



MONTANA

Creating opportunities for families and individuals to live in affordable homes in strong communities across Montana.

NeighborWorks Montana Awarded Grant from NeighborWorks America



NeighborWorks America has awarded us over \$300,000 in flexible funding, which will enable us to continue to support our partner network and provide opportunities for people across Montana to live in affordable homes, improve their lives and strengthen our communities.

Why is flexible funding so important? This specific type of funding allows us the freedom to use the funds for general operating, as well as capital for our loan programs. Grants for operating funds are very hard to come by, but their impact is essential. Without funding that can be used toward the operations of our organization, we would only get funding for specific projects, leaving our education and loan programs lacking. With all of this in mind, we will be utilizing our award to support our statewide partner network, the work we all do, and providing loans that will make our state a great place for all to live, work, and play.

This is just one of the reasons we love being part of the NeighborWorks America network! They know the importance of the work being done and the struggles that we face. Another reason we appreciate our connection with NeighborWorks America is their standard of excellence which ensures our customers receive the highest level of education, counseling, and support they can get.

Just look at the impact our work and NeighborWorks America's support has had in Montana:

NeighborWorks in Montana	
Total investment	\$89,423,490
Total housing and counseling services provided	4,267
Grants leverage	\$110 : \$1
Jobs created and maintained	189
Customers counseled and educated	3,587

Homebuyer Education

Spring is the perfect time to encourage prospective homebuyers to take an HBE class in their area to prepare for summer/fall home purchases. The May schedule is below. Keep in mind, we also have an online version for anyone not in a class area, or who may be closing between classes.

HOME BUYER EDUCATION ACROSS MONTANA

MAY 2018

Statewide Partner	Contact	HBE Dates
Bitter Root RC&D - Hamilton	406.363.5450	May 12th
CAPNM - Kalispell	406.758.5420	May 16
Headwater RC&D - Butte	406.782.7333	May 20
Homeward - Missoula	406.532.4663	May 8-10
HomeOwnership Center - Bozeman	406.585.4895	May 19
HRDC 4 - Havre	406.265-6743	May 14 & 15
NeighborWorks Great Falls	406.761.5861	May 19
Northern Cheyenne Housing Authority - Lame Deer	406.477.6419	May 31
RMDC - Helena	406.442.1236	May 19
Salish Kootenai Housing Authority - Pablo	406.675.4491	May 18
SMDC - Lewistown	406.535.2591	May 7 & 8
The Home Center - Billings	406.206.2717	May 19



[Visit our website](#)

Resident Owned Communities in Montana



There are now eight resident-owned manufactured home communities in the state of Montana, and NWMT continues to pursue new potential projects.

To date the size of the parks we've worked with has been about 40 homes on average. While we continue to see communities with 25 or more homes as great opportunities for resident ownership, we are now also pursuing smaller parks with between 10 and 25

homes.

Over the past six months we have been working on ways to efficiently evaluate smaller properties, secure local financing for these purchases, and improve our technical assistance to be able to serve these communities remotely. We are particularly pleased with the response we have had from local lenders who have provided great input on their financing standards, and have offered affordable and quality financing options. As the ROC model continues to succeed in Montana we are excited to be able to work with a broader range of parks across the state.

Do you know of a manufactured home community owner in your area who might be interested in selling? Put us in touch with them by contacting Kaia Peterson at kpeterson@nwmt.org or 406.531.3449.

For more information about what a resident owned community is and how we do this work visit our website.

[Visit our website](#)



NWMT Employees Attend NDC Training



Several of our NeighborWorks Montana employees have been attending training provided by the National Development Council (NDC).

This intense training is designed to give participants the skills and knowledge they need to successfully facilitate housing and economic development in the communities where they live and work.

NWMT Staff who attended had this to say:

"The training is beneficial for me for multiple reasons : It is very important to know how other developers in the state and across the country can find the right mix of funding to get the Affordable Housing Projects we need into the ground and running smoothly. By looking at this from the developer side it will be beneficial in underwriting these projects for our REDA loans."

Larry Phillips, NWMT Compliance & Credit Analyst

"The NDC training has been very beneficial for me to understand the financial planning side of my community development work and have a better understanding of what goes into building the pro forma's for the ROC communities. Also, there is delicious food and good company!"

Danielle Maiden, NWMT Cooperative Housing Specialist

