

Appendix B: HOME/HTF Onsite Monitoring Results

During the 2024-2025 program year, reasonable accommodations were requested at several of Montana's HOME- and HTF-assisted properties. Accommodations recorded at the time of onsite monitoring visits included requests for service, companion, and emotional support animals; a request for a live-in caretaker; a request for a small freezer installation; and a transfer to a ground level unit. Based on monitoring results and annual certification self-reporting, all requests for reasonable accommodations were considered, and no requests were denied.

Program	Property Name	Location	Monitoring Type	Date Monitored	Notes	Status
HOME	Action for Eastern	Savage	POA	7/30/2024	No Concerns/Findings	In Compliance
	Montana – Sunrise Manor		Closeout		No Reasonable Accommodations Requested	
					No Emergency Transfer Requests	
HOME	ASI – Southwinds	Great Falls	POA	08/22/2024	No Concerns/Findings	In Compliance
					Reasonable Accommodations Requested	
					No Emergency Transfer Requests	
HOME	Butte Silver Bow – Aspen Place	Butte	Construction Progress	09/11/2024	No Concerns/Findings	Under Construction
HOME	Deer Lodge – Cottonwood Creek	Deer Lodge	POA	06/26/2024	Concern and Questions of Performance Identified:	In Compliance



Program	Property Name	Location	Monitoring Type	Date Monitored	Notes	Status
					Three: two fire detectors without batteries; one vanity light not working.	Issues Resolved 07/09/2024
					Reasonable Accommodations Requested	
					No Emergency Transfer Requests	
HOME	District XI HRC – Parkside Apartments	Hamilton	POA	07/12/2024	Concern and Questions of Performance Identified: One: cracked and heaving concrete on sidewalks and decks. In process of obtaining quotes to fix. No Reasonable Accommodations Requested No Emergency Transfer Requests	Out of Compliance – Work will be completed in April.
HOME	Eastern MT Comm Mental Health Center – Glendive Duplex	Glendive	POA Closeout	07/31/2024	No Concerns/Findings No Reasonable Accommodations Requested No Emergency Transfer Requests	In Compliance



Program	Property Name	Location	Monitoring Type	Date Monitored	Notes	Status
HOME	Florence Crittenton – Recovery Home	Helena	Construction Progress	06/19/2024	No Concerns/Findings	Under Construction
HOME	Great Falls – Voyageur Apartments	Great Falls	POA	08/22/2024	No Concerns/Findings Reasonable Accommodations Requested No Emergency Transfer Requests	In Compliance
HOME	Helena – West Mont Ron's Place	Helena	POA	02/04/2025	No Concerns/Findings No Reasonable Accommodations Requested No Emergency Transfer Requests	In Compliance
HOME	Homeword – Solstice Apartments	Missoula	POA	08/22/2024	Concern and Questions of Performance Identified: One concern: Files were not current. Paperwork for multiple households all in the same folder. New office manager learning on the job and was behind. All paperwork was eventually located.	In Compliance Issues Resolved 10/07/2024



Program	Property Name	Location	Monitoring Type	Date Monitored	Notes	Status
					Reasonable Accommodations Requested	
					No Emergency Transfer Requests	
HOME	Homeword – Bluebunch Flats	Livingston	POA	08/02/2024	No Concerns/Findings	In Compliance
					No Reasonable Accommodations Requested	
					No Emergency Transfer Requests	
HOME	Homeword – Trinity	Missoula	POA	07/11/2024	Concern and Questions of Performance Identified: One: Three window seals slipping below window.	In Compliance
					No Reasonable Accommodations Requested No Emergency Transfer	
HOME	Homeword – Creekside	Missoula	Construction Progress	07/11/2024	Requests No Concerns/Findings	Under Construction
HOME	HRDC IX – Colorado Apartments	Belgrade		07/30/2024	No Concerns/Findings	Under Construction
HOME	Kalispell – Centre Court Manor	Kalispell	POA Closeout	08/14/2024	No Concerns/Findings	In Compliance



Program	Property Name	Location	Monitoring Type	Date Monitored	Notes	Status
					No Reasonable Accommodations Requested	
					No Emergency Transfer Requests	
HOME	Lake County CHDO – Boettcher Duplexes	Polson	POA	08/13/2024	Findings Identified: Three: Repair issues in one unit, leases do not have VAWA language, and do not provide 30 days' notice for changes to lease terms. No Reasonable Accommodations Requested No Emergency Transfer	Out of Compliance – To be completed mid 2025
HOME	Lake County Community Housing – Meadowlark Vista Apartments	Ronan	POA	08/13/2024	Requests Question of Performance and Finding Identified: Two: overpayment by tenant and lease renewal. No Reasonable Accommodations Requested No Emergency Transfer Requests	Out of Compliance – To be completed mid 2025



Program	Property Name	Location	Monitoring Type	Date Monitored	Notes	Status
HOME	Lewis & Clark County – YWCA	Helena	POA	05/16/2024	Concern Identified: One: no VAWA Emergency Transfer Plan in place. Reasonable Accommodations Requested	Out of Compliance
					Emergency Transfer Requests (5-10 / year)	
HOME	Lewis & Clark County – West Mont Farm and Gardens	Helena	POA	07/19/2024	No Concerns/Findings No Reasonable Accommodations Requested No Emergency Transfer Requests	In Compliance
HOME	Lincoln County – Kootenai Senior Apartments	Troy	POA Closeout	08/15/2024	No Concerns/Findings No Reasonable Accommodations Requested No Emergency Transfer Requests	In Compliance
HOME	Missoula Housing Authority – Villagio	Missoula	POA	08/21/2024	Concern and Questions of Performance Identified: One: Roof facet was curled back in 2 locations due to	Out of Compliance –



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					extreme wind storm the week before.	Work will be completed by Summer 2025
					No Reasonable Accommodations Requested	
					No Emergency Transfer Requests	
HOME	Mitchell Court – Mitchell Court	Billings	Construction Progress	07/29/2024	No Concerns/Findings	Under Construction
HOME	NWMT – Jackson Court	Billings	Construction Progress	07/29/2024	No Concerns/Findings	Under Construction
HOME	NWMT – Laurel Depot	Laurel	Construction Progress	07/29/2024	No Concerns/Findings	Under Construction
HOME	NWREC – Meadowlark Senior Housing	Butte	Construction Progress	09/11/2024	No Concerns/Findings	Under Construction
HOME	Richland County – Sunset Village	Sidney	POA	07/30/2024	No Concerns/Findings	In Compliance
					Reasonable Accommodations Requested	
					No Emergency Transfer Requests	
HOME	Rocky Mountain Dev Council – Eagles Manor II	Helena	POA	02/04/2025	No Concerns/Findings Reasonable	In Compliance
					Accommodations Requested	



Program	Property Name	Location	Monitoring Type	Date Monitored	Notes	Status
					No Emergency Transfer Requests	
HOME	Rocky Mountain Dev Council – Big Boulder Residences	Boulder	POA	09/09/2024	No Concerns/Findings No Reasonable Accommodations Requested No Emergency Transfer Requests	In Compliance
HOME / HTF	Homeword, Inc. – Alpenglow	Whitefish	POA	08/14/2024	Finding Identified: One: renter not provided option for one year lease. Reasonable Accommodations Requested No Emergency Transfer Requests	In Compliance
HOME / HTF	Homeword, Inc. – Baatz Block Apartments	Great Falls	Construction Progress	07/11/2024	No Concerns/Findings	Under Construction
HOME / HTF	Rocky Mountain Dev Council – Red Alder	Helena	POA	07/18/2024	Finding Identified: One: repair issues in two units. No Reasonable Accommodations Requested	In Compliance Issues Resolved 10/02/2024



Program	Property Name	Location	Monitoring Type	Date Monitored	Notes	Status
					No Emergency Transfer Requests	
HTF	Affiliated Developers Inc – Oakwood	Havre	POA	8/27/24	No Concerns/Findings Reasonable Accommodations Requested No Emergency Transfer Requests	In Compliance
HTF	ASI – Grandview	Billings	POA	07/29/2024	Concern and Finding Identified: Two: leases missing VAWA addendum and elevator inspection certificate expired. VAWA addendum corrected 09/24/2024. Elevator inspection certificate outstanding. Reasonable Accommodations Requested No Emergency Transfer Requests	Out of Compliance
HTF	Highland Manor LLLP	Havre	Construction Progress	08/27/2024	No Concerns/Findings	Under Construction
HTF	Homeword – Hearthstone	Anaconda	POA	06/26/2024	Concern and Questions of Performance Identified:	Out of Compliance –



Program	Property Name	Location	Monitoring Type	Date Monitored	Notes	Status
					Nine: Nine items: open hole in yard around sprinkler control unit, cracked and heaving sidewalks, exposed AC unit with no barrier; one receptacle outlet not working; one elevator out of order, inoperable washers/dryer; inoperable exhaust fan; board with nails sticking out of it. No Reasonable Accommodations Requested No Emergency Transfer Requests	Work will be completed by August 2025.
HTF	HRDC IX – Boulevards	Bozeman	POA	07/10/2024	Findings Identified: Three units with damaged flooring. No Reasonable Accommodations Requested No Emergency Transfer Requests	Out of Compliance



Program	Property Name	Location	Monitoring Type	Date Monitored	Notes	Status
HTF	Missoula Housing Authority – Cornerstone Apartments	Missoula	POA	08/22/2024	No Concerns/Findings No Reasonable Accommodations Requested No Emergency Transfer Requests	In Compliance
HTF	Missoula Housing Authority – Trinity	Missoula	POA	07/11/2024	Finding Identified: One: water damage on ceiling in hall due to air conditioner condensation. Reasonable Accommodations Requested No Emergency Transfer Requests	In Compliance
HTF	RMDC – Firetower Apartments	Helena	POA	07/02/2024	Finding Identified: One: water damaged garage panels. Reasonable Accommodations Requested No Emergency Transfer Requests	In Compliance Issues Resolved 08/12/2024
HTF	St. John's Lutheran Ministries – Chapel Court	Billings	POA	07/29/2024	No Concerns/Findings	In Compliance



Program	Property Name	Location	Monitoring Type	Date Monitored	Notes	Status
					No Reasonable Accommodations Requested	
					No Emergency Transfer Requests	
HTF	United Housing – Twin Creek Apartments	Helena	Construction Progress	01/17/2025	No Concerns/Findings	Under Construction