

MONTANA
Department of Commerce

MONTANA BOARD OF HOUSING

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August 27, 2014

Greg Chilcott
Ravalli County
215 South 4th Street Suite A
Hamilton, MT 59840

RE: Request Comments for Valley Villas I & II

Dear Commissioner Chilcott:

The Montana Board of Housing (MBOH) administers the Low Income Housing Tax Credit Program in the State of Montana. Congress established the Low Income Housing Tax Credit with the provisions of the Tax Reform Act of 1986 to provide for retention, rehabilitation, and construction of rental housing for low income individuals and families.

The Montana Board of Housing has received an application for Valley Villas I & II in your area. Please see attached "Summary of Project Application" schedule(s) for the project's details.

We are writing because we are extremely interested in any comments you may have regarding the project(s). We realize you may have expressed support for this project previously; however we are required to request comments independently each round.

The input from the local communities is critical to our review process. Any comments you or your staff may have would be extremely helpful. We are also requesting comments from other sources in the community.

We would appreciate a response by October 27, 2014 as the funding decisions will be made in November.

If you have any questions, please contact Mary Bair at mbair@mt.gov or 406-841-2845 or Kellie Guariglia at kguariglia@mt.gov or 406-841-2838.

Sincerely,



Mary S. Bair
Multifamily Program Manager
Montana Board of Housing

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Ravalli County Commissioners

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Summary of Project Applications

Project Application	Address	City	Developer	Population	# units	income targeting
Stoneridge Apartments	TBD Tschache Lane	Bozeman	Summit Housing Group	Family	48	40%, 50%, 60%
Cascade Ridge Phase II	3001 15th Avenue South	Great Falls	Benefis Cascade Ridge LLC & CR Bldrs	Elderly 55+	16	40%, 50%, 60%
Valley Villas	815,817,819 River Street	Hamilton	Echo Enterprises LLC	Family	34	50%, 60%
Antelope Court	2451 5th Avenue	Havre	GL Development LLC	Family	30	50%, 60%
Guardian Apartments	520 Logan Street	Helena	Detroit Afford Homes/Affiliated Dev	Elderly 62/Disabled	118	40%, 50%
Gallatin Forks	402 W Main Street	Manhattan	Syringa Housing corporation	Family	16	40%, 50%, 60%
Stower Commons	NHN Stower Street	Miles City	Housing Solutions LLC	Family	30	40%, 50%, 60%
River Ridge Apartments	2840 Santa Fe Court	Missoula	Missoula Housing Authority	Elderly 55+	70	40%, 50%, 60%
Urban Missoula Project	SW corner of MT St & CA St	Missoula	Homeword Inc	Family	26	40%, 50%, 60%