

Appendix B: CR-50 HOME Onsite Monitoring Results

Property Name	Location	Date Monitored	Issues Noted	Status
ASI Spring Run Apartments	Bozeman	8/1/2016	None	In Compliance
Bridge Apartments	Missoula	12/13/2016	None	In Compliance
Buffalo Court Senior Housing	Havre	11/28/2016	None	In Compliance
Carriage House Transitional Duplex	Bozeman	6/15/2016	None	In Compliance
Cornerstone Apartments	Miles City	12/1/2016	AFHMP out of date and lease did not contain 30-day written notice for lease termination; grantee updated AFHMP and provided a new lease with 30-days written notice for lease termination	In Compliance
Cottages at Edna Court	Superior	12/13/2016	None	In Compliance
Dorothy Eck House	Bozeman	6/14/2016	None	In Compliance
Eagle & Riverside Apartments	Superior	11/14/2016	None	In Compliance
Eagles III	Helena	12/19/2016	None	In Compliance
Eagles Manor II	Helena	12/19/2016	None	In Compliance
Eddy Meuchel Group Home West House	Hamilton	12/12/2016	None	In Compliance
Edgewater Estates	Poplar	11/29/2016	Lease did not contain 30-days written notice for termination, leases not filled out completely, HQS inspections not conducted at required intervals, source documentation not included with income verification, income verification calculated incorrectly, AFHMP out of date, HQS inspection violations, and missing annual reporting	Out of Compliance – Providing Technical Assistance to the grantee/property management company – grantee has been unresponsive to MDOC; will monitor again until resolved
Equinox Apartments	Missoula	9/15/2016	Rent was increased without notification to the HOME Program; the grantee has provided all documentation to show rent	In Compliance

			increase did not exceed HUD-published Rent Limits and agreed to a corrective action going forward	
Fireweed Court	Missoula	9/15/2016	Source documentation missing; grantee submitted missing documentation	In Compliance
Florence Crittenton Home	Helena	11/23/2016	None	In Compliance
Friendship Center	Helena	12/19/2016	AFHMP out of date, and HQS not conducted at the required intervals; grantee submitted an updated AFHMP, and agreed to correct their processes to conduct HQS inspections at the required intervals	In Compliance
Glendive AWARE Duplex	Glendive	11/30/2016	Annual Income Verifications missing, specifically Calendar Year 2015; grantee collected all income documentation for Calendar Year 2015 tenants and verified income	In Compliance
Gold Dust Apartments	Missoula	9/15/2016	None	In Compliance
Homestead Apartments	Bozeman	6/15/2016	None	In Compliance
Homestead Senior Apartments	Townsend	8/25/2016	None	In Compliance
Kambich Project	Dillon	12/1/2016	None	In Compliance
Lincoln 1 Apartments	Sidney	11/30/2016	Minor HQS Inspection deficiencies; grantee corrected deficiencies	In Compliance
Little Rockies Senior Housing	Harlem	11/28/2016	AFHMP out of date, lease lacking 30-day written notice for termination, and missing Calendar Year 2014 annual report; grantee updated their AFHMP and lease, and submitted their Calendar Year 2014 annual report	In Compliance
Meadowlands Senior Apartments	Butte	12/1/2016	None	In Compliance
Mountain Springs Villa	Red Lodge	8/23/2016	None	In Compliance
Mountain View Apartments	Butte	12/2/2016	None	In Compliance
Orchard Gardens	Missoula	9/15/2016	Lacked documentation of hard-wired smoke detector testing; grantee provided documentation of the annual inspection and certification of hard-wired smoke detectors	In Compliance
ORI Pioneer I Group Home	Missoula	11/14/2016	None	In Compliance
ORI Pioneer II Group Home	Missoula	11/14/2016	None	In Compliance
Ouellette Place	Lewistown	9/29/2016	Project not cash-flowing, not all units were notified for inspections, and HQS Inspection deficiencies; grantee received Project-Based Section 8 vouchers to correct their cash-flow issues, corrected their inspection deficiencies and provided	In Compliance

			documentation, and insured that all tenants will be notified for future monitoring visits	
Our House & Spurlock Apartments	Butte	12/1/2016	Rent for the group home included items that were not rent and utilities alone, and windows did not lock in the living room and one of the bedrooms; grantee received technical assistance regarding group home rent calculation, provided documentation showing rent and utilities did not exceed HUD-published Rent Limits, fixed non-locking windows to ensure operability	In Compliance
Pheasant Glen Residences	Helena	11/22/2016	None	In Compliance
Pheasant Home	Billings	8/23/2016	HQS deficiencies; grantee corrected noted deficiencies	In Compliance
Pond Row Apartments	Bozeman	6/14/2016	Tenant lease did not contain 30-day written notice for lease termination; lease has been updated and tenants signed the new lease	In Compliance
Queen City Estates	Helena	7/13/2016	None	In Compliance
Reach Tracy House	Bozeman	7/12/2016	None	In Compliance
River Rock Residences	Helena	7/26/2016	None	In Compliance
Roadrunner Apartments	Helena	11/10/2016	None	In Compliance
Sand Hills Apartments Phase II	Great Falls	9/30/2016	None	In Compliance
Sand Hills Apartments Phase III	Great Falls	9/30/2016	None	In Compliance
Park County Senior Center Apartments	Livingston	8/23/2016	None	In Compliance
Snowy Mountain Apartments	Lewistown	9/29/2016	HQS Inspection deficiencies, units not inspected in three years, income calculation; grantee received technical assistance, corrected inspection deficiencies, agreed to inspect at all required intervals, recalculated tenant income with source documentation, and sent verification information	In Compliance
Solstice Apartments	Missoula	9/15/2016	Household income calculated incorrectly; technical assistance provided, and grantee calculated household income correctly	In Compliance
Spring Run Apartments	Bozeman	7/12/2016	None	In Compliance
Sunrise Manor	Savage	11/29/2016	None	In Compliance
Sunset Village	Sidney	11/30/2016	None	In Compliance
Terrace, Carlos, & Darby Apartments	Hamilton, Stevensville, Darby	12/14/2016	None	In Compliance
Transitional Living Apartments	Missoula	8/25/2016	AFHMP out of date; grantee submitted an updated AFHMP	In Compliance
Uptown Apartments	Missoula	11/15/2016	None	In Compliance

Valley Apartments	Ennis	7/22/2016	None	In Compliance
Wilder Street Apartments	Helena	11/7/2016	None	In Compliance
Willow Townhouse	Bozeman	6/14/2016	None	In Compliance