

Missoula Housing Authority Regular Board Meeting Wednesday November 15, 2023

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 - Potential Stonehouse change of use
 - National Museum of Forest Service History Update
 - All Nations Health meeting w/ Bristlecone
 - Villagio Update
 - Trinity Update
 - Close out of Public Housing

**The regular Board Meeting of
the Missoula Housing Authority will be
Wednesday, November 15, 2023 at 5:30pm
at Missoula Housing Authority
1235 34th Street, Missoula, MT 59801
with an option to attend virtually via
zoom.**

**Please contact Adam Ragsdale at
aragsdale@missoulahousing.org or
406-549-4113 x105 for Zoom information.**

Tab 1
Agenda
Agenda Notes

MISSOULA HOUSING AUTHORITY
REGULAR BOARD MEETING
November 15th, 2023
1235 34th STREET, MISSOULA, MT

1. Call to Order
2. Attendance
3. Approval of Minutes:
 - a. October 18th, 2023
4. Commissioner Comments/Conflict of Interest Disclosure
5. Public Comments on Items not on the Agenda (limited to 3 minutes apiece.)
6. Action Items: Resolution #1155 Approving & Authorizing SEMAP Certification
7. Staff Reports
 - a. October 18th - Annual Report to City Housing, Redevelopment, and Community Programs Committee. Public reaction discussion.
 - b. Potential Stonehouse change of use.
 - c. National Museum of Forest Service History Update.
 - d. All Nations Health meeting with Bristlecone. Board discussion around increased demand for Owner's Rep Services.
 - e. Villagio update
 - f. Trinity update: Maple Flats (Trinity Workforce Housing-Mullan); Westside Place (Cooley/Stoddard Site); Blue Heron Place (PSH Wing- Mullan); Nav Center
 - g. Close Out of Public Housing program
8. Other Matters

Adjournment

The Missoula Housing Authority makes reasonable accommodations for any known disability that may interfere with a person's ability to participate in this meeting. Persons needing assistance should provide advanced notice to allow adequate time to make needed arrangements. Please call 549-4113 or write to the Missoula Housing Authority, at 1235 – 34th Street, Missoula, MT 59801, to make your request known.

MEMORANDUM

TO: MHA BOARD OF COMMISSIONERS
FROM: SAM OLIVER, EXECUTIVE DIRECTOR
SUBJECT: AGENDA NOTES BOARD MEETING NOVEMBER 15TH, 2023
DATE: **NOVEMBER 9TH, 2023**

7. Staff Reports:

- a. We presented our Annual Plan to the City on Wednesday, October 18th. In the time since the presentation there has been considerable interest by the press and community members. When evaluating the impact of the Annual Report, it has been very successful at raising community awareness of our efforts.
- b. MHA has been approached by the Alliance Church to use the Stonehouse at 819 Stoddard as a community meeting place. They are looking for a location on the Northside as they increase work with refugee families and others in need of housing. We are learning more about their proposed use and will be meeting them on site. Stonehouse is currently sitting vacant as we await the closeout of public housing.
- c. The design team continues pricing construction drawings. Value engineering/square footage reduction measures are taking place to bring the project into budget. Anticipated to break ground in Spring of '24. The design team was in town the week of 11/6 for meetings with the County. We anticipate putting in for Permits in the next two weeks.
- d. Bristlecone has been approached by All Nations Health to potentially act as an Owner's Rep for their upcoming build. There is an additional non-profit in the community getting ready to ask Bristlecone for a similar proposal. There appears to be a demand for these services based on a strong economy and Bristlecone's past track record.
- e. Villagio Buildings A & B have been final cleaned and turned over to MHA. Our Property Manager (Sue Harrison) and two Maintenance Techs have established themselves on site. Building A is actively leasing with roughly 55 move-ins. Building B has been cleaned and inspected and turned over to MHA for leasing. Exterior punchlist and landscaping are active trades on both buildings. MHA staff is working to place all PBV's by the end of November.
- f. The Cooley and Stoddard Buildings (Westside Place) are almost full. Work Force housing at Mullan (Maple St. Flats) is currently leasing the last few units. Property Manager (Erin Gillie) and Maintenance Techs (Ash Smith and Carl Murphy) are established on site. PSH wing is almost completely occupied with one vacancy remaining. The Nav Center is going to be ready for occupancy by early Decemberr. Services to follow.
- g. No word yet from HUD on approval or rejection of the Attorney's Opinion sent by Ryan. MHA received a De-Obligation letter letting us know that the Department of Public and Indian Housing has de-obligated \$515,355.00 from our agency. This signals progress towards final closeout. ***UPDATE*** We received additional closeout documents this month and assurance that HUD had two more steps to take on their end before our conversion was complete. We are working with our representatives to force this across the finish line.

Tab 2
Minutes

Missoula Housing Authority Board

Regular Board Meeting
Wednesday, October 18th, 2023

MINUTES-

Members Present: Jack Richards, Kaia Peterson, Tiegan Avery, Sam Oliver
Sheena Comer Winterer, Collin Bangs, Jennifer Cerutti

Members Absent: Kila Shields

Staff Present: Mary Melton, Sarah Stout, Adam Ragsdale

Guests Present: NONE

- I. Call to Order: The meeting was called to order at 5:30 pm.
- II. Attendance: See above
- III. Approval of Minutes: Regular Board Meeting – September 20, 2023
Richards: Moves
Cerutti: 2nd
Approved
- IV. Commissioner Comments/Conflict of Interest Disclosure:
Bangs: The City is coming up with a way of using funds from MRA to subsidize housing/ construction & remodeling. Now that they are getting ready to use it, I want us all to be taking a good look at it and be very careful that they are passing something that is going to work. The concerns come with who is monitoring to make sure housing stays affordable for 70 years.
Oliver: It is not a rigged black and white policy that they are adopting. They expect there to be hiccups. They are trying to involve the builder and developers as much as they can but there is an agreement that they will work on this together and it will take some innovation.
Peterson: I think people have a lot of questions on how this will work in practice. My experience has been they want to get it out quickly knowing it will not be perfect and they will adjust as need be.
Oliver: They have some staff coming from other areas that have practiced other methodologies. We know that it will not be perfect right out of the box.
Bangs: My biggest concern is all kinds of people are moving into our buildings and not moving out because they cannot afford a house. These people could be working towards buying a home if this was anywhere close to a normal market.
Oliver: As we put 400 new units online it will be interesting to see how it pans out over time. During COVID we saw turnover like we have never seen before. Hopefully we swing

the other way to extreme stability.

Peterson: It is always exciting to see new opportunities being added to the picture and the way that can impact the whole spectrum.

Oliver: It was interesting recently to sit in on MNDC presentation and see both of you featured. We have a pretty rich room right here.

Peterson: Kudos on the article in the daily Montanan that came out a couple of days ago. Mary and Sarah were both in it and it gave a little background into tax credits, and it was a great piece. Really putting the projects in a clear bright light. Great job.

V. Public Comments on Items not on the Agenda: None

VI. Action Items: NONE

VII. Staff Reports:

a. October 18, 2023, Annual Report to City Housing

Oliver: I thought that it went really well. They seemed to appreciate the opportunity and the updates. They had many good questions and I think everyone thought it was a productive exercise. We will keep doing it and doing it better. It is hard for anybody to find anything negative or for there to be push back when we highlight what we are doing. It is great to be in that space and tell them what a huge year we have had.

Peterson: It was great to see all the positive reactions from council members.

Cerutti: I watched it.

Comer Winterer: Afterwards when the houselessness presentation was going on, they really thought some of the reduction in numbers was directly attributed to the work we have been doing.

Peterson: Sam, great job as always. It seemed like a lot of the questions from council members were about the mechanics of the vouchers and how people can access them. It is good for us to know those are the kind of questions that are being asked by the City and the public.

Oliver: The vouchers are all so very different. When this happens, I sit down with Jim and work through the specifics for each program. I am getting better and better at it. Folks moving into blue heron place are frequent users of our emergency services. The permanent supportive housing at BH will hopefully show that taking these folks off the streets and giving them wrap around services and stable and affordable housing can help integrate them back into society and increase the success rate for this vulnerable population.

****Side Note:** Not all moving into Blue Heron fit this bill of FUSE. They come through coordinated entry, but we have FUSE which are frequent users of emergency services , BNL aka By Name List(A by-name list allows you to know everyone in your community experiencing homelessness in real time) and transfers from within the PSH program that may be experiencing instability and who could benefit from the wrap around services available to keep them in safe and stable housing.

d. Museum of Forest Service History Update

Oliver: We are trying to finish 50% DD drawings by the end of the month so they can be submitted to the county for the building permit. I have been working with the owner and the civil engineer to obtain a flood plain permit. This is a process that they have been engaged in for over 20 years now. We are working through that process so mid-November they can put in for the permit and we can break ground in February. A year ago, the architecture team from Boston came to town and we met with the county. All the parties felt good about that meeting. The county waived the permit fees for the museum. Early November they are coming out again to meet with the county to go over the building permit. We will educate them as much as possible on this project. This is the first large project of its kind here in town and I think the county is excited to be a part of it. It is a great opportunity to learn and put a great product on the ground.

Avery: Is there a way to keep track of the issues and successes to share with future developments.

Oliver: Yes, our architect is one of the leading experts in this kind of project.

Peterson: It will be interesting to see what can be shared out.

Oliver: When we actually start putting up the CLT panels we will try and invite everyone out to see that process unfold.

Avery: The UofM has about half the money for CLT building.

e. Villagio Update

Oliver: We have our landscaping done and the playground installed. Our staff is cranking out leases. We should have final CO midweek next week. All aspects of the job are coming to a close and the leasing has taken off and is speeding up. Last week due to staff efforts we provided 75 new applications and each week more and they are all in process now. MHA will continue to do what we do and continue marketing our product to the public. About 50 people living in building A. As Trinity is filled it will free up more leasing staff to move over to Villagio and get that site filled up.

f. Trinity update

Oliver: We reached 75% occupancy yesterday with 5 new leases today. There are about 20 units left to be filled. The landscaping is completed, and all the grounds have been wrapped up. Blue Heron Place is filling up.

Melton: We have at least 20 out of the 30 units filled.

Oliver: Three years in the making for BHP and now we have it opened up and are moving people in. It is just wonderful giving these folks a community and safe and stable housing. Both the POV and PHC have established offices there. The place looks really homey. All the donated furniture is in place. The Nav center is currently being purchased. We have got moving parts and pieces with funding right now and we are still going after more funding. Hopefully in the next couple of months we can have a soft opening there. Adam and I met with a police officer and another gentleman that does the mapping for emergency services to do a safety audit of the nav center. The police officer said he had audited BH last week and he had to struggle to come up with

anything. This is a very complex housing model and population of people served. It feels good to have people recognize it for what it is. The last remaining townhouses have gotten their TCOs. Those are the last for the project.

Peterson: You were asked about the lease up deadline by the council today. Can you talk to the board about this issue.

Oliver: Trinity will start the stabilization period at the end of November it looks like. We had to achieve this by the end of the year. Stabilization be reached reached for 3 months. The lease ups are easily obtainable at Villagio and our date for stabilization was May which means we would have to reach stabilization by February, but we do have a 6-month extension available there. All of our economic indicators look good and there is nothing we are worried about there.

Peterson: Was that extension something you had to apply through the state for?

Oliver: No, it was something that was available to us through Enterprise Financial, I am told.

Peterson: Where are you all at on the leasing challenges on the larger units with the low AMI?

Melton: still an issue. I am going to talk to the city and ask them if we can increase it to 50% AMI which will make it more doable. The 30% AMI applies to such a rare household it is hard to come by. We are working on it.

Ragsdale: I was talking to a mother with a family of 9 who had to put in over 400 hours of overtime last year just to make it by and it puts her over income.

Peterson: Are there any additional need for the PSH?

Melton: That will be ongoing as people are moving in. We will take whatever we can get.

Stout: Donations are handled through PHC.

g. Public Housing Closeout

Oliver: They said they had to wrap up 2 things on their end and we have yet to hear back on the “wrapping.”

VIII. Other Matters:

Peterson: Adam sent out an email about our holiday party this year.

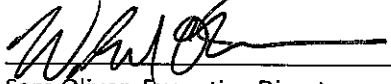
Ragsdale: We are going to do our regular holiday party 12/8/23 at the Son’s of Norway Lodge 4:30 ~ 7:00. We have done a white elephant gift exchange and Santa of the kids in the past and this year should be much the same. Additional details to be shared.

Melton: We are having a party at Highlander Brewing on 10/20/23 at 4:00pm for Karl G and his 30-year anniversary with MHA. This is a huge accomplishment, and he is the history MHA who has been here longer than Lori even. We call him Super G.

Oliver: He is a super worker and is very efficient at what he does and is very looked up to around here.

Peterson: We as the board are responsible for Sam’s yearly review and we hope to get that completed by the end of the year.

Meeting adjourned at 6:10 pm



Sam Oliver, Executive Director

Kaia Peterson, Board Chair

Tab 3
Action Items

RESOLUTION NUMBER 1105

APPROVING & AUTHORIZING SUBMISSION OF FY2019 SECTION 8
MANAGEMENT ASSESSMENT PROGRAM (SEMAP) CERTIFICATION

WHEREAS, the Missoula Housing Authority (MHA) operates the Section 8 Housing Choice Voucher Program with terms and conditions set forth in U.S. Department of Housing and Urban Development (HUD) Consolidated Annual Contributions Contract (CACC), and

WHEREAS, the MHA must annually submit to HUD a Section Eight Management Assessment System (SEMAP) certification, and

WHEREAS, such certification details Section 8 Housing Choice Voucher Program management and operational performance, and

WHEREAS, The Board of Commissioners of the MHA has reviewed the Fiscal Year 2017 Section Eight Management Assessment for Public Housing Agencies prepared by MHA staff and found it to meet HUD requirements,

THEREFORE BE IT RESOLVED by the Board of Commissioners of the Missoula Housing Authority to authorize the Executive Director to submit the FY 2019 Section Eight Management Assessment as prepared by MHA staff and attached to and made a part of this resolution, to the U.S. Department of Housing and Urban development.

Dated:

Collin Bangs, Chair
Board of Commissioners
Missoula Housing Authority

Section 8 Management Assessment Program (SEMAP) Certification

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0215
(exp. 02/29/2020)

Public reporting burden for this collection of information is estimated to average 12 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and you are not required to respond to, a collection of information unless it displays a currently valid OMB control number.

This collection of information is required by 24 CFR sec 985.101 which requires a Public Housing Agency (PHA) administering a Section 8 tenant-based assistance program to submit an annual SEMAP Certification within 60 days after the end of its fiscal year. The information from the PHA concerns the performance of the PHA and provides assurance that there is no evidence of seriously deficient performance. HUD uses the information and other data to assess PHA management capabilities and deficiencies, and to assign an overall performance rating to the PHA. Responses are mandatory and the information collected does not lend itself to confidentiality.

Instructions Respond to this certification form using the PHA's actual data for the fiscal year just ended.

PHA Name	For PHA FY Ending (mm/dd/yyyy)	Submission Date (mm/dd/yyyy)
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Check here if the PHA expends less than \$300,000 a year in Federal awards

Indicators 1 - 7 will not be rated if the PHA expends less than \$300,000 a year in Federal awards and its Section 8 programs are not audited for compliance with regulations by an independent auditor. A PHA that expends less than \$300,000 in Federal awards in a year must still complete the certification for these indicators.

Performance Indicators

1. Selection from the Waiting List. (24 CFR 982.54(d)(1) and 982.204(a))

(a) The PHA has written policies in its administrative plan for selecting applicants from the waiting list.

PHA Response Yes No

(b) The PHA's quality control samples of applicants reaching the top of the waiting list and of admissions show that at least 98% of the families in the samples were selected from the waiting list for admission in accordance with the PHA's policies and met the selection criteria that determined their places on the waiting list and their order of selection.

PHA Response Yes No

2. Reasonable Rent. (24 CFR 982.4, 982.54(d)(15), 982.158(f)(7) and 982.507)

(a) The PHA has and implements a reasonable written method to determine and document for each unit leased that the rent to owner is reasonable based on current rents for comparable unassisted units (i) at the time of initial leasing, (ii) before any increase in the rent to owner, and (iii) at the HAP contract anniversary if there is a 5 percent decrease in the published FMR in effect 60 days before the HAP contract anniversary. The PHA's method takes into consideration the location, size, type, quality, and age of the program unit and of similar unassisted units, and any amenities, housing services, maintenance or utilities provided by the owners.

PHA Response Yes No

(b) The PHA's quality control sample of tenant files for which a determination of reasonable rent was required shows that the PHA followed its written method to determine reasonable rent and documented its determination that the rent to owner is reasonable as required for (check one):

PHA Response At least 98% of units sampled 80 to 97% of units sampled Less than 80% of units sampled

3. Determination of Adjusted Income. (24 CFR part 5, subpart F and 24 CFR 982.516)

The PHA's quality control sample of tenant files shows that at the time of admission and reexamination, the PHA properly obtained third party verification of adjusted income or documented why third party verification was not available; used the verified information in determining adjusted income; properly attributed allowances for expenses; and, where the family is responsible for utilities under the lease, the PHA used the appropriate utility allowances for the unit leased in determining the gross rent for (check one):

PHA Response At least 90% of files sampled 80 to 89% of files sampled Less than 80% of files sampled

4. Utility Allowance Schedule. (24 CFR 982.517)

The PHA maintains an up-to-date utility allowance schedule. The PHA reviewed utility rate data that it obtained within the last 12 months, and adjusted its utility allowance schedule if there has been a change of 10% or more in a utility rate since the last time the utility allowance schedule was revised.

PHA Response Yes No

5. HQS Quality Control Inspections. (24 CFR 982.405(b))

A PHA supervisor (or other qualified person) reinspected a sample of units during the PHA fiscal year, which met the minimum sample size required by HUD (see 24 CFR 985.2), for quality control of HQS inspections. The PHA supervisor's reinspected sample was drawn from recently completed HQS inspections and represents a cross section of neighborhoods and the work of a cross section of inspectors.

PHA Response Yes No

6. HQS Enforcement. (24 CFR 982.404)

The PHA's quality control sample of case files with failed HQS inspections shows that, for all cases sampled, any cited life-threatening HQS deficiencies were corrected within 24 hours from the inspection and, all other cited HQS deficiencies were corrected within no more than 30 calendar days from the inspection or any PHA-approved extension, or, if HQS deficiencies were not corrected within the required time frame, the PHA stopped housing assistance payments beginning no later than the first of the month following the correction period, or took prompt and vigorous action to enforce the family obligations for (check one):

PHA Response At least 98% of cases sampled Less than 98% of cases sampled

7. Expanding Housing Opportunities. (24 CFR 982.54(d)(5), 982.153(b)(3) and (b)(4), 982.301(a) and 983.301(b)(4) and (b)(12)).

Applies only to PHAs with jurisdiction in metropolitan FMR areas.

Check here if not applicable

(a) The PHA has a written policy to encourage participation by owners of units outside areas of poverty or minority concentration which clearly delineates areas in its jurisdiction that the PHA considers areas of poverty or minority concentration, and which includes actions the PHA will take to encourage owner participation.

PHA Response Yes No

(b) The PHA has documentation that shows that it took actions indicated in its written policy to encourage participation by owners outside areas of poverty and minority concentration.

PHA Response Yes No

(c) The PHA has prepared maps that show various areas, both within and neighboring its jurisdiction, with housing opportunities outside areas of poverty and minority concentration; the PHA has assembled information about job opportunities, schools and services in these areas; and the PHA uses the maps and related information when briefing voucher holders.

PHA Response Yes No

(d) The PHA's information packet for voucher holders contains either a list of owners who are willing to lease, or properties available for lease, under the voucher program, or a list of other organizations that will help families find units and the list includes properties or organizations that operate outside areas of poverty or minority concentration.

PHA Response Yes No

(e) The PHA's information packet includes an explanation of how portability works and includes a list of neighboring PHAs with the name, address and telephone number of a portability contact person at each.

PHA Response Yes No

(f) The PHA has analyzed whether voucher holders have experienced difficulties in finding housing outside areas of poverty or minority concentration and, where such difficulties were found, the PHA has considered whether it is appropriate to seek approval of exception payment standard amounts in any part of its jurisdiction and has sought HUD approval when necessary.

PHA Response Yes No

8. Payment Standards. The PHA has adopted current payment standards for the voucher program by unit size for each FMR area in the PHA jurisdiction and, if applicable, for each PHA-designated part of an FMR area, which do not exceed 110 percent of the current applicable FMR and which are not less than 90 percent of the current FMR (unless a lower percent is approved by HUD). (24 CFR 982.503)

PHA Response Yes No

Enter current FMRs and payment standards (PS)

0-BR FMR _____ 1-BR FMR _____ 2-BR FMR _____ 3-BR FMR _____ 4-BR FMR _____
PS _____ PS _____ PS _____ PS _____ PS _____

If the PHA has jurisdiction in more than one FMR area, and/or if the PHA has established separate payment standards for a PHA-designated part of an FMR area, attach similar FMR and payment standard comparisons for each FMR area and designated area.

9. Annual Reexaminations. The PHA completes a reexamination for each participating family at least every 12 months. (24 CFR 982.516)

PHA Response Yes No

10. Correct Tenant Rent Calculations. The PHA correctly calculates tenant rent in the rental certificate program and the family rent to owner in the rental voucher program. (24 CFR 982, Subpart K)

PHA Response Yes No

11. Precontract HQS Inspections. Each newly leased unit passed HQS inspection before the beginning date of the assisted lease and HAP contract. (24 CFR 982.305)

PHA Response Yes No

12. Annual HQS Inspections. The PHA inspects each unit under contract at least annually. (24 CFR 982.405(a))

PHA Response Yes No

13. Lease-Up. The PHA executes assistance contracts on behalf of eligible families for the number of units that has been under budget for at least one year.

PHA Response Yes No

14a. Family Self-Sufficiency Enrollment. The PHA has enrolled families in FSS as required. (24 CFR 984.105)

Applies only to PHAs required to administer an FSS program .

Check here if not applicable

PHA Response

a. Number of mandatory FSS slots (Count units funded under the FY 1992 FSS incentive awards and in FY 1993 and later through 10/20/1998. Exclude units funded in connection with Section 8 and Section 23 project-based contract terminations; public housing demolition, disposition and replacement; HUD multifamily property sales; prepaid or terminated mortgages under section 236 or section 221(d)(3); and Section 8 renewal funding. Subtract the number of families that successfully completed their contracts on or after 10/21/1998.)

or, Number of mandatory FSS slots under HUD-approved exception

b. Number of FSS families currently enrolled

c. Portability: If you are the **initial** PHA, enter the number of families currently enrolled in your FSS program, but who have moved under portability and whose Section 8 assistance is administered by another PHA

Percent of FSS slots filled (b + c divided by a)

14b. Percent of FSS Participants with Escrow Account Balances. The PHA has made progress in supporting family self-sufficiency as measured by the percent of currently enrolled FSS families with escrow account balances. (24 CFR 984.305)

Applies only to PHAs required to administer an FSS program.

Check here if not applicable

PHA Response Yes No

Portability: If you are the **initial** PHA, enter the number of families with FSS escrow accounts currently enrolled in your FSS program, but who have moved under portability and whose Section 8 assistance is administered by another PHA

Deconcentration Bonus Indicator (Optional and only for PHAs with jurisdiction in metropolitan FMR areas).

The PHA is submitting with this certification data which show that:

- (1) Half or more of all Section 8 families with children assisted by the PHA in its principal operating area resided in low poverty census tracts at the end of the last PHA FY;
 - (2) The percent of Section 8 mover families with children who moved to low poverty census tracts in the PHA's principal operating area during the last PHA FY is at least two percentage points higher than the percent of all Section 8 families with children who resided in low poverty census tracts at the end of the last PHA FY;
- or**
- (3) The percent of Section 8 mover families with children who moved to low poverty census tracts in the PHA's principal operating area over the last two PHA FYs is at least two percentage points higher than the percent of all Section 8 families with children who resided in low poverty census tracts at the end of the second to last PHA FY.

PHA Response Yes No **If yes, attach completed deconcentration bonus indicator addendum.**

I hereby certify that, to the best of my knowledge, the above responses under the Section 8 Management Assessment Program (SEMAP) are true and accurate for the PHA fiscal year indicated above. I also certify that, to my present knowledge, there is not evidence to indicate seriously deficient performance that casts doubt on the PHA's capacity to administer Section 8 rental assistance in accordance with Federal law and regulations.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Executive Director, signature

Chairperson, Board of Commissioners, signature

Date (mm/dd/yyyy)

Date (mm/dd/yyyy)

The PHA may include with its SEMAP certification any information bearing on the accuracy or completeness of the information used by the PHA in providing its certification.

SEMAP Certification - Addendum for Reporting Data for Deconcentration Bonus Indicator

Date (mm/dd/yyyy) _____

PHA Name _____

Principal Operating Area of PHA _____
(The geographic entity for which the Census tabulates data)

Special Instructions for State or regional PHAs. Complete a copy of this addendum for each metropolitan area or portion of a metropolitan area (i.e., principal operating areas) where the PHA has assisted 20 or more Section 8 families with children in the last completed PHA FY. HUD will rate the areas separately and the separate ratings will then be weighted by the number of assisted families with children in each area and averaged to determine bonus points.

1990 Census Poverty Rate of Principal Operating Area _____

Criteria to Obtain Deconcentration Indicator Bonus Points

To qualify for bonus points, a PHA must complete the requested information and answer yes for only one of the 3 criteria below. However, State and regional PHAs must always complete line 1) b for each metropolitan principal operating area.

- 1) _____ a. Number of Section 8 families with children assisted by the PHA in its principal operating area at the end of the last PHA FY who live in low poverty census tracts. A low poverty census tract is a tract with a poverty rate at or below the overall poverty rate for the principal operating area of the PHA, or at or below 10% whichever is greater.
- _____ b. Total Section 8 families with children assisted by the PHA in its principal operating area at the end of the last PHA FY.
- _____ c. Percent of all Section 8 families with children residing in low poverty census tracts in the PHA's principal operating area at the end of the last PHA FY (line a divided by line b).
- Is line c 50% or more? Yes No

- 2) _____ a. Percent of all Section 8 families with children residing in low poverty census tracts in the PHA's principal operating area at the end of the last completed PHA FY.
- _____ b. Number of Section 8 families with children who moved to low poverty census tracts during the last completed PHA FY.
- _____ c. Number of Section 8 families with children who moved during the last completed PHA FY.
- _____ d. Percent of all Section 8 mover families with children who moved to low poverty census tracts during the last PHA fiscal year (line b divided by line c).
- Is line d at least two percentage points higher than line a? Yes No

- 3) _____ a. Percent of all Section 8 families with children residing in low poverty census tracts in the PHA's principal operating area at the end of the second to last completed PHA FY.
- _____ b. Number of Section 8 families with children who moved to low poverty census tracts during the last two completed PHA FYs.
- _____ c. Number of Section 8 families with children who moved during the last two completed PHA FYs.
- _____ d. Percent of all Section 8 mover families with children who moved to low poverty census tracts over the last two completed PHA FYs (line b divided by line c).
- Is line d at least two percentage points higher than line a? Yes No

If one of the 3 criteria above is met, the PHA may be eligible for 5 bonus points.

See instructions above concerning bonus points for State and regional PHAs.

Memo to: Sam Oliver, Board of Commissioners

From: Jim McGrath

Date: Nov. 6, 2023

Subj: FY2023 SEMAP submission

Enclosed is the Resolution authorizing submission of our annual Section Eight Management Assessment Program (SEMAP) report. This is HUD's score card for the Housing Choice Voucher program and grades us on a variety of program activities from waitlist management, unit inspections, annual review of income and rent, utilization of vouchers and budget authority and so on.

The SEMAP was suspended during the pandemic, so this is the first one we have submitted since 2019.

Some of the indicators are taken from HUD's database, PIC (Public Housing Information Center), and some are reviewed in-house through quality control reviews. Agencies that receive an overall score of 90% or more are graded High Performing; agencies are Standard Performing until their score drops below 69%; low scoring agencies are Troubled.

This year, we believe MHA will be a High Performing agency.

We fully utilized our vouchers. This indicator uses calendar year 2022 numbers. We underutilized our vouchers significantly; however, "utilization" is defined as either units leased or budget spent, and we spent 106% of our budget last year, so we get full points.

Similarly, this year we will lease all of our vouchers-- we can't afford to—but we will use over 106% of our funding which will count for full points next year.

We also performed all of the compliance elements HUD requires. So the team in my department deserves again a tip of the hat for a job well done in an increasingly challenging environment.

As always, the SEMAP will be reviewed and verified by our A-133 auditors in January.

Tab 4
Staff Reports

Workplace Pet Policy

Pets make our lives better in so many ways. At work, they create a fun, happy environment, encourage interactions among people, and get us up for regular exercise breaks.

Pets are also a responsibility, and the opportunity to have them at our workplace is a privilege all participants must respect. To take part in our pets-at-work program, employees must agree to honor this workplace pet policy.

Scope

- This workplace pet policy applies to employees only. Because it would be too difficult to track requirements and participation, we do not allow visitors to bring pets to our workplace.
- This policy applies to Missoula Housing Authority offices, and participating pets are allowed any time their owner is at work.
- The focus of our policy is dogs, cats, and fish (aquarium size not to exceed 20 gallons). Other pets are not included currently. Please contact the Operations Director if you would like to explore adding other pet types to the workplace pet policy.

Pet Requirements

To participate, pets must be:

- At least 6 months old.
- Up to date on vaccinations required by state law.
- Free of any communicable infections or any parasites such as fleas.
- Clean and well groomed.
- House-trained.
- Obedient, well-socialized and with no history of biting, excessive barking, chasing or aggressive behavior.
- Covered under their owner's homeowners/renter's insurance policy, which must cover dog bites.

Pet Parent Responsibilities

To comply with our workplace pet policy, pet parents who want to bring their pets to work must agree to:

- Be 100% responsible for their pet's behavior, well-being, hygiene, and happiness the entire time he or she is visiting.
- Be respectful of other employees, and their pets, to ensure everyone can be as successful and productive as possible at work.
- Manage their workspace to ensure it is "pet-proofed" and safe for their visiting pet.
- Keep their pet with them and controlled throughout the day. Or make arrangements with a colleague to do so if they need to step away.
- Ensure that their pet's behavior does not interfere with other employees' comfort or ability to do their work.
- Provide their own pet items to ensure pet safety, such as leashes, crates, or gates to keep the pet securely in the employee's work area.
- Provide their own pet wellness items, such as waste bags, toys, food, and water bowls.
- Provide adequate bathroom breaks, access to water and food, and exercise throughout the day.
- Clean up after their pet immediately if any accidents occur.
- Maintain homeowners/renters' insurance that covers dog bites.
- Be legally and financially responsible for any damage caused by their pet.
- Provide annual proof of vaccination and health for their visiting pets.
- Keep pets out of pet-free areas.
 - Pet Free areas are defined as public corridors, lobbies, and tenant's units.

- All pets and pet parents must abide by all City/County rules and regulations regarding pet leashing. All pets must be leashed while outside on MHA property.
- Pets are allowed in MHA vehicles only if seat covers are used and pet parents assume any responsibility for damage to vehicles caused by pets. Seat covers need to be provided by the pet parents.
- Use alternate pet care away from work on days when the employee would be unable to fully manage the pet at work (e.g., an all-day meeting) or the pet is ill.
- Take their pet home at any time if the pet's behavior or health makes it a distraction, nuisance, or danger to anyone else, or if asked to do so by their manager.

Managing Issues

Concerns related to visiting pets or the workplace pet policy should be handled in the following way:

- Talk with the pet parent and work to resolve issues mutually.
- Escalate the issue to the pet owner's supervisor.
- Escalate the issue to Human Resources.

Missoula Housing Authority HCV Family Self-Sufficiency Program:

October 2023 Board Report

Current Caseload Total: 136

YTD Caseload Total: 179

Total Graduates: 16

Total Escrow Balance to Date: \$445,046.82

Total Forfeit/HELP Account Balance: \$11,282.00

There was one graduate this month.

This participant met the criteria for “termination with escrow” this month. This participant was able to achieve many goals including having her Driver License reinstated, having her Registered Nursing License reinstated and purchasing a vehicle. She secured employment as RN and accumulated escrow during that time. Unfortunately, her health became too fragile to maintain her employment and it is not advised that she return to work at this time. She is working with a care team that has directed her to apply for disability, as they believe she meets the criteria for Social Security Disability Insurance. She has completed the application and has applied for and been approved for a minimum rent hardship exemption. She utilized some escrow to reduce employment barriers and received the balance of \$882 at termination.

The Winter Rental Assistance program has started to receive applications. The Salvation Army was awarded \$67,000 to help with deposits and rent arrears.

Referrals for LIEAP and holiday assistance has started.

Ongoing committee work:

Tamara- Winter Rental Assistance Program

Rebecca- Veteran Support Network, NAMI & ARHC

Sierra- Co-Facilitator of AHRC General and Community Management Team

Partnerships and Referrals: NAMI, MCPS, Partnership Health, Voc Rehab, HUDVASH, 549-HOPE, CCR, Rural Dynamics, Homeward, MHA Homes, MHA Programs, Dependable Benefits, MLSA, Blue Line PM, Garden City PM, Missoula Area PM Co. HRC rent assistance, 211, Clearwater Credit Union, University of Montana, Missoula College, MJS, MERA, JOB Corps, Families First, MT Small Business Development Center, Adult Basic Education, Salvation Army, LIEAP, IDA, Habitat for Humanity, NMCDC, Social Security Administration, OPI, Foodbank, VA, HAN, WMMHC, YWCA, Summit ILC

Submitted by: Rebecca Stancil, Sierra Lowney, and Tamara Kindred

FSS Department 11/8/2023

Board report November 2023

Waiting list report

Total number of unduplicated households on our waiting list: as of 10/11/2023 2594***

<u>Waiting lists</u>	<u>#units</u>	<u>#on list</u>	<u>Date of most recent pull from list</u>
Housing Choice Voucher	858	1671	11/8/23
MHA Homes	194	1625	11/6/23
Shelter Plus Care	98	--*	11/8/23
Uptown	14	539	5/22/23
YWCA	6	0*	11/8/23
Silvertip PBRA	8	1338	3/1/23
811	64	2*	3/31/22
Cornerstone	12	0*	1/11/23

New applicants

Since

Oct 1, 2023 through Oct 31, 2023 140

*Note: our waiting lists for these programs understate the number because they are referred by other agencies.

***Note: the annual waitlist update is underway, so we won't update the total on the waitlists until it ends 12-15.

The Mainstream vouchers come from our HCV waitlist, but they do not count in our leasing totals.

HUD VASH vouchers do not come from our waitlist but are directly referred. They do tally in our leasing count.

Note: new vouchers	leased	award	issued
FYI	6	7	1
Mainstream	59	66	2
VASH	35	52	0
EHV	14	15**	1

**Note: EHV will now slowly reduce because we can no longer issue turn over vouchers as of 9-30-23

Tenant-based assistance

HCV Voucher Utilization FY 2023

Total FY23	10389		
Full utilization	12020		
Under	1631	86%	w/o VASH 87%

FY24

Month	Total UML	Homeowner	FYI	Ports	TPV	VASH	Other	PBV vacant
October	867	14	6	3	124	33	681	6
November	881	14	6	1	124	35	694	7

Total FY24	1748		
Full utilization	2056		
Under	308	85%	w/o VASH 85%

Percent new admissions <30% AMI	83%
Annual percentage required	75%

HCV Voucher Utilization CY 2023

Jan	858
Feb	866
Mar	866
April	863
May	864
June	866
Jul	865
Aug	863
Sep	865
Oct	867
Nov	881

Total CY 23	9526		9328
Full Utilization	11068	w/o VASH	10698
	86%		86%

NOTE: new voucher total is 1006, with 178 new TPVs from conversion, 7 FYI vouchers. Mainstream (66) is tabulated separately and VASH (52) doesn't count on SEMAP. The total number is varying each month as the number of FYI vouchers change. We also received 7 new HCV vouchers starting 10-1-22 and 20 new vouchers starting 9-1-23 and 20 new VASH vouchers starting 11-1-23. However, utilization is also based on funding. We are currently spending more than awarded and will spend all reserves. So we are fully utilized.

Current outgoing portables	Total HAP
1	\$662

Shelter Plus care:

Shelter Plus Care 98 unit grant	total to be served: 126
Total units actually leased: 100	total # served: 160

Vouchers "on the street" (issued but not leased)

HCV	7
SPC	0

Wildflower Apts. (wild)
Budget Comparison (with PTD)
 Period = Oct 2023
 Book = Accrual ; Tree = ysi_is

	MTD Actual	MTD Budget	Variance
3000-00	INCOME		
3100-00	RENTAL INCOME		
3105-00	96,692.00	78,116.17	18,575.83
3110-05	100.00	142.17	-42.17
3110-30	1,460.00	1,163.33	296.67
3110-35	5,050.00	4,480.50	569.50
3110-45	75.00	83.33	-8.33
3110-54	-6,131.00	0.00	-6,131.00
3110-55	-4,086.00	-2,348.58	-1,737.42
3110-60	0.00	-553.08	553.08
3200-00	93,160.00	81,083.84	12,076.16
3420-00	OTHER INCOME		
3430-00	448.07	1.67	446.40
3480-00	576.14	558.00	18.14
3690-00	0.00	97.58	-97.58
3700-00	1,024.21	657.25	366.96
3900-00	94,184.21	81,741.09	12,443.12
4000-00	EXPENSES		
4100-00	ADMINISTRATION		
4111-00	6,047.13	5,186.25	-860.88
4111-10	498.42	390.42	-108.00
4111-20	770.39	563.67	-206.72
4130-10	0.00	33.33	33.33
4130-30	1,010.03	500.00	-510.03
4140-00	0.00	83.33	83.33
4150-00	0.00	125.00	125.00
4175-30	4,608.81	3,933.50	-675.31
4190-00	0.00	16.67	16.67
4190-11	260.50	208.33	-52.17
4190-12	0.00	8.33	8.33
4190-13	356.63	208.33	-148.30
4190-15	162.55	125.00	-37.55
4200-00	13,714.46	11,382.16	-2,332.30
4300-00	UTILITIES		
4310-00	1,650.66	1,518.42	-132.24
4315-00	1,372.68	1,275.83	-96.85
4320-00	236.74	345.83	109.09
4330-00	124.63	255.58	130.95
4395-00	3,384.71	3,395.66	10.95
4400-00	MAINTENANCE & REPAIR		
4415-00	3,703.06	4,010.92	307.86
4415-10	287.52	306.83	19.31
4415-20	0.00	1,039.92	1,039.92
4420-00	415.99	1,250.00	834.01
4420-10	0.00	58.33	58.33
4420-11	0.00	12.50	12.50
4420-12	815.30	258.33	-556.97
4420-13	150.00	250.00	100.00
4420-15	0.00	20.83	20.83
4420-16	0.00	208.33	208.33
4420-17	1,214.00	166.67	-1,047.33

Wildflower Apts. (wild)
Budget Comparison (with PTD)
 Period = Oct 2023
 Book = Accrual ; Tree = ysi_is

		MTD Actual	MTD Budget	Variance
4420-18	Appliances-Dwelling	0.00	166.67	166.67
4430-00	Fees for Service	106.00	104.17	-1.83
4430-11	Maintenance contracting	0.00	274.92	274.92
4430-13	Appliance repair	0.00	41.67	41.67
4430-14	Auto service and repair	0.00	33.33	33.33
4430-15	Carpet cleaning	125.00	183.08	58.08
4430-16	Electrical contractor	0.00	125.00	125.00
4430-17	Equipment repairs	0.00	33.33	33.33
4430-18	Glass/screen repairs	0.00	291.67	291.67
4430-19	Heating/Cooling	0.00	291.67	291.67
4430-20	Lawn maintenance	1,115.00	0.00	-1,115.00
4430-28	Exterminating	0.00	250.00	250.00
4430-30	Janitorial cleaning	687.50	583.33	-104.17
4430-31	Garage doors	0.00	58.33	58.33
4431-00	Garbage removal	2,002.73	2,666.67	663.94
4440-00	TOTAL MAINTENANCE & REPAIR	10,622.10	12,686.50	2,064.40
4500-00	GENERAL EXPENSES			
4510-10	Insurance premiums_liability	732.22	729.83	-2.39
4510-20	Insurance premiums_property	2,771.40	2,471.42	-299.98
4510-40	Insurance premiums_bond	10.54	10.50	-0.04
4572-00	Bad debt_other	0.00	527.25	527.25
4580-10	Interest expense_perm debt	23,755.13	23,921.67	166.54
4650-00	TOTAL GENERAL EXPENSES	27,269.29	27,660.67	391.38
8000-00	TOTAL EXPENSES	54,990.56	55,124.99	134.43
9000-00	NET INCOME (LOSS)	39,193.65	26,616.10	12,308.69

Property = rsa mca palace garden river parkside silveraf wild villagio trinity

Income Statement

Period = Oct 2023

Book = Accrual ; Tree = ysi_is

		Period to Date
3000-00	INCOME	
3100-00	RENTAL INCOME	
3105-00	Gross Potential Rent	537,809.00
3110-00	Tenant rental revenue	131,901.00
3110-05	Pet Rental Revenue	100.00
3110-20	Tenant subsidy	86,835.00
3110-25	PRA Subsidy	226.00
3110-30	Tenant revenue_other	3,162.89
3110-35	Garage rental	5,920.00
3110-45	Late payments	625.00
3110-54	Loss/Gain to Lease	-40,683.00
3110-55	Less Vacancy	-34,585.00
3130-00	Utility Reimbursement	0.00
3190-00	Commercial rent	3,753.96
3190-10	Less Concessions	-1,962.00
3200-00	NET RENTAL INCOME	<u>693,102.85</u>
3420-00	OTHER INCOME	
3430-00	Investment income_unrestricted	976.63
3440-00	Fees for Service	-7.00
3480-00	Laundry & vending income	1,211.39
3480-40	Insurance reimbursement_dividends	0.00
3610-00	Interest Income	0.00
3610-30	Repl Reserve Interest	0.00
3690-00	Other Income	0.00
3700-00	TOTAL OTHER INCOME	<u>2,181.02</u>
3900-00	TOTAL INCOME	<u>695,283.87</u>
4000-00	EXPENSES	
4100-00	ADMINISTRATION	
4111-00	Salaries administrative	39,781.54
4111-10	Payroll taxes_administrative	3,297.40
4111-20	Employee benefit contributions_administration	12,891.69
4130-10	Legal Expense	0.00
4130-20	Professional fees_administrative	0.00
4130-30	Technical admin support	6,458.54
4140-00	Training	825.01
4150-00	Travel	0.00
4171-00	Auditing fees	1,385.00
4175-20	Asset management fee expense	0.00
4175-30	Management fees-Non-PH	28,091.39
4180-00	Rent_office space	438.46

Property = rsa mca palace garden river parkside silveraf wild villagio trinity

Income Statement

Period = Oct 2023

Book = Accrual ; Tree = ysi_is

		Period to Date
4190-00	Sundry_administrative	115.89
4190-11	Office expense	1,594.28
4190-12	Postage	332.92
4190-13	Communications	3,543.44
4190-15	Marketing and leasing	5,590.04
4190-25	Debt Service	0.00
4200-00	TOTAL ADMINISTRATION	104,345.60
4211-00	TENANT SERVICES	
4231-00	Tenant services_other	636.70
4240-00	Residential services	0.00
4245-00	Relocation costs	0.00
4250-00	TOTAL TENANT SERVICES	636.70
4300-00	UTILITIES	
4310-00	Water	10,838.00
4315-00	Sewer	9,634.13
4320-00	Electricity	22,604.25
4330-00	Gas	6,558.83
4395-00	TOTAL UTILITIES	49,635.21
4400-00	MAINTENANCE & REPAIR	
4415-00	Salaries maintenance	36,869.16
4415-10	Payroll taxes_maintenance	2,680.71
4415-20	Employee benefit contributions_maint	0.00
4420-00	Materials	9,969.61
4420-10	Small tools & equipment	401.51
4420-11	Gasoline & oil	356.67
4420-12	Paint and coatings	815.30
4420-13	Doors	150.00
4420-14	Auto parts & tires	8.99
4420-15	Janitorial supplies	101.84
4420-16	Window coverings	0.00
4420-17	Flooring	3,814.00
4420-18	Appliances-Dwelling	1,432.00
4420-19	Maintenance cost paid to tenants	100.00
4420-20	Lighting - fixtures	447.35
4420-21	Uniforms	0.00
4430-00	Fees for Service	322.25
4430-10	Window cleaning	150.00
4430-11	Maintenance contracting	634.04
4430-12	Alarm system service	2,381.00
4430-13	Appliance repair	1,268.18
4430-14	Auto service and repair	0.00
4430-15	Carpet cleaning	624.00

Property = rsa mca palace garden river parkside silveraf wild villaggio trinity

Income Statement

Period = Oct 2023

Book = Accrual ; Tree = ysi_is

		Period to Date
4430-16	Electrical contractor	0.00
4430-18	Glass/screen repairs	0.00
4430-19	Heating/Cooling	1,232.02
4430-20	Lawn maintenance	4,533.21
4430-21	Plumbing contractor	2,399.98
4430-22	Sewer service	0.00
4430-25	Snow removal	400.00
4430-26	Sprinkler system maintenance	309.00
4430-27	Elevator maintenance	3,544.25
4430-28	Exterminating	500.00
4430-29	Inspections	0.00
4430-30	Janitorial cleaning	4,563.78
4430-31	Garage doors	0.00
4430-32	Dry/Blind cleaning	0.00
4431-00	Garbage removal	10,848.75
4440-00	TOTAL MAINTENANCE & REPAIR	<u>90,857.60</u>
4450-00	PROTECTIVE SERVICES	
4465-00	Protective services labor	1,488.00
4480-00	Protective services_other contract costs	0.00
4490-00	TOTAL PROTECTIVE SERVICES	<u>1,488.00</u>
4500-00	GENERAL EXPENSES	
4510-10	Insurance premiums_liability	5,449.49
4510-20	Insurance premiums_property	35,620.96
4510-30	Insurance premiums_auto	459.90
4510-40	Insurance premiums_bond	68.51
4510-70	MIP-Mortgage Insurance	1,882.32
4571-00	Bad debt_tenant rents	0.00
4572-00	Bad debt_other	0.00
4580-10	Interest expense_perm debt	46,801.35
4580-20	Interest expense_development fund	1,428.19
4580-30	Interest expense_other	0.00
4590-00	Other general expenses	11,390.95
4590-10	Property Tax_SIDs	8,995.27
4650-00	TOTAL GENERAL EXPENSES	<u>112,096.94</u>
8000-00	TOTAL EXPENSES	<u>359,060.05</u>
9000-00	NET INCOME (LOSS)	<u>336,223.82</u>

Payment Summary

Property=hcv,ehv,ms5,portprop,spc2006 AND Bank=fib5720 AND mm/yy=10/2023-10/2023 AND All Checks=Yes AND Include Voids=All Checks

Check#	Vendor	Check Date	Post Month	Total Amount
11494	v0002984 - 11TH STREET EXTRAVAGANZA LLC	10/2/2023	10-2023	319.00
11495	v0003397 - 3BS LLC	10/2/2023	10-2023	633.00
11498	v0003613 - BENJAMIN J POWELL	10/2/2023	10-2023	1,889.00
11502	v0003537 - BRITTONI BISHOP DBA	10/2/2023	10-2023	413.00
11506	v0002046 - BURGESS	10/2/2023	10-2023	683.00
11509	v0000161 - CEDAR VILLAS LLP	10/2/2023	10-2023	628.00
11513	v0001642 - CLARK	10/2/2023	10-2023	851.00
11515	v0002950 - CREEKSIDE APARTMENTS LLC	10/2/2023	10-2023	33,220.00
11517	v0003248 - DANA CREVAR	10/2/2023	10-2023	1,961.00
11523	v0001774 - EQUINOX DEVELOPMENT LP	10/2/2023	10-2023	5,287.00
11527	v0001569 - FIREWEED COURT LIMITED PARTNERSHIP	10/2/2023	10-2023	639.00
11530	v0002035 - FRANCIS	10/2/2023	10-2023	814.00
11531	v0003210 - GARY FLATOW	10/2/2023	10-2023	805.00
11532	v0001573 - GOLD DUST LIMITED PARTNERSHIP	10/2/2023	10-2023	1,469.00
11533	v0001501 - HALVERSON	10/2/2023	10-2023	584.00
11536	v0002385 - HOMEFORWARD	10/2/2023	10-2023	722.27
11537	v0003383 - JENNIFER VANENGELENBURG	10/2/2023	10-2023	1,974.00
11539	v0000497 - KALLEMEYN	10/2/2023	10-2023	1,459.00
11543	v0002096 - KING COUNTY HOUSING AUTHORITY	10/2/2023	10-2023	5,263.81
11548	v0001574 - LENOX FLATS LIMITED PARTNERSHIP	10/2/2023	10-2023	2,630.00
11554	v0000617 - MISSOULA PROPERTY MANAGEMENT LLC	10/2/2023	10-2023	38,060.00
11557	v0001575 - ORCHARD GARDENS LIMITED PARTNERSHIP	10/2/2023	10-2023	5,235.00
11559	v0003335 - PATRICK EUGENE HAYS	10/2/2023	10-2023	398.00
11560	v0000783 - PORCH	10/2/2023	10-2023	1,024.00
11562	v0000791 - PROFESSIONAL PROPERTY MANAGEMENT INC	10/2/2023	10-2023	10,993.00
11564	v0002951 - SEARS	10/2/2023	10-2023	1,282.00
11569	v0002082 - SOLSTICE DEVELOPMENT LP	10/2/2023	10-2023	7,015.00
11570	v0001806 - SOUCIE	10/2/2023	10-2023	1,279.00
11574	v0002862 - SWEETGRASS COMMONS LLLP	10/2/2023	10-2023	2,922.00
11577	v0003496 - UNION PLACE I	10/2/2023	10-2023	3,581.00
11578	v0003497 - UNION PLACE II	10/2/2023	10-2023	4,758.00
11586	v0002950 - CREEKSIDE APARTMENTS LLC	10/12/2023	10-2023	411.00
11587	v0000617 - MISSOULA PROPERTY MANAGEMENT LLC	10/20/2023	10-2023	1,098.00
11588	v0000617 - MISSOULA PROPERTY MANAGEMENT LLC	10/31/2023	10-2023	1,250.00
97832	v0000853 - RUSSELL SQUARE HOUSING LTD PARTNERS	10/1/2023	10-2023	599.84
97833	v0002551 - 4 RENT LLC	10/1/2023	10-2023	3,313.00
97834	v0003142 - 4RENT LLC	10/1/2023	10-2023	2,326.00
97835	v0003614 - 900 SPARTAN DRIVE LLC	10/1/2023	10-2023	663.00
97836	v0000021 - ADEA PROPERTY MANAGEMENT	10/1/2023	10-2023	28,776.00
97837	v0003087 - AISLING PROPERTIES LLC	10/1/2023	10-2023	898.00
97838	v0002546 - ASPEN PLACE APARTMENTS	10/1/2023	10-2023	5,301.00
97839	v0002815 - BAIR CLARK PROPERTIES LLC	10/1/2023	10-2023	2,388.00
97840	v0000074 - BBF ENTERPRISES	10/1/2023	10-2023	871.00
97841	v0000100 - BITTERROOT PROPERTY MANAGEMENT INC	10/1/2023	10-2023	5,254.00
97842	v0002232 - BONNER HOMES LLC	10/1/2023	10-2023	1,215.00
97843	v0000115 - BOUNTY REAL ESTATE LLC	10/1/2023	10-2023	836.00
97844	v0000116 - BOURKE ROBINSON MANAGEMENT	10/1/2023	10-2023	852.00
97846	v0003339 - BURLINGTON GARDENS LLC	10/1/2023	10-2023	5,860.00
97847	v0002587 - BURT	10/1/2023	10-2023	1,614.00
97848	v0003492 - C. JOANNE WINTER	10/1/2023	10-2023	510.00
97849	v0002917 - CALIFORNIA STREET	10/1/2023	10-2023	1,367.00
97850	v0003506 - CAMAS DANISON-FIELDHOUSE	10/1/2023	10-2023	1,712.00
97851	v0000155 - CARAS PROPERTY MANAGEMENT COMPANY	10/1/2023	10-2023	8,456.00
97852	v0001989 - CHILCOTE HILLVIEW CHLP	10/1/2023	10-2023	1,174.00
97853	v0001988 - CHILCOTE ORCHARD HOMES OHLP	10/1/2023	10-2023	1,440.00
97855	v0001113 - CHINIKAILO	10/1/2023	10-2023	1,115.00
97856	v0001536 - CHINIKAILO	10/1/2023	10-2023	900.00

Payment Summary

Property=hcv,ehv,ms5,portprop,spc2006 AND Bank=fib5720 AND mm/yy=10/2023-10/2023 AND All Checks=Yes AND Include Voids=All Checks

97857	v0000173 - CHINIKAYLO	10/1/2023	10-2023	1,579.00
97858	v0000174 - CHINIKAYLO	10/1/2023	10-2023	874.00
97859	v0002207 - CHINSKE	10/1/2023	10-2023	436.00
97860	v0003519 - CITY OF MISSOULA DBA BRIDGE APARTMENTS	10/1/2023	10-2023	7,934.00
97861	v0000187 - CLARK FORK REALTY INC	10/1/2023	10-2023	4,711.00
97862	v0003381 - CLARK FORK VENTURES	10/1/2023	10-2023	59.00
97863	v0003070 - COAD I LP	10/1/2023	10-2023	875.00
97864	v0003071 - COAD II LP	10/1/2023	10-2023	1,283.00
97865	v0003072 - COAD III LP	10/1/2023	10-2023	579.00
97866	v0003098 - COMBINED HA CITY OF VANCOUVER	10/1/2023	10-2023	2,576.54
97867	v0003399 - CORIE M. FRITZ	10/1/2023	10-2023	289.00
97868	v0002315 - CRESCENT PROPERTY MANAGEMENT LLC	10/1/2023	10-2023	387.00
97869	v0003576 - CRJ TRAIL PROPERTIES LLC	10/1/2023	10-2023	1,636.00
97870	v0003514 - CROESUS LLC	10/1/2023	10-2023	417.00
97871	v0003520 - CRUACHAN INVESTORS STD LLC	10/1/2023	10-2023	1,568.00
97872	v0003458 - DANIEL J BOURASSA	10/1/2023	10-2023	92.00
97873	v0003423 - DARLENE DAVIS	10/1/2023	10-2023	559.00
97874	v0003567 - DEBRA C. TAYLOR-CRAGG	10/1/2023	10-2023	550.00
97876	v0000253 - DISCHNER	10/1/2023	10-2023	920.00
97877	v0002725 - EXECUTIVE PROPERTY MANAGEMENT LLC	10/1/2023	10-2023	637.00
97878	v0001475 - FAMILY INN DBA GRIZZLY APARTMENTS	10/1/2023	10-2023	298.00
97879	v0000315 - FANGSRUD	10/1/2023	10-2023	710.00
97880	v0002807 - FIDELITY	10/1/2023	10-2023	257.00
97881	v0001646 - FREY	10/1/2023	10-2023	362.00
97882	v0000353 - GARDEN CITY PROPERTY MANAGEMENT INC	10/1/2023	10-2023	42,762.00
97883	v0001677 - GARDEN DISTRICT I L P	10/1/2023	10-2023	9,331.00
97884	v0003501 - GEOFF CURTIS	10/1/2023	10-2023	1,881.00
97885	v0003205 - GMA INC	10/1/2023	10-2023	202.00
97886	v0003542 - GRANITE MOUNTAIN PROPERTY MANAGEMENT LLC	10/1/2023	10-2023	3,182.00
97887	v0002182 - GRC LLC	10/1/2023	10-2023	1,659.00
97888	v0000370 - GREAT PLACES INC	10/1/2023	10-2023	658.00
97889	v0003139 - GREG MCCUE	10/1/2023	10-2023	653.00
97890	v0000376 - GRIZZLY PROPERTY MANAGEMENT INC	10/1/2023	10-2023	13,478.00
97891	v0000395 - HARRINGTON	10/1/2023	10-2023	931.00
97892	v0002576 - HAUBRICH	10/1/2023	10-2023	381.00
97893	v0001116 - HAUGE	10/1/2023	10-2023	461.00
97894	v0003414 - HEAHTER H. LEIPHAM	10/1/2023	10-2023	1,472.00
97895	v0000404 - HEIDRICK	10/1/2023	10-2023	651.00
97896	v0002319 - HIGHLAND PROPERTY MANAGEMENT	10/1/2023	10-2023	803.00
97897	v0003579 - HOGAN SENIOR LIVING LLC	10/1/2023	10-2023	1,364.00
97899	v0002007 - HOWELL	10/1/2023	10-2023	611.00
97900	v0001889 - IRELAND	10/1/2023	10-2023	761.00
97901	v0003361 - IVAN LEMEZA	10/1/2023	10-2023	338.00
97902	v0003441 - IVV PROPERTIES LLC	10/1/2023	10-2023	627.00
97903	v0003231 - JAMES E. WILSON	10/1/2023	10-2023	268.00
97904	v0003540 - JC PROPERTY HOLDINGS LLC	10/1/2023	10-2023	1,267.00
97905	v0003084 - JEFF MOLTZEN	10/1/2023	10-2023	1,675.00
97906	v0003489 - JEFFREY A HARLOW	10/1/2023	10-2023	903.00
97907	v0003621 - JEFFREY SWONSON	10/1/2023	10-2023	681.00
97908	v0002773 - JESSE GUEST	10/1/2023	10-2023	882.00
97909	v0000479 - JOHNSON	10/1/2023	10-2023	2,043.00
97911	v0002860 - JUSTIN BRADLEY	10/1/2023	10-2023	143.00
97912	v0003503 - KATHRYN ANNE SCHMIDT	10/1/2023	10-2023	812.00
97913	v0002660 - KATHRYN R FLYNN FAMILY LP	10/1/2023	10-2023	564.00
97914	v0003445 - KATHY SCHAFF	10/1/2023	10-2023	586.00
97915	v0000504 - KELLEY	10/1/2023	10-2023	612.00
97916	v0003507 - KHOURY ENTERPRISES INC PROPERTY MANAGEMENT	10/1/2023	10-2023	541.00
97917	v0001460 - LMB RENTALS LLC	10/1/2023	10-2023	1,096.00
97918	v0002073 - LOLO VISTA APARTMENTS LP	10/1/2023	10-2023	3,284.00

Payment Summary

Property=hcv,ehv,ms5,portprop,spc2006 AND Bank=fib5720 AND mm/yy=10/2023-10/2023 AND All Checks=Yes AND Include Voids=All Checks

97919	v0002740 - M AND L GENERAL CONTRACTOR INC	10/1/2023	10-2023	523.00
97920	v0000554 - MACLAY COMMONS LLP	10/1/2023	10-2023	13,975.00
97921	v0003088 - MARTHA RIPLEY	10/1/2023	10-2023	326.00
97922	v0002210 - MARTINS PROPERTY MANAGEMENT LLC	10/1/2023	10-2023	1,955.00
97923	v0002510 - MARTINS PROPERTY MANAGMENT LLC	10/1/2023	10-2023	686.00
97924	v0000567 - MATELICH	10/1/2023	10-2023	295.00
97925	v0003226 - MATTHEW OLIVER	10/1/2023	10-2023	754.00
97926	v0002386 - MCLAIN TWITE	10/1/2023	10-2023	1,202.00
97927	v0000583 - MEYER	10/1/2023	10-2023	601.00
97928	v0001129 - MHA HOLDINGS LLC	10/1/2023	10-2023	22,535.00
97929	v0003204 - MHA MANAGEMENT LLC	10/1/2023	10-2023	9,155.00
97930	v0003330 - MHA MANAGEMENT LLC	10/1/2023	10-2023	149,420.00
97931	v0003546 - MHA-TRINITY APARTMENTS LLC	10/1/2023	10-2023	0.00
97932	v0001933 - MILLENNIUM REAL ESTATE AND MANAGEMENT	10/1/2023	10-2023	327.00
97933	v0001111 - MISSOULA HOUSING AUTHORITY	10/1/2023	10-2023	10,168.00
97934	v0000673 - MOTOWN INVESTMENTS LLP	10/1/2023	10-2023	928.00
97935	v0003406 - MS01 LLC	10/1/2023	10-2023	1,790.00
97936	v0003209 - MT PROPERTIES GROUP LLC	10/1/2023	10-2023	6,685.00
97937	v0003517 - MT PROPERTIES GROUP LLC	10/1/2023	10-2023	977.00
97938	v0001630 - MVE RENTALS	10/1/2023	10-2023	264.00
97939	v0000715 - NKSJB RENTALS	10/1/2023	10-2023	658.00
97940	v0000736 - OLSON	10/1/2023	10-2023	502.00
97941	v0000738 - OPPORTUNITY RESOURCES INC	10/1/2023	10-2023	391.00
97942	v0002198 - PALACE APARTMENTS LP	10/1/2023	10-2023	16,249.00
97943	v0002969 - PALMER	10/1/2023	10-2023	1,145.00
97944	v0000752 - PARKSIDE VILLAGE	10/1/2023	10-2023	20,083.00
97945	v0003405 - PETERSON PROPERTIES	10/1/2023	10-2023	787.00
97946	v0002143 - PLUM PROPERTY MANAGEMENT LLC	10/1/2023	10-2023	5,809.00
97947	v0002340 - PM RENTALS	10/1/2023	10-2023	2,095.00
97948	v0003481 - REBECCA TUCKER GARY TUCKER	10/1/2023	10-2023	1,138.00
97949	v0003504 - REDWOOD FLATTS LLC	10/1/2023	10-2023	915.00
97950	v0000837 - REYNOLDS	10/1/2023	10-2023	565.00
97951	v0000135 - RIVER RIDGE	10/1/2023	10-2023	11,819.00
97952	v0003369 - RIVER RUN FLATS LLC	10/1/2023	10-2023	8,943.00
97953	v0003447 - RIVERSIDE VILLAGE	10/1/2023	10-2023	1,434.00
97954	v0000852 - RUSSELL PROPERTIES LP	10/1/2023	10-2023	421.00
97955	v0000853 - RUSSELL SQUARE HOUSING LTD PARTNERS	10/1/2023	10-2023	13,651.00
97956	v0000857 - S A T FAMILY LIMITED PARTNERSHIP	10/1/2023	10-2023	4,086.00
97957	v0003417 - SAVAGE RENTALS	10/1/2023	10-2023	151.00
97958	v0000872 - SCHLEGEL	10/1/2023	10-2023	456.00
97959	v0000906 - SHERWOOD	10/1/2023	10-2023	891.00
97962	v0002195 - SILVERTIP APARTMENTS	10/1/2023	10-2023	35,717.00
97963	v0002571 - SIMONOVICH	10/1/2023	10-2023	72.00
97964	v0003422 - SKYVIEW LLLP	10/1/2023	10-2023	6,252.00
97965	v0003544 - SPEEDWAY	10/1/2023	10-2023	594.00
97966	v0000954 - STREAM AREA RENTALS	10/1/2023	10-2023	1,283.00
97967	v0000962 - SUMMIT PROPERTY MANAGEMENT INC	10/1/2023	10-2023	17,985.00
97968	v0003006 - T AND E LOWE RENTALS LLC	10/1/2023	10-2023	760.00
97969	v0000967 - T AND T DEVELOPMENT	10/1/2023	10-2023	864.00
97970	v0002681 - TABISH	10/1/2023	10-2023	421.00
97971	v0000974 - TARGET RANGE TRAILER COURT	10/1/2023	10-2023	3,369.00
97972	v0001275 - TSAKARESTOS	10/1/2023	10-2023	1,230.00
97973	v0002346 - TSUBER	10/1/2023	10-2023	1,132.00
97974	v0001994 - TUCKER	10/1/2023	10-2023	795.00
97975	v0002714 - TWITE	10/1/2023	10-2023	6,454.00
97976	v0000677 - TWITE FAMILY PARTNERSHIP	10/1/2023	10-2023	3,652.00
97977	v0001012 - TWO RIVERS MOBILE HOME PARK	10/1/2023	10-2023	584.00
97978	v0001256 - UNION SQUARE APARTMENTS	10/1/2023	10-2023	1,471.00
97980	v0002011 - VERITAS PROPERTY MANAGEMENT	10/1/2023	10-2023	918.00

Payment Summary

Property=hcv,ehv,ms5,portprop,spc2006 AND Bank=fib5720 AND mm/yy=10/2023-10/2023 AND All Checks=Yes AND Include Voids=All Checks

97981	v0003357 - VICTORIA DAILEY	10/1/2023	10-2023	382.00
97982	v0003328 - VILLAGIO LLLP	10/1/2023	10-2023	15,602.00
97984	v0003564 - WESLEY DELANO	10/1/2023	10-2023	1,113.00
97985	v0001075 - WESTERN MT MENTAL HEALTH CENTER	10/1/2023	10-2023	1,005.00
97986	v0002561 - WESTVIEW MOBILE HOME PARK	10/1/2023	10-2023	731.00
97987	v0003249 - WHITAKER PARK TERRACES LLC	10/1/2023	10-2023	669.00
97988	v0001085 - WILKINS	10/1/2023	10-2023	757.00
97989	v0001930 - YARMOLICH	10/1/2023	10-2023	731.00
97990	v0001108 - YWCA OF MISSOULA	10/1/2023	10-2023	3,771.00
97991	v0001109 - ZAVARELLI ENT.	10/1/2023	10-2023	280.00
97993	v0003020 - ZILLASTATE PROPERTY MANAGEMENT	10/1/2023	10-2023	1,288.00
97998	v0003546 - MHA-TRINITY APARTMENTS LLC	10/1/2023	10-2023	40,408.00
97999	v0003546 - MHA-TRINITY APARTMENTS LLC	10/1/2023	10-2023	11,620.00
98000	v0000554 - MACLAY COMMONS LLP	10/4/2023	10-2023	1,473.00
98001	v0000353 - GARDEN CITY PROPERTY MANAGEMENT INC	10/4/2023	10-2023	921.00
98003	v0003546 - MHA-TRINITY APARTMENTS LLC	10/4/2023	10-2023	1,100.00
98004	v0000752 - PARKSIDE VILLAGE	10/4/2023	10-2023	1,678.00
98005	v0000857 - S A T FAMILY LIMITED PARTNERSHIP	10/4/2023	10-2023	1,020.00
98006	v0001652 - HOUSING AUTHORITY RISK RETENTION GROUP	10/6/2023	10-2023	245.42
98007	v0001651 - HOUSING INSURANCE SERVICES INC	10/6/2023	10-2023	1,086.08
98008	v0001797 - CLEARFLY COMMUNICATIONS	10/6/2023	10-2023	45.19
98009	v0001652 - HOUSING AUTHORITY RISK RETENTION GROUP	10/6/2023	10-2023	32,826.94
98010	v0003533 - GWENYTH RAFUSE	10/6/2023	10-2023	242.00
98011	v0001298 - MCGRATH	10/6/2023	10-2023	242.00
98012	v0000911 - SINCLAIR	10/6/2023	10-2023	38.19
98013	v0001733 - MASTERCARD	10/6/2023	10-2023	79.00
98014	v0002884 - MASTERCARD	10/6/2023	10-2023	3,648.08
98015	v0000554 - MACLAY COMMONS LLP	10/11/2023	10-2023	2,006.00
98016	v0001129 - MHA HOLDINGS LLC	10/11/2023	10-2023	894.00
98017	v0003330 - MHA MANAGEMENT LLC	10/11/2023	10-2023	1,792.00
98018	v0003546 - MHA-TRINITY APARTMENTS LLC	10/11/2023	10-2023	0.00
98019	v0003369 - RIVER RUN FLATS LLC	10/11/2023	10-2023	1,091.00
98020	v0003328 - VILLAGIO LLLP	10/11/2023	10-2023	1,779.00
98021	v0003546 - MHA-TRINITY APARTMENTS LLC	10/11/2023	10-2023	3,141.00
98022	v0003546 - MHA-TRINITY APARTMENTS LLC	10/11/2023	10-2023	6,972.00
98023	v0003550 - BETHANY BEVOLDEN	10/12/2023	10-2023	63.98
98024	v0003596 - ROGER BEVOLDEN	10/12/2023	10-2023	333.72
98028	v0001402 - MONTANA INTERACTIVE	10/12/2023	10-2023	200.00
98029	v0001032 - UNIVISION INC	10/12/2023	10-2023	1,200.00
98030	v0000021 - ADEA PROPERTY MANAGEMENT	10/18/2023	10-2023	644.00
98032	v0003330 - MHA MANAGEMENT LLC	10/18/2023	10-2023	540.00
98033	v0003546 - MHA-TRINITY APARTMENTS LLC	10/18/2023	10-2023	1,395.00
98034	v0000752 - PARKSIDE VILLAGE	10/18/2023	10-2023	416.00
98035	v0001109 - ZAVARELLI ENT.	10/18/2023	10-2023	823.00
98036	v0003632 - K-O AUTO INC NAPA AUTO CARE CENTER	10/18/2023	10-2023	500.00
98037	v0003633 - NATHAN BROWN	10/18/2023	10-2023	3,500.00
98039	v0003330 - MHA MANAGEMENT LLC	10/25/2023	10-2023	731.00
98040	v0003546 - MHA-TRINITY APARTMENTS LLC	10/25/2023	10-2023	0.00
98041	v0000135 - RIVER RIDGE	10/25/2023	10-2023	701.00
98042	v0003328 - VILLAGIO LLLP	10/25/2023	10-2023	3,968.00
98043	v0003546 - MHA-TRINITY APARTMENTS LLC	10/25/2023	10-2023	2,962.00
98044	v0003546 - MHA-TRINITY APARTMENTS LLC	10/25/2023	10-2023	13,944.00
98048	v0001651 - HOUSING INSURANCE SERVICES INC	10/26/2023	10-2023	3,048.93
98049	v0001832 - VERIZON WIRELESS	10/26/2023	10-2023	60.25
98050	v0000254 - HUMAN RESOURCE COUNCIL	10/26/2023	10-2023	640.00
98051	v0003594 - WILLY'S AUTO	10/26/2023	10-2023	899.11
98235	v0001111 - MISSOULA HOUSING AUTHORITY	10/31/2023	10-2023	55,172.19
98236	v0001111 - MISSOULA HOUSING AUTHORITY	10/31/2023	10-2023	18,622.50

Property = business spc2006 valor hcv sro portprop dev uptwnhap phfss bcone mhahold
 rapid eap 110_cali mhahome corner ehv ms5

Balance Sheet (With Period Change)

Period = Oct 2023

Book = Accrual ; Tree = ysi_bs

		Balance
		Current Period
1000-00	ASSETS	
1100-00	CASH	
1111-40	Cash_unrestricted	4,886,724.70
1111-50	Cash - Restricted	1,223,491.44
1111-60	Cash_Replacement Reserve	437,536.67
1114-00	Cash_tenant security deposits	75,271.56
1117-00	Cash_Petty cash	210.00
1119-00	TOTAL CASH	<u>6,623,234.37</u>
1120-00	ACCOUNTS RECEIVABLE	
1121-00	Fraud recovery	8,040.00
1121-10	Allow doubtful accts_fraud	-1,419.51
1122-00	A/R_dwelling rent	32,249.71
1122-12	Allow doubt accts_rent	-3,391.96
1122-14	A/R Ten HAP	1,575.00
1122-20	A/R tenants_other	-792.10
1122-30	A/R EAP loans	5,419.25
1122-50	A/R Tenant based HAP suspense	-1,254.00
1125-00	A/R_HUD	20,546.54
1131-00	Notes & mortgages receivable_current	29,714.42
1135-10	A/R_other government	17,978.19
1135-20	A/R_miscellaneous	4,492.11
1140-23	Due from_TRINITY	2,441,716.97
1140-24	Due from_VILLAGIO	204,092.67
1145-00	Accrued interest receivable	<u>245,310.52</u>
1149-00	TOTAL RECEIVABLE NET ALLOWANCES	3,004,277.81
1150-00	OTHER ASSETS	
1158-00	Notes & mortgages rec_non-current	840,663.28
1158-10	Notes Receivable Villagio HOME loan	3,176,000.00
1158-11	Notes receivable Maclay Commons	476,415.32
1159-50	Other assets	<u>41,458.65</u>
1160-00	TOTAL OTHER ASSETS	4,534,537.25
1161-00	INVESTMENTS	
1165-10	FSS escrow	423,130.31
1165-20	FSS Forfeits	<u>20,933.20</u>
1169-00	TOTAL INVESTMENTS	444,063.51

Property = business spc2006 valor hcv sro portprop dev uptwnhap phfss bcone mhahold
 rapid eap 110_cali mhahome corner ehv ms5

Balance Sheet (With Period Change)

Period = Oct 2023

Book = Accrual ; Tree = ysi_bs

		Balance
		Current Period
1170-00	DEFERRED CHARGES	
1211-00	Prepaid expenses	259,272.72
1213-00	Prepaid Prop Ins	3,278.42
1260-00	Consumable inventory	8,950.97
1285-00	Payroll Clearing	0.00
1295-11	Interprogram due_dev	2,700.00
1295-18	Interprogram due_business	-2,057.04
1295-25	Interprogram due_GCN	131,622.26
1295-28	Interprogram due_IDC/MHA loan	426,221.57
1295-29	Interprogram due_IDC/Accrued Interest	90,377.66
1295-33	Interprogram due_dev/GCN accrued int	117,190.31
1300-00	TOTAL DEFERRED CHARGES	<u>1,037,556.87</u>
1400-00	FIXED ASSETS	
1400-55	Accum depreciation	-12,082,333.36
1400-57	Accum deprec current year	-1,624,306.90
1400-60	Land	1,462,434.40
1400-70	Buildings	19,885,712.96
1400-75	Building Improvements	40,321.29
1400-80	Dwelling furniture_fixtures equip	174,545.02
1400-90	Admin furniture_fixtures equip	584,515.46
1400-92	Dwelling furn_fixtures equip_Flooring	108,041.99
1400-93	Leasehold improvements	3,868,665.11
1400-95	Infrastructure	1,750.00
1410-50	Work in progress-Other	191,737.91
1499-00	Investments in joint ventures	2,837,694.97
1500-00	TOTAL FIXED ASSETS NET OF DEPR	<u>15,448,778.85</u>
1900-00	TOTAL ASSETS	<u>31,092,448.66</u>
2000-00	LIABILITIES & EQUITY	
2010-00	LIABILITIES	
2100-00	CURRENT LIABILITIES	
2110-10	Accounts payable < 90 days	126,901.43
2114-00	Tenant security deposit	70,602.00
2114-20	Security Deposit Clearing	-281.00
2114-40	Tenant pet deposit	593.00
2120-12	State Withholding Payable	88.10

Property = business spc2006 valor hcv sro portprop dev uptwnhap phfss bcone mhahold
 rapid eap 110_cali mhahome corner ehv ms5

Balance Sheet (With Period Change)

Period = Oct 2023

Book = Accrual ; Tree = ysi_bs

		Balance
		Current Period
2120-13	FICA_Medicare Tax	7,237.37
2120-14	1st Non-profit unemployment ins	-59.47
2120-15	Workers Comp Payable	-987.11
2120-16	Health Insurance (Pacsourc)Co pay	-6,084.83
2120-17	AFLAC Premium	661.06
2120-18	Medical/childcare flex	-694.96
2120-19	SEP Plan payable	0.00
2125-00	Other current liabilities	755.21
2127-00	Interprogram due to	-3,603.84
2127-18	Interprogram due_business	0.00
2127-21	Interprogram due_IDC/MHA loan	20,797.17
2128-00	TOTAL CURRENT LIABILITIES	<u>215,924.13</u>
2129-00	NOTES PAYABLE	
2130-00	Current long term debt_capital prgrm	257,541.29
2130-11	Long term CDBG Loan	235,000.00
2130-16	MBOH loan	264,299.26
2130-18	EPC - 1ST SECURITY loan	1,480,095.80
2130-50	Non-current liabilities_other	6,000.00
2130-60	Loan Liability_non-current	5,981,000.00
2130-70	TOTAL NOTES PAYABLE	<u>8,223,936.35</u>
2130-80	ACCRUED LIABILITIES	
2135-00	Accrued Payroll	0.00
2135-20	Accrued comp absences_current	71,703.48
2135-30	Accrued comp absences_non-current	109,962.65
2140-00	TOTAL ACCRUED LIABILITIES	<u>181,666.13</u>
2160-00	TRUST DEPOSITS	
2180-00	FSS Escrow Liability	440,854.63
2185-00	Retention	13,907.85
2190-00	TOTAL TRUST DEPOSITS	<u>454,762.48</u>
2200-00	DEFERRED CREDITS	
2240-00	Prepaid Rent	47,781.88
2240-30	Ten_hap suspense clearing	4,856.75
2700-00	TOTAL DEFERRED CREDITS	<u>52,638.63</u>
2750-00	TOTAL LIABILITIES	<u>9,128,927.72</u>

Property = business spc2006 valor hcv sro portprop dev uptwnhap phfss bcone mhahold
 rapid eap 110_cali mhahome corner ehv ms5

Balance Sheet (With Period Change)

Period = Oct 2023

Book = Accrual ; Tree = ysi_bs

		Balance
		Current Period
2800-00	EQUITY & FUND BALANCE	
2801-00	Invested in Cap Assets Net Related Debt	9,932,849.96
2806-00	Curr yr unrestricted net assets	372,287.04
2809-00	Restricted Net Assets	533,229.40
2809-10	EAP Fund_Restricted	-4,884.48
2810-00	Unrestricted Net Assets	<u>11,130,039.02</u>
2900-00	TOTAL EQUITY & FUND BALANCE	<u>21,963,520.94</u>
2950-00	TOTAL LIABILITIES & EQUITY FUND BAL	<u>31,092,448.66</u>

Property = rsa mca palace garden river parkside silveraf wild villagio trinity

Balance Sheet (With Period Change)

Period = Oct 2023

Book = Accrual ; Tree = ysi_bs

		Balance
		Current Period
1000-00	ASSETS	
1100-00	CASH	
1111-40	Cash_unrestricted	3,522,969.70
1111-55	Construction Cash	22,843.97
1111-60	Cash_Replacement Reserve	1,508,763.42
1111-65	Cash_Replace Reserve_RMDG	37,656.00
1111-70	Cash_Debt Service Reserve	93,855.12
1111-80	Cash_PH Operating Reserve	595,258.14
1111-90	Cash_Savings	23,339.25
1114-00	Cash_tenant security deposits	604,972.50
1117-00	Cash_Petty cash	80.00
1119-00	TOTAL CASH	<u>6,409,738.10</u>
1120-00	ACCOUNTS RECEIVABLE	
1122-00	A/R_dwelling rent	183,970.18
1122-12	Allow doubt accts_rent	-19,480.38
1122-14	A/R Ten HAP	34,942.00
1122-16	A/R PRA HAP	2,159.00
1122-20	A/R tenants_other	36,523.93
1122-50	A/R Tenant based HAP suspense	-5,044.00
1122-55	A/R PRA HAP suspense	-201.00
1135-20	A/R_miscellaneous	3,570.98
1149-00	TOTAL RECEIVABLE NET ALLOWANCES	<u>236,440.71</u>
1170-00	DEFERRED CHARGES	
1175-00	Accum Amortization	-204,740.98
1211-00	Prepaid expenses	163,458.88
1213-00	Prepaid Prop Ins	80,315.31
1215-00	Prepaid_MIP	19,153.01
1290-10	Tax escrow	60,053.45
1290-20	Insurance escrow	11,607.13
1290-30	MIP escrow	18,259.19
1300-00	TOTAL DEFERRED CHARGES	<u>148,105.99</u>
1400-00	FIXED ASSETS	
1400-55	Accum depreciation	-14,562,425.61
1400-57	Accum deprec current year	-7,866,833.52
1400-60	Land	8,479,999.62
1400-65	Land Improvements	245,488.90
1400-70	Buildings	43,531,849.96

Property = rsa mca palace garden river parkside silveraf wild villagio trinity

Balance Sheet (With Period Change)

Period = Oct 2023

Book = Accrual ; Tree = ysi_bs

		Balance
		Current Period
1400-75	Building Improvements	522,351.63
1400-80	Dwelling furniture_fixtures equip	907,541.00
1400-90	Admin furniture_fixtures equip	90,312.50
1400-92	Dwelling furn_fixtures equip_Flooring	475,305.41
1400-93	Leasehold improvements	1,940,295.23
1410-95	WIP- Villagio	59,181,239.09
1420-00	Other assets	365,146.75
1500-00	TOTAL FIXED ASSETS NET OF DEPR	<u>93,310,270.96</u>
1900-00	TOTAL ASSETS	<u>100,104,555.76</u>
2000-00	LIABILITIES & EQUITY	
2010-00	LIABILITIES	
2100-00	CURRENT LIABILITIES	
2110-10	Accounts payable < 90 days	209,543.76
2110-20	Accounts payable_Accrued Prop Txs_related party	88,169.48
2110-30	Management Fee Payable	10,441.00
2114-00	Tenant security deposit	580,446.65
2114-20	Security Deposit Clearing	-1,042.00
2114-40	Tenant pet deposit	19,532.00
2114-50	Garage deposit	604.00
2127-11	Interprogram due_dev	204,092.67
2127-18	Interprogram due_business	115,792.11
2128-00	TOTAL CURRENT LIABILITIES	<u>1,227,579.67</u>
2129-00	NOTES PAYABLE	
2130-00	Current long term debt_capital prgm	119,417.75
2130-09	LT Debt-Def Developer Fee	6,680,276.00
2130-10	Long term debt net current_cap prgm	13,099,594.98
2130-11	Long term CDBG Loan	327,136.61
2130-14	Construction Loan	42,686,309.65
2130-17	STATE HOME	1,484,530.00
2130-21	CITY HOME	670,500.00
2130-22	ARPA LOAN	2,000,000.00
2130-23	VILLAGIO 3RD MORTGAGE	315,000.00
2130-24	VILLAGIO 4TH MORTGAGE	1,000,523.18
2130-30	Long term net current_operating	1,440,287.99
2130-50	Non-current liabilities_other	433,529.16
2130-60	Loan Liability_non-current	6,536,948.40

Property = rsa mca palace garden river parkside silveraf wild villagio trinity

Balance Sheet (With Period Change)

Period = Oct 2023

Book = Accrual ; Tree = ysi_bs

		Balance
		Current Period
2130-65	Debt Issuance Costs Contra	-155,744.11
2130-66	Accum Amort of Debt Issuance	6,490.00
2130-70	TOTAL NOTES PAYABLE	<u>76,644,799.61</u>
2130-80	ACCRUED LIABILITIES	
2131-00	Accrued interest payable	243,953.15
2131-10	Accrued interest AHP	8,958.72
2134-00	Accrued liabilities_other	681.00
2135-00	Accrued Payroll	0.00
2135-20	Accrued comp absences_current	11,807.93
2135-30	Accrued comp absences_non-current	47,231.74
2140-00	TOTAL ACCRUED LIABILITIES	<u>312,632.54</u>
2160-00	TRUST DEPOSITS	
2170-00	Construction liability	17,069.13
2185-00	Retention	9,836.07
2190-00	TOTAL TRUST DEPOSITS	<u>26,905.20</u>
2190-05	Current Portion of Cable Revenue contra	-1,342.00
2190-10	Cable Services Revenue-LT	1,342.00
2200-00	DEFERRED CREDITS	
2240-00	Prepaid Rent	122,243.49
2240-10	PRA HAP Repayment	674.00
2240-15	Prepaid Revenue - Commercial	2,492.00
2240-30	Ten_hap suspense clearing	3,932.00
2240-40	PRA HAP suspense clearing	22.00
2700-00	TOTAL DEFERRED CREDITS	<u>129,363.49</u>
2750-00	TOTAL LIABILITIES	<u>78,341,280.51</u>
2800-00	EQUITY & FUND BALANCE	
2801-00	Invested in Cap Assets Net Related Debt	-662,532.53
2804-10	Ltd. Partner Cap Contributions	24,105,076.26
2804-20	Gen Partner Cap Contributions	6,293,334.70
2806-00	Curr yr unrestricted net assets	-3,673,363.51
2809-00	Restricted Net Assets	144,161.81
2809-10	EAP Fund_Restricted	-162.00
2810-00	Unrestricted Net Assets	-4,443,239.48
2900-00	TOTAL EQUITY & FUND BALANCE	<u>21,763,275.25</u>
2950-00	TOTAL LIABILITIES & EQUITY FUND BAL	<u>100,104,555.76</u>

Property = business spc2006 valor hcv sro portprop dev uptwnhap phfss bccone mhahold rapid eap
110_cali mhahome corner ehv ms5

Income Statement

Period = Oct 2023

Book = Accrual ; Tree = ysi_is

		Period to Date
3000-00	INCOME	
3100-00	RENTAL INCOME	
3105-00	Gross Potential Rent	4,536.00
3110-00	Tenant rental revenue	84,534.00
3110-20	Tenant subsidy	176,030.00
3110-45	Late payments	150.00
3110-54	Loss/Gain to Lease	-852.00
3200-00	NET RENTAL INCOME	<u>264,398.00</u>
3400-00	GRANTS AND DONATIONS	
3401-12	HUD PH_bookkeeping fee	7,162.50
3410-00	PHA HAP Revenue	715,191.00
3410-10	HUD Admin Fee	108,989.00
3410-11	EHV-HAP REVENUE	15,554.00
3410-12	EHV-ADMIN REV	1,444.00
3410-14	MS5 ADMIN REV	52,205.00
3410-30	Port-In Admin Fee Earned	122.67
3410-40	Port-In HAP Earned	2,496.00
3415-00	TOTAL GRANTS AND DONATIONS	<u>903,164.17</u>
3420-00	OTHER INCOME	
3430-00	Investment income_unrestricted	1.24
3440-10	Management fee revenue	12,722.00
3440-20	External management fees	51,908.62
3451-00	Fraud Recovery_Admin	1,504.50
3690-00	Other Income	1,097.93
3690-01	Fraud recovery_HAP	1,504.50
3690-02	Other Income_FSS Forfeits	0.18
3700-00	TOTAL OTHER INCOME	<u>68,738.97</u>
3900-00	TOTAL INCOME	<u>1,236,301.14</u>
4000-00	EXPENSES	
4100-00	ADMINISTRATION	
4111-00	Salaries administrative	60,431.09
4111-10	Payroll taxes_administrative	4,566.33
4111-20	Employee benefit contributions_administration	13,214.82
4130-10	Legal Expense	75.00
4130-30	Technical admin support	16,063.37
4140-00	Training	3,430.50
4150-00	Travel	4,663.78
4175-00	Management fee expense	4,648.00
4175-10	Bookkeeping fee expense	7,162.50

Property = business spc2006 valor hcv sro portprop dev uptwnhap phfss bccone mhahold rapid eap
110_cali mhahome corner ehv ms5

Income Statement

Period = Oct 2023

Book = Accrual ; Tree = ysi_is

		Period to Date
4175-15	Admin fees paid for ports	60.27
4175-30	Management fees-Non-PH	36,539.24
4180-00	Rent_office space	5,180.50
4190-00	Sundry_administrative	1,843.95
4190-11	Office expense	6,118.35
4190-12	Postage	3,717.24
4190-13	Communications	2,420.65
4190-14	Dues & subscriptions	3,816.38
4190-15	Marketing and leasing	2,985.25
4200-00	TOTAL ADMINISTRATION	176,937.22
4211-00	TENANT SERVICES	
4231-00	Tenant services_other	24,107.94
4250-00	TOTAL TENANT SERVICES	24,107.94
4300-00	UTILITIES	
4310-00	Water	6,279.17
4315-00	Sewer	3,171.09
4320-00	Electricity	8,749.82
4330-00	Gas	2,053.77
4395-00	TOTAL UTILITIES	20,253.85
4400-00	MAINTENANCE & REPAIR	
4415-00	Salaries maintenance	4,757.79
4415-10	Payroll taxes_maintenance	332.78
4420-00	Materials	4,278.50
4420-11	Gasoline & oil	230.57
4420-12	Paint and coatings	42.28
4420-13	Doors	1,005.57
4420-14	Auto parts & tires	274.96
4420-17	Flooring	150.00
4420-18	Appliances-Dwelling	96.97
4420-20	Lighting - fixtures	150.00
4420-21	Uniforms	144.49
4430-00	Fees for Service	26.50
4430-11	Maintenance contracting	14,985.09
4430-13	Appliance repair	260.00
4430-19	Heating/Cooling	1,105.97
4430-20	Lawn maintenance	1,011.48
4430-21	Plumbing contractor	740.00
4430-25	Snow removal	108.80
4430-26	Sprinkler system maintenance	150.00
4430-29	Inspections	640.00
4430-30	Janitorial cleaning	2,746.90

Property = business spc2006 valor hcv sro portprop dev uptwnhap phfss bccone mhahold rapid eap
 110_cali mhahome corner ehv ms5

Income Statement

Period = Oct 2023

Book = Accrual ; Tree = ysi_is

		Period to Date
4431-00	Garbage removal	5,484.47
4440-00	TOTAL MAINTENANCE & REPAIR	38,723.12
4500-00	GENERAL EXPENSES	
4510-10	Insurance premiums_liability	3,630.41
4510-20	Insurance premiums_property	8,286.61
4510-30	Insurance premiums_auto	328.50
4510-40	Insurance premiums_bond	116.25
4510-50	Insurance premiums_D&O	1,083.14
4580-10	Interest expense_perm debt	6,494.93
4590-10	Property Tax_SIDs	0.00
4650-00	TOTAL GENERAL EXPENSES	19,939.84
4715-00	HAP Housing assistance payments	868,618.00
4715-10	Utility reimbursement payment URP	3,472.00
4715-20	HAP FSS Escrow payments	26,210.00
4715-30	Port HAP URP	-1,248.00
4750-00	TOTAL HAP EXPENSE	897,052.00
8000-00	TOTAL EXPENSES	1,177,013.97
9000-00	NET INCOME (LOSS)	59,287.17