies will contribute to the marketability of the project as well as enhance the overall aesthetics of the development.
Washer/dryer hookups	Yes	\$1000/unit estimate	W/D hookups is a standard amenity for The Housing Company portfolio. Our market research shows the majority of residents prefer to bring their own appliances. A central laundry facility is planned in
Washer/dryer in unit	No		

Project Wide	Yes/No	Incremental Cost Total	Benefit
Basketball hoop/pad	No		
Car plug ins	No		
Community Garden	Yes	\$2000/estimate	The community garden will foster positive relationships with fellow residents while making use of the entire site in an appealing manner. This amenity will enhance the development and increase the
Community Room	Yes	\$100,000/estimate	The community building will feature a central laundry facility, library and meeting room. These amenities are based on the QAP requirements and will contribute to the marketability of the project
Computer(s) for tenant use	No		
Library	Yes	\$60,000/estimate	The Homestead library will be a room within a community building. The amenity is a QAP requirement that will contribute to the marketability and enhance the development both in
On site Manager	Yes	\$16,000/year	The Homestead will share an onsite manager with the neighboring Pioneer Meadows. The manager will be key for a successful lease-up period, as well as the day-to-day operations of the development
Outdoor community area	Yes	\$10,000	Per the QAP requirements a covered outdoor patio area is planned. The amenity will enhance the development both in appearance and betterment of the residents.
Play Area	No		
Hotspot/Wi-Fi	No		
Other: Dog Park	Yes	\$1,000	The dog park will provide residents with a central location for their pets and generate a stronger sense of community.

CITY OF DILLON, MONTANA

125 N. IDAHO
DILLON, MT 59725

KRISTINA ABBEY
DIRECTOR OF OPERATIONS

KAREN KIPP
TREASURER

BILL KNOX
CITY JUDGE
406-683-6690



JOHN K MCGINLEY
MAYOR

406-683-4245
FAX 406-683-6361

KAMI HOERNING
CLERK

CITY ATTORNEY
406-988-0067

DEB K. PIERCE
PARALEGAL
406-988-0067

Montana Board of Housing

March 06, 2024

Members,

This letter is to show support for the proposal from The Housing Company from Boise, Idaho for The Homestead, a 20 one-bedroom unit for senior living in the City of Dillon. It has been years since the City of Dillon has received a project to fund new senior housing complex. This project is much needed for the city since there are limited housing opportunities for seniors.

The proposed location for this specific project is located across the street from a large grocery and pharmacy chain store. It is also within walking distance of various other support businesses including an eye doctor, a dental office, a theater, and several restaurants. Dillon is the county seat for Beaverhead County and the hub of several small outlying communities. This would be a great location for seniors that wish to stay in Dillon and live independently.

Hopefully you will consider Tiffany Hapney from The Housing Company proposal and **choose** this project to help Dillon support seniors.

Thank you for your time

A handwritten signature in blue ink, appearing to read 'John K. McGinley', is written over the text 'Thank you for your time'.

John K McGinley, Mayor



August 5, 2024

Montana Board of Housing
 PO Box 200528
 Helena MT 59620-0528

Dear Board of Housing:

This letter with attachments meets the requirements of the Qualified Allocation Plan (QAP) as it relates to submission of a 9% Low Income Tax Credit (LIHTC) Application.

Executive Summary:

United Housing Partners LLC (UHP) in partnership with the Human Resource Development Council (HRDC) propose to build 182 affordable apartments in Bozeman, Montana at 1221 Durston Road on land currently owned by Gallatin County (the County) by twinning 9% & 4% Low Income Housing Tax Credits (LIHTCs) along with a Glacier Bank Back 2 Back loan, a Montana Housing Multifamily Loan, Housing Trust Funds (HTF), Capital Magnet Funds, and other soft loans. This structure will allow the Montana Board of Housing to leverage a single 9% LIHTC award to create 182 new LIHTC homes, eight community land trust (CLT) homes, and a daycare.

In addition to the donated land (5.61 acres), the County has committed \$2.45mm in American Rescue Plan Act (ARPA) funding. The City of Bozeman has also committed an additional \$2mm (Gallatin Impact) toward the Project. Hidden Creek will include 8 extreme low-income apartments for beneficiaries earning 30% area median income (AMI) or lower. Using Income Averaging (IA), the Project will have a weighted average income restriction of 60% across all dwellings and include the following unit mix:

Project & Unit Mix Summary							
	Bedrooms	Baths	Sqft	30% Units	60% Units	70% units	Total Units
9% Project	1 Bedroom	1	597	0	20	0	20
9% Project	2 Bedroom	1	852	0	0	0	0
9% Project	3 Bedroom	2	1,113	0	0	0	0
TOTAL 9% Project		20	11940	0	20	0	20
	Bedrooms	Baths	Sqft	30% Units	60% Units	70% units	Total Units
4% Project	1 Bedroom	1	597	0	68	0	68
4% Project	2 Bedroom	1	852	8	48	24	80
4% Project	3 Bedroom	2	1,113	0	0	0	0
4% Project	4 Bedroom	2	1,330	0	14	0	14
TOTAL 4% Project		176	127,376	8	130	24	162
TOTAL All Buildings		196	139316	8	150	24	182

Financing Plan:

Hidden Creek 4 and Hidden Creek 9 will be managed as separate projects with one set of financials for Hidden Creek 4 and another for Hidden Creek 9 kept by the same management company. Common project expenses will be split prorata based on unit count with 88% of expenses going to Hidden Creek 4 and 12% of expenses going to Hidden Creek 9. Project specific expenses such as, but not limited to, financial audits will not be split prorata and will be billed directly to Hidden Creek 4 or Hidden Creek 9.

Hidden Creek 9 will be financed with a construction loan of \$4.5mm that will be paid off with a permanent Multifamily Loan Program Loan from Montana Housing of \$1,075,249 and 9% LIHTC equity of \$5,348,499.

Hidden Creek 4 will be financed with a construction loan of \$35mm, a back to back tax exempt permanent loan of \$16,968,921, an ARPA loan of \$2,450,000, \$1.9mm in National Housing Trust Funds, a \$2mm Capital Magnet Fund Loan, a City of Bozeman Loan of \$2mm, reinvestment income from the \$19.1mm in short term tax exempt mm bonds, 4% LIHTC equity estimated at \$23.5mm, and a substantial deferred developer fee.

Hidden Creek 4 permanent financing: at Stabilization the construction loan will be paid off with a permanent loan from Glacier Bank and the LIHTC equity. HRDC's status as a 501c(3) will allow the Project to qualify for a property tax

exemption (15-6-221(1)(a)(i), MCA) as well as qualify for the Board’s non-profit set aside. A summary of all permanent sources is shown below.

SOURCES OF FUNDS	Total	Per-Unit	% Total	4% Project	9% Project
First Mortgage	\$18,044,170	\$102,057	29.5%	\$16,968,921	\$1,075,249
ARPA	\$2,450,000	\$13,462	3.9%	\$2,450,000	\$0
National HTF	\$1,900,000	\$10,440	3.0%	\$1,900,000	\$0
Seller Note (Land)	\$1,640,000	\$8,021	2.3%	\$1,459,780	\$180,220
Capital Magnet Fund	\$2,000,000	\$10,989	3.2%	\$2,000,000	\$0
Bozeman City Loan	\$2,000,000	\$10,989	3.2%	\$2,000,000	\$0
LIHTC Equity (Federal)	\$28,865,749	\$153,058	44.2%	\$23,517,250	\$5,348,499
Bond Reinvestment Income	\$2,063,411	\$6,781	2.0%	\$2,063,411	\$0
Additional Deferred Dev Fee	\$7,105,942	\$33,644	9.7%	\$7,105,942	\$0
	\$66,069,272	\$363,018	100%	\$59,465,304	\$6,603,968

Project Based Vouchers:

Hidden Creek included thirty 30% AMI units both at LOI submission and when the County and City committed a combined \$4.45mm toward the Project. UHP still hopes to include these in the final project, however, without project-based vouchers (PBV) for these HTF units there is no way financially feasible to include more than eight.

Gallatin County doesn’t have a housing authority (HA). HRDC serves as the regional Field Agency (FA), overseeing and administering the County’s Housing Choice Vouchers. FAs are not able to project base vouchers the way HAs are. This means PBVs in Bozeman would have to be assigned out of the State’s voucher allotment.

If Montana Housing decides to release a competitive proposal to project base a number of the state’s HCVs, UHP will apply for 30 PBVs at Hidden Creek. Unfortunately, the 2025 QAP threshold would not allow the Project to include underwriting for these vouchers without a commitment, so they were removed for this application.

The removal of these vouchers reduces the amount of debt Hidden Creek 4 can raise from \$20,338,969 to \$16,968,921¹. This is \$3,335,048 lost in loan proceeds.

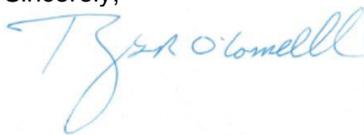
Justification for Need:

Bozeman is ground zero for the affordable housing crisis. According to Realtor.com, the median list price of homes for sale in Bozeman is \$862,900 as of June 2024². Gallatin County has prioritized finding a solution and both the County and the City of Bozeman have shown a willingness to make significant financial commitments to deliver Hidden Creek to their community. Finding a project that combines more funding sources to leverage the max \$650,000 annual 9% credits will be difficult, particularly in the current market environment. Adding the eight CLT homes and the County owned daycare only furthers the impact.

The third-party market study found 0 vacancies in existing LIHTC units and a need for 2,244 additional restricted units in Bozeman². This is why both Mayor Terry Cunningham and Gallatin Commissioner Zach Brown both appeared in person to sing its praises at the Board’s May LOI presentations, where Commissioner Brown was quoted as saying, “The total cash and land contributions for this project are close to \$7mm. This community will never have this opportunity again.”

Hidden Creek Apartments is the result of three and a half years of work by Gallatin County, UHP, and HRDC. It is also a blueprint for future public private housing solutions. It is the sponsors sincere hope the Board rewards the hard work and vision with a 2025 9% award.

Sincerely,



Tyson O’Connell
 Tyson@uhousingpartners.com
 406-531-4745

¹ 7_PrelimFinLet_HC4

² 13_FullMktStudy_HC 9



SITE & NEIGHBORHOOD PHOTOS



LOOKING SOUTHEAST AT THE SITE



LOOKING SOUTH ALONG THE SITE'S EASTERN BORDER



NORTH – JUNIPER STREET LOOKING WEST



MARKET STUDY SUMMARY

Market Study Company:	Prior & Associates
Project Name:	Hidden Creek Apartments 9%
Project Market Area:	City of Bozeman

Is the project, as proposed, viable?

Average (comparable/achievable) market unit rents in immediate area and the percent the proposed project rents are below these rents.

	Market Rents	% Project Rents Below	
0 bedroom			
1 bedroom	\$ 1,909	40.8%	
2 bedroom			
3 bedroom			
4 bedroom			Reference page:
5 bedroom			68

of all New Units Needed: Reference page:

of units needed for the targeted AMI of the project: Reference page:

Vacancy Rate: Reference page:

Months to Lease-up: Reference page:

Capture Rate: Reference page:
 (projected income eligible tenants who will move in next year/proposed units)

Absorption Rate: Reference page:
 (proposed units/existing LIH, market area units required)

Penetration Rate: Reference page:
 (existing LIH units/total eligible households)

Number of LI households that can afford rent of proposed project: Reference page:

Distance (miles) to: (only fill this out at full market study)

1	miles to grocery store (convenience store does not count)
2	miles to medical services appropriate and available to all prospective tenants (e.g., hospital, doctor offices, etc.) and are one of the following:

A Project is located within 1½ miles of the specified amenity or essential service.

Public or contracted transportation (not including taxi or school bus service) is reasonably available to the specified amenity or service (i.e., the Project is located within ¼ mile of fixed bus stop or on a same day call basis) (or letter from provider committing to establish such service); or

Where applicable, the specified amenity or service is available via a no-charge delivery service to the Project Location (all distances must be as specified in the Project's market study).

All other services and distance to each.

	Other Service	Distance (mi)
1	Convenience Store	0.4 miles
2	Grocery Store	0.4 miles
3	Specialty Market	N/A
4	Neighborhood Shopping Center	0.4 miles
5	Community Shopping Center	0.5 miles
6	Big Box Retail Store	0.6 miles
7	Shopping Mall	1.5 miles
8	Elementary School	0.5 miles
9	Middle School	3.2 miles
10	High School	0.8 miles
11	Head Start	0.9 miles
13	University	1.5 miles
14	Recreation Center	0.5 miles
15	Community Center	one mile
16	Park	Adjacent
17	Library	1.5 miles
18	Bus Stop	0.1 mile
19	Hospital	Two miles
20	Medical Clinic	0.3 miles
21	Government Offices	1.2 miles
22	Post Office	1.1 miles
23	Police Station	1.1 miles
24	Fire Station	1.4 miles
25	Pharmacy	0.4 miles
26	Senior Center	0.8 miles
27	Childcare Center	0.5 miles
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AMENITIES FORM

Project Name: Hidden Creek 4 Apartments

All Units	Yes/No	Incremental Cost Per Unit	Benefit
Air Conditioning	Yes	\$ 1,500.00	Included and will benefit residents during summer months.
Carport/Garage	Yes	\$ 3,500.00	A number of carports will be included and available for rent for residents who chose this option.
Dishwasher	Yes	\$ 1,000.00	Included and will benefit residents throughout project.
Disposal	Yes	\$ 450.00	Excluded due to long term issues and maintenance costs and dishwashers are better amenity.
Extra storage outside unit	Yes	\$ 6,500.00	Excluded due to extra costs associated with enlarging existing deck plans and long term maintenance, though this could be added when full construction pricing is completed.
Microwave	Yes	\$ 200.00	Included and will benefit residents throughout project.
Patios or Balconies	Yes	\$ 3,500.00	Included and sized according to needs and budget. Plans do not currently include extra storage on decks but this may be added later when construction pricing is finalized.
Washer/dryer hookups	Yes	\$ 600.00	Included and will benefit residents throughout the project.
Washer/dryer in unit	Yes	\$ 1,400.00	Included and will benefit residents throughout the project. This is the most requested amenity at our other new construction projects.

Project Wide	Yes/No	Incremental Cost Total	Benefit
Basketball hoop/pad	No	\$ 355.00	This was analyzed but cut do to lack of space and additional parking added after the public meeting where neighbors expressed concern about parking.
Car plug ins	No	\$ 400.00	Not included.
Community Garden	No	\$ 140.00	Not included
Community Room	No	\$ 575.00	Does have leasing office included in design and outdoor patio and gathering space.
Computer(s) for tenant use	No	\$ 200.00	Seldom used at other properties where these have been installed.
Library	No	\$ 400.00	Not included
On site Manager	Yes	\$ 900.00	Included in long term operating budget and leasing office is included in design.
Outdoor community area	Yes	\$ 250.00	Between two buildings
Play Area	No	\$ 300.00	large park directly across the street to the north
Hotspot/Wi-Fi	No	\$ 300.00	Not included in rent, but high speed fiber internet will be provided in each unit for residents to connect and pay for through a provider.
Other:			



County Administrator

GALLATIN COUNTY

Jim Doar

311 West Main, Room 311 • Bozeman, MT 59715
jim.doar@gallatin.mt.gov

Phone (406) 582-3008
FAX (406) 582-3009

May 9, 2024

Montana Board of Housing
301 S. Park Ave.
P.O. Box 200528
Helena, MT 59620-0528

Montana Housing Board Members:

My name is Nicole Rowley, Deputy County Administrator for Gallatin County. I am writing in support of the Hidden Creek Apartment proposal for Low Income Housing Tax Credit (LIHTC) funding during the 2024 award cycle. I have been involved with the County Rest Home property and shepherding Gallatin County's plans to develop it in accordance with the County's needs for over three years. The Hidden Creek proposal is the pinnacle of an extensive, concentrated effort by the County to provide the most impactful and lasting use possible of this land in the heart of the County's population center, Bozeman.

The County's research began with a Gallatin County staff housing meeting in late November of 2021 and was followed up with additional childcare, housing, and neighborhood surveys and meetings throughout 2022. In early 2023 the County released an RFP, followed by an RFQ, seeking developers' proposals surrounding the list of goals the County had gathered from its employees and constituents through their outreach. United Housing Partners (UHP) and the Human Resource Development Council (HRDC) submitted an early version of Hidden Creek Community, which included the LIHTC housing, a community land trust, and daycare.

The County selected UHP/HRDC as the developer and has been working diligently in partnership for the past year in moving this ambitious project forward. Partnering with UHP and HRDC has been a refreshing experience. They are clear and frequent communicators and always open to feedback from the County, the City of Bozeman, and constituents. Their experience and expertise further separate them as exceptional development partners. I am confident Gallatin County selected the best candidates and that UHP/HRDC will deliver on this desperately needed housing for our community.

As a large employer struggling to attract and retain staff in part due to housing costs, and as a community member seeing long-time friends and residents be forced to move to a more affordable place, I urge you to consider awarding this project while the time-limited local funding is available to contribute to the success of the project. We're looking forward to working with UHP and HRDC on Hidden Creek Apartments and the greater Hidden Creek Community and encourage the Montana Board of Housing to support this project with a LIHTC award.

Sincerely,

A handwritten signature in black ink, appearing to read "Nicole", with a long, sweeping underline that extends to the right.

Nicole "Cola" Rowley
Deputy County Administrator, Gallatin County

May 9, 2024

Montana Board of Housing
301 S. Park Ave.
P.O. Box 200528
Helena, MT 59620-0528

RE: Letter of Support for the Hidden Creek Apartments Project for LIHTC Funding

Dear Board Members:

I write this letter in support of LIHTC funding for the United Housing Partners proposed Hidden Creek Apartments project. As the Director of Economic Development for the City of Bozeman, my duties allow me to witness both the acute need for affordable housing in our community and the market constraints that make building such housing more difficult in Bozeman than ever before. While I play a professional role in nearly all multifamily development in the City, it is my opinion that this project delivers more substantially than anything seen to date.

While I understand affordable development is needed across the state, I find it hard to imagine another project surpassing the ambitions delivered by Hidden Creek. When considering the number of units, diversity of beneficiaries, particularly including the many **30% AMI** units, while serving as the financial driver behind the community land trust homes, the desperately needed daycare, I don't recall a past project with similar leverage. Additionally, the permanent affordability restrictions make the project even more appealing in regards to the lasting impact it will have on this community.

Our team recently had the opportunity to present a recommendation for earmarking \$2,000,000 in Gallatin County Impact Funds for Hidden Creek Apartments to the City Commission, and the support from the Mayor and Commissioners was unanimous. It is also noteworthy that the City of Bozeman stands unified with Gallatin County in supporting this fantastic project.

I hope the Board sees the benefits this project brings to our community and award it 2023 Credits. Thank you for your service on the Montana Board of Housing.

Sincerely,



Brit Fontenot
Director of Economic Development



September 5, 2024

Jason Hanson
Multifamily Program Manager
Montana Board of Housing
301 S. Park Ave.
Helena, MT 59601

RE: Comments for Hidden Creek 9 Apartments

Dear Jason Hanson,

I am writing to express the Bozeman City Commission's enthusiastic support for the Hidden Creek LIHTC project's application for 9% tax credits. The City of Bozeman has pledged to dedicate \$2 million in funding to support this project if it receives its requested allocation of tax credits.

The Hidden Creek project represents the best of community collaboration. In addition to the City's pledge of \$2 million, Gallatin County is committing \$2.5 million in expiring American Rescue Plan Act (ARPA) funds to support the required public infrastructure for the project. Additionally, Gallatin County is donating the land for the project. This application is poised to benefit from one-time local funds and local governments that are working together for the benefit of their community.

Gallatin County is in dire need of long-term affordable housing units. A recent market study by land use economists at Economic Planning Systems showed that of the 16,600 renter households in Gallatin County, 7,451 households were at or below 60% of the area median income, or 45% of all renter households. The current supply of 1,517 LIHTC units in Gallatin County only meets the need of 20.4% of renting households that could qualify, which suggests that most renting households are cost burdened. The units supplied by the Sage Peak and Alder Ridge project will be quickly absorbed into the market.

The Hidden Creek project and the use of 9% credits also allows for numerous units that are affordable at 50% AMI. Due to the area's high AMI, we are unable to deploy a sizeable number of Housing Choice Vouchers due to the lack of qualifying units. This project will provide units needed to use these important resources for housing our community's most vulnerable citizens.

Sincerely,

A handwritten signature in blue ink, appearing to read "Terry Cunningham".

Terry Cunningham
Mayor, City of Bozeman

Montana Housing Board Member Worksheet:
2025 Housing Credit Full Applications

City	Project Name	Geographic Distribution	Rural or Urban	Overall Income Levels	Need in the Community	Rehab of Existing Stock	Sustainable Energy Savings
1 Billings	Skyview						
2 Billings	LB Lofts						
3 Missoula	Opportunity Place						
4 Polson	Polson Gardens						
5 Dillon	The Homestead						
6 Bozeman	Hidden Creek 9%						

Montana Housing Board Member Worksheet:
2025 Housing Credit Full Applications

City	Project Name	Applicants Fin & Oper Ability	Past Performance of Applicant	Cost Const etc.	In or Near Historic Downtown	Freq of Awards in Location	Other QAP Factors
1 Billings	Skyview						
2 Billings	LB Lofts						
3 Missoula	Opportunity Place						
4 Polson	Polson Gardens						
5 Dillon	The Homestead						
6 Bozeman	Hidden Creek 9%						

The Board will populate this schedule at the award meeting and use it as visual and reference.

The Board will assign a consensus "x" to projects that meet the category at a higher level in comparison to other projects. This process and schedule are only a tool to lead the discussion around these categories and items the Board members are considering. Projects with more or less "x"s are not automatically considered fundable or not fundable, only that they are part of the discussion. Board members can select more than one project for each discussion point.

Housing Credits

Board Discussion Categories

<u>Project</u>	<u>Skyview</u>	<u>LB Lofts 9%</u>	<u>Opportunity Place</u>	<u>Polson Gardens</u>	<u>The Homestead</u>	<u>Hidden Creek 9</u>
<u>Income Levels Targeted</u>					X	
<u>Project Efficiency</u>		X	X			X
<u>Location Considerations</u>				X		
<u>Geographic Distribution</u>				X	X	
<u>Community Contributions</u>		X	X			X

**Montana Housing
2025 Housing Credit Awards**

	City	County	Project Name	Sponsor / Developer	Entity Type	Set-aside	Housing Type	Construction Type	Letter of Intent		Full App	
									Units	HC Request 10 yr total	Units	HC Request 10 yr total
Full Applications Submitted												
1	Billings	Yellowstone	Skyview	GL Development	For-Profit	General	Family	New	25	\$ 6,500,000	26	\$ 6,500,000
2	Billings	Yellowstone	LB Lofts 9% LB Lofts 4%	Homeword / HomeFront	Non-Profit	General	Family	New	22 79	\$ 6,500,000	22 109	\$ 6,500,000
3	Missoula	Missoula	Opportunity Place	42-44 Developers	Non-Profit	General	Family	New	24	\$ 6,500,000	24	\$ 6,500,000
5	Polson	Lake	Polson Gardens	Housing Solutions	For-Profit	General	Senior	New	20	\$ 6,150,000	24	\$ 6,500,000
6	Dillon	Beaverhead	The Homestead	The Housing Company	Non-Profit	General	Senior	New	20	\$ 6,500,000	20	\$ 6,500,000
4	Bozeman	Gallatin	Hidden Creek 9% Hidden Creek 4%	United Housing Ptrs / HRDC	Non-Profit	General	Family	New	21 145	\$ 6,500,000	20 162	\$ 6,500,000
	Billings	Yellowstone	Eagle Seeker Housing	Native Amer Dev / CR	Non-Profit	General	Family	New	24	6,500,000		withdrawn
									380	45,150,000	407	39,000,000

* - The above was randomly selected and is the order of presentations at the May meeting.

2025 Current Year Credits (est fr 2024)	33,600,000
2024 Credits Remaining	2,652,040
Returned Credits	-
2024 National Pool Credits in 2025	
Available Credits:	36,252,040
Minimum Required to be Awared to Non-Profits (10%):	3,360,000
Maximum Request for a Small Rural Project (12.5%):	4,200,000
Maximum Credit Per Project:	6,500,000

**2025 Housing Credit Full Applications
Comparative Data for Presentation to the Board**

Project Name	HC Requested	Cost per unit total	Cost per unit Const / Rehab	Construction / Rehab per sq ft
Skyview	6,500,000	349,186	241,273	239.87
LB Lofts 9%	6,500,000	291,553	222,138	229.87
LB Lofts 4/Laurel Grdns	11,761,520	280,487	189,211	162.16
LB Lofts/Laurel Grdns Combined	18,261,520	282,345	194,741	172.60
Opportunity Place	6,500,000	360,519	277,935	155.40
Polson Gardens	6,500,000	303,644	205,000	209.79
The Homestead	6,500,000	328,077	204,650	207.44
Hidden Creek 9	6,500,000	330,198	222,879	297.54
Hidden Creek 4	27,999,530	367,070	244,269	280.50
Hidden Creek Combined	34,499,530	363,018	241,919	251.39

**2025 Housing Credit Full Applicatic
Comparative Data for Presentator**

Project Name	Total Project Cost per sq ft	% of Project Financed by HC:	Credits per sq ft	Projected Construction Start
Skyview	405.30	59.42%	290.18	Jul-25
LB Lofts 9%	301.71	86.13%	305.74	Aug-25
LB Lofts 4/Laurel Grdns	262.09	33.47%	100.83	Aug-25
LB Lofts/Laurel Grdns Combined	268.19	42.60%	132.41	Aug-25
Opportunity Place	218.03	61.98%	163.79	Apr-25
Polson Gardens	375.64	73.58%	335.05	Jul-25
The Homestead	381.48	83.70%	377.91	Apr-25
Hidden Creek 9	456.71	80.99%	449.52	Aug-25
Hidden Creek 4	457.79	39.55%	215.55	Aug-25
Hidden Creek Combined	407.70	43.69%	212.89	Aug-25

City		Billings	Billings	Billings/Laurel	Billings/Laurel
County		Yellowstone	Yellowstone	Yellowstone	Yellowstone
Project Name		Skyview	LB Lofts 9%	LB Lofts 4/Laurel Grdns	LB/Laurel Combined
Developer / General Ptnr		GL Development	Homeword/HAB	Homeword/HAB	Homeword/HAB
Set-aside		General	Non-Profit	Non-Profit	Non-Profit
HC Requested		6,500,000	6,500,000	11,761,520	18,261,520
Project Type		Family	Family	Family	Family
Construction Type		New Const	New Const	New Const	New Const
Projected Construction Start		Jul-25	Aug-25	Aug-25	Aug-25
Projected Completion		Oct-26	Sep-26	Nov-27	Nov-27
Unit Numbers	Target				
1-bdrm	30%	-	-	-	-
1-bdrm	50% (Low HM)	1	-	-	-
1-bdrm	40%	2	-	-	-
1-bdrm	50%	1	-	29	29
1-bdrm	60%	1	-	-	-
1-bdrm	70%	-	-	-	-
1-bdrm	80%	3	-	-	-
2-bdrm	30%	-	-	-	-
2-bdrm	40%	2	-	-	-
2-bdrm	50% (Low HM)	1	-	-	-
2-bdrm	50%	3	17	34	51
2-bdrm	60%	3	5	33	38
2-bdrm	70%	-	-	-	-
2-bdrm	80%	3	-	-	-
2-bdrm	0%	-	-	3	3
2-bdrm	0%	-	-	8	8
3-bdrm	40%	1	-	-	-
3-bdrm	50% (Low HM)	1	-	-	-
3-bdrm	60%	2	-	-	-
3-bdrm	80%	2	-	-	-
4-bdrm	60%	-	-	-	-
other	mkt	-	-	1	1
other	mgt(60%)	-	-	1	1
Total Units		26	22	109	131
Average Income Targeting		59.62%	52.27%	53.51%	53.28%

City		Billings Yellowstone	Billings Yellowstone	Billings/Laurel Yellowstone	Billings/Laurel Yellowstone
County					
Project Name		Skyview	LB Lofts 9%	LB Lofts 4/Laurel Grdns	LB/Laurel Combined
Developer / General Ptnr		GL Development	Homeword/HAB	Homeword/HAB	Homeword/HAB
Square Footage					
Income Restricted Units		21,400	21,260	114,842	136,102
Managers Unit(s)		-	-	1,290	1,290
Supportive Services		-	-	-	-
Common Space		1,000	-	520	520
Market/Commercial		-	-	-	-
	Total	22,400	21,260	116,652	137,912
Unit Rents					
	1-bdrm	30%	-	-	-
	1-bdrm	40%	657	-	-
	1-bdrm	50% (Low HM)	792	-	-
	1-bdrm	50%	841	-	850
	1-bdrm	60%	1,026	-	-
	1-bdrm	70%	-	-	-
	1-bdrm	80%	1,150	-	-
	2-bdrm	30%	-	-	-
	2-bdrm	40%	783	-	-
	2-bdrm	50% (Low HM)	1,004	-	-
	2-bdrm	50%	1,004	1,414	1,414
	2-bdrm	60%	1,226	1,257	1,257
	2-bdrm	70%	-	-	-
	2-bdrm	80%	1,400	-	-
	2-bdrm	0%	-	-	1,414
	2-bdrm	0%	-	-	1,414
	3-bdrm	40%	896	-	-
	3-bdrm	50% (Low HM)	1,152	-	-
	3-bdrm	60%	1,408	-	-
	3-bdrm	80%	1,800	-	-
	4-bdrm	60%	-	-	-
	other	mkt	-	-	997
	other	mgr(60%)	-	-	1,257
Total Monthly Rents		29,347	30,323	132,015	162,338
vacancy factor		7.00%	7.00%	5.00%	5.00%
Adjusted Rent		27,293	28,200	125,414	154,221
other/commercial income		200	-	10,517	10,517
total rent		27,493	28,200	135,931	164,738
x 12 months		12	12	12	12
Total Annual Income		329,913	338,405	1,631,171	1,976,853

City	Billings	Billings	Billings/Laurel	Billings/Laurel
County	Yellowstone	Yellowstone	Yellowstone	Yellowstone
Project Name	Skyview	LB Lofts 9%	LB Lofts 4/Laurel Grdns	LB/Laurel Combined
Developer / General Ptnr	GL Development	Homewood/HAB	Homewood/HAB	Homewood/HAB
Expenses				
Administration	12,000	36,080	137,420	173,500
Management	19,617	17,160	83,160	100,320
Maintenance	29,500	27,940	187,724	215,664
Operating	69,190	64,900	306,430	371,330
Taxes	24,000	2,345	10,814	13,159
Replacement Reserve	9,100	7,700	38,150	45,850
Total Expenses	<u>163,407</u>	<u>156,125</u>	<u>763,698</u>	<u>919,823</u>
Net Income Before Debt Service	166,506	182,280	867,473	1,057,030
Financing Sources				
Hard Loan	2,400,000	550,000	2,450,000	3,000,000
Hard Loan	532,946	-	8,500,000	8,500,000
Soft Loan	-	-	750,000	750,000
Soft Loan	-	-	750,000	750,000
State HOME	600,000	-	1,500,000	1,500,000
State CDBG	-	-	1,500,000	1,500,000
State NHTF	-	-	-	-
Other	-	-	-	-
Other	-	220,000	450,000	670,000
Other	-	-	2,000,000	2,000,000
Other	-	-	730,000	730,000
Deferred Dev Fee	151,420	119,710	1,711,550	1,831,260
HC Equity Competitive	5,394,461	5,524,448	-	5,524,448
HC Equity Non-Competitive	-	-	10,231,498	10,231,498
Total Sources:	<u>9,078,827</u>	<u>6,414,158</u>	<u>30,573,048</u>	<u>36,987,206</u>
% of Project Financed by HC:	59.42%	86.13%	33.47%	42.60%
Return on Sale of HTC				
HTC Requested	6,500,000	6,500,000	11,761,520	18,261,520
HTC Equity	5,394,461	5,524,448	10,231,498	15,755,946
HTC Return on Sale	0.830	0.850	0.870	0.863

City	Billings	Billings	Billings/Laurel	Billings/Laurel
County	Yellowstone	Yellowstone	Yellowstone	Yellowstone
Project Name	Skyview	LB Lofts 9%	LB Lofts 4/Laurel Grdns	LB/Laurel Combined
Developer / General Ptrn	GL Development	Homeword/HAB	Homeword/HAB	Homeword/HAB

Ratios

Rent (Income)	329,913	338,405	1,631,171	1,976,853
Operating Expenses	154,307	148,425	725,548	873,973
Replacement Reserves	9,100	7,700	38,150	45,850
Net Income Available for DS	166,506	182,280	867,473	1,057,030
Total Debt Service	144,563	150,568	742,789	893,357
Debt Coverage Ratio (DCR)	1.15	1.21	1.17	1.18
Total Expense Ratio	1.07	1.10	1.08	1.09

Project Costs

Land	300,000	-	-	-
Building/Acquisition	-	-	2,730,000	2,730,000
Site Work	900,000	-	1,707,910	1,707,910
Construction / Rehab	5,373,086	4,887,038	18,916,098	23,803,136
Soft Costs	1,530,741	600,119	2,780,041	3,380,160
Developer Fees	825,000	800,000	3,800,000	4,600,000
Reserves	150,000	127,000	639,000	766,000
Total Project Costs	9,078,827	6,414,157	30,573,048	36,987,206
Supportive Services Costs	-	-	-	-
Residential Costs	9,078,827	6,414,157	30,573,048	36,987,206

Costs versus Sources

Total Project Costs	9,078,827	6,414,157	30,573,048	36,987,206
Total Financing Sources	9,078,827	6,414,158	30,573,048	36,987,206
Difference	-	-	-	-

Project Cost Limitations

	<u>Limits</u>				
General Requirements	6.00%	5.90%	5.63%	4.73%	5.19%
Contractor Overhead	2.00%	1.91%	1.79%	1.39%	1.57%
Contractor Profit	6.00%	5.90%	5.38%	4.52%	4.98%
Developer Fees	15.00%	10.57%	14.58%	14.54%	14.55%
Soft Cost	40.00%	35.84%	28.65%	26.82%	27.13%

City	Billings	Billings	Billings/Laurel	Billings/Laurel
County	Yellowstone	Yellowstone	Yellowstone	Yellowstone
Project Name	Skyview	LB Lofts 9%	LB Lofts 4/Laurel Grdns	LB/Laurel Combined
Developer / General Ptnr	GL Development	Homewood/HAB	Homewood/HAB	Homewood/HAB

Per Unit Comparison

	<u>Limits</u>				
Cost per unit total	n/a	349,186	291,553	280,487	282,345
Cost per unit residential only	\$350,000	349,186	291,553	280,487	282,345
Cost per unit Const / Rehab	n/a	241,273	222,138	189,211	194,741
Credits per unit	n/a	250,000	295,455	107,904	139,401
Operating Cost per unit	\$3,000 min	5,935	6,747	6,656	6,672
Replacement Reserves	\$300 min	350	350	350	350

Per Square Foot Comparison

Construction / Rehab per sq ft	239.87	229.87	162.16	172.60
Total Project Cost per sq ft	405.30	301.71	262.09	268.19
Credits per sq ft	290.18	305.74	100.83	132.41
Credits per sq ft (residential only)	303.74	305.74	101.28	132.92

Utilities Paid by (Tenant / Owner)

Tenant	Tenant	Tenant	Tenant
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Market Study Data:

Vacancy Rates	2.7%	2.7%	2.7%	2.7%
Absorption Rate	3.8%	37.1%	37.1%	37.1%
Months to Absorb	3	1	6	6
Average Project Rent	1,232	1,451	1,264	1,296
Average Market Rent	1,713	1,727	1,727	1,727
Units needed for Targeted AMI's	10,425	1,254	1,254	1,254

Market Rents

1-bdrms	1,289	-	-	-
2-bdrms	1,581	1,727	1,727	1,727
3-bdrms	2,270	-	-	-

City	Billings	Billings	Billings/Laurel	Billings/Laurel
County	Yellowstone	Yellowstone	Yellowstone	Yellowstone
Project Name	Skyview	LB Lofts 9%	LB Lofts 4/Laurel Grdns	LB/Laurel Combined
Developer / General Ptner	GL Development	Homeword/HAB	Homeword/HAB	Homeword/HAB
<u>Development Evaluation Criteria and Selection</u>				
<i>Lower Income Tenants</i>				
Income and Rent Level Targeting.	60%	52%	60%	60%
Project-Based Rental Subsidy.	NO	YES	YES	YES
<i>Project Characteristics</i>				
Amenities	Grocery Store	Grocery & Medical	Grocery & Medical	Grocery & Medical
Small Town / Tribal Designation Area	na	na	na	na
Affordable Housing Stock	na	na	Preservation	Preservation
Historic Preservation	na	na	na	na
<i>Local Involvement</i>				
Community Input	Local Community Input	Local Community Input	Local Community Input	Local Community Input
QCT / Local Community Revitalization Plan	na	na	na	na
Communication / Relationships	na	na	na	na
<i>Green Building and Energy Conservation Standards</i>				
	Meets Requirements	Meets Requirements	Meets Requirements	Meets Requirements
<i>Tenant Populations with Special Housing Needs</i>				
Family Projects	Family Project	Family Project	Family Project	Family Project
Elderly Projects	na	na	Elderly Project	Elderly Project

City		Missoula	Polson	Dillon
County		Missoula	Lake County	Beaverhead
Project Name		Opportunity Place	Polson Gardens	The Homestead
Developer / General Ptnr		42-44 Developers LLC	Housing Solutions	The Housing Company
Set-aside		Non-Profit	General	Non-Profit
HC Requested		6,500,000	6,500,000	6,500,000
Project Type		Family	Elderly	Elderly
Construction Type		New Const	New Const	New Const
Projected Construction Start		Apr-25	Jul-25	Apr-25
Projected Completion		Apr-26	Jul-26	Apr-26
Unit Numbers	Target			
1-bdrm	30%	-	-	2
1-bdrm	50% (Low HM)	-	-	-
1-bdrm	40%	-	1	-
1-bdrm	50%	1	6	12
1-bdrm	60%	7	4	6
1-bdrm	70%	1	-	-
1-bdrm	80%	-	-	-
2-bdrm	30%	-	-	-
2-bdrm	40%	1	1	-
2-bdrm	50% (Low HM)	-	-	-
2-bdrm	50%	-	7	-
2-bdrm	60%	13	4	-
2-bdrm	70%	-	-	-
2-bdrm	80%	1	-	-
2-bdrm	0%	-	-	-
2-bdrm	0%	-	-	-
3-bdrm	40%	-	-	-
3-bdrm	50% (Low HM)	-	-	-
3-bdrm	60%	-	-	-
3-bdrm	80%	-	-	-
4-bdrm	60%	-	-	-
other	mkt	-	-	-
other	mgt(60%)	-	1	-
Total Units		24	24	20
Average Income Targeting		60.00%	52.92%	51.00%

City		Missoula	Polson	Dillon	
County		Missoula	Lake County	Beaverhead	
Project Name		Opportunity Place	Polson Gardens	The Homestead	
Developer / General Ptner		42-44 Developers LLC	Housing Solutions	The Housing Company	
Square Footage					
Income Restricted Units		28,104	18,179	13,000	
Managers Unit(s)		-	649	-	
Supportive Services		1,672	-	200	
Common Space		9,908	572	4,000	
Market/Commercial		-	-	-	
	Total	39,684	19,400	17,200	
Unit Rents					
	1-bdrm	30%	-	-	389
	1-bdrm	40%	-	645	-
	1-bdrm	50% (Low HM)	-	-	-
	1-bdrm	50%	740	805	712
	1-bdrm	60%	909	915	873
	1-bdrm	70%	1,078	-	-
	1-bdrm	80%	-	-	-
	2-bdrm	30%	-	-	-
	2-bdrm	40%	676	770	-
	2-bdrm	50% (Low HM)	-	-	-
	2-bdrm	50%	-	965	-
	2-bdrm	60%	1,082	1,050	-
	2-bdrm	70%	-	-	-
	2-bdrm	80%	1,488	-	-
	2-bdrm	0%	-	-	-
	2-bdrm	0%	-	-	-
	3-bdrm	40%	-	-	-
	3-bdrm	50% (Low HM)	-	-	-
	3-bdrm	60%	-	-	-
	3-bdrm	80%	-	-	-
	4-bdrm	60%	-	-	-
	other	mkt	-	-	-
	other	mgr(60%)	-	-	-
Total Monthly Rents		24,411	20,860	14,560	
vacancy factor		7.00%	7.00%	10.00%	
Adjusted Rent		22,702	19,400	13,104	
other/commercial income		208	200	50	
total rent		22,910	19,600	13,154	
x 12 months		12	12	12	
Total Annual Income		274,923	235,198	157,848	

City	Missoula	Polson	Dillon
County	Missoula	Lake County	Beaverhead
Project Name	Opportunity Place	Polson Gardens	The Homestead
Developer / General Ptnr	42-44 Developers LLC	Housing Solutions	The Housing Company
Expenses			
Administration	8,110	12,300	12,300
Management	27,475	16,464	6,100
Maintenance	25,500	19,536	16,550
Operating	67,518	55,000	51,575
Taxes	25,000	21,600	32,826
Replacement Reserve	8,400	8,400	7,000
Total Expenses	<u>162,003</u>	<u>133,300</u>	<u>126,351</u>
Net Income Before Debt Service	112,920	101,897	31,497
Financing Sources			
Hard Loan	1,244,567	1,750,000	420,000
Hard Loan	-	-	-
Soft Loan	-	-	-
Soft Loan	-	-	-
State HOME	-	-	-
State CDBG	-	-	-
State NHTF	-	-	416,096
Other	1,878,455	-	143,490
Other	-	-	-
Other	-	-	-
Other	-	-	-
Deferred Dev Fee	166,932	175,497	90,000
HC Equity Competitive	5,362,500	5,361,964	5,491,951
HC Equity Non-Competitive	-	-	-
Total Sources:	<u>8,652,454</u>	<u>7,287,461</u>	<u>6,561,537</u>
% of Project Financed by HC:	61.98%	73.58%	83.70%
Return on Sale of HTC			
HTC Requested	6,500,000	6,500,000	6,500,000
HTC Equity	5,362,500	5,361,964	5,491,951
HTC Return on Sale	0.825	0.825	0.845

City		Missoula	Polson	Dillon
County		Missoula	Lake County	Beaverhead
Project Name		Opportunity Place	Polson Gardens	The Homestead
Developer / General Ptner		42-44 Developers LLC	Housing Solutions	The Housing Company
<u>Ratios</u>				
Rent (Income)		274,923	235,198	157,848
Operating Expenses		153,603	124,900	119,351
Replacement Reserves		8,400	8,400	7,000
Net Income Available for DS		112,920	101,897	31,497
Total Debt Service		98,042	88,716	21,268
Debt Coverage Ratio (DCR)		1.15	1.15	1.48
Total Expense Ratio		1.06	1.06	1.07
<u>Project Costs</u>				
Land		5,890	360,000	550,000
Building/Acquisition		-	-	-
Site Work		503,619	850,000	525,000
Construction / Rehab		6,166,809	4,070,000	3,568,000
Soft Costs		710,894	1,021,661	1,195,700
Developer Fees		1,081,060	875,000	629,125
Reserves		184,182	110,800	93,712
Total Project Costs		8,652,454	7,287,461	6,561,537
Supportive Services Costs		252,455	-	-
Residential Costs		8,399,999	7,287,461	6,561,537
<u>Costs versus Sources</u>				
Total Project Costs		8,652,454	7,287,461	6,561,537
Total Financing Sources		8,652,454	7,287,461	6,561,537
Difference		-	-	-
<u>Project Cost Limitations</u>				
	<u>Limits</u>			
General Requirements	6.00%	4.88%	4.62%	4.69%
Contractor Overhead	2.00%	1.63%	1.26%	1.56%
Contractor Profit	6.00%	4.88%	4.62%	3.13%
Developer Fees	15.00%	14.65%	14.73%	11.90%
Soft Cost	40.00%	23.41%	35.45%	39.19%

City	Missoula	Polson	Dillon
County	Missoula	Lake County	Beaverhead
Project Name	Opportunity Place	Polson Gardens	The Homestead
Developer / General Ptnr	42-44 Developers LLC	Housing Solutions	The Housing Company

Per Unit Comparison

	<u>Limits</u>			
Cost per unit total	n/a	360,519	303,644	328,077
Cost per unit residential only	\$350,000	350,000	303,644	328,077
Cost per unit Const / Rehab	n/a	277,935	205,000	204,650
Credits per unit	n/a	270,833	270,833	325,000
Operating Cost per unit	\$3,000 min	6,400	5,204	5,968
Replacement Reserves	\$300 min	350	350	350

Per Square Foot Comparison

Construction / Rehab per sq ft	155.40	209.79	207.44
Total Project Cost per sq ft	218.03	375.64	381.48
Credits per sq ft	163.79	335.05	377.91
Credits per sq ft (residential only)	231.28	345.23	500.00

Utilities Paid by (Tenant / Owner)

Tenant	Owner	Tenant
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Market Study Data:

Vacancy Rates	3.5%	1.2%	2.3%
Absorption Rate	58.2%	29.2%	51.6%
Months to Absorb	2	2	4
Average Project Rent	1,142	869	822
Average Market Rent	1,688	1,283	1,010
Units needed for Targeted AMI's	2,194	154	62

Market Rents

1-bdrms	1,500	1,035	1,010
2-bdrms	1,875	1,530	-
3-bdrms	-	-	-

City	Missoula	Polson	Dillon
County	Missoula	Lake County	Beaverhead
Project Name	Opportunity Place	Polson Gardens	The Homestead
Developer / General Ptner	42-44 Developers LLC	Housing Solutions	The Housing Company
<u>Development Evaluation Criteria and Selection</u>			
<i>Lower Income Tenants</i>			
Income and Rent Level Targeting.	60%	53%	51%
Project-Based Rental Subsidy.	NO	NO	NO
<i>Project Characteristics</i>			
Amenities	Grocery & Medical	Grocery & Medical	Grocery & Medical
Small Town / Tribal Designation Area	na	Small & Tribal	Small Town
Affordable Housing Stock	na	na	na
Historic Preservation	na	na	na
<i>Local Involvement</i>			
Community Input	Local Community Input	Local Community Input	Local Community Input
QCT / Local Community Revitalization Plan	na	na	na
Communication / Relationships	Local Entity Participation	Local Entity Participation	na
<i>Green Building and Energy Conservation Standards</i>			
	Meets Requirements	Meets Requirements	Meets Requirements
<i>Tenant Populations with Special Housing Needs</i>			
Family Projects	Family Project	na	na
Elderly Projects	na	Elderly Project	Elderly Project

City	Bozeman	Bozeman	Bozeman
County	Gallatin	Gallatin	Gallatin
Project Name	Hidden Creek 9	Hidden Creek 4	Hidden Cr Combined
Developer / General Ptnr	United Hsing Ptrs	United Hsing Ptrs	United Hsing Ptrs
Set-aside	Non-Profit	Non-Profit	Non-Profit
HC Requested	6,500,000	27,999,530	34,499,530
Project Type	Family	Family	Family
Construction Type	New Const	New Const	New Const
Projected Construction Start	Aug-25	Aug-25	Aug-25
Projected Completion	Oct-26	Sep-27	Sep-27

Unit Numbers

Target

1-bdrm	30%	-	-	-
1-bdrm	50% (Low HM)	-	-	-
1-bdrm	40%	-	-	-
1-bdrm	50%	-	-	-
1-bdrm	60%	20	68	88
1-bdrm	70%	-	-	-
1-bdrm	80%	-	-	-
2-bdrm	30%	-	8	8
2-bdrm	40%	-	-	-
2-bdrm	50% (Low HM)	-	-	-
2-bdrm	50%	-	-	-
2-bdrm	60%	-	48	48
2-bdrm	70%	-	24	24
2-bdrm	80%	-	-	-
2-bdrm	0%	-	-	-
2-bdrm	0%	-	-	-
3-bdrm	40%	-	-	-
3-bdrm	50% (Low HM)	-	-	-
3-bdrm	60%	-	-	-
3-bdrm	80%	-	-	-
4-bdrm	60%	-	14	14
other	mkt	-	-	-
other	mgr(60%)	-	-	-
Total Units		20	162	182
Average Income Targeting		60.00%	60.00%	60.00%

City		Bozeman	Bozeman	Bozeman
County		Gallatin	Gallatin	Gallatin
Project Name		Hidden Creek 9	Hidden Creek 4	Hidden Cr Combined
Developer / General Ptrn		United Hsing Ptrs	United Hsing Ptrs	United Hsing Ptrs
Square Footage				
Income Restricted Units		11,940	127,376	142,453
Managers Unit(s)		-	-	-
Supportive Services		-	-	-
Common Space		2,520	2,520	19,602
Market/Commercial		-	-	-
	Total	14,460	129,896	162,055
Unit Rents				
	1-bdrm	30%	-	-
	1-bdrm	40%	-	-
	1-bdrm	50% (Low HM)	-	-
	1-bdrm	50%	-	-
	1-bdrm	60%	1,122	1,127
	1-bdrm	70%	-	-
	1-bdrm	80%	-	-
	2-bdrm	30%	595	602
	2-bdrm	40%	-	-
	2-bdrm	50% (Low HM)	-	-
	2-bdrm	50%	-	-
	2-bdrm	60%	1,331	1,338
	2-bdrm	70%	1,576	1,583
	2-bdrm	80%	-	-
	2-bdrm	0%	-	-
	2-bdrm	0%	-	-
	3-bdrm	40%	-	-
	3-bdrm	50% (Low HM)	-	-
	3-bdrm	60%	-	-
	3-bdrm	80%	-	-
	4-bdrm	60%	1,682	1,694
	other	mkt	-	-
	other	mgr(60%)	-	-
Total Monthly Rents		22,440	206,316	229,924
vacancy factor		5.00%	5.00%	5.00%
Adjusted Rent		21,318	196,000	218,428
other/commercial income		701	5,678	6,379
total rent		22,019	201,678	224,807
x 12 months		12	12	12
Total Annual Income		264,228	2,420,139	2,697,683

City	Bozeman	Bozeman	Bozeman
County	Gallatin	Gallatin	Gallatin
Project Name	Hidden Creek 9	Hidden Creek 4	Hidden Cr Combined
Developer / General Ptrn	United Hsing Ptrs	United Hsing Ptrs	United Hsing Ptrs
Expenses			
Administration	25,630	127,276	152,906
Management	14,841	120,211	135,052
Maintenance	27,761	224,866	252,627
Operating	53,984	431,497	485,481
Taxes	-	-	-
Replacement Reserve	7,000	56,700	63,700
Total Expenses	<u>129,216</u>	<u>960,550</u>	<u>1,089,766</u>
Net Income Before Debt Service	135,012	1,459,589	1,607,917
Financing Sources			
Hard Loan	1,075,249	16,968,921	16,968,921
Hard Loan	-	-	1,075,249
Soft Loan	-	2,000,000	2,000,000
Soft Loan	-	2,000,000	2,000,000
State HOME	-	-	-
State CDBG	-	-	-
State NHTF	-	1,900,000	1,900,000
Other	180,220	2,063,411	2,063,411
Other	-	2,450,000	2,450,000
Other	-	1,459,780	1,640,000
Other	-	-	-
Deferred Dev Fee	-	7,105,942	7,105,942
HC Equity Competitive	5,348,500	-	5,348,500
HC Equity Non-Competitive	-	23,517,250	23,517,250
Total Sources:	<u>6,603,969</u>	<u>59,465,304</u>	<u>66,069,273</u>
% of Project Financed by HC:	80.99%	39.55%	43.69%
Return on Sale of HTC			
HTC Requested	6,500,000	27,999,530	34,499,530
HTC Equity	5,348,500	23,517,250	28,865,750
HTC Return on Sale	0.823	0.840	0.837

City	Bozeman	Bozeman	Bozeman
County	Gallatin	Gallatin	Gallatin
Project Name	Hidden Creek 9	Hidden Creek 4	Hidden Cr Combined
Developer / General Ptrn	United Hsing Ptrs	United Hsing Ptrs	United Hsing Ptrs

Ratios

Rent (Income)	264,228	2,420,139	2,697,683
Operating Expenses	122,216	903,850	1,026,066
Replacement Reserves	7,000	56,700	63,700
Net Income Available for DS	135,012	1,459,589	1,607,917
Total Debt Service	61,601	1,230,222	1,291,822
Debt Coverage Ratio (DCR)	2.19	1.19	1.24
Total Expense Ratio	1.38	1.10	1.13

Project Costs

Land	180,220	1,459,780	1,640,000
Building/Acquisition	-	-	-
Site Work	259,090	4,100,628	4,359,718
Construction / Rehab	4,302,384	36,436,186	40,738,570
Soft Costs	961,914	9,229,032	10,190,946
Developer Fees	813,000	7,317,006	8,130,006
Reserves	87,361	922,672	1,010,033
Total Project Costs	6,603,969	59,465,304	66,069,273
Supportive Services Costs	-	-	-
Residential Costs	6,603,969	59,465,304	66,069,273

Costs versus Sources

Total Project Costs	6,603,969	59,465,304	66,069,273
Total Financing Sources	6,603,969	59,465,304	66,069,273
Difference	-	-	-

Project Cost Limitations

	<u>Limits</u>			
General Requirements	6.00%	4.22%	3.84%	3.88%
Contractor Overhead	2.00%	1.41%	1.28%	1.29%
Contractor Profit	6.00%	4.22%	3.84%	3.88%
Developer Fees	15.00%	15.00%	14.99%	14.99%
Soft Cost	40.00%	37.43%	39.40%	39.20%

City	Bozeman	Bozeman	Bozeman
County	Gallatin	Gallatin	Gallatin
Project Name	Hidden Creek 9	Hidden Creek 4	Hidden Cr Combined
Developer / General Ptnr	United Hsing Ptrs	United Hsing Ptrs	United Hsing Ptrs

Per Unit Comparison

	<u>Limits</u>			
Cost per unit total	n/a	330,198	367,070	363,018
Cost per unit residential only	\$350,000	330,198	367,070	363,018
Cost per unit Const / Rehab	n/a	222,879	244,269	241,919
Credits per unit	n/a	325,000	172,837	189,558
Operating Cost per unit	\$3,000 min	6,111	5,579	5,638
Replacement Reserves	\$300 min	350	350	350

Per Square Foot Comparison

Construction / Rehab per sq ft	297.54	280.50	251.39
Total Project Cost per sq ft	456.71	457.79	407.70
Credits per sq ft	449.52	215.55	212.89
Credits per sq ft (residential only)	544.39	219.82	242.18

Utilities Paid by (Tenant / Owner)

Tenant	Tenant	Tenant
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Market Study Data:

Vacancy Rates	2.4%	2.4%	2.4%
Absorption Rate	47.3%	4970.0%	49.7%
Months to Absorb	1	8	8
Average Project Rent	1,226	1,405	1,385
Average Market Rent	1,909	2,192	2,192
Units needed for Targeted AMI's	2,393	2,244	2,244

Market Rents

1-bdrms	1,909	1,909	1,909
2-bdrms	-	2,178	2,178
3-bdrms	-	2,490	2,490

City	Bozeman	Bozeman	Bozeman
County	Gallatin	Gallatin	Gallatin
Project Name	Hidden Creek 9	Hidden Creek 4	Hidden Cr Combined
Developer / General Ptrnr	United Hsing Ptrs	United Hsing Ptrs	United Hsing Ptrs

Development Evaluation Criteria and Selection

Lower Income Tenants

Income and Rent Level Targeting.	60%	60%	60%
Project-Based Rental Subsidy.	NO	NO	NO

Project Characteristics

Amenities	Grocery & Medical	Grocery Store	Grocery & Medical
Small Town / Tribal Designation Area	na	na	na
Affordable Housing Stock	na	na	na
Historic Preservation	na	na	na

Local Involvement

Community Input	Local Community Input	Local Community Input	Local Community Input
QCT / Local Community Revitalization Plan	na	na	na
Communication / Relationships	Local Entity Participation	Local Entity Participation	Local Entity Participation

Green Building and Energy Conservation Standards

Meets Requirements	Meets Requirements	Meets Requirements
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Tenant Populations with Special Housing Needs

Family Projects	Family Project	Family Project	Family Project
Elderly Projects	na	na	na

10 Year Developer History

Developer	Project Name	Year Awarded	Actual or Estimated Completion
GL Development, LLC	Laurel Depot	2021	2024
	Jackson Court	2021	2024
	Spruce Grove	2022	2023
	Mitchell Court	2023	2025
	Red Alder Residences	2019	2020
	Cottonwood Creek Villas	2018	2019
	Roosevelt Villas	2017	2018
	North Star Apartments	2016	2017
Developer	Project Name	Year Awarded	Actual or Estimated Completion
Homeward, Inc.	Alpenglow Apartments	2018	2020
	Baatz Block Apartments	2021	2024
	Bluebunch Flats	2017	2021
	Cedar View Apartments	2014	2015
	Creekside	2022	2026
	Crowley Flats	2021	2023
	Junegrass Place	2021	2024
	Larkspur Commons	2018	2016
	Little Jon	2016	2016
	Starner Gardens	2018	2020
	Sweetgrass Commons	2014	2016
	Trinity Apartments	2021	2023
Developer	Project Name	Year Awarded	Actual or Estimated Completion
Opportunity Resources, Inc	Vista Villas	2017	2017
Developer	Project Name	Year Awarded	Actual or Estimated Completion
Housing Solutions, LLC	Riverstone Senior Residences	2023	2026
	Carter Commons	2022	2025
	Creekside Commons	2020	2024
	Skyview	2019	2021
	Meadowlark Vista	2018	2021
	Polson Landing	2017	2017
Developer	Project Name	Year Awarded	Actual or Estimated Completion
The Housing Company	Pioneer Meadows	2019	2021
Developer	Project Name	Year Awarded	Actual or Estimated Completion
United Housing Partners, LLC	Twin Creek	2023	2025
	Vista Villa Apartments	2017	2017
	Fire Tower	2019	2022

Geographic Region	Geographic Location	Population 2010	Population 2020	Population 2023	Total 4% Bond Homes Created	% of 2020 State Population	% of Statewide 9% Homes
Statewide	Total	989,415	1,084,225	1,132,812	3,418	100.00%	100.00%
Beaverhead	Total	9,246	9,371	9,885	0	0.86%	1.63%
	Dillon	4,134	3,880	4,176	0	0.36%	1.63%
Big Horn	Total	12,865	13,124	12,751	0	1.21%	1.79%
	Crow Agency	1,616	1,657		0	0.15%	1.20%
	Hardin	3,505	3,818	3,709	0	0.35%	0.59%
Blaine	Total	6,491	7,044	6,899	0	0.65%	1.63%
	Chinook	1,203	1,185	1,160	0	0.11%	0.18%
	Fort Belknap	1,293	1,567		0	0.14%	1.29%
	Hays	843	996		0	0.09%	0.16%
Carbon	Total	10,078	10,473	11,419	12	0.97%	0.49%
	Joliet	595	577	620	12	0.05%	0.01%
	Red Lodge	2,125	2,257	2,610	0	0.21%	0.47%
Cascade	Total	81,327	84,414	84,900	349	7.79%	7.38%
	Great Falls	58,505	60,442	60,422	349	5.57%	7.38%
Chouteau	Total	5,813	5,895	5,847	0	0.54%	0.15%
	Fort Benton	1,464	1,449	1,425	0	0.13%	0.15%
Custer	Total	11,699	11,867	11,985	0	1.09%	0.78%
	Miles City	8,410	8,354	8,438	0	0.77%	0.78%
Daniels	Total	1,751	1,661	1,633	0	0.15%	0.16%
	Scobey	1,017	999	983	0	0.09%	0.16%
Dawson	Total	8,966	8,940	8,810	0	0.82%	0.41%
	Glendive	4,935	4,873	4,796	0	0.45%	0.41%
Deer Lodge	Total	9,298	9,421	9,673	0	0.87%	0.15%
	Anaconda	9,298	9,421	9,673	0	0.87%	0.15%
Fergus	Total	11,586	11,446	11,772	0	1.06%	1.35%
	Lewistown	5,901	5,952	6,149	0	0.55%	1.35%
Flathead	Total	90,928	104,357	113,679	421	9.63%	10.56%
	Big Fork	4,270	5,118		0	0.47%	0.81%
	Columbia Falls	4,688	5,308	5,723	36	0.49%	0.83%
	Kalispell	19,927	24,558	29,886	385	2.27%	6.73%
	Whitefish	6,357	7,751	9,163	0	0.71%	2.19%
Gallatin	Total	89,513	118,960	126,409	727	10.97%	9.18%
	Belgrade	7,389	10,460	12,509	0	0.96%	1.36%
	Big Sky	2,308	3,591		0	0.33%	0.37%
	Bozeman	37,280	53,293	57,305	727	4.92%	6.98%
	Manhattan	1,520	2,086	2,109	0	0.19%	0.24%
	Belgrade.				0		0.24%
Glacier	Total	13,399	13,778	13,609	0	1.27%	3.21%
	Browning	1,016	1,018	1,005	0	0.09%	2.20%
	Browning & Heart Butte				0		0.52%
	Cut Bank	2,869	3,056	3,017	0	0.28%	0.21%
	Cutbank				0		0.28%
Hill	Total	16,096	16,309	16,276	0	1.50%	3.33%
	Box Elder	87	85		0	0.01%	0.49%
	Havre	9,310	9,362	9,330	0	0.86%	2.84%

Population Source: Data compiled 9/12/2024 by the Research & Information Services Bureau (RIS), MT Dept of Commerce.

Housing Credit Information Source: Montana Board of Housing TC-SUM spreadsheet.

Population 2010, Population 2020, Population 2023, Total 4% Bond Homes Created, Number of 9% HC Projects, Total 9% HC Homes Created, Percent of State 9% Units and % of 2020 State Population broken down by Geographic Region and Geographic Location. Filtered by Active and Comp Fulfilled. Credit Type filtered keeping 4% and 9%.

Geographic Region	Geographic Location	Population 2010	Population 2020	Population 2023	Total 4% Bond Homes Created	% of 2020 State Population	% of Statewide 9% Homes
Lake	Total	28,746	31,134	33,338	0	2.87%	4.94%
	Arlee	636	720		0	0.07%	0.15%
	Elmo	180	244		0	0.02%	0.15%
	Pablo	2,254	2,138		0	0.20%	1.49%
	Polson	4,488	5,148	5,613	0	0.47%	2.03%
	Ronan	1,871	1,955	2,172	0	0.18%	0.99%
	St. Ignatius	842	768	820	0	0.07%	0.13%
Lewis and Clark	Total	63,395	70,973	75,011	48	6.55%	8.97%
	Fort Harrison (Helena)				0		0.62%
	Helena	28,190	32,091	34,464	48	2.96%	8.35%
Lincoln	Total	19,687	19,677	21,895	0	1.81%	0.86%
	Libby	2,628	2,775	3,169	0	0.26%	0.86%
Madison	Total	7,691	8,623	1,676	0	0.80%	0.71%
	Big Sky	2,308	3,591		0	0.33%	0.71%
Meagher	Total	1,891	1,927	2,071	0	0.18%	0.15%
	White Sulphur Springs	939	955	1,022	0	0.09%	0.15%
Mineral	Total	4,223	4,535	5,090	0	0.42%	0.47%
	St. Regis	319	313		0	0.03%	0.12%
	Superior	812	830	925	0	0.08%	0.35%
Missoula	Total	109,299	117,922	121,849	667	10.88%	13.16%
	Lolo	3,892	4,399		0	0.41%	0.59%
	Missoula	66,788	73,489	77,757	667	6.78%	12.57%
Park	Total	15,636	17,191	17,903	89	1.59%	1.67%
	Livingston	7,044	8,040	8,908	89	0.74%	1.67%
Petroleum	Total	494	496	554	0	0.05%	0.09%
	Winnett	182	188	209	0	0.02%	0.09%
Phillips	Total	4,253	4,217	4,249	0	0.39%	0.47%
	Malta	1,997	1,860	1,872	0	0.17%	0.47%
Powell	Total	7,027	6,946	7,133	24	0.64%	0.67%
	Deer Lodge	3,111	2,938	3,030	24	0.27%	0.67%
Ravalli	Total	40,212	44,174	47,738	112	4.07%	3.47%
	Corvallis	976	1,125		36	0.10%	0.00%
	Darby	720	783	860	16	0.07%	0.00%
	Hamilton	4,348	4,659	5,268	60	0.43%	2.79%
	Stevensville	1,809	2,002	2,210	0	0.18%	0.68%
Richland	Total	9,746	11,491	11,173	0	1.06%	0.83%
	Sidney	5,191	6,346	6,112	0	0.59%	0.83%
Roosevelt	Total	10,425	10,794	10,319	0	1.00%	1.63%
	Poplar	810	758	727	0	0.07%	0.62%
	Poplar/Wolf Point				0		0.35%
	Wolf Point	2,621	2,517	2,517	0	0.23%	0.41%
	Wolf Point/Culbertson				0		0.24%
Rosebud	Total	9,233	8,329	8,160	0	0.77%	1.05%
	Forsyth	1,777	1,647	1,616	0	0.15%	0.53%
	Lame Deer	2,052	1,897		0	0.17%	0.52%
Sanders	Total	11,413	12,400	13,684	0	1.14%	0.13%

Population Source: Data compiled 9/12/2024 by the Research & Information Services Bureau (RIS), MT Dept of Commerce.

Housing Credit Information Source: Montana Board of Housing TC-SUM spreadsheet.

Population 2010, Population 2020, Population 2023, Total 4% Bond Homes Created, Number of 9% HC Projects, Total 9% HC Homes Created, Percent of State 9% Units and % of 2020 State Population broken down by Geographic Region and Geographic Location. Filtered by Active and Comp Fulfilled. Credit Type filtered keeping 4% and 9%.

Geographic Region	Geographic Location	Population 2010	Population 2020	Population 2023	Total 4% Bond Homes Created	% of 2020 State Population	% of Statewide 9% Homes
Sanders	Plains	1,048	1,106	1,222	0	0.10%	0.13%
Sheridan	Total	3,384	3,539	3,498	0	0.33%	0.06%
	Medicine Lake	225	244	244	0	0.02%	0.06%
Silver Bow	Total	34,200	35,133	36,360	434	3.24%	2.74%
	Butte	33,525	34,494	35,701	434	3.18%	2.74%
Stillwater	Total	9,117	8,963	9,173	0	0.83%	0.95%
	Absarokee	1,150	1,000		0	0.09%	0.95%
Sweet Grass	Total	3,651	3,678	3,763	0	0.34%	0.35%
	Big Timber	1,641	1,650	1,686	0	0.15%	0.35%
Toole	Total	5,324	4,971	5,133	0	0.46%	0.35%
	Shelby	3,376	3,169	3,270	0	0.29%	0.35%
Treasure	Total	718	762	772	0	0.07%	0.18%
	Hysham	312	276	278	0	0.03%	0.18%
Valley	Total	7,369	7,578	7,474	0	0.70%	0.09%
	Glasgow	3,250	3,202	3,180	0	0.30%	0.09%
Yellowstone	Total	147,972	164,731	170,843	535	15.19%	13.31%
	Billings	104,170	117,116	120,864	485	10.80%	12.43%
	Laurel	6,718	7,222	7,193	50	0.67%	0.87%
Jefferson	Total	11,406	12,085	13,048	0	1.11%	0.53%
	Boulder	1,183	1,201	1,283	0	0.11%	0.53%

Population Source: Data compiled 9/12/2024 by the Research & Information Services Bureau (RIS), MT Dept of Commerce.

Housing Credit Information Source: Montana Board of Housing TC-SUM spreadsheet.

Population 2010, Population 2020, Population 2023, Total 4% Bond Homes Created, Number of 9% HC Projects, Total 9% HC Homes Created, Percent of State 9% Units and % of 2020 State Population broken down by Geographic Region and Geographic Location. Filtered by Active and Comp Fulfilled. Credit Type filtered keeping 4% and 9%.

No. of Units by Project Name - Last 10 Years

Credit Year	Credit Type	Project Name	City	No. of Units
2015	4%	Larkspur Commons 4%	Bozeman	136
	9%	Antelope Court	Havre	30
		Cascade Ridge II (See Add'L Credits In 2016)	Great Falls	16
		Gallatin Forks	Manhattan	16
		Guardian Apartments	Helena	118
		River Ridge	Missoula	70
		Stoneridge Apartments	Bozeman	47
		Sweet Grass Commons	Missoula	27
2016	4%	River Run Apartments 4%	Great Falls	96
	9%	Big Sky Villas	Belgrade	24
		Cascade Ridge II - Additional Allocation See 2015 Orig	Great Falls	
		Little Jon Rehab (resyndicated)	Big Fork	31
		North Star (see add'L credits 2018)	Wolf Point	
		Red Fox	Billings	30
		Valley Villas	Hamilton	34
2017	4%	Big Sky Manor resynd 4%	Kalispell	60
	9%	Rockcross 4%	Great Falls	92
		Blackfeet VI	Browning	30
		Gateway Vista	Billings	24
		Polson Landing	Polson	35
		Rockcross 9%	Great Falls	32
		Roosevelt Villas (see add'L credits 2018)	Wolf Point/Culbertson	
2018	4%	Copper Ridge 4%	Butte	32
	9%	Starner Gardens 4%	Billings	101
		Bluebunch Flats (see add'l credits 2019)	Livingston	37
		Copper Ridge 9% (includes orig + add'L credit)	Butte	32
		Cottonwood Creek (see add'l credits 2019)	Deer Lodge	21
		Courtyard Apartments	Kalispell	32
		Freedoms Path (refreshed credits fr 2016)	Ft Harrison (Helena)	42
		Meadows Senior	Lewistown	35
		North Star (see orig credits 2016)	Wolf Point	28
		Roosevelt Villas (see orig credits 2017)	Wolf Point/Culbertson	16
Starner Gardens 9%	Billings	40		
2019	4%	Red Alder 4%	Helena	48
	9%	Alpenglow	Whitefish	38
		Bluebunch Flats (see original credits 2018)	Livingston	34
		Chapel Court	Billings	54
		Cottonwood Creek (see orig credits 2018)	Deer Lodge	
		Meadowlark Vista	Ronan	24
		Oakwood Village	Havre	60
		Red Alder 9%	Helena	37
2020	4%	Arrowleaf Park Apartments 4%	Bozeman	136
		Elm Street 4%	Butte	35
		Emporda 4%- Resyd Courtyard I & II	Corvallis	36
		Leggat 4%	Butte	30
		Perennial Park Apartments 4%	Bozeman	96

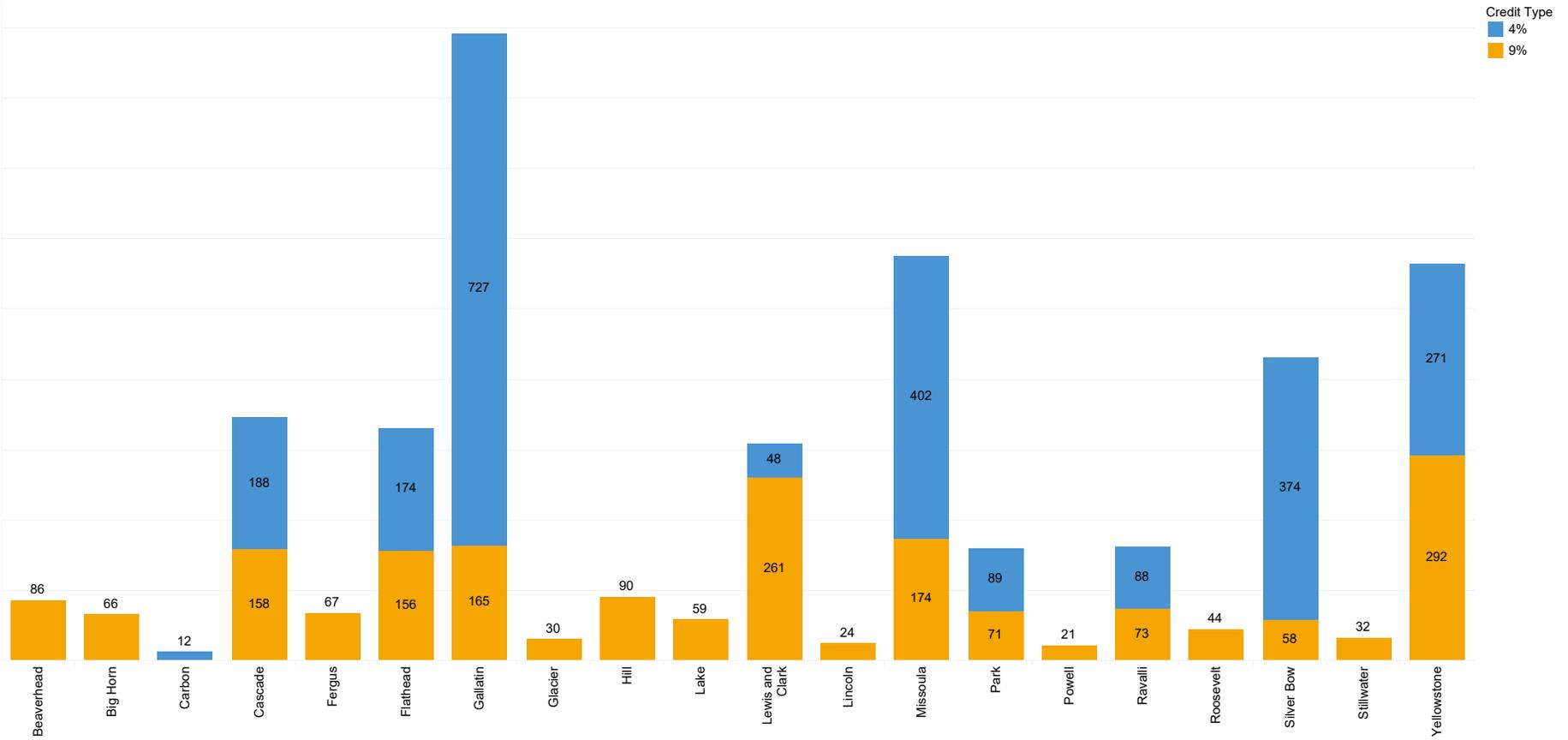
Housing Credit Information Source: Montana Board of Housing TC-SUM spreadsheet. Sum of No. of Units broken down by Measure Names vs. Year Allocated, Credit Type, Project Name and Project City. The data is filtered on Year Allocated and ACTIVE or INACTIVE. The Year Allocated filter ranges from 2015 to 2024. The ACTIVE or INACTIVE filter keeps Active.

No. of Units by Project Name - Last 10 Years

Credit Year	Credit Type	Project Name	City	No. of Units		
2020	4%	Ponderosa Acres 4%	Billings	120		
		Rosalie Manor 4%	Butte	65		
		Silver Bow 4%	Butte	212		
	9%	Burnt Fork Place	Stevensville	16		
		Fire Tower Apts	Helena	44		
		Homestead Lodge	Absarokee	32		
		Pioneer Meadows	Dillon	28		
		Skyview	Missoula	36		
		Timber Ridge Apts (9% of 4/9)	Bozeman	30		
		2021	4%	Bitterroot Valley Apts (old Bitt Comm2 of 2, 4% of 4/9)**Resyd	Darby	16
Bitterroot Valley Apts (old Mtn View (1 of 2, 4% of 4/9)**Resyd	Hamilton			36		
Boulevards Apts 4%	Bozeman			41		
Castlebar 4%	Bozeman			72		
Darlington Manor Apts 4%	Bozeman			100		
Miles Building 4%	Livingston			40		
Sherwood Apts 4%	Livingston			49		
Trinity 4%	Missoula			202		
Villagio 4%	Missoula			200		
9%	Apsaalooke HA Homes I		Crow Agency	43		
	Creekside Commons		Kalispell	31		
	Crowley Flats(orig credits see add'l credits above)		Lewistown	16		
	Jackson Court 9%		Billings	38		
	Laurel Depot		Laurel	19		
	MRM Unified Campus		Billings	29		
	2022		4%	Comstock Apts (resyn Comstock I, II, II)	Bozeman	86
				Junegrass Place 4%	Kalispell	114
Spruce Grove_Joliet 4%		Joliet		12		
Spruce Grove-Laurel 4%		Laurel		50		
9%		Baatz Perm Supp Apts	Great Falls	25		
		Bicentennial Apts	Dillon	58		
		Crowley Flats (add'l credits see orig below)	Lewistown	16		
		Junegrass Place 9%	Kalispell	24		
		Riverview Apts	Big Sky	25		
		Tapestry Apts	Billings	26		
2023	9%	ANHA LIHTC #2	Crow Agency	23		
		Cabinet Affordable Housing	Libby	24		
		Carter Commons	Great Falls	25		
		Creekside Apartments 9%	Missoula	41		
		Meadowlark Senior	Butte	26		
2024	9%	7th and Aspen 9%	Bozeman	23		
		Elmore Roberts	Great Falls	60		
		Mitchell Court	Billings	32		
		Riverstone Senior Res	Hamilton	23		
		Twin Creek Apts 9	Helena	20		

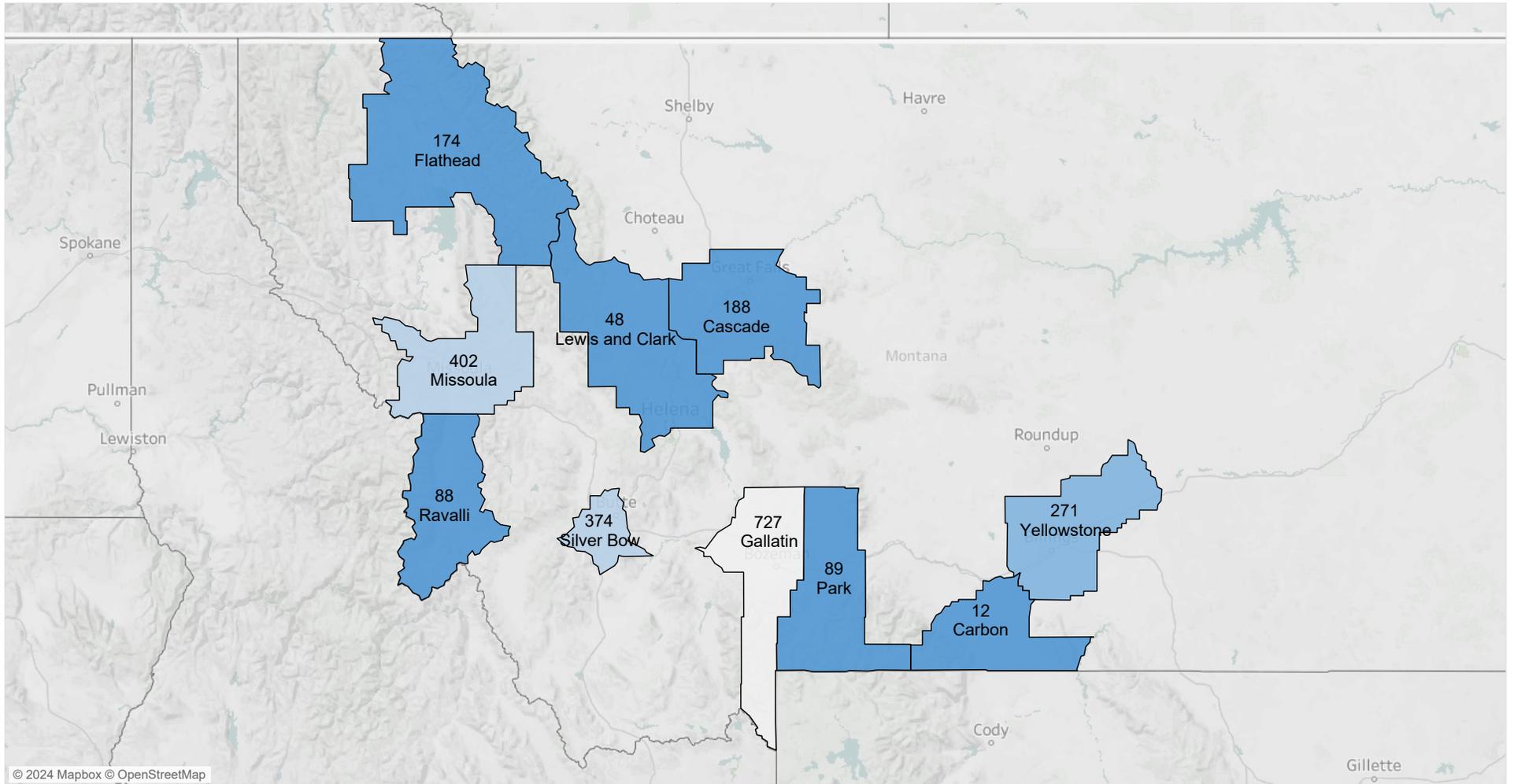
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4% & 9% Projects by County - Last 10 years



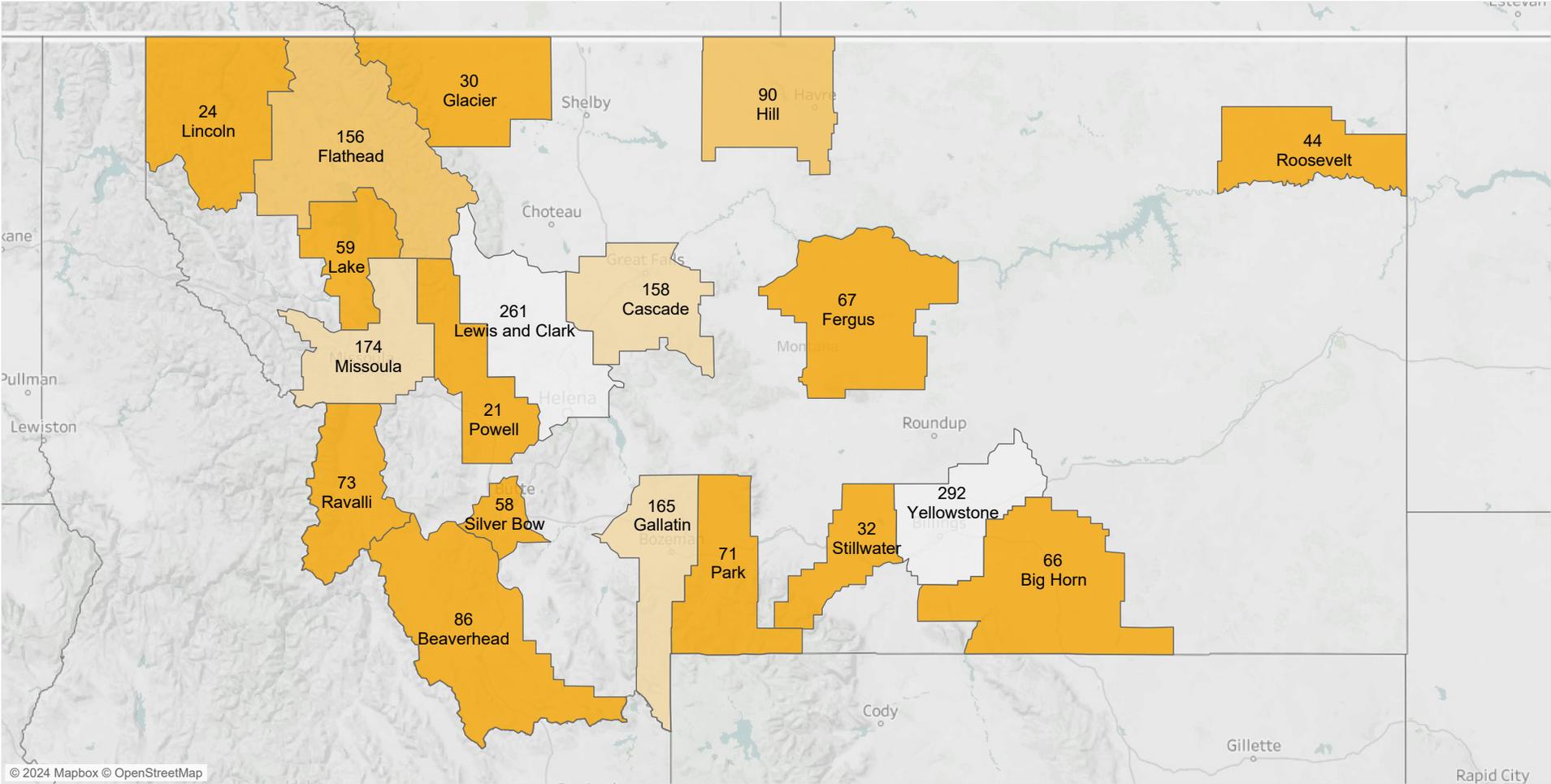
Housing Credit Information Source: Montana Board of Housing TC-SUM spreadsheet. Sum of No. of Units for each County. Color shows details about Credit Type. The data is filtered on Year Allocated and ACTIVE or INACTIVE. The Year Allocated filter ranges from 2015 to 2024. The ACTIVE or INACTIVE filter keeps Active. The view is filtered on Credit Type, which keeps 4% and 9%.

No. of units of 4% projects by County - Last 10 Years



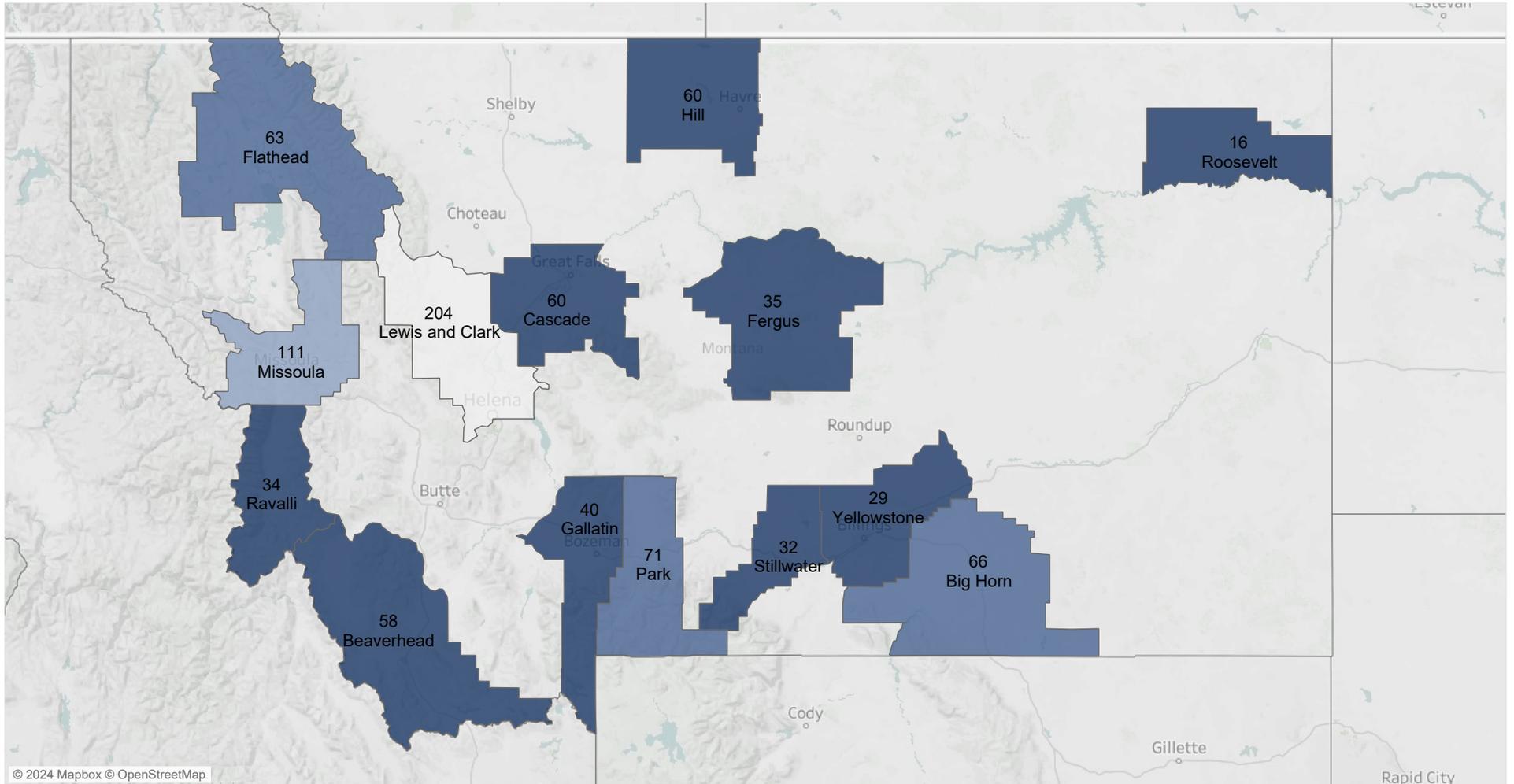
Housing Credit Information Source: Montana Board of Housing TC-SUM spreadsheet. Map based on Longitude (generated) and Latitude (generated). Color shows sum of No. of Units. The marks are labeled by County and sum of No. of Units. Details are shown for County. The data is filtered on Credit Type, Year Allocated and ACTIVE or INACTIVE. The Credit Type filter keeps 4%. The Year Allocated filter ranges from 2015 to 2022. The ACTIVE or INACTIVE filter keeps Active.

No. of units of 9% projects by County - Last 10 years



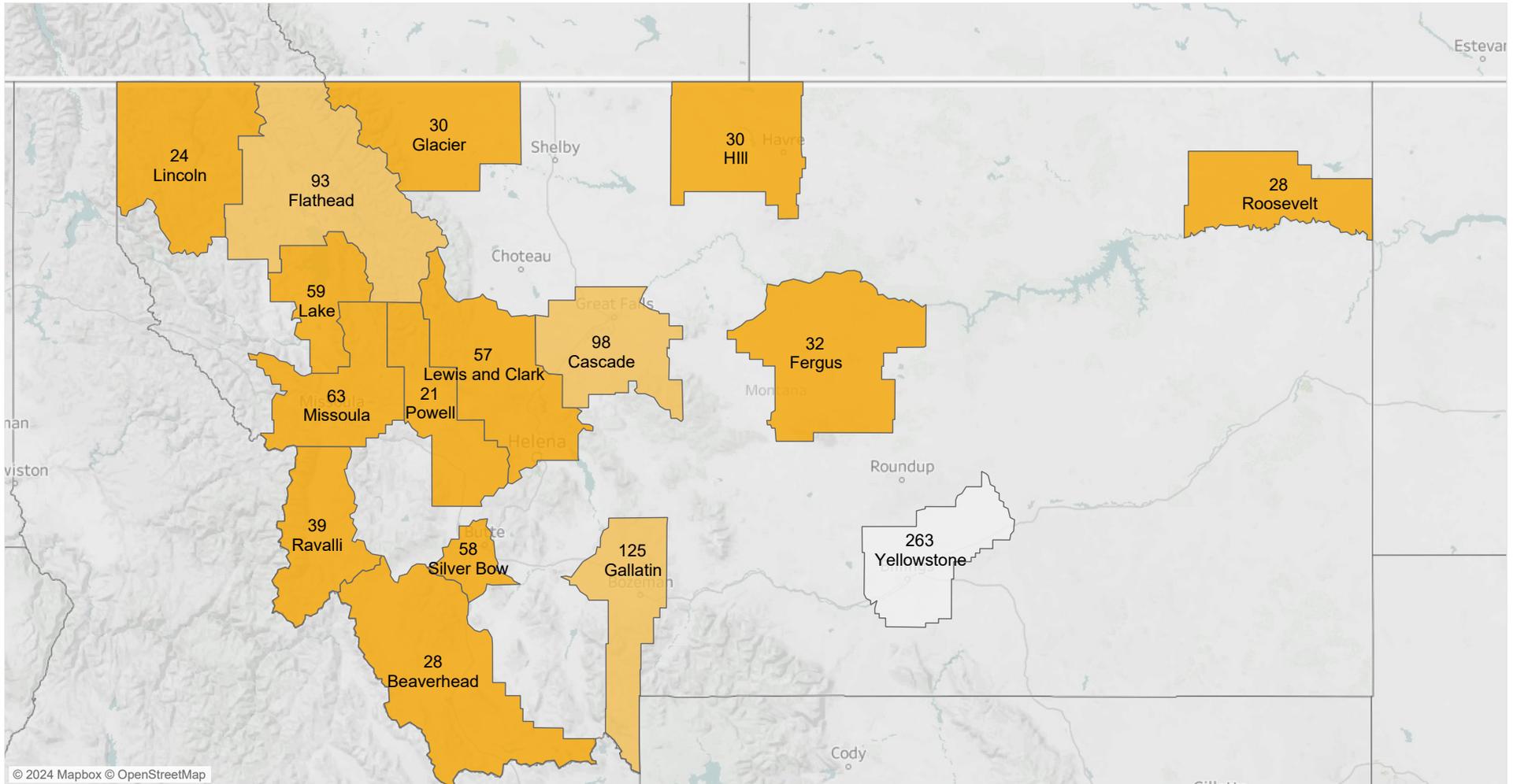
Housing Credit Information Source: Montana Board of Housing TC-SUM spreadsheet. Map based on Longitude (generated) and Latitude (generated). Color shows sum of No. of Units. The marks are labeled by sum of No. of Units and County. Details are shown for County. The data is filtered on Credit Type, Year Allocated and ACTIVE or INACTIVE. The Credit Type filter keeps 9%. The Year Allocated filter ranges from 2015 to 2024. The ACTIVE or INACTIVE filter keeps Active.

No. of Units of Acq/Rehab 9% Projects by County - Last 10 Years



Housing Credit Information Source: Montana Board of Housing TC-SUM spreadsheet. Map based on Longitude (generated) and Latitude (generated). Color shows sum of No. of Units. The marks are labeled by County and sum of No. of Units. Details are shown for County. The data is filtered on Credit Type, Year Allocated and ACTIVE or INACTIVE. The Credit Type filter keeps 9%. The Year Allocated filter ranges from 2015 to 2024. The ACTIVE or INACTIVE filter keeps Active.

No. of Units of New 9% Projects by County - Last 10 Years



Housing Credit Information Source: Montana Board of Housing TC-SUM spreadsheet. Map based on Longitude (generated) and Latitude (generated). Color shows sum of No. of Units. The marks are labeled by County and sum of No. of Units. Details are shown for County. The data is filtered on Credit Type, Type of Construction, Year Allocated and ACTIVE or INACTIVE. The Credit Type filter keeps 9%. The Type of Construction filter keeps New Construction. The Year Allocated filter ranges from 2015 to 2024. The ACTIVE or INACTIVE filter keeps Active.

**Montana Housing
2025 Housing Credit Awards
*-small projects/tribal**

Board Member Tally:

Points
3 Top 3
 2 Next 2

Tally 1	City	Project Name	POSEY	MCKEE	PARISH	RICE	PLUMMER	YTURRI	GRANT	Points
	Missoula	Opportunity Place	3	3	3	3		3	3	18 NP
	Billings	LB Lofts	3	2	3	3		3	3	17
	Bozeman	Hidden Creek 9%	3	3	3	3		2	2	16
	Polson	Polson Gardens	2	3	2	2		2	3	14
	Dillon	The Homestead				2		3	2	7
	Billings	Skyview	2	2	2					6
										78
Totals:			13	13	13	13	0	13	13	78

Board Agenda Item

Board Meeting: October 22, 2024

Multifamily Program

COAL TRUST LOAN APPROVAL

Skyview Residence in Billings, MT

Background:

Skyview Residences is requesting \$2,400,000 in Coal Trust Multifamily Homes (“CTMH”) permanent loan funding at 4.0725% amortized over 40 years with a 16-year term. Unit income targeting will be 40%, 50%, 60%, and 80% AMI. These will be 26 family units.

Proposal:

Borrower:	Skyview Residences, LLLP
Program:	Coal Trust Multifamily Homes Loan Program
Type:	Permanent Amortizing
Amount:	\$2,400,000.00
Term:	16 years
Amortization Period:	40 years
Rate:	4.0725% based on August 2024 application
Security:	1 ST lien position non-recourse

Montana Department of Commerce | commerce.mt.gov | Montana Board of Housing
P.O. Box 200528 | Helena, MT 59620-0528 | Phone: 406-841-2840 | Fax: 406-841-2841
Montana Relay 711: dphhs.mt.gov/detd/mtap/traditionalrelayservice



Property Taxes:	Yes, will be subject to property taxes
Loan Fees:	1% of Loan amount paid at closing
Escrows:	Will be held with Montana Housing
Underwriting	
Assumptions:	Outlined in Housing Credit Qualified Allocation Plan
Closing and Stabilization	
Conditions:	On or after 3 months of stabilized occupancy

Staff Recommendation (if any):

Staff supports the proposal noted above.

Motion Option(s):

1. Move to approve \$2,400,000 Coal Trust Multifamily Homes Loan in first lien position with a 40-year amortization, 16-year term and at a 4.0725% interest rate that will close on or after 3 months of stabilized occupancy, with the staff's discretion to change loan terms or funding pool if needed
2. No motion, proposal fails

Board Agenda Item

Board Meeting: October 22, 2024

Multifamily Program

COAL TRUST LOAN APPROVAL

Polson Gardens in Polson, MT

Background:

Polson Gardens is requesting \$1,750,000 in Coal Trust Multifamily Homes (“CTMH”) permanent loan funding at 4.0725% amortized over 40 years with a 16-year term. By providing this loan, the project can support an additional \$650,000 in permanent financing sources relative to what could be achieved using a conventional permanent lender. This CTMH loan makes it possible to bring four more homes to the project. Without the benefit of the additional \$650,000, the project would be stretched at 24 homes and would need to make a reduction to 20 units, similar to what was presented at the LOI stage.

Proposal:

Borrower:	Polson Gardens, LLLP
Program:	Coal Trust Multifamily Homes Loan Program
Type:	Permanent Amortizing
Amount:	\$1,750,000.00

Montana Department of Commerce | commerce.mt.gov | Montana Board of Housing
P.O. Box 200528 | Helena, MT 59620-0528 | Phone: 406-841-2840 | Fax: 406-841-2841
Montana Relay 711: dphhs.mt.gov/detd/mtap/traditionalrelayservice



Term:	16 years
Amortization Period:	40 years
Rate:	4.0725% based on August 2024 application
Security:	1 ST lien position non-recourse
Property Taxes:	Yes, will be subject to property taxes
Loan Fees:	1% of Loan amount paid at closing
Escrows:	Will be held with Montana Housing
Underwriting	
Assumptions:	Outlined in Housing Credit Qualified Allocation Plan
Closing and Stabilization	
Conditions:	On or after 3 months of stabilized occupancy

Staff Recommendation (if any):

Staff supports the proposal noted above.

Motion Option(s):

1. Move to approve \$1,750,000 Coal Trust Multifamily Homes Loan in first lien position with a 40-year amortization, 16-year term and at a 4.0725% interest rate that will close on or after 3 months of stabilized occupancy, with the staff's discretion to change loan terms or funding pool if needed
2. No motion, proposal fails

Board Agenda Item

Board Meeting: October 22, 2024

Multifamily Program

COAL TRUST LOAN APPROVAL

The Homestead-Dillon MT

Background:

The Homestead will include 20 units all one bedroom apartments. Unit AMIs will be targeted 30%, 50%, and 60% of AMI. These units will provide housing for seniors 55 plus.

Proposal:

Borrower:	Homestead Apartments, LP
Program:	Coal Trust Multifamily Homes Loan Program
Type:	Permanent Amortizing
Amount:	\$420,000.00
Term:	16 years
Amortization Period:	40 years
Rate:	4.0025% based on July 2024 application
Security:	1 ST lien position non-recourse
Loan to Total Project	64%

Montana Department of Commerce | commerce.mt.gov | Montana Board of Housing
P.O. Box 200528 | Helena, MT 59620-0528 | Phone: 406-841-2840 | Fax: 406-841-2841
Montana Relay 711: dphhs.mt.gov/detd/mtap/traditionalrelayservice



Property Taxes:	Yes, will be subject to property taxes
Loan Fees:	1% of Loan amount paid at closing
Escrows:	Will be held with Montana Housing
Underwriting	
Assumptions:	Outlined in Housing Credit Qualified Allocation Plan
Closing and Stabilization	
Conditions:	On or after 3 months of stabilized occupancy

Staff Recommendation (if any):

Staff supports the proposal noted above.

Motion Option(s):

1. Move to approve \$420,000.00 Coal Trust Multifamily Homes Loan in first lien position with a 40-year amortization, 16-year term and at a 4.0025% interest rate that will close on or after 3 months of stabilized occupancy, with the staff's discretion to change loan terms or funding pool if needed
2. No motion, proposal fails

Board Agenda Item

Board Meeting: October 22, 2024

Multifamily Program

MULTIFAMILY LOAN PROGRAM APPROVAL

Hidden Creek Apartments in Bozeman, MT

Background:

Hidden Creek Apartments is requesting \$1,075,249 in the Multifamily Loan Program (“MFLP”) permanent loan funding at 4.00% amortized over 30 years with a 30-year term. Unit income targeting will be 60% for all 20 family units.

Proposal:

Borrower:	United Housing Partners, LLC
Program:	Multifamily Loan Program
Type:	Permanent Amortizing
Amount:	\$1,075,249
Term:	30 years
Amortization Period:	30 years
Rate:	4.00% based on August 2024 application
Security:	1 ST lien position non-recourse
Property Taxes:	No taxes

Montana Department of Commerce | commerce.mt.gov | Montana Board of Housing
P.O. Box 200528 | Helena, MT 59620-0528 | Phone: 406-841-2840 | Fax: 406-841-2841
Montana Relay 711: dphhs.mt.gov/detd/mtap/traditionalrelayservice



Loan Fees:	1% of Loan amount paid at closing
Escrows:	Will be held with Montana Housing
Underwriting	
Assumptions:	Outlined in Housing Credit Qualified Allocation Plan
Closing and Stabilization	
Conditions:	On or after 3 months of stabilized occupancy

Staff Recommendation (if any):

Staff supports the proposal noted above.

Motion Option(s):

1. Move to approve \$1,075,249 Multifamily Loan Program in first lien position with a 30-year amortization, 30-year term and at a 4.00% interest rate that will close on or after 3 months of stabilized occupancy, with the staff's discretion to change loan terms or funding pool if needed
2. No motion, proposal fails

Board Agenda Item

Board Meeting: October 22, 2024

Multifamily Program

CREDIT REFRESH

Cabinet Affordable Housing in Libby, MT

Background:

Cabinet Affordable Housing located in Libby, is a 9% project awarded \$6,500,000 of 2023 credits. It is being developed by American Covenant Senior Housing Foundation and Community Action Partners of NW Montana.

Cabinet Affordable Housing is requesting a credit refresh that would push their placed in-service date out one year. If approved, the credit refresh would effectively make the 2023 credits, 2024 credits. The placed in-service deadline then would be the end of 2025.

Staff Recommendation (if any):

Staff supports the proposal noted above.

Motion Option(s):

Montana Department of Commerce | commerce.mt.gov | Montana Board of Housing
P.O. Box 200528 | Helena, MT 59620-0528 | Phone: 406-841-2840 | Fax: 406-841-2841
Montana Relay 711: dphhs.mt.gov/detd/mtap/traditionalrelayservice



1. Move to approve the credit refresh from 2023 credits to 2024 credits.
2. No motion, proposal fails



Cabinet Affordable Housing – Libby, Montana

9/18/2024

Mr. Jason Hanson
Montana Board of Housing
Multi-family Director

Dear Mr. Hanson:

We would like to request a refresh of credits and moving you from 2023 credits to 2024 credits.

The project suffered under several elements that kept it from going forward earlier because of costs exceeding those under the QAP. We bid the project several time (3) and finally decided to redesign the project costing us several months and certainly more in design costs. Now we face a winter that is estimated to be severe.

We have successfully bid the project and have a bonded contractor. The majority of sub-contractors are from Lincoln County and the Flathead Valley.

We would appreciate this consideration of this modification at your next board meeting.

Gerald Fritts

Board Agenda Item

Board Meeting: October 22, 2024

Multifamily Program

BOND RESOLUTION APPROVAL

The Aurora in Billings, MT

Background:

The Aurora is a 156-unit family property to be located in Billings, MT. This is a new construction project costing approximately \$264,695 per unit.

Kamaka Affordable Housing is the developer and is requesting a Bond amount not to exceed \$30,000,000. This includes the buffer. AMI's will target 60%.

Staff Recommendation (if any):

Staff supports the proposal noted above.

Motion Option(s):

1. Move to approve bond resolutions in the amount not to exceed \$30,000,000
2. No motion, proposal fails

MBOH

301 S. Park Ave.

P.O Box 200528

Helena, MT 59620

Zimmerman Affordable Housing

Kamaka Responsible Housing, LLC plans to develop approximately 6.115 acres of land at approximately 3605 Grand Ave Billings, MT 59102 as 156-unit family deal financed with 4% tax credits and tax-exempt bonds. Zimmerman Affordable Housing (the “Community”) will consist of Two, four-story Elevatored buildings with interior corridors that will meet all pertinent zoning requirements. Construction will be wood-frame with four floors of residential over slab on-grade and surface level parking. The Community will consist of 50 one-bedroom units, 72 two-bedroom units and 34 Three-bedroom units. The units will be equipped with washer and dryer hook ups.

On-site Community amenities will consist of access for persons with disabilities, clubhouse, office center, gym, BBQ area, play area and covered parking stalls for an optional fee, with 24-hour emergency maintenance service.

Kamaka will spend approximately \$200,000 per unit in hard cost to construct the new apartment community. The construction is tentatively scheduled to begin September 2024 and finish March 2026. The acquisition and construction of the community will be financed with proceeds from the sale of Low-Income Housing 4% Tax Credits, tax exempt bond and permanent financing.

The community is situated in a perfect location for accessibility to the town and other vital services that are important to the family residents. The location makes this a perfect addition to the underserved affordable housing stock in Billings MT. The community has immediate proximity to key amenities that will elevate the experience of its residents such as grocery stores, pharmacies, public golf courses and Schools.

Amenities will include central heating/air conditioning, quality cabinets, patios/decks, in unit washer and dryer hook ups. The Community will target families who earn 60% of the area’s median income.

There is substantial pent-up demand for affordable housing in the project’s submarket. With anticipated low capture rates for our target renter base, the lease-up of the community is expected to be strong.

As a premier real estate development company, Kamaka will utilize its competitive advantages to ensure maximum development cost and financing efficiencies. As an owner/manager of over 70 apartment communities in the Western States, Wasatch and its affiliates can obtain very competitive local pricing for its construction contracts and materials, which translates to more effective and efficient use of taxpayer dollars.

MARKET STUDY SUMMARY

Market Study Company:	CBRE, Inc.
Project Name:	Zimmerman Affordable Housing
Project Market Area:	3-mile radius

Is the project, as proposed, viable?

Average (comparable/achievable) market unit rents in immediate area and the percent the proposed project rents are below these rents.

	Market Rents	% Project Rents Below	
0 bedroom			
1 bedroom	\$ 1,250	73.0%	
2 bedroom	\$ 1,450	76.0%	
3 bedroom	\$ 1,650	76.0%	
4 bedroom			
5 bedroom			

Reference page:

of all New Units Needed: Reference page:

of units needed for the targeted AMI of the project: Reference page:

Vacancy Rate: Reference page:

Months to Lease-up: Reference page:

Capture Rate: Reference page:
 (projected income eligible tenants who will move in next year/proposed units)

Absorption Rate: Reference page:
 (proposed units/existing LIH, market area units required)

Penetration Rate: Reference page:
 (existing LIH units/total eligible households)

Number of LI households that can afford rent of proposed project: Reference page:

Distance (miles) to: (only fill this out at full market study)

miles to grocery store (convenience store does not count)

miles to medical services appropriate and available to all prospective tenants (e.g., hospital, doctor offices, etc.) and are one of the following:

A Project is located within 1½ miles of the specified amenity or essential service.

Public or contracted transportation (not including taxi or school bus service) is reasonably available to the specified amenity or service (i.e., the Project is located within ¼ mile of fixed bus stop or on a same day call basis) (or letter from provider committing to establish such service); or

service to the Project Location (all distances must be as specified in the Project's market study).

NEIGHBORHOOD AMENITIES AND SERVICES		
Type	Name	Distance from Subject
Bank	Yellowstone Bank	0.5
	United Bankers' Bank	0.7
	Wells Fargo Bank	1.1
	Valley Credit Union	1.3
Community Services	Community Library at City College	2.1
	Fire Station 7	2.9
	Paul M Adams Memorial Library	3.2
	Post Office	3.2
	Police Department	5.3
Education	Arrowhead Elementary School	0.8
	Trailhead Christian Schools	1.1
	Will James Middle School	1.3
	City College at MSU	2.5
	Billings West High School	2.7
	Rocky Mountain College	2.9
Grocery	Albertsons	1.2
	Isabela Asian Market	2.1
Healthcare	Walgreens Pharmacy	0.5
	SCL Health St. Vincent Medical Center	1.0
	Shiloh Medical Clinic	1.2
	St Vincent Healthcare	2.5
Parks & Recreation	Poly Vista Park	0.6
	Boulder Park	0.8
	Yegen Golf Club	0.8
	Westwood Park	1.1
Shopping	Ace Hardware	0.4
	Target	2.3
	Rimrock Mall	2.6
	WalMart Supercenter	3.5
Transportation	Billings-Logan International Airport	4.3
	Bus Stop	0.4
	Town Pump Gas Station	1.0
Compiled by CBRE		

SUMMARY OF CONCLUSIONS

The market for the proposed project is feasible as a LIHTC affordable-housing apartment.

- The subject property is located in a fast-growing and sought-after area of west Billings. The area has experienced significant growth from new market multifamily properties and other commercial developments. There is currently only one competitive LIHTC projects in the PMA with 32 units built in 1973. Most affordable supply is in east Billings and is aging.

- The site is well-located in a neighborhood that is experiencing new infrastructure development including an Albertson's grocery store and Town Pump gas station. Most services are available within two miles of the property.
- The property is part of a thriving area. Montana's economy has performed well, with growth in real GDP in the first quarter of 2023 of 6.0% (annualized). Yellowstone County is one of Montana's fastest growing counties, with a 1.09% average annual growth rate from 2010 to 2023. That growth is projected to continue, but at a slower rate over the next five years.
- 21% of the renter households in Montana are extremely low income and 15,741 rental homes are needed for extremely low-income renters.
- Renter demand in the PMA is strong especially for affordable properties. The occupancy rate for stabilized market rent properties is 95.6%. The occupancy rate for all affordable properties in the PMA is 100.0%. The occupancy rate for affordable properties in the entire Billings market is 94.9%. This rate is impacted by two properties. Jackson Court is new construction in initial lease up and reports occupancy of 7%. Acme Hotel Apartments are undergoing renovation and report occupancy of 84%. The stabilized occupancy for the area is 99.6% with surveyed properties reporting waiting lists and the achievement of maximum allowable rents.
- When the subject enters the market in 2025, considering mobility, there is projected to be a need for an additional 736 to 1,677 units to meet immediate renter demand. Demand in the broader Billings area is even greater.
- Due to the high level of demand for this product in the subject's market area and the surrounding area, we expect the subject will be able to lease to stabilized occupancy in 7 months and achieve maximum allowable rental rates at the 60% of AMI level.
- Population and households in the subject market area have grown over the past decade and are projected to continue to grow over the next five years.
- The subject market area rental rates have increased 33% over the past decade and are projected to grow above the historic average by the end of 2024 after a period of slower growth as new projects come online.
- The subject has one-, two-, and three-bedroom floor plans that support a broad range of renter households.
- The subject's maximum allowable rents are between 73% and 76% of our estimate of market rates for similar properties, depending on the floor plan, which is significantly below market. Most new market rent properties in the area are significantly higher than our estimate due to their rich amenity offerings.
- The subject's capture rate indicates adequate demand exists to absorb the subject's units.
- When the subject property enters the market in 2025, the penetration rate will be 7.4% for the PMA and 3.2% when considering the broader Billings market.

MARKET VOLATILITY

We draw your attention to a combination of inflationary pressures (leading to higher interest rates) and recent failures/stress in banking systems which have significantly increased the potential for constrained credit markets, negative capital value movements and enhanced volatility in property markets over the short-to-medium term.

Experience has shown that consumer and investor behavior can quickly change during periods of such heightened volatility. Lending or investment decisions should reflect this heightened level of volatility and the potential for deteriorating market conditions.

It is important to note that the conclusions set out in this report are valid as at the valuation date only. Where appropriate, we recommend that the valuation is closely monitored, as we continue to track how markets respond to evolving events.

CURRENT ECONOMIC CONDITIONS

At its December 2023 meeting, the Federal Reserve held the federal funds rate at a range of 5.25% to 5.50% and indicated it will continue reducing its balance sheet by \$95 billion per month. The Fed reaffirmed its commitment to lowering inflation to its 2.00% target, while also acknowledging that risks (inflation vs. growth) have become more balanced.

Despite headline inflation remaining above the Fed's 2.00% target, core inflation, which excludes food and energy prices, has steadily decreased over the past 12 months. The recent run-up in the 10-year Treasury yield has further tightened financial conditions, which will continue to suppress economic growth and inflation. Commercial real estate investment activity is unlikely to improve until capital sources are confident that interest rates have stabilized, and pricing has fully adjusted.

While opinions vary on future economic issues, the general market consensus at the time of this appraisal is the anticipation of moderating inflation as higher interest rates cool demand. Tighter lending conditions and a weakening economy will keep capital markets activity subdued and reduce leasing demand in the short to medium term. Amid this uncertain and dynamic environment, investment market performance will be uneven across property types.

EXTRAORDINARY ASSUMPTIONS

An extraordinary assumption is defined as "an assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions."¹

- The restrictive covenants are proposed. We assume the restrictive agreements will be finalized in accordance with the specifications set forth in this report.
- It is assumed the subject property will be compliant with all ADA requirements.

¹ The Appraisal Foundation, *USPAP, 2020-2021 (Effective January 1, 202 through December 31, 2022)*

- Based on our interpretation of the city of Billings zoning code, the proposed improvements are legally permissible. As the subject is proposed construction, its plans will go through multiple reviews with city planners. We assume any variances needed from current zoning regulations will be granted and that when complete, the subject will be a legal conforming use.

The extraordinary assumptions used in this report may have affected the results of this assignment. The use of extraordinary assumptions, if found to be false, could alter the appraisers' opinions or conclusions.

HYPOTHETICAL CONDITIONS

A hypothetical condition is defined as “that which is contrary to what exists but is supposed for the purpose of analysis. Hypothetical conditions assume conditions contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis.”²

- None noted.

² The Appraisal Foundation, *USPAP*, 2020-2021.

County	<u>Yellowstone County</u>
Project Name	<u>Aurora Apts. (AKA- Zimmerman Affordable</u>
Developer / General Ptnr	<u>Kamaka Affordable Housing LLC (DBA- Kamaka</u>
Set-aside	General
HC Requested	15,229,470
Project Type	Family
Construction Type	New Const
Projected Construction Start	Aug-24
Projected Completion	Mar-26

<u>Unit Numbers</u>	<u>Target</u>	
0-bdrm	20%	-
0-bdrm	30%	-
0-bdrm	40%	-
0-bdrm	50% (Low HM)	-
0-bdrm	50%	-
0-bdrm	60%	-
0-bdrm	70%	-
0-bdrm	80%	-
0-bdrm		-
0-bdrm		-
1-bdrm	20%	-
1-bdrm	30%	-
1-bdrm	50% (Low HM)	-
1-bdrm	40%	-
1-bdrm	50%	-
1-bdrm	60%	50
1-bdrm	70%	-
1-bdrm	80%	-
1-bdrm		-
1-bdrm		-
2-bdrm	20%	-
2-bdrm	30%	-
2-bdrm	40%	-
2-bdrm	50% (Low HM)	-
2-bdrm	50%	-
2-bdrm	60%	72
2-bdrm	70%	-
2-bdrm	80%	-
2-bdrm		-
2-bdrm		-
3-bdrm	20%	-
3-bdrm	30%	-
3-bdrm	40%	-
3-bdrm	50% (Low HM)	-
3-bdrm	50%	-
3-bdrm	60%	34
3-bdrm	70%	-
3-bdrm	80%	-
3-bdrm		-
3-bdrm		-
4-bdrm	20%	-
4-bdrm	30%	-

County	<u>Yellowstone County</u>
Project Name	<u>Aurora Apts. (AKA- Zimmerman Affordable</u>
Developer / General Ptnr	<u>Kamaka Affordable Housing LLC (DBA- Kamaka</u>

4-bdrm	40%	-
4-bdrm	50% (Low HM)	-
4-bdrm	50%	-
4-bdrm	60%	-
4-bdrm	70%	-
4-bdrm	80%	-
4-bdrm		-
4-bdrm		-
other	20%	-
other	30%	-
other	40%	-
other	50% (Low HM)	-
other	50%	-
other	60%	-
other	70%	-
other	80%	-
other		-
other	mkt	-
other	mgr(60%)	-
Total Units		156
Average Income Targeting		60.00%

Square Footage

Income Restricted Units	138,081
Managers Unit(s)	-
Supportive Services	-
Common Space	52,533
Market/Commercial	-
Total	190,614

Unit Rents

0-bdrm	20%	-
0-bdrm	30%	-
0-bdrm	40%	-
0-bdrm	50% (Low HM)	-
0-bdrm	50%	-
0-bdrm	60%	-
0-bdrm	70%	-
0-bdrm	80%	-
0-bdrm		-
0-bdrm		-
1-bdrm	20%	-
1-bdrm	30%	-
1-bdrm	40%	-
1-bdrm	50% (Low HM)	-
1-bdrm	50%	-
1-bdrm	60%	1,017
1-bdrm	70%	-
1-bdrm	80%	-
1-bdrm		-

County	Yellowstone County		
Project Name	Zimmerman Affordable		
Developer / General Ptnr	LLC (DBA- Kamaka)		
1-bdrm			-
2-bdrm	20%		-
2-bdrm	30%		-
2-bdrm	40%		-
2-bdrm	50% (Low HM)		-
2-bdrm	50%		-
2-bdrm	60%		1,213
2-bdrm	70%		-
2-bdrm	80%		-
2-bdrm			-
2-bdrm			-
3-bdrm	20%		-
3-bdrm	30%		-
3-bdrm	40%		-
3-bdrm	50% (Low HM)		-
3-bdrm	50%		-
3-bdrm	60%		1,394
3-bdrm	70%		-
3-bdrm	80%		-
3-bdrm			-
3-bdrm			-
4-bdrm	20%		-
4-bdrm	30%		-
4-bdrm	40%		-
4-bdrm	50% (Low HM)		-
4-bdrm	50%		-
4-bdrm	60%		-
4-bdrm	70%		-
4-bdrm	80%		-
4-bdrm			-
4-bdrm			-
other	20%		-
other	30%		-
other	40%		-
other	50% (Low HM)		-
other	50%		-
other	60%		-
other	70%		-
other	80%		-
other			-
other	mkt		-
other	mgr(60%)		-
Total Monthly Rents			185,582
vacancy factor			5.00%
Adjusted Rent			176,303
other/commercial income			17,680
total rent			193,983
x 12 months			12
Total Annual Income			2,327,800

County	Yellowstone County
Project Name	Zimmerman Affordable
Developer / General Ptnr	LLC (DBA- Kamaka)
<u>Expenses</u>	
Administration	50,980
Management	71,137
Maintenance	134,886
Operating	361,850
Taxes	-
Replacement Reserve	54,600
Total Expenses	673,453
Net Income Before Debt Service	1,654,347
<u>Financing Sources</u>	
Hard Loan	23,429,308
Hard Loan	-
Soft Loan	-
Soft Loan	-
State HOME	-
State CDBG	-
State NHTF	-
Other	-
Deferred Dev Fee	3,809,936
HC Equity Competitive	-
HC Equity Non-Competitive	14,053,122
Total Sources:	41,292,366
% of Project Financed by HC:	34.03%
<u>Return on Sale of HTC</u>	
HTC Requested	15,229,470
HTC Equity	14,053,122
HTC Return on Sale	0.923
<u>Ratios</u>	
Rent (Income)	2,327,800
Operating Expenses	618,853
Replacement	54,600
Net Income	1,654,347
Total Debt Service	1,488,550
Debt Coverage Ratio (DCR)	1.11
Total Expense Ratio	1.08
<u>Project Costs</u>	
Land	1,500,000
Building/Acquisition	-
Site Work	2,350,000

County	<u>Yellowstone County</u>
Project Name	<u>Aurora Apts. (AKA- Zimmerman Affordable</u>
Developer / General Ptnr	<u>Kamakia Affordable Housing LLC (DBA- Kamaka</u>
Construction / Rehab	29,459,347
Soft Costs	2,769,519
Developer Fees	5,158,900
Reserves	54,600
Total Project Costs	41,292,366
Supportive Services Costs	-
Residential Costs	41,292,366

Costs versus Sources

Total Project Costs	41,292,366
Total Financing Sources	41,292,366
Difference	0

Project Cost Limitations

	<u>Limits</u>	
General Requirements	6.00%	3.04%
Contractor Overhead	2.00%	1.26%
Contractor Profit	6.00%	3.57%
Developer Fees	15.00%	14.92%
Soft Cost	40.00%	22.78%

Per Unit Comparison

	<u>Limits</u>	
Cost per unit total	n/a	264,695
Cost per unit residential only	\$350,000	264,695
Cost per unit Const / Rehab	n/a	203,906
Credits per unit	n/a	97,625
Operating Cost per unit	\$3,000 min	3,967
Replacement Reserves	\$300 min	350

Per Square Foot Comparison

Construction / Rehab per sq ft	154.55
Total Project Cost per sq ft	216.63
Credits per sq ft	79.90
Credits per sq ft (residential only)	110.29

Utilities Paid by (Tenant / Owner)

Tenant

Market Study Data:

Vacancy Rates	100.0%
Absorption Rate	8.2%
Months to Absorb	7
Average Project Rent	1,304
Average Market Rent	1,450
Units needed for Targeted AMI's	782-1704

County	<u>Yellowstone County</u>
Project Name	<u>Aurora Apts. (AKA)</u> <u>Zimmerman Affordable</u>
Developer / General Ptnr	<u>Kamaka Affordable Housing</u> <u>LLC (DBA- Kamaka)</u>

Market Rents

0-bdrms	-
1-bdrms	1,250
2-bdrms	1,450
3-bdrms	1,650
4-bdrms	-
other	-

Acq Rehab Info:

Reserves kept by existing owner	-
Other cash out by existing owner	-
Current Debt on Property	-
	-
	-
	-
	-

Development Evaluation Criteria and Selection

Lower Income Tenants

Income and Rent Level Targeting.	
Project-Based Rental Subsidy.	-

Project Characteristics

Amenities	Grocery Store
Small Town / Tribal Designation Area	-
Affordable Housing Stock	-
Historic Preservation	-

Local Involvement

Community Input	Local Community Input
QCT / Local Community Revitalization Plan	-
Communication / Relationships	-

Green Building and Energy Conservation Standards

Meets Requirements

Tenant Populations with Special Housing Needs

Family Projects	Family Project
Elderly Projects	-

Subject Photographs



Aerial View



Exterior Rendering



Subject Site



Subject Site



Subject Site



Subject Site



RESOLUTION NO. 24-1022-MF03

A RESOLUTION OF THE MONTANA BOARD OF HOUSING MAKING FINDINGS WITH RESPECT TO HOUSING NEEDS WITHIN MONTANA; APPROVING THE ISSUANCE OF ITS MULTIFAMILY HOUSING REVENUE BONDS (AURORA APARTMENTS), SERIES 2024, IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$30,000,000; APPROVING THE SALE OF SAID BONDS PURSUANT TO A PURCHASE CONTRACT; APPROVING THE TRUST INDENTURE, LOAN AGREEMENT, PRELIMINARY OFFICIAL STATEMENT, OFFICIAL STATEMENT AND OTHER RELATED DOCUMENTS; AUTHORIZING THE EXECUTION OF SUCH DOCUMENTS; AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

WHEREAS, the Montana Board of Housing (the “Board”) is authorized pursuant to the Montana Housing Act of 1975, Montana Code Annotated, Sections 90-6-101 through 90-6-127, as amended (the “Act”), to issue its bonds to purchase and make Loans in order to finance housing which will provide decent, safe and sanitary housing for persons and families of lower income in the State of Montana; and

WHEREAS, the Board intends to issue its Multifamily Housing Revenue Bonds (Aurora Apartments), Series 2024 in an aggregate principal amount not to exceed \$30,000,000 (the “Bonds”), the proceeds of which will be used to finance a loan to the Borrower (hereinafter defined) for the acquisition, construction and equipping of the Aurora Apartments, an approximately 156-unit affordable housing development located in Billings, Montana (the “Project”); and; and

WHEREAS, the Bonds will be issued pursuant to a Trust Indenture (the “Indenture”) between the Board and U.S. Bank Trust Company, National Association as trustee, or any other trust company or bank having the powers of a trust company that is in good standing with the State of Montana, duly authorized to exercise trust powers in the State with a reported capital, surplus and retained earnings of not less than \$50,000,000, and selected by an Authorized Officer, as defined herein (the “Trustee”), which will be in substantially the form included as Exhibit A, subject to the terms, conditions and limitations established herein and in the Indenture; and

WHEREAS, the proceeds of the Bonds will be used to finance a loan (the “Loan”) to Aurora Apartments, LP, a Montana limited partnership, or another affiliate of Kamaka Affordable Housing, LLC (the “Borrower”), pursuant to a loan agreement by and among the Board and the Borrower (the “Loan Agreement”), which will be in substantially the form included as Exhibit B, subject to the terms, conditions and limitations established herein; and

WHEREAS, the interest on the Bonds is intended to qualify for a federal tax exemption under Section 142 of the Internal Revenue Code of 1986 (the “Code”), and to ensure that the Bonds

maintain their tax exempt status, the Borrower will enter into a Regulatory Agreement and Declaration of Restrictive Covenants (the “Regulatory Agreement”), which will be in substantially the form included as Exhibit C, subject to the terms, conditions and limitations established herein.

WHEREAS, a Bond Purchase Agreement (the “Purchase Contract”) to be dated the date of sale of the Bonds among the Board, the Borrower and the initial purchaser of the Bonds (the “Purchaser”), will be prepared which will be in substantially the form included as Exhibit D, pursuant to which the Board would agree to sell, and the Purchaser would agree to purchase, the Bonds at the prices and upon the terms and conditions therein set forth; and

WHEREAS, a draft of a Preliminary Official Statement (the “Preliminary Official Statement”) is to be prepared containing certain information relating to the Board, the Indenture and the Bonds, which will be in substantially the form included as Exhibit E, and which is to be used by the Purchaser in connection with the sale of the Bonds to investors; and

NOW, THEREFORE, BE IT RESOLVED BY THE MONTANA BOARD OF HOUSING AS FOLLOWS:

Section 1. Public Hearing and Findings.

(a) The Board hereby finds and determines that the Project financed through the issuance of the Bonds constitutes a “housing development” within the meaning of Section 90-6-103(8) of the Act; and

(b) In accordance with Section 90-6-109 of the Act, following a public hearing, the Board finds:

(i) that there exists a shortage of decent, safe and sanitary housing at rentals or prices which persons and families of lower income can afford within the general housing market area to be served;

(ii) that private enterprise has not provided an adequate supply of decent, safe and sanitary housing in the housing market area at rentals or prices which persons or families of lower income can afford or provided sufficient mortgage financing for homes for occupancy by persons or families of lower income;

(iii) that the conditions, restrictions and limitations contained in the Indenture and contained in the program documents relating to the loan financed thereby and to be financed are sufficient to ensure that the Project will be well planned and well designed so as to constitute decent, safe and sanitary housing and that the “housing sponsors” (as defined in Section 90-6-103(10) of the Act) are financially responsible;

(iv) that the Project to be financed which is referred to in paragraph (a) above will be of public use and will provide a public benefit, taking into account the existence of local government comprehensive plans, housing and land use plans and regulations, area-wide plans and other public desires;

(v) that the Project to be financed with the proceeds of the Bonds does not involve the construction of “second homes,” which are defined in the Act to mean homes which would not qualify as the primary residence of the taxpayer for federal income tax purposes relating to capital gains on the sale or exchange of residential property; and

(vi) that if the Loan constitutes a direct loan, in accordance with Section 90-6-109(1)(f), by virtue of the Board effectuating the loan of the Bonds proceeds to the Borrower pursuant to the Loan Agreement, the Project qualifies for federal funds through its receipt of 4% federal low-income housing tax credits.

Section 2. Approval of Trust Indenture. The Indenture is hereby approved in the form hereinabove described, and the Chair, the Vice Chair or the Executive Director and Treasurer of the Board (each an “Authorized Officer”) is hereby authorized and directed to execute and deliver the Indenture, with such changes, insertions or omissions therein as may be approved by such signatory, such approval to be evidenced conclusively by such execution of the Indenture.

Section 3. Authorization of the Bonds. The execution and delivery of the Board’s Bonds are hereby authorized and approved. The final amount and terms of the Bonds shall be determined by an Authorized Officer, consistent with the terms of the Indenture and subject to the following conditions. The Bonds shall not be general obligations of the Board but shall be limited obligations payable solely and only from Loan payments and any other moneys pledged under the Indenture by the Borrower as required by the Indenture. The Bonds shall mature no later than 40 years from their date of issuance, bear interest at a fixed or floating rate no greater than the net rate paid on the Loan (i.e. net of fees due to the Board and any other parties), be in a principal amount not to exceed \$30,000,000, be subject to optional, special optional, mandatory or sinking fund redemption or tender and have the other terms and provisions as described to the Board, and definitively set forth in the Indenture upon execution and delivery as aforesaid in Section 2 hereof. The Bonds shall be executed and delivered substantially in the form set forth in the Indenture, with such additions, omissions and changes as are required or permitted by the Indenture and approved by the signatories thereto. The Bonds shall be executed in the name of the Board by the Chair or the Vice Chair of the Board, and attested to by the Secretary or the Treasurer, each of whom is hereby appointed as an Authorized Officer for purposes of executing and attesting the Bonds, and their execution shall evidence their approval of the final terms thereof. Such signatures may be by facsimile; provided, however, that such Bonds shall not be valid or obligatory for any purpose until authenticated by the manual signature of an authorized signatory of the Trustee.

Section 4. Approval of Loan Agreement. The Loan Agreement is hereby approved in the form hereinabove described, and an Authorized Officer is hereby authorized to execute and deliver the Loan Agreement, with such changes, insertions or omissions therein as may be approved by such person, such approval to be evidenced conclusively by such execution of the Loan Agreement.

Section 5. Approval of Regulatory Agreement. The Regulatory Agreement is hereby approved in the form hereinabove described, and an Authorized Officer is authorized and directed to execute and deliver the same, with such changes, insertions or omissions therein as may be

approved by such person, such approval to be evidenced conclusively by such execution of the Regulatory Agreement.

Section 6. Approval of Preliminary Official Statement and Official Statement. A Preliminary Official Statement for the Bonds is hereby approved in the form described above, with such changes, insertions or omissions therein as may be approved by an Authorized Officer. Each such person is hereby authorized to execute and deliver a final Official Statement substantially in the form of the Preliminary Official Statement with such changes, insertions or omissions therein as may be required to finalize the pricing terms of the Bonds.

Section 7. Approval of Purchase Contract and Sale of the Bonds. A Purchase Contract for the Bonds is hereby approved in the form described above and the execution of the Purchase Contract by an Authorized Officer is hereby authorized and directed in order to effectuate the sale of the Bonds with such changes, insertions or omissions therein as may be approved by such person, such approval to be evidenced conclusively by such execution of the Purchase Contract

Section 8. Ratification of Prior Actions. All action previously taken by the officers, members or staff of the Board within the authority granted herein, with respect to the Indenture, the Loan Agreement, the Regulatory Agreement, the Preliminary Official Statement, the Purchase Contract and the Bonds is hereby approved, confirmed and ratified.

Section 9. Execution of Documents. In the event of the absence or disability of an Authorized Officer, or if for any other reason any of them are unable to execute the documents referred to in this Resolution, such documents may be executed by another member of the Board or by the Multifamily Program Manager or the Accounting and Finance Manager, with the same effect as if done by an Authorized Officer and without the further authorization of the Board. The execution of such documents by such member shall be conclusive evidence of his or her authority to so act.

Section 10. Execution of No-Arbitrage Certificate. An Authorized Officer is hereby authorized to issue certifications as to the Board's reasonable expectations regarding the amount and use of the proceeds of the Bonds as described in Section 148 of the Code, as amended.

Section 11. Additional Actions Authorized. The Chair, the Vice Chair, the Secretary or any other member of the Board, and the Executive Director and Treasurer, the Multifamily Program Manager and the Accounting and Finance Manager, acting alone or acting with others, are hereby authorized and directed to execute and deliver any or all other documents which may be required under the terms of the Indenture, the Loan Agreement or the Purchase Contract, and to take such other action as may be required or appropriate for the performance of the duties imposed thereby or to carry out the purposes thereof, and the members and officers named above are hereby designated as Authorized Officers for such purposes. With respect to the issuance of the Bonds authorized by this Resolution, such Authorized Officers are also authorized, with the advice of General Counsel or Bond Counsel, to interpret and apply the Board's Policy for Conduit Multifamily Housing Revenue Bonds (the "Policy") and to waive any requirement of the Policy to the extent such interpretation, application or waiver is consistent with the purpose of the Policy.

Section 12. Effective Date. This Resolution shall become effective immediately.

ADOPTED by the Montana Board of Housing this 22nd day of October, 2024.

MONTANA BOARD OF HOUSING

Attest:

By _____
Bruce Posey, Chair

By _____
Cheryl Cohen, Executive Director

Multi Family Program Dashboard

October 22, 2024

Coal Trust Multifamily Homes Program, Multifamily Loan Program and Housing Montana Fund Loan Programs

Available After Commitments

CTMH	\$472,414	From \$65M Authorized (including loan P&I payments)
MFLP	\$337,994	
HMF - AHRLF	\$261,779	

Projects Underway

Amount	Program/Project	City/Units	Year Awarded	Recipient	Est. Completion
2,500,000	CT/Alpenglow II	Whitefish/18	2024	Housing Whitefish	Fall-26
30,460,886	9%/CT/4%Twin Creek	Helena/72	2024	United Housing Partners	Sep-26
8,050,000	9%/CT/Riverstone Senior	Hamilton/23	2024	Housing Solutions Community Preservation Partners	April-26
6,500,000	9%/CT/Elmore Roberts	Great Falls/60	2024	Partners	Dec-26
13,197,880	9%/4%/7th & Aspen	Bozeman/46	2024	Boundry Dev & HRDC	May-26
8,200,000	9%/CTMitchell Court	Billings/32	2024	GL Development	Aug-25
10,963,840	4%/The Manor	Hamilton/60	2024	Sapphire Lutheran Homes	Feb-26
11,993,710	4%Baxter	Bozeman/50	2023	Devco Preservation	Aug-24
82,575,000	4%North 3rd Apartments	Bozeman/216	2023	Devco Preservation	Sep-25
58,551,220	4%/HMF/Lumberyard	Bozeman/155	2023	Rueter Walton Development	Jun-25
7,414,040	4%/Big Fork Senior	Big Fork/24	2023	Bigfork Senior Housing Community Preservation Partners	Jun-25
23,985,160	4%/Sunshine Village	Great Falls/92	2023	Partners	Dec-24
6,435,000	9%/ANHA LIHTC #2	Agency/23	2023	Apsaalook Nation HA	Dec-25
6,500,000	9%/MF/Cabinet Affordable	Libby/24	2023	Cabinet Affordable Housing	Aug-25
8,200,000	9%/CT/Carter Commons	Great Falls/25	2023	Carter Commons, LLLP	Jul-25
41,961,750	9%/4%/Creek Side Apartments	Missoula/161	2023	Homeward Northwest Real Estate Capital Group	Apr-26, Oct-25
7,700,000	9%/MF/Meadowlark Senior	Butte/26	2023	Group	Oct-24
7,991,250	9%/MF/Riverview Apts	Big Sky/25	2022	Blueline	Oct-24
6,100,000	9%/Baatz Block Apts	Great Falls/25	2022	Homeward	Feb-25
Nov	9%/Tapestry Apts	Billings/26	2022	CLDI	Nov-24
8,435,000	9%/ARPA/MRM Unified Campus	Billings/29	2021	MT Rescue Mission	Nov-24
8,015,483	9%/ARPA/AHNA LIHTC 1	Crow	2021	Apsaalooske Nation HA	Aug-24
6,649,597	4%/ARPA/Highland Manor	Havre/32	2021	Echo Enterprise	Dec-24

	CTMH Projects	Loan Amount	Status
HB 16 \$15,000,000	Belt - Golden Valley Homes	\$803,060	Approved February 2020; Closed
	Cascade - Quiet Day Manor	\$872,500	Approved February 2020; Closed
	Livingston - Livingston Cottages	\$900,000	Approved February 2020; Closed
	Havre - Highland Manor	\$1,932,000	Approved February 2020
	Helena - Firetower	\$2,674,631	Approved April 2020; Closed
	Joliet / Laurel - Spruce Grove	\$5,173,486	Approved April 2020; Closed
	Havre - Oakwood Village	\$2,100,000	Approved April 2020; Closed
HB 819 \$50,000,000	Great Falls - Carter Commons	\$1,700,000	Approved September 2023
	Helena - Twin Creek 9%	\$1,221,360	Approved October 2023
	Hamilton - Riverstone Senior	\$1,550,000	Approved October 2023
	Billings - Mitchell Court	\$2,150,000	Approved October 2023
	Darby - Welcome Way	\$2,090,000	Closed November 2023
	Lolo - Two Rivers	\$5,460,833	Closed February 2024
	Belgrade - Stan's Garden	\$5,051,113	Closed January 2024
	Helena - Twin Creek 4%	\$6,890,000	Closed August 2024
	Elmore Roberts	\$4,989,000	Approved March 2024
	Whitefish - Alpenglow 2	\$2,500,000	Approved April 2024
	Red Lodge - RLACF Rentals	\$460,000	Closed September 2024
	Skyview	\$2,400,000	Application August 2024
	Polson Gardens	\$1,750,000	Application August 2024
	The Homestead	\$420,000	Application July 2024
	Old Hellgate Village (ROC)	\$2,807,031	Closing October 2024
Casa Loma	\$9,300,000	Application August 2024	
	Total	\$65,195,014	

Board Agenda Item

Board Meeting: October 22, 2024

Homeownership Program

LENDER APPROVAL – SYNERGY ONE LENDING, INC.

Synergy One Lending, Inc. was founded in 2014. Their corporate headquarters is in San Diego, California and they are licensed in 49 states, including Montana, with approximately 700 employees. Synergy's Montana locations include Great Falls, Helena, Kalispell, Missoula and Polson, which together employ 30 individuals who live in the state.

Synergy One Lending is Fannie, Freddie, HUD, VA and USDA approved. They plan to participate in the Board's Regular Bond, DPA and MCC programs. Synergy One Lending, Inc. is not approved for the HUD 184 program.

Synergy One's mission is "To humanize and modernize the home lending experience" using values of honesty, transparency, excellence, innovation and empowerment.

Synergy One Lending's application material, quality control plan and financials have been reviewed and approved by staff, and they meet all requirements for becoming a Montana Board of Housing Participating Lender. Their full application and financial information are available for Board members to review upon request.

Montana Department of Commerce | commerce.mt.gov | Montana Board of Housing
P.O. Box 200528 | Helena, MT 59620-0528 | Phone: 406-841-2840 | Fax: 406-841-2841
Montana Relay 711: dphhs.mt.gov/detd/mtap/traditionalrelayservice



PROPOSAL

Staff requests for the Board to approve Synergy One Lending, Inc as a Participating Lender for Montana Board of Housing.

HOMEOWNERSHIP PROGRAM DASHBOARD

October 11, 2024

RATES

	<u>CURRENT</u>	<u>LAST MONTH</u>	<u>LAST YEAR</u>
MBOH*	5.500	5.75	6.000
Market	6.30	6.14	7.175
10 yr treasury	4.08	3.65	4.580
30 yr Fannie Mae	6.53	6.53	7.018

*Current Setaside 5.25, DPA 5.75

LOAN RESERVATIONS

	<u>September NUMBER</u>	<u>September AMOUNT</u>	<u>TOTAL NUMBER</u>	<u>TOTAL AMOUNT</u>	<u>ORIGINAL AMOUNT</u>	<u>BALANCE</u>
REGULAR PROGRAM						
Series 2024A (since 04.02.24)	31	8,247,498	52	14,205,057	49,460,000	35,254,943
Series 2024A DPA (since 04.02.24)	15	174,200	24	289,460	990,000	700,540
80% Combined (20+)	2	562,400	5	1,320,800	Since July 2024	reg bond funds
SET-ASIDE PROGRAMS						
MBOH Plus	6	67,060	25	254,666	Since July 2024	1,317,303
NeighborWorks	3	662,392	7	1,382,475	Since July 2024	Pre-Ullman funds
CAP NWMT CLT			2	342,247		
Missoula HRDC XI						
Bozeman HRDC IX						
Home\$tart			4	767,432		
HUD 184						
MT Street CLT						
Sparrow Group						
City of Billings			3	456,452		
Foreclosure Prevent					50,000	50,000
Disabled Accessible					Ongoing	862,950
Lot Refi					2,000,000	726,440
FY25 Habitat			4	902,292	2,955,000	2,052,708
OTHER PROGRAMS						
Veterans (Orig)	2	609,835	454	92,931,802	Revolving	170,967
912 Mrtg Cr Cert (MCC)	4	1,291,859	46	12,932,454.00	62,500,000	49,567,546

LOAN PURCHASES BY LENDER

	<u>Jun-24 1st</u>	<u>DPA</u>	<u>2024 YTD 1st</u>	<u>DPA</u>	<u>2023 YTD 1st</u>	<u>DPA</u>
FIRST SECURITY BOZEMAN 061			1			
BANK OF COMMERCE 086			1		1	1
1ST SECURITY BK MISSOULA 133			2		10	2
VALLEY BANK RONAN 159					2	
YELLOWSTONE BANK 161	1		3	1	2	2
FIRST MONTANA BANK 172			4	4	3	2
BRAVARA BANK 186	1	1	7	4	4	1
STOCKMAN BANK OF MT MILES 524	9	3	47	20	60	29
FIRST INTERSTATE BANK-WY 601					5	1
US BANK 617			1	1	2	
OPPORTUNITY BANK 700	1		37	10	109	44
PIONEER SAVINGS AND LOAN 710			1			
FIRST FEDERAL BANK & TRUST 731	1		1		1	
GLACIER BANK KALISPELL 735	1		17	5	16	
WESTERN SECURITY BANK 785	1	1	2	1	5	4
MANN MORTGAGE 835	4	1	46	19	70	40
GUILD MORTGAGE COMPANY 842	3	2	16	14	23	23
UNIVERSAL 843			1	1	20	13
FAIRWAY INDEPENTENT MRTG 847	1		30	16	28	20
CORNERSTONE HOME LENDING 850			1		9	8
PRIME LENDING 851	2		5	2	8	5
BAY EQUITY LLC 853			5	2	4	
PARAMOUNT RES MTG GRP 855					3	3
AM CAP 858					3	2
HOMESTAR FINANCIAL 861					1	1
HOMETOWN LENDERS 862			1	1		
CROSSCOUNTRY MORTGAGE 863	1		8	3	22	7
GUARANTEED RATE 864	4	1	12	3	19	7
FIRST COLONY MORTGAGE 865			2	2	8	8
WINTRUST MORTGAGE 867					2	2
ONE TRUST HOME LOAN 868			1	1		
CHURCHHILL MORTGAGE 869	1		5	1		
ENVOY 871			1	1		
NOVUS 872			1	1		

LOWER DOT COM, LLC 873	2	1	18	9		
CMG 874	1	1	2	1		
EVERGREEN MORTGAGE 875	7	4	16	9		
CHURCHILL MORTGAGE 869			3	1	5	2
CLEARWATER FEDERAL C U 901			1		1	
INTREPID CREDIT UNION 903			1		10	
FLATHEAD HABITAT 991			8			
Grand Count	41	15	308	133	456	227

PORTFOLIO CHANGES

	August		2024 YTD		
	# loans	Princ Bal	# loans	Princ Bal	
July Balance	5,559	600,947,116.00	5,397	556,995,770.50	Dec-23
August Purchases (1st)	41	12,050,346.72	308	81,547,341.94	
August Purchases (2nd)	15	193,008.00	133	1,453,715.88	
August Amortization		(1,595,032.93)		(11,967,459.56)	
August Payoffs (1st)	(32)	(2,281,940.00)	(190)	(17,415,114.13)	
August Payoffs (2nd)	(5)	(32,583.30)	(63)	(343,943.02)	
August Foreclosures	(1)	(30,142.31)	(8)	(1,019,539.43)	
August Balance	5,577	609,250,772.18	5,577	609,250,772.18	Aug-24

AUGUST PORTFOLIO SUMMARY

	# of loans	\$ of loans	% of #	% of \$	
FHA	2,855	402,655,950	51.2%	66.1%	
RD	845	89,310,940	15.2%	14.7%	
VA	400	73,023,712	7.2%	12.0%	
HUD184	34	2,182,813	0.6%	0.4%	
PMI	31	2,025,426	0.6%	0.3%	
Uninsured 1st	263	31,379,480	4.7%	5.2%	
Uninsured 2nd	1,149	8,672,451	20.6%	1.4%	
	5,577	\$ 609,250,772			
August 2023 Portfolio Balance	5,174	\$ 506,172,500	7.79%	20.36%	percent of Incr/Decr

Servicer	# of loans	\$ of loans	% of #	% of \$
MBOH	5,502	\$ 603,237,924	99%	99%
First Security Bozeman	3	\$ 69,485	0%	0%
First Boulder Valley Bank	1	\$ 40,206	0%	0%
Valley Bank Ronan	40	\$ 3,916,418	1%	1%
Manhattan Bank	1	\$ 76,716	0%	0%
Pioneer Federal Savings	18	\$ 870,289	0%	0%
Guild Mortgage	12	\$ 1,039,735	0%	0%
	5,577	609,250,772		

Weighted Average Interest Rate 4.420%

	# of loans	\$ of loans	
0 - 2.99%	1055	\$ 89,664,777	rates up to 4%
3 - 3.99%	1418	\$ 167,390,563	2473 \$ 257,055,340
4 - 4.99%	744	\$ 79,149,621	
5 - 5.99%	1581	\$ 193,864,687	rates 4% and above
6 - 6.99%	742	\$ 78,485,386	3104 \$ 352,195,432
7 - 7.99%	37	\$ 695,738	

RAM PROGRAM AUGUST ACTIVITY

<u>Loan Requests</u>	<u>Loans Outstanding</u>	<u>Life of Program</u>	<u>Avail Balance</u>
2	270,000	39	2,540,730.31
		240	15,394,828
			5,380,535.00

DELINQUENCY AND FORECLOSURE RATES

	MONTANA BOARD OF HOUSING			MORTGAGE BANKERS ASSOC. 6/20/24			(most recent available)
	<u>Aug-24</u>	<u>Jul-24</u>	<u>Aug-23</u>	<u>Montana</u>	<u>Region</u>	<u>Nation</u>	
30 Days	1.56	1.26	1.08	1.54	1.83	2.28	
60 Days	0.90	0.94	0.73	0.41	0.54	0.70	
90 Days	2.37	2.34	1.93	0.59	0.72	1	
Total Delinquencies	4.83	4.54	3.74	2.54	3.09	3.98	
In Foreclosure	0.27	0.25	0.20	0.26	0.22	0.43	

Mortgage Servicing Program Dashboard

Effective 09/30/24

2024 Monthly Servicing Report

MONTH	<u>Last Year</u>	<u>Last Month</u>	<u>This Month</u>
	7/31/2023	8/31/2024	9/30/2024
PORTFOLIO TOTAL LOANS	5608	6274	6309
MBOH	5102	5599	5632
BOI	304	293	294
MULTIFAMILY	16	19	20
HAF - HOMEOWNERS ASSISTANCE FUND	186	363	363
PRINCIPAL (ALL LOANS)	\$563,633,780	\$701,696,423	\$711,516,942
ESCROW (ALL LOANS)	\$5,010,694	\$5,365,053	\$6,343,404
LOSS DRAFT (ALL LOANS)	\$719,386	\$750,964	\$811,294
LOANS DELINQUENT (60+ DAYS)	235	304	277
ACTUAL FORECLOSURE SALES IN MONTH	2	0	2
FORECLOSURES TOTAL CALENDAR YEAR	9	4	6
DELINQUENT CONTACTS TO MAKE	748	781	699
LATE FEES - NUMBER OF LOANS	762	967	1004
LATE FEES - TOTAL AMOUNT OF REVENUE	\$21,464	\$29,362	\$31,072
PAYOFFS	21	42	41
NEW LOANS	61	81	78

HUD's National Servicing Center TRSII SFDMS Reporting

Federal FY 2023 Final Score 93.97% - Grade A

***FHA Revision of Tier Score Pending**

LOSS MITIGATION	<u>Last Year</u>	<u>Last Month</u>	<u>This Month</u>
	7/31/2023	8/31/2024	9/30/2024
ACTIVE FINANCIAL PACKETS	0	0	0
REPAYMENT/SPECIAL FORBEARANCES	0	0	0
COVID 19 FORMAL FORBEARANCES	76	0	0
PARTIAL CLAIMS & MODS PENDING	19	13	14
CHAPTER 13 BANKRUPTCIES	10	7	7
PRESERVATION PROPERTIES	7	9	9
REAL ESTATE OWNED PROPERTIES	0	3	1
SHORT SALE	0	0	0
DEED IN LIEU	0	0	0

Board Agenda Item

Board Meeting: October 22, 2024

Accounting and Finance Program

INVESTMENT DIVERSIFICATION

Diversification is an investment strategy that entails the purchase of a mixture of investments that reduces the exposure to investment risk. The Board portfolio is invested in historically low risk investments. FHLMC (Freddie Mac) and FNMA (Fannie Mae) are Government Sponsored Enterprises (GSE) that are currently under government conservatorship and some investors assume they are implicitly guaranteed by the federal government.

- As of August 31, 59.8% of MBOH funds were being held in money market earning 5.19%. These funds consist of the bond proceeds from the 2024A issue and other pots of money where we are currently purchasing set-aside loans.
- 26.6% of funds were invested in T-Bills earning 5.10% to 5.25%.
- Remaining funds are invested in FNMA and Freddie Mac Bonds or MBS with rates ranging from 3.69% to 6.25%.

WEIGHTED AVERAGE YIELD TREND

Weighted average is a calculation that considers the varying degrees of importance of the yields in an investment data set. MBOH uses the average yield for specific

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investment types and the par value of those same investment types to calculate the weighted average yield.

- The weighted average has improved year-to-year from 5.27% in August 2023 to 5.29% in August 2024.
- The rate remained steady at 5.29% from July 2024 to August 2024.

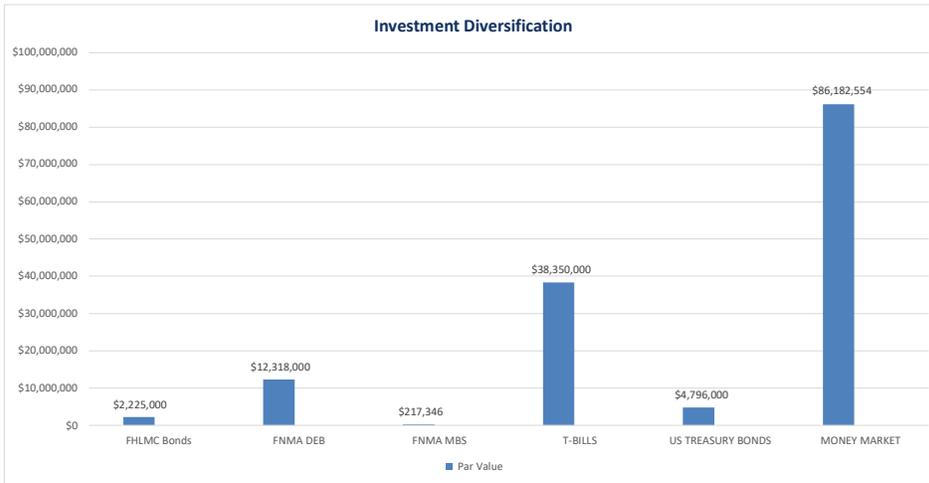
PORTFOLIO MATURITY

Indicates who holds the investment securities on behalf of MBOH, the type of security, the date of maturity and the PAR value, which is the face value of the security at the time of issuance.

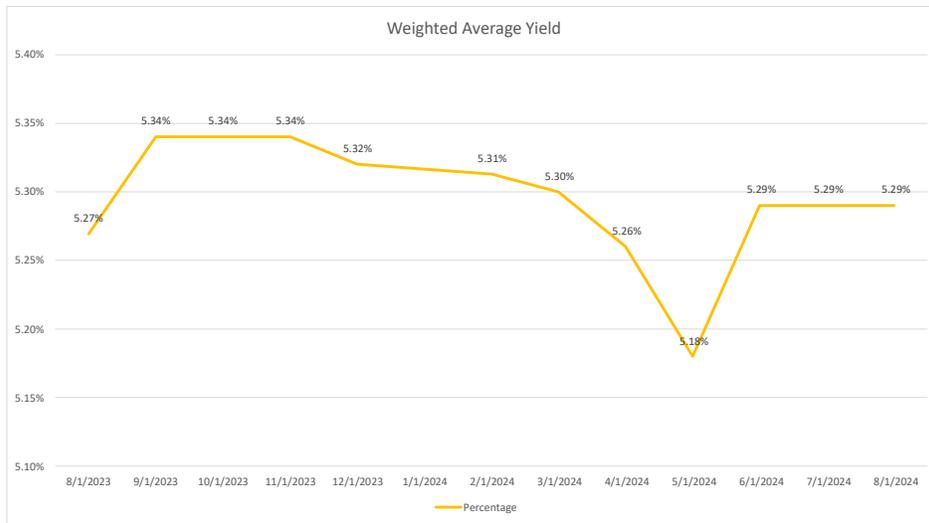
- The FNMA (Fannie Mae) MBS (Mortgage-Backed Securities) are the longest-term maturities in our portfolio with yields at 4.45% and 4.96%.
- Two of the Treasury Bonds were purchased several years ago at a yield of 6.48%. These will be maturing in August 2025.
- The overall total of investments at the end of August 2024 was \$144.1 million with approximately \$86.1 million of that total in money market.

Finance Program Dashboard

October 21-22, 2024 (Data as of 8/31/2024)



FNMA: Federal National Mortgage Association (Fannie)
 FHLMC: Federal Home Loan Mortgage Corporation (Freddie)



AVAILABILITY

Available Now	< 1 year	1 to 5 years	6 to 10 years	> 11 years	Total
\$ 86,182,554	\$ 43,146,000	\$ 12,318,000	\$ 2,225,000	\$ 217,346	\$ 144,088,899

Investment Maturity Schedule

Maturity Date	Trustee	Type	Par Value
8/1/38	Wilmington Trust	FNMA MBS	43,768.15
3/1/37	Wilmington Trust	FNMA MBS	97,684.87
7/1/36	Wilmington Trust	FNMA MBS	13,841.29
5/1/36	Wilmington Trust	FNMA MBS	22,052.10
2/1/36	Wilmington Trust	FNMA MBS	39,999.09
7/15/32	Wilmington Trust	FHLMC BOND	2,225,000.00
11/26/27	Wilmington Trust	FNMA DEB	3,635,000.00
4/30/26	Wilmington Trust	FNMA DEB	8,683,000.00
8/15/25	Wilmington Trust	T-NOTES & BONDS	4,796,000.00
11/29/24	Wilmington Trust	T-BILLS	38,350,000.00
8/31/24	US Bank Corporate Tr	US BANK MONEY M	7,609,937.53
8/31/24	Wilmington Trust	WT GOLDMAN SACH	78,572,616.08
Total			144,088,899.11

Board Agenda Item

Board Meeting: October 22, 2024 at 8:30 am

Operations / Executive Director

BOARD MEETINGS

- The next Board meeting will be held Monday, November 4, 2024 at 8:30 a.m. via Zoom.

BOARD MEMBER OPPORTUNITIES

- The NCSHA 2025 Legislative Conference (LegCon) will be held March 10 – 12, 2025 in Washington, D.C. LegCon is an opportunity for Board members to connect with and educate our legislators about the impact of federal housing programs in our state; the agenda will also include sessions with federal officials and industry leaders to gain their insights on the 2025 legislative agenda. Board members interested in attending LegCon can notify Cheryl Cohen and Stacey Purvis. The full agenda and registration are not yet available.

CONTRACTS / PROCUREMENT

- The Request For Proposal (RFP) to select a qualified vendor to support a statewide Fair Market Rent Reevaluation Survey closed on September 13. The evaluation committee selected Econometrica, Inc. for this work and contract negotiations are nearly complete. The Timeline for Work and Deliverables is

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brisk. A kick-off call was held October 10, and completing mail merge for initial survey mailing is at the end of this month. The final summary report is due to HUD by January 3, 2025.

- CoreLogic Tax Services LLC is due for renewal on October 15 and has been routed for execution. This vendor provides and maintains tax payment status non-escrow tax, escrow tax reporting, and payment services and online systems access in our loan portfolio with mortgage servicing.

PERSONNEL

Montana Housing is actively recruiting for:

- Loan and Bond Specialist in Mortgage Servicing
- Two (2) Contract Officers in Rental Assistance

Staffing Updates:

- Kim Bolstad has vacated the above Loan and Bond Specialist.
- Chris Much, who was one of our Contract Officers in Rental Assistance, was selected to take the role of Program Specialist with the Special Populations team in the Rental Assistance division. Chris has been with Commerce for 6 years and will bring his knowledge and expertise to this position.
- Kelsey Stewart, who was our other Contract Officer in Rental Assistance, was selected to take the role of Program Specialist/Contract Administration with the Special Populations team in the Rentals Assistance division. Kelsey has been with Commerce for over a year and she is excited to start in her new position.

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EMERGENCY RENTAL ASSISTANCE

- With remaining Emergency Rental Assistance funds, the Montana Department of Commerce is continuing to contract with Montana Legal Services Association to provide eviction prevention services. However, MLSA is no longer able to assist renters who have only received a past due rent notice, unless the renter is a client of MLSA and in need of legal advice to respond to a complaint, summons or court-ordered eviction.
- The Montana Department of Commerce received 7 applications for the FAQ 46 Other Eligible Uses projects. Originally, only 6 were awarded funding, however, the 7th applicant is now going to receive funding as well for the Rocky Mountain Flats project in Bozeman. It is expected that this will add 296 rental units, of which, 102 will be for households at or below 50% AMI.

HOMEOWNER ASSISTANCE FUND

- As of October 15, 2024, 2,297 applications have been submitted to the statewide program. HAF staff have approved and paid over \$8 million in total through all statewide program applications.
- HAF Home Repair program is receiving steady monthly applications.
 - As of October 15, 2024, 526 home repair applications have been submitted.
 - Nine (9) applications are approved and complete.
 - Twenty-eight (28) applications are currently under construction.
- We have hired two new FTE, one will be dedicated towards Home Repairs, and the other will be a floater between the two programs.

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PRO-HOUSING NOFO ROUND 2

- HUD recently announced a Notice of Funding Opportunity for the second round of PRO Housing funding. There are a few differences. Significant changes from Round 1 (FY23) to Round 2 (FY24) include an updated need rating factor to reflect the FY24 Appropriations Act directive to prioritize applicants who demonstrate progress and commitment to overcoming local barriers, primarily by enacting improved laws and regulations.
- The overall funding for Round 2 (FY24) increased to \$100 million from \$85 million, and the maximum award amount was changed to \$7 million. The number of expected awards increased for Round 2 (FY24) to 30 awards. HUD received 160 applications that met the threshold for review, with a total ask of \$1.15 billion dollars, and was thus oversubscribed by more than \$1 billion.

The Montana Department of Commerce has chosen to take a two-pronged approach when reviewing the eligible uses of this funding. Montana has made progress toward addressing our housing and land use crisis and our proposed activities would serve to build upon successes already achieved. To that end, the Department proposed the following activities:

- 1) Provide funding to the eleven communities subject to senate bill 382, the Land Use Planning Act, to enable to conduct the remaining data compilation, analysis, housing needs projections, and public participation in developing land use plans and maps that support streamlined housing development and to codify at least five zoning reforms that support increased housing development.

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- 2) Create a Housing Technical Assistance Program (HTAP) that can provide tools and resources to communities statewide. HTAP will provide technical assistance and resources to help communities further incentivize affordable housing development at the local level while incorporating equity and accessibility throughout. This will include a Housing Improvement Districts, building permits, brick and mortar grants, and TA at a local level.

COMMUNITY HOUSING

The deadline for HOME, Housing Trust Fund and Community Development Block Grant applications was September 17, 2024. Community Housing Program Manager, Julie Flynn, sent the following message to applicants on September 18:

“Thank you all for submitting applications to Commerce this week. And thank you for your work to develop and preserve affordable homes for Montanans. Commerce received 15 HOME, HTF and CDBG applications on September 17, 2024. Seven HOME applications requested a total of just over \$4.1 million. Commerce has \$1.5 million in HOME funds to award. Seven HTF applications requested a total of just over \$6 million. Commerce has \$1.93 million in HTF to award. The one CDBG application requested a total of \$750,000. Commerce has \$1.15 million for affordable housing and \$500K to address homelessness with CDBG funds. Staff will begin reviewing the applications shortly and plan to make recommendations later this fall.”

Because our 2024 Annual Action Plan was not approved by HUD before August 23, 2024, the Build America Buy America Act provisions for all building materials will apply to any projects awarded HTF or HOME funds this fall. For CDBG-Housing grants made

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this round, the Buy America Preference will apply to iron, steel and only some construction materials.

EXECUTIVE DIRECTOR

Cheryl Cohen attended the Brookings-Lincoln State Housing Policy Workshop, September 19-20, 2024 in Cambridge, MA. Ann Schwend, Commerce's Community MT Planning Program Supervisor, also attended. The following states participated in the workshop: California, Colorado, Florida, Massachusetts, Maine, Montana, Oregon, Utah, and Washington. State Housing Policy Workshop topics included:

- Strategies for effective design and implementation
- Building local capacity to comply
- Reporting requirements and data collection
- Legal challenges and enforcement
- Tenant protections, renter subsidies, and inclusionary zoning
- Building code, financing, and infrastructure
- Evaluation and research

As Cheryl shared at the NCSHA Annual Conference Land Use and Zoning Modernization panel that she joined in Phoenix, some takeaways included:

- Challenges in expectation setting with elected officials and constituents for land use reform efforts that may take 5-10 years before results can be clearly measured.
- The importance of including shorter-term strategies, including tenant protections and subsidies to support those most at risk of housing instability and homelessness.

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- Challenges with data collections, i.e., number of new ADUs and duplexes constructed or converted.
 - Note update on MAID, LLC v. State litigation. On September 3, 2024, the Montana Supreme Court overturned the district court’s temporary suspension of SB 323 and SB 528 (ADUs and duplexes). These laws can now take effect as MAID, LLC v. State challenge is litigated. Justice Beth Baker wrote MAID “offered only generalized fears and supposition about the potential effects” of the two bills. The Montana Legislature and Shelter Whitefish filed briefs in support of the State, noting the “extensive deliberative process” under Governor Gianforte’s housing task force, and the bill’s intent of advancing “the public welfare by addressing the housing crisis”
- Importance of re-calibrating programs as market conditions are in constant flux.
- Increased collaboration between housing agencies and state Attorney General offices. California and Massachusetts have established designated housing units within their AG offices.

BOARD MEMBER APPOINTMENTS

Four Board members have terms expiring in January 2025 (John Grant, Amber Parish, Bruce Posey and Cari Ytturi). Board members interested in being reappointed for another term are asked to re-apply on the Governor’s Boards and Appointments online application portal at https://gov.mt.gov/boards_appointments/ApplicationsInsert.aspx by Friday, December 13, 2024. Please also notify Cheryl Cohen of your intention to re-apply.

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As many of you may already be aware, Tonya Plummer accepted a position with HUD's Office of Native American Programs as the Director of the Office of Loan Guarantee. She started her new position yesterday and is transitioning to move to Washington D.C. Tonya notified Bruce Posey and Cheryl Cohen on October 4 that she would be stepping down from the Board. Cheryl has already notified the Governor's office of the need for a new Board member appointment, but that may not occur until the 2025 Legislative session.

2025 MBOH CALENDAR

Vote to adopt 2025 MBOH Calendar (next page).

2025 Montana Board of Housing Calendar

Board meetings are generally held the second Monday of each month, excluding Mondays that conflict with other conferences or networking opportunities. In April and October, a Board training and strategic planning session is held on Monday, with the Board meeting following on Tuesday. All Board meetings begin at 8:30 am.

Board Meetings

- Monday, January 13 via Zoom
- Monday, February 10 via Zoom
- Monday, March 17 via Zoom
- Tuesday, April 15 (**Location TBD**)
- Monday, May 12 (**Location TBD**, LOI Presentations)
- Tuesday, May 13 (**Location TBD**, LOI Invitations to Apply)
- Monday, June 9 via Zoom
- Monday, July 14 via Zoom
- Monday, August 11 via Zoom
- Monday, September 8 via Zoom
- Tuesday, October 21 via Zoom (**Location TBD**, LIHTC 9% Awards & QAP)
- Monday, November 10 via Zoom
- Monday, December 8 via Zoom (subject to cancellation)

Board Training & Strategic Planning

- Monday, April 14 (**Location TBD**)
- Monday, October 20 (**Location TBD**)



BOARD MEMBER ATTENDANCE POLICY

Board Members are expected to attend all scheduled Board meetings and training sessions, including attendance in person where a meeting is so designated. It is recognized that Members may be unable to attend some meetings due to conflicts with prior-scheduled commitments or unforeseen circumstances. Members are expected to notify the Board Chair as far in advance as possible if they will be unable to attend. Members may not have more than two (2) absences from meetings or training sessions within any calendar year, only one (1) of which may be unexcused. Members will be considered absent unless they attend the entire meeting or training session. Please refer to the Montana Board of Housing [Board Attendance Policy](#) adopted May 13, 2024 for details.

Conferences & Networking Opportunities

Board members will receive updates on conference agendas, early bird registration deadlines and related logistics from Board staff as more detailed information is available.

- Monday, March 10 – Wednesday, March 12: NCSHA Legislative Conference, WA D.C.
- Monday, May 5 – Wednesday, May 7: Mountain Plains Regional Housing Summit, Jackson Hole, WY
- Monday, May 19 – Wednesday, May 21: Montana Housing Partnership Conference, Billings, MT
- Saturday, October 4 – Tuesday, October 7: NCSHA Annual Conference, New Orleans, LA



