

2015 Calendar

September						
Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

October						
Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

November						
Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

December						
Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

August 2015

- NCSHB Conference (Board Members) TBD
- 10 – Board Meeting - Helena (MACo Building)

September 2015

- 14 – Board Meeting in Helena
- 26-29 – Annual Conference & Tradeshow (Staff & Board Members) Nashville

October 2015

- No Board meeting

November 2015

- 9 – Board Meeting in Helena

December 2015

January 2016

- 10-15 – NCSHA HFA Institute (Staff only)
- 19 – Board Meeting – Helena (Tuesday)

February 2016

- No Board Meeting
- 29-Mar 2 – LegCon (Board members)

March 2016

- 14 – Board Meeting - TBD

April 2016

- 11 – Board meeting - TBD

May 2016

- 2-5 – Mountain Plains Housing Summit, Jackson Hole WY (Staff and Board Members)
- No Board meeting

June 2016

- 13 – Board Meeting – TBD
- 13-16 – Housing Credit Connect (Staff)

July 2016

- Executive Director’s Workshop TBD
- No Board Meeting

August 2016

- NCSHB Conference (Board Members) TBD
- 8 – Board Meeting – TBD

September 2016

- 12 – Board Meeting – Helena
- 24-27 – Annual Conference & Tradeshow (Staff & Board Members) Miami Beach FL

October 2016

- No Board Meeting

November 2016

- 14 – Board Meeting – Helena

December 2016

- No Board Meeting

Administrative Dashboard

August 5, 2015

Board Meetings

The next Board meeting will be held on August 10, 2015 in Helena at the MACo Building (2715 Skyway Drive). This meeting will contain the Letter of Intent submission for the 2016 Housing Tax Credits. Full applications are due October 5, 2015 with project presentations at the November 9, 2015 Board meeting and awards on January 19, 2016 (this is a Tuesday). If you are unable to attend this Board Meeting or the Conference, please notify Paula Loving at 841-2824 or plovig@mt.gov.

Board News

There is no new Board news since last Dashboard

Executive Update

There is no new Executive update since last Dashboard

Office Management

The Housing Division's reception area has completed the new cubicle set up and construction for the new entrance and reception into the Housing Division will begin the week of August 10, 2015. The entire Section 8 program has moved to the 3rd floor. This new space has allowed for organization and meeting areas. The Servicing program will be moving in the month of September and their new area is being prepped with paint and new carpeting starting August 10, 2015.

Operations Update

The staff and management completed the Q12 survey which has led to increased communication and directed conversations about improving work unit and team performance. Future staff development and training activities will occur and will be defined for the next Board meeting.

Quality Control – The QC programs are progressing well and in the next month we will review the years in total to address staffing education/retraining and streamline our processes. In addition, we will improve our services by ensuring a quick turnaround for eligibility and borrower assistance.

Mortgage Servicing – The First Interstate Bank transfer is occurring on June 1. The project team has done a fantastic job in testing, reviewing data and communicating with current FIB borrower with concerns.

We are pursuing online/telephone payments for borrowers as well as exploring other advancements in servicing that will benefit borrowers and secure the portfolio as a whole.

Marketing Update

Marketing has been hard at work redesigning the Montana Housing Resource Directory. The new directory will be made available to all Housing Conference attendees as a draft. The plan is to receive

Administrative Dashboard

August 5, 2015

edits and suggested additions from the entire audience and then be confident that we have created a complete directory of services and resources available in Montana.

Planning continues on the 2015 Housing Conference. Also, the planning and organizing for the A to Z: Alphabet Soup of Housing and Community Programs is almost complete. This pre-conference session will be full of information for the Bozeman area.

Staffing

Accounting – Ginger Pfankuch has joined the Accounting and Finance Program as the Program Manager.

Servicing – Barbara Rennick has joined the Servicing program and will be helping out the daily operations.

Strategic Planning

Program managers are meeting with their staff and discussing the strategic planning efforts.

Board strategic planning notes are attached for review and revision.

Travel – Training and Tribulations

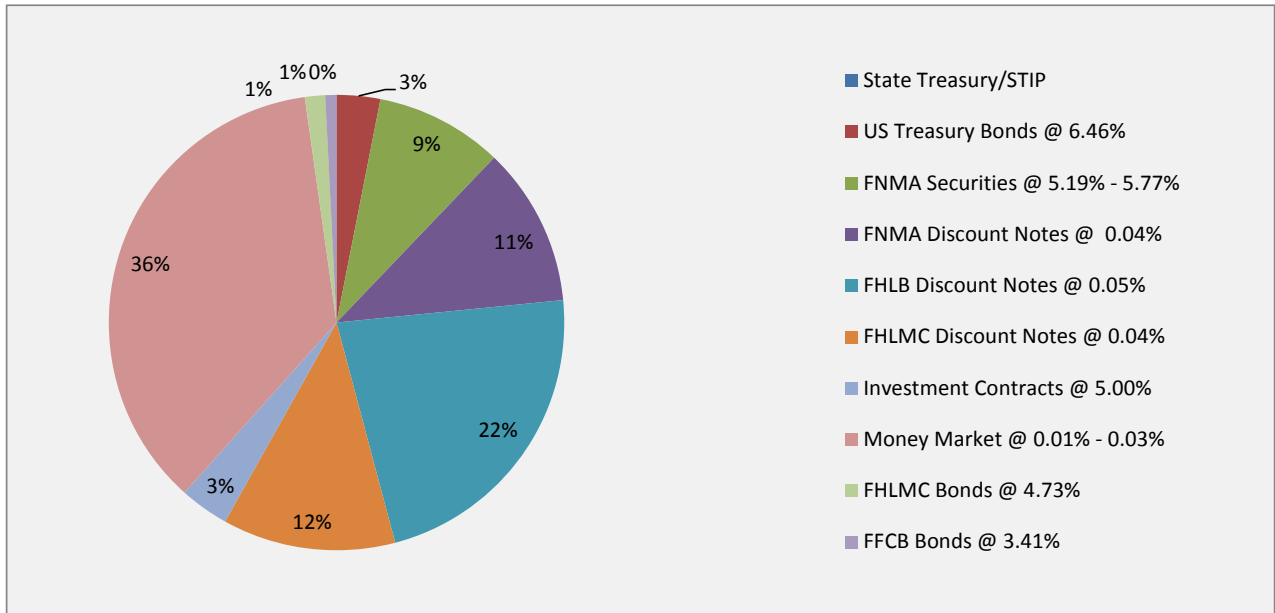
The NCSHA Annual Conference and Tradeshow will be September 26-29, 2019 in Nashville, TN.

The 2016 Legislative Conference will take place on February 29 – March 2, 2016 in Washington DC. Two Board members usually attend this conference.

Accounting & Finance Dashboard

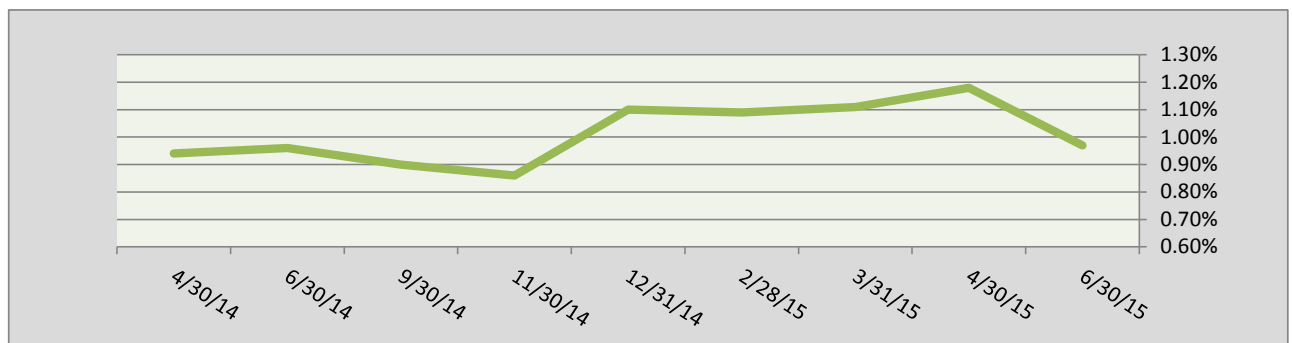
Data as of June 30, 2015

Investment Diversification



FNMA = Federal National Mortgage Association
 FHLB = Federal Home Loan Bank
 FHLMC = Federal Home Loan Mortgage Corporation
 FFCB = Federal Farm Credit Bank

Weighted Average Yield Trend



Portfolio Maturity

* Less than 1 Year	5 to 10 Years	10 to 15 Years	15 to 20 Years	20 to 25 Years	Grand Total
\$ 71,274,000	\$ 1,230,000	\$ 17,114,000	\$ 2,225,000	\$ 63,167,731	\$ 155,010,731

* Includes \$25,247 in WF Money Market that is actually cash.

Homeownership Program Dashboard

August 3, 2015

Rates

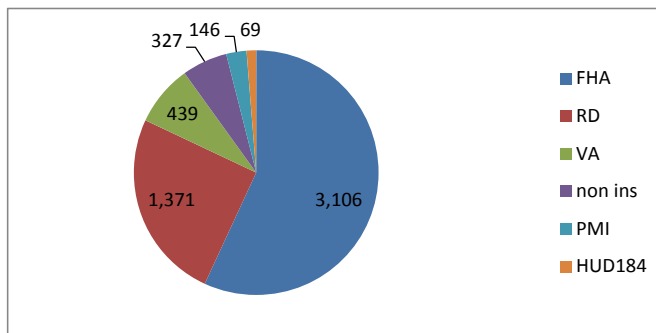
	Current	Last Month	Last Year
MBOH	3.250	3.250	4.00
Market	3.625	3.875	4.00
10 yr treasury	2.230	2.43	2.52
30 yr Fannie Mae	3.505	3.73	3.78

Loan Programs

	July 2015 reservations	Amount	Total: Number	Amount	Original Amount	Balance
Regular Program						
Series 2015B(bridge)	55	9,195,067	67	10,777,457	20,000,000	9,222,543
Set-asides:						
Veterans (Orig)	5	979,967	187	30,195,771	40,000,000	9,804,229
Score Advantage	5	27,577	99	512,354	1,500,000	987,646
80% Combined (20+)	2	268,000	47	5,178,490	9,500,000	4,321,510
Foreclosure Prevent	0	-	1	4,365	50,000	45,635
Disabled Accessible	0	-	226	16,358,432	Ongoing	1,001,568
Lot Refi	0	-	12	1,273,560	2,000,000	726,440
Habitat	0	-	0	-	880,000	880,000

MBOH Portfolio as of June 2015

5,458 Loans* (4,212 serviced by MBOH)



*This a 6.5% decrease in portfolio size from June 2014 when we had 5,839 loans

Delinquency and Foreclosure Rates

	Montana Board of Housing		Mortgage Bankers Assoc. 3/2015		
	Jun-15	Jun-14	Montana	Region	Nation
30 Days	2.16	1.94	1.36	1.78	2.29
60 Days	1.21	1.15	0.45	0.61	0.83
90 Days	<u>1.78</u>	<u>1.71</u>	<u>0.93</u>	<u>1.37</u>	<u>2.02</u>
Total Delinquencies	5.15	4.80	2.74	3.76	5.14
In Foreclosure	0.71	0.80	0.77	1.26	2.22

Multifamily & RAM Program Dashboard

August 4, 2015

Loan Programs

July 2015	Applications ##	\$\$	Active Loans: ##	\$\$	Set-aside \$\$	Balance \$\$
<u>Reverse Annuity (RAM)</u>						
RAM	-	-	57	4,588,811	6,000,000	1,411,189
<u>Housing Montana Fund</u>						
TANF						
Standard Program						
<u>Bond Programs</u>						
Regular Program	-	-	14	2,533,021		
Conduit	7	25,000,000	10	46,628,046		
Rish Share	-	-	6	8,402,564		

Housing Credits (HCs) Allocation

	City	Award	HC Year	Status
Soroptimist Village	Great Falls	12-Apr	2012	8609 issued
Blackfeet Homes V	Browning	12-Apr	2012	submitted 8609 paperwork
Hillview Apartments	Havre	13-Apr	2013	submitted 8609 paperwork
Fort Peck Sust Village	Poplar	13-Apr	2013	10? Homes on site
Apsalooke Warrior	Crow Agency	13-Dec	2014	grand opening scheduled August 25
Yellowstone Commons	Glendive	13-Dec	2014	75% leased; received Certificates of Occupancy
Sunset Village	Sidney	13-Dec	2014	closed with investor; 9% construction complete
Voyageur Apartments	Great Falls	13-Dec	2014	water lines installed; foundation walls installed
Cedar View	Malta	13-Dec	2014	3 buildings complete interior; construction 80%
Chippewa Cree Homes I	Box Elder	13-Dec	2014	construction underway on half a dozen homes
Antelope Court	Havre	14-Nov	2015	construction to start late summer
Cascade Ridge II	Great Falls	14-Nov	2015	working through legal on ptrshp/rest cov
Gallatin Forks	Manhattan	14-Nov	2015	waiting on other funding sources to proceed
Guardian Apartments	Helena	14-Nov	2015	closing mid August; partnership agreement drafted
Stoneridge Apartments	Bozeman	14-Nov	2015	begin construction this month
Sweet Grass Commons aka				
Urban Missoula	Missoula	14-Nov	2015	begin construction early fall/ letter of intent
River Ridge	Missoula	14-Mar	2015	letter of intent

Housing Credits (HCs) Compliance

	Last Month	Year to Date	Last Year
Project Site Visits	-	62	93
Units Inspected	-	1,221	1,141
Issues Identified	-	-	

Projects w/Comp	Owner	Management	audit done	pending	Explanation
Town Site Apts	H D A Mgmt	HDA Mgmt	3/14/14		working with property to correct
Rangeview Apts	Hardin Partners LP	HDA Mgmt	8/28/14		Siding needs painted-summer 2015
Holland Park/MF loan	Gt Falls Housing Auth	GF Housing Auth	10/10/14		Rec grant money. Will work on issues
Southern Lights	Homeword	Tamarack Mgmt	12/31/14		1st phase comp/2nd start in June?
Arlee Senior	S&K	S&K	4/8/15		minor issues
Felsman North & East	S&K	S&K	4/8/15		Minor Issues
Lenox Flats	Homeword	Tamarack Mgmt	4/30/15		Missing Orig Move In TIC
Courtyard I	Pacifc Development	Infinity Mgmt	5/18/15		minor issues
Soroptimist Village	HomeWord	Tamarack Mgmt	5/22/15		still working on files
Shadow Mountain	Ray Linder	Tohper Realty	6/25/15		multiple minor issues / roof inspection

HOUSING DIVISION DASHBOARD

Tenant Based, Veterans' Vouchers, Project-Based Veterans' Vouchers, Mod Rehab, ShelterPlus Care I and II, 811 PRA Demo and Project-Based Section 8 Programs:

Current Period: July, 2015

As of 7/9/2015 BEFORE MID-MONTH PAYMENT AND BEFORE SHELTER PLUS DRAW

Section 8 Programs	Current	Current	Change	Calendar	HUD	Year to	Term
	Month	Month		Year	Budget	Date Agent	
	Jun-2015	Jul-2015		HAP		Fees	
Housing Choice Voucher (HCV)					15,426,099	734,978	CY 2015
<i>PBS8 Opt-Out Conversion Funding</i>					88,595		
Paid Units (3834 Authorized)	2,996	2,983	-13				
Current Month Payment Amount	1,279,746	1,301,734	21,988	9,056,875		734,978	
Veterans Affairs Supportive Housing (VASH)					313,408		
Number Units Paid (250 Authorized)	246	238	-8				
Payment Amount	81,936	89,652	7,716	582,023			
Moderate Rehabilitation (ModRehab)					2,012,728		
Number Contracts	18	18	0				
Paid Units (309 Authorized)	263	240	-23				
Payment Amount	129,103	128,899	-204	909,034		61,958	
Shelter Plus Care I (Individual) FY13 Grant Funds					248,388		July 27-July 26
Number Units Paid (37 Authorized)	27	27	0		Grant Balance		25 apps pending
Payment Amount	14,049	14,049	0	74,108	108,442	2015 Request: \$188,736	
Shelter Plus Care II (Family)					174,000		Dec 2011-Dec2015
Number Units Paid (5 Authorized)	8	8	0		Grant Balance		3 apps pending
Payment Amount	4,292	4,292	0	18,993	47,256	2015 Request: \$34,212	
Project-Based (PBS8)						Admin Earnings:	Fed Fiscal
Contracts	89	89	0			63,760	
Units Paid (4102 Authorized)	3,634	3,666	32				Contract Extension
Payment Amount	1,603,005	1,638,622	35,617				Expires June 30 2016
Calendar Year Admin Earnings						587,760	
811 Project Rental Assistance Demo (FY12 \$)					1,900,000	157,000	Five Year
Rental Assistance Contracts (RAC)		(Pending)					
Units (grant requires 82)		8					8 Units Kalispell
Payment Amount		(Pending)					
Totals		Previous	Current				
		Month	Month				
Paid Units:		7,174	7,162	-12			
Budgeted Units:			8,537				
All Section 8 HAPs		3,112,131	3,177,248	65,117			