MONTANA
Department of Commerce

HOUSING DIVISION
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AD

EXHIBIT 2
DATE 3-13-09
HB 645

MEMO

DATE: March 12, 2009

TO: Chairman McChesney

FROM: Anthony J. Preite Director MT. DOC

RE: Follow-up on Questions at HB645 Hearing on Housing

Please find attached several sheets showing housing projects around the state of Montana that are in the pipeline for development or existing projects.

The first chart shows projects that are being developed and an indication of where they are in development and the funding shortfalls they are experiencing

The last three sheets show existing affordable housing around the state that have been operating for 20 or more years in need of rehabilitation for energy and modernization.

If you have any questions you may contact me or Bruce Brensdal Housing Division Administrator at bbrensdal@mt.gov or 406-841-2844.

Thank-you

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PROJECT INFORMATION		Preliminary Engineering and Design	Construction	Other Funding	Funding Gap	Total Project Cost
Project Name	Transitional Living Apartment Housing	Dec-09	Apr-10	$1,576,102	$465,831	$2,041,933
Location	Mountain Home Montana - Missoula					
Type of Project	New Construction					
Description	Transitional living apartment building and common area for low income single-parent households. Two story building with connection to city utilities and services.					
Number of Units	Two - 2 bedroom units and three - 1 bedroom units					
Project Name	UCI Assisted Living Facility	Jul-09	Oct-09	$1,694,000	$0	$1,694,000
Location	Rosebud County - Forsyth					
Type of Project	Acquisition/Rehabilitation					
Description	Renovation of empty public school facility into 14 apartments. 1/2 of units will be HOME-assisted.					
Number of Units	14 Apartments					
Project Name	Eagles Manor II	Complete	Present	$6,629,756	$579,000	$7,208,000
Location	Rocky Mountain Development Council (RMDC) - Helena					
Type of Project	Multi-family, preservation, rehab					
Description	53 unit, well used, poorly configured apartment building					
Number of Units	As reconfigured, 44 unit facility					
Project Name	Courtyard Apartments	early 2010	mid 2010	$1,800,000		$1,800,000
Location	Kalispell					
Type of Project	Acquisition/Rehab/Rehab					
Description	City-side 16 units Multi-family					
Number of Units	16 acquisition and 32 rehabilitation					

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PROJECT INFORMATION		Preliminary Engineering and Design	Construction	Other Funding	Funding Gap	Total Project Cost
Project Name	Jordan 4-plex - Action for Eastern MT				$150,000	$150,000
Location	Jordan					
Type of Project	MF 4-plex rehab					
Description	The owner has walked off and the building needs rehabbed. This property is very important to Jordan as it provides housing for low income residents of the town.					
Number of Units	4					
Project Name	Caird/Midtown Residences	Jul-09	Spring 2010	$11,084,500	$1,297,000	$8,512,000
Location	RMDC - Helena					
Type of Project	New Construction					
Description	Reclaim urban blight - Brownfield Cleanup - Redevelop as low income housing - three phase project					
Number of Units	55 - 60					
Project Name	Rural Development Preservation Project 1		Fall/Winter 2009	$0	$450,000	$450,000
Location	Townsend					
Type of Project	Acquisition/Rehab					
Description	Acquire and preserve an RD project - the owner wants to opt out of program. Preserve as low income housing					
Number of Units	10					
Project Name	Wolf Point Senior Housing	Jan-10	Mar-11	$2,900,000	$600,000	$3,500,000
Location	Wolf Point, MT					
Type of Project	Multi-family New Construction					
Description	Proposed Senior Living Facility - mostly 2-bedroom or 1-bedoom with study					
Number of Units	16-24					

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PROJECT INFORMATION		Preliminary Engineering and Design	Construction	Other Funding	Funding Gap	Total Project Cost
Project Name	Studio Apartments	Complete	Jun-09	$100,000	$500,000	$600,000
Location	Bozeman MT					
Type of Project	New Construction					
Description	Permanent Housing/ Four-Plex					
Number of Units	four - 1 bedroom Units					
Project Name	Tom Peluso Group Home	Complete	Summer 2009	$100,000	$550,000	$650,000
Location	Bozeman MT					
Type of Project	New Construction					
Description	Supportive Housing					
Number of Units	6 - 8 bedrooms with private baths					
Project Name	Whitefish Area Land Trust - Homebuyer Purchase	2009-2010	2009-2010	$2,411,873	$0	$2,411,873
Location						
Type of Project	Scattered Site - Single Family Purchase					
Description	Scattered Site - Single Family Purchase					
Number of Units	10					
Project Name	Eagles Manor III	Complete	Mar-09	$1,125,000	$75,000	$4,200,000
Location	Helena MT					
Type of Project	Senior Multi-family New Construction					
Description	Phase III					
Number of Units	26 2-bedroom, 12 1-bedroom					
Project Name	Baker Housing Rehabilitation and Demolition	2009-2010	2009-2010	$872,183	$0	$872,183
Location	City of Baker					
Type of Project	Housing Rehabilitation and Demolition					
Description	Housing Rehabilitation and Demolition					
Number of Units	Rehab 28 units, Demolish 5 units					
Project Name	Makoshika Estates			$2,517,250	$110,000	$2,627,250
Location	Glendive					
Type of Project	New Construction					
Description	Senior Housing (55+)					
Number of Units	18					

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PROJECT INFORMATION		Preliminary Engineering and Design	Construction	Other Funding	Funding Gap	Total Project Cost
Project Name	Castle Mountain Housing		May-09	$1,263,123	$1,586,000	$2,849,123
Location	White Sulphur Springs					
Type of Project	New Construction					
Description	Senior Housing (55+)					
Number of Units	10					
Project Name	Oulette Place		May-09	$4,880,000	$548,765	$5,443,765
Location	Lewistown MT					
Type of Project	New Construction and Acquisition/Rehab					
Description	Multi-family					
Number of Units	24					
Project Name	Mountain View III		Oct-09	$6,048,950	$104,304	$6,153,154
Location	Hamilton MT					
Type of Project	New Construction					
Description	Multi-family					
Number of Units	46					
Project Name	Glacier State Associates		Jan-09	$7,408,277	$195,949	$7,604,226
Location	Kalispell					
Type of Project	Acquisition/Rehab					
Description	Senior Housing (55+)					
Number of Units	99					
Project Name	Cornerstone/Fanahan			$4,058,307	$72,800	$4,131,107
Location	Miles City MT					
Type of Project	Acquisition/Rehab					
Description	Multi-family					
Number of Units	21					
Project Name	Ronan Transitional Living Center	Complete	Within 120 days of fund allocation	$200,000	$900,000	$1,100,000
Location	Ronan MT					
Type of Project	Multi-family New Construction					
Description	Multi-family facility for individuals in need of transitional housing					
Number of Units	10 1-bedroom and one 2-bedroom unit					

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PROJECT INFORMATION		Preliminary Engineering and Design	Construction	Other Funding	Funding Gap	Total Project Cost
Project Name	R & J Subdivision	Complete	Upon Financing	$900,000	$809,000	$1,400,000
Location	Ronan MT					
Type of Project	Single Family, New Construction					
Description						
Number of Units	24 Single Family homes, 10 duplex for rent					
Project Name	Action for Eastern MT				$35,000	$35,000
Location	Circle					
Type of Project	Drug Store burned and needs cleaned					
Description						
Number of Units						
Project Name	Action for Eastern MT				$90,000	$90,000
Location	Scobey					
Type of Project	main street blight removal					
Description	needs to be demolished to allow for new construction					
Number of Units						
Project Name	AWARE CHDO Billings Intensive Group Homes Project			$500,000	$1,000,000	$1,500,000
Location	Billings MT					
Type of Project	Acquisition					
Description	AWARE currently provides intensive group home services for 20 adults with severe developmental disabilities in 5 leased homes. The focus is to acquire these homes for permanent availability and affordable to these Montana citizens with severe disabilities allowing them to live in the community with appropriate support services.					
Number of Units	20 intensive group home placements in five homes					

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PROJECT INFORMATION		Preliminary Engineering and Design	Construction	Other Funding	Funding Gap	Total Project Cost
Project Name	Action for Eastern MT				$35,000	$35,000
Location	Wolf Point					
Type of Project	removal of burned building on Main Street					
Description						
Number of Units						
Project Name	Sand Hills Apartments Phase 2			$376,000	$395,011	$771,011
Location	Great Falls Housing Authority (GFHA), Great Falls					
Type of Project	New Construction					
Description	One Four-Plex, rent subsidies will be available for qualified GFHA Section 8 Housing Choice Voucher Program participants					
Number of Units	Four - 2 bedroom handicap accessible					
Project Name	Dorothy Eck House			$430,172	$77,000	$507,172
Location	Garden City CHDO - Bozeman					
Type of Project	Acquisition					
Description	One Four-Plex, serving individuals needing mental health treatment in Bozeman and Gallatin County					
Number of Units	Four - 1 bedroom					
Project Name	Hot Springs	Fall 2009	Spring 2010	$2,140,000	$500,000	$2,640,000
Location	homeWORD - Hot Springs					
Type of Project	SF acq/renovation					
Description	Partnership project with city of Hot Springs and homeWORD. Hot Springs needs workforce housing. There is a severe lack of housing options within Hot Springs. Community identified single family homeownership options					
Number of Units	8-12 SF					

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PROJECT INFORMATION		Preliminary Engineering and Design	Construction	Other Funding	Funding Gap	Total Project Cost
Project Name	Mountain View Apartments			$473,422	$1,538,845	$2,012,267
Location	Public Housing Authority of Butte - Butte					
Type of Project	New Construction					
Description	The project consists of one and two story designs for two duplex, one triplex and one four-plex. The energy efficient units will be developed on four scattered, donated, vacant infill parcels in historic Uptown Butte					
Number of Units	11 units					
Project Name	Ouellette Place	complete	summer 2009	$5,032,000	$400,000	$5,432,000
Location	Lewistown					
Type of Project	538 MFH - new construction					
Description	Partnership with Lewistown Community Development Corporation and homeWORD. 24 units of LIHTC housing. One 8 unit building renovation, two 8 unit buildings of new construction. Projects awarded 2007 credits, returned and restructured for 2009 application. Project ready to break ground when funding secured (gap funding would reduce permanent mortgage and operation risks for project in rural community)rehabilitation of historic existing nurses' quarters plus two new buildings					
Number of Units	24					
Project Name	Rural Development Preservation Project #2	underway		$0	$150,000	$150,000
Location	RMDC - Townsend					
Type of Project	Acq. Rehab. Preservation					
Description	Acquire and preserve an RD project - the owner wants to opt out of program					
Number of Units	16					

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PROJECT INFORMATION		Preliminary Engineering and Design	Construction	Other Funding	Funding Gap	Total Project Cost
Project Name	Big Boulder Apartments	fall 2009	spring 2010	$7,130,000	$790,000	$7,920,000
Location	RMDC - Boulder					
Type of Project	acq / rehab / new construction					
Description	a worn out Low Income rental property needs to be replaced					
Number of Units	36					
Project Name	Equinox Phase II	complete	Summer 2009	$12,800,000	$1,200,000	$14,000,000
Location	homeWORD - Missoula					
Type of Project	MF new construction					
Description	This is the second phase of homeWORD's Equinox project (infill redevelopment of grey field blighted parcel). Mixed-use/mixed-income project including commercial office space for homeWORD and new Home Ownership Center, additional non-profit office space, affordable rental units and market rate rental or workforce ownership units.					
Number of Units	32 affordable units, 12 units of market rental or affordable homeownership					
Project Name	Billings affordable homeownership	Fall 2009	Spring 2010	$875,000	$300,000	$1,175,000
Location	homeWORD - Billings					
Type of Project	SF acq/renovation or new construction					
Description	homeWORD project working with City of Billings to five (5) affordable homeownership units.					
Number of Units	5 SF					

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PROJECT INFORMATION		Preliminary Engineering and Design	Construction	Other Funding	Funding Gap	Total Project Cost
Project Name	Anaconda-Deer Lodge County	Spring/Summer	Fall 2009	$6,730,000	$770,000	$8,000,000
Location	homeWORD - Anaconda	Jul-05	Spring 2010			
Type of Project	SF and MF acq/rehab or renovation (multiple projects)					
Description	Partnership project with consolidated City/County of Anaconda-Deer Lodge and homeWORD. Anaconda has one of the highest foreclosure rates in Montana. Multiple projects are anticipated for low to moderate incomes, workforce housing included. Single Family foreclosure acquisition rehab for affordable rental or ownership, land/building acquisition for future LIHTC project					
Number of Units	10-14 SF, 18-24 MF					
Project Name	Seeley Swan Senior Housing	Spring 2010	Fall 2010	$3,000,000	$600,000	$3,600,000
Location	homeWORD - Seeley Lake					
Type of Project	MF new construction					
Description	Partnership project with Seeley Swan Medical Clinic and homeWORD. Independent living for seniors in Seeley Swan area. Mixed income project that coordinates services as needed for individuals. Age in place design intended. Clinic expansion for additional services planned. Existing clinic immediately adjacent to the building site.					
Number of Units	12 - 16 units					

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PROJECT INFORMATION		Preliminary Engineering and Design	Construction	Other Funding	Funding Gap	Total Project Cost
Project Name	homeWORD			$0		
Location						
Type of Project						
Description	**Joint venture proposed with HRDC Bozeman for proposed projects in Park, Meagher, and Gallatin Counties. Multi-family rental identified as initial need. No project details to report in this list.					
Number of Units						
Project Name	Montana Home Choice Coalition Homeownership Assistance Initiative for Persons with Disabilities: Creating homeownership opportunities for Montanans across the disability and age spectrum	pending funds		$2,700,000	$500,000	$3,200,000
Location	Statewide in communities across the state of Montana					
Type of Project	Homeownership downpayment assistance with some physical accessibility modification rehab					
Description	Individuals and families with disabilities will be provided home buyer assistance necessary for them to afford a home purchase. Limited rehab work for physical accessibility will be included as necessary.			Housing Choice Section8 Homeownership Vouchers		
Number of Units	25 homes					
Project Name	Missoula Housing Authority Replacement Public Housing	8/2009 to 3/2010	May-10	$2,400,000	$800,000	$3,200,000
Location	Garden Homes Subdivision, Missoula					
Type of Project	MF new construction					
Description	Elevator building with emphasis on 1 & 2 bedroom units and accessibility, including 2 3-bdrm accessible					
Number of Units	20					

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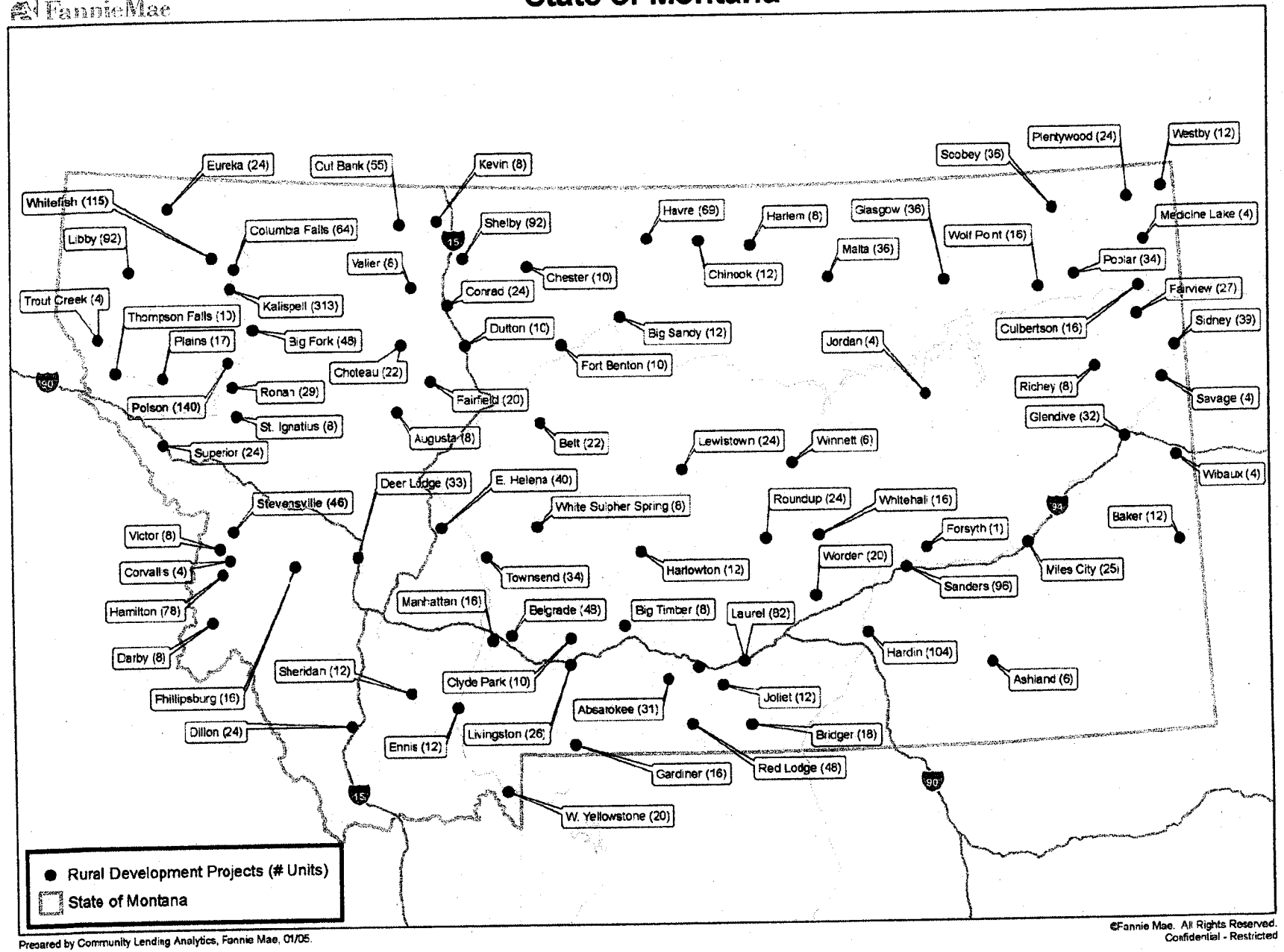
PROJECT INFORMATION		Preliminary Engineering and Design	Construction	Other Funding	Funding Gap	Total Project Cost
Project Name	Whitetail Run	complete	Fall 2009	$6,529,918	$1,000,000	$7,277,918
Location	Billings Housing Authority - Billings					
Type of Project	MF new construction					
Description	2 four bedroom, 10 three bedroom, 20 two bedroom, 30% - 60% of Universal Design lower units, four plexes on 2.4 acres that the Housing Authority owns outright in its Whitetail Square subdivision. These units will have many green elements and will assist many low- income in the Billings community.					
Number of Units	32					

MONTANA DEPARTMENT OF COMMERCE
HOUSING DIVISION MOD/REHAB SECTION 8
8-Jan-09

Jurisdiction	County/	Brief Project Description
Helena	Lewis & Clark	Mod Rehab/Section 8 - Atlas Block, 24 Family Units
Great Falls	Cascade	Mod Rehab/Section 8 - El C:N, 12 Family Units
Helena	Lewis & Clark	Mod Rehab/Section 8 – Baker, 11 Family Units
Missoula	Missoula	Mod Rehab/Section 8 – Belmont Hotel, 24 Family Units
Lewistown	Fergus	Mod Rehab/Section 8 – Boulevard Apartments, 15 Family Units
Bozeman	Gallatin	Mod Rehab/Section 8 – Boulevard Apartments, 39 Family Units
Great Falls	Cascade	Mod Rehab/Section 8 – Chelsea Apartments, 6 Family Units
Chinook	Blaine	Mod Rehab/Section 8 – Corner Apartments, 9 Family Units
Great Falls	Cascade	Mod Rehab/Section 8 – Elmore/Roberts, 20 Family Units
Great Falls	Cascade	Mod Rehab/Section 8 - Elmore/Roberts, 40 Family Units
Great Falls	Cascade	Mod Rehab/Section 8 – Franklin School, 10 Family Units
Great Falls	Cascade	Mod Rehab/Section 8 – Franklin School, 28 Family Units
Butte	Silver Bow	Mod Rehab/Section 8 – Jackson Apartments, 9 Family Units
Billings	Yellowstone	Mod Rehab/Section 8 – Lewis Apartments, 20 Family Units
Butte	Silver Bow	Mod Rehab/Section 8 – Maryland Apartments, 8 Family Units
Great Falls	Cascade	Mod Rehab/Section 8 – McAllister, 5 Family Units
Great Falls	Cascade	Mod Rehab/Section 8 – Mission Terrace Apartments, 8 Family Units
Billings	Yellowstone	Mod Rehab/Section 8 – Moritz, 6 Family Units
Great Falls	Cascade	Mod Rehab/Section 8 – Murphy, 6 Family Units
Billings	Yellowstone	Mod Rehab/Section 8 – Norsworthy, 13 Family Units
Lewistown	Fergus	Mod Rehab/Section 8 – Pinecrest Apartments, 10 Family Units
Great Falls	Cascade	Mod Rehab/Section 8 – Regina Apartments, 5 Family Units
Great Falls	Cascade	Mod Rehab/Section 8 – Rose Apartments, 12 Family Units
Polson	Lake	Mod Rehab/Section 8 – Uptown Apartments, 7 Family Units

Rural Development Projects
State of Montana

FannieMae



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HUD Project Locations
State of Montana

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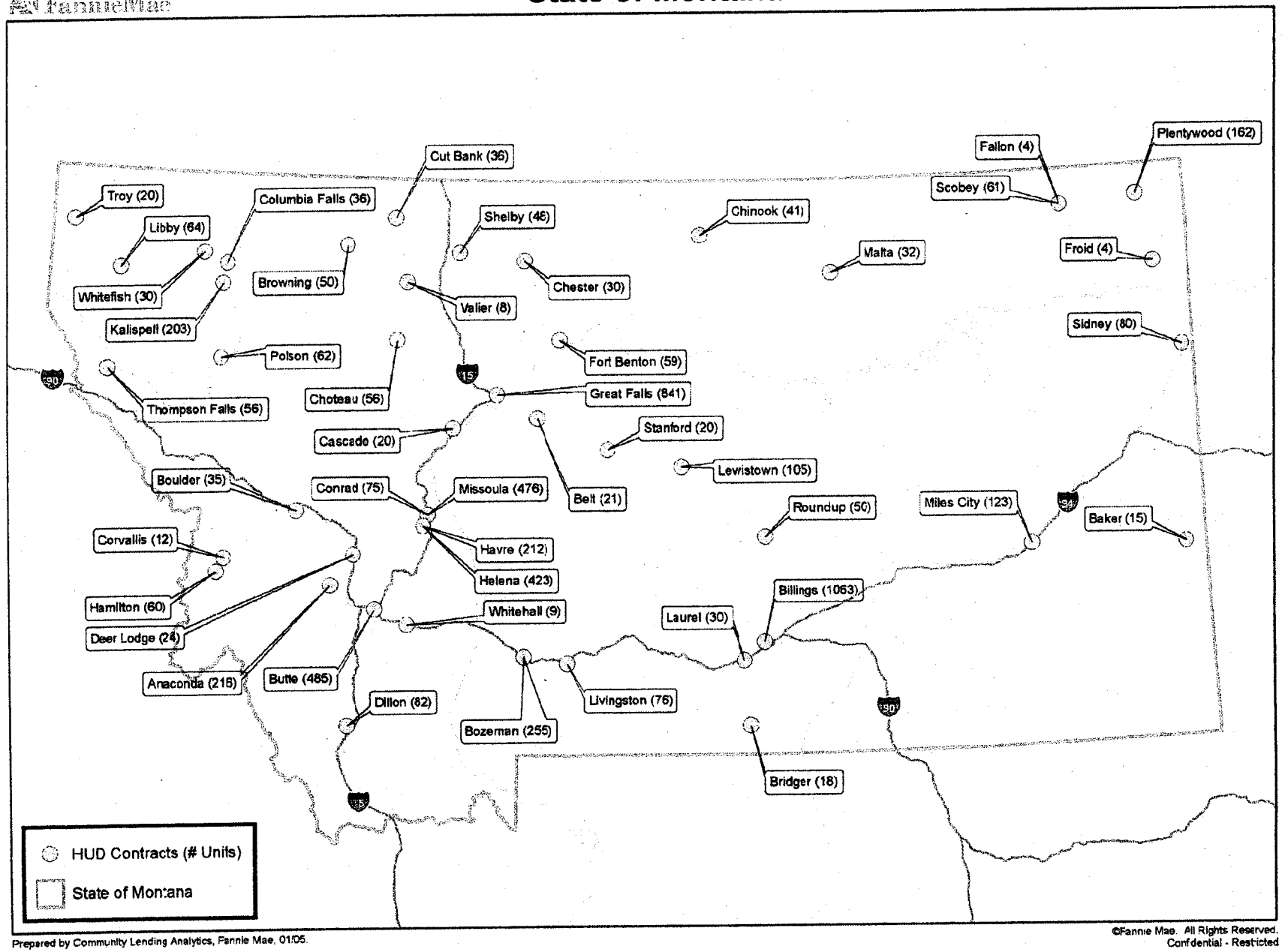

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