

Board Meetings

The next Board meeting will be held on April 13, 2015 in Havre. Details will follow

June's Board meeting will be held in conjunction with the Annual Housing Conference and will be held June 8, 2015 in Bozeman.

Board News

Governor Bullock reappointed Jeanette McKee, Sheila Rice, and Bob Gauthier to the Board of Housing. Their term will run from 2015 for four years.

Executive Update

The Board has a couple of small budget authorizations for federal grants related to homebuyer education and foreclosure counseling. The joint budget committee on general government will take executive action on these February 12th as well as the Department of Commerce's entire budget.

HB 262 allows resort communities to add up to 1% on their resort tax that would be limited to historical preservation and/or affordable workforce housing. It has passed out of House Tax and will be heard on the house floor next.

Office Management

Bruce is in discussion with Director's office regarding potential space and long term plans.

Program managers are in the process of mid-term performance reviews with their staff. We have partnered with the Department in providing training for managers including the upcoming Family Medical Leave Act (FMLA) training.

Operations Update

The Quality Control team is preparing for the Legislative Audit Division Audit, March 30, 2015. Each program manager has completed an inventory of standard operating procedures and staff are testing and reviewing them for accuracy.

Program managers have completed their annual training plans and have submitted them for consideration for the upcoming calendar year. In all, we have a balanced investment in education and training and staff development across the Housing Division.

The Housing Division will meet with the Department of Administration in the first quarter to review the disaster and emergency action protocols to ensure continuity of service to our diverse clientele. Once we have completed that phase an item will be added to the Board agenda for review.

We have completed the Q12 employee satisfaction survey and have begun discussing action items consistent with the culture and vision of the Division to ensure open communication, engagement and accountability.

Stacy will be responsible for assisting with the Montana Main Street Program and will engage the Board once we have dates and times for the Housing KIN.

Servicing –we are examining the staffing in servicing and have employed temporary assistance to offset the workload of the staff to better manage the daily functions of both the operations and loss mitigation teams. I am working closing with the supervisors to review the positions, backups, procedures and processes.

We are also planning the First Interstate Bank loan transfer for June 1st. More details will follow.

Marketing Update

The Housing Division website is has been redesigned and is currently under construction. Tentative date for going live is March 1, 2015. The goal is to have more constituent communication, easier online access and a consistent message and brand image for housing across the state.

The next Housing Coordinating Team meeting will be held on February 26, 2015 from 9:00 a.m. to 11:00 a.m. Board members will be included on the invitation. Attendance via GoToWebinar is an option.

The 2015 Annual Housing Conference will be called “Bridging the Gap: Building Housing Partnerships”. This conference will be presented by the Montana Housing Partnership and the Mountain Plains NAHRO. The conference will be held June 9 through 11 in Bozeman. We will hold the Board meeting on June 8 in Bozeman to allow Board Members to attend the conference during the same travels. Planning and committee work is under way.

Staffing

Servicing – The Servicing program has two new temporarily assigned employees to assist with both daily operations work and loss mitigation. Misty Benson and Kelley Kroll will be on assignment from January through March at which time a complete staffing assessment will be done to determine needs and potential new staffing models.

Temporary and Interns – We have several folks helping us out and they are Vickie Rauser, Becky Moog and Kendra Lloyd.

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 Mountain Plains Housing Summit will take place on May 6-8, 2015 in Denver, Colorado. This is the only out of state travel in which Staff and Board will travel to by vehicle. Board Members have normally attended this in the past.

The 2015 Annual Housing Conference will be held in Bozeman on June 9-11, 2015. A Board meeting is also scheduled for that Monday.

The National Conference of State Housing Boards (NCSHB) will take place in the summer. More details will follow once announced.

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

2015 Calendar

January						
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

February						
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March						
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April						
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May						
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31						

June						
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July						
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September						
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October						
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November						
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December						
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27	28	29	30	31		

January

- 8 – Housing Day at the Rotunda
- 8 – Board Strategic Planning Session
- 9 – Board Meeting – Helena

February

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March

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April

- 13 – Board Meeting in Havre

May

- 6-8 – Mountain Plains Housing Summit - Denver

June

- 1-4 – Housing Credit Connect (MF)– Los Angeles
- 8 – Board Meeting in Bozeman
- 9-11 - Annual Housing Conference – Bozeman

July

- Executive Director’s Workshop TBD

August

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

September

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

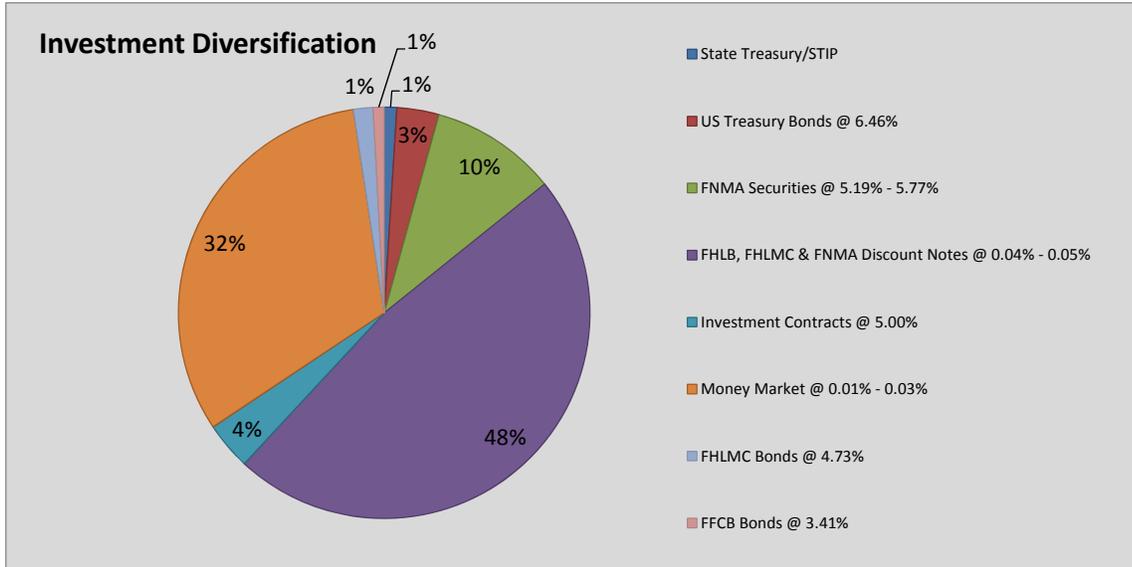
October

November

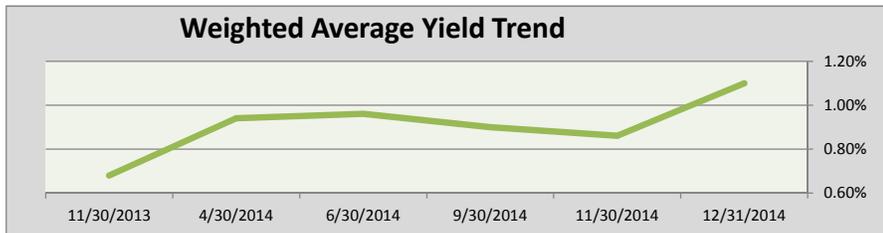
- 9 – Board Meeting in Helena

December

**Montana Board of Housing
Accounting and Finance
Investment Update
December 31, 2014**



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



HOUSING DIVISION DASHBOARDS

Homeownership Programs:

Rates

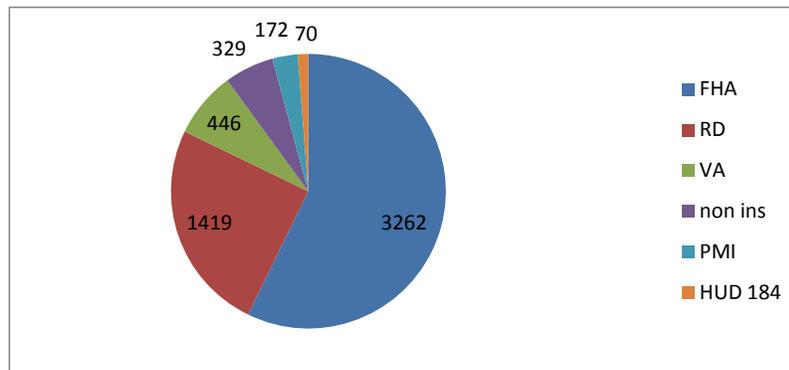
	Current	Last Month	Last Year
MBOH	3.500	3.500	4.00
Market	3.63	3.750	4.06
10 yr treasury	1.96	2.03	2.71
30 yr Fannie Mae	3.28	3.30	3.97

Loan Programs

	Jan 2015 reservations	Amount	Total: Number	Amount	Original Amount	Balance
<u>Regular Program</u>						
Series 2014A	8	1,103,526	217	31,575,528	35,350,000	3,774,472
Series 2015A	0	-	51	6,957,458	20,200,000	13,242,542
<u>Set-asides:</u>						
Veterans (Orig)	1	221,500	169	27,081,299	30,000,000	2,918,701
Score Advantage	4	18,400	69	463,695	1,500,000	1,036,305
80% Combined (20+)	0	-	41	5,226,507	9,500,000	4,273,493
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	-	111	8,406,356	1,215,000	1,121,000

MBOH Portfolio as of Dec 2014

5698 Loans (3223 serviced by MBOH)



Delinquency and Foreclosure Rates

	Dec-14	Dec-13
30 Days	2.90	2.48
60 Days	1.21	1.29
90 Days	<u>1.93</u>	<u>2.04</u>
Total Delinquencies	6.04	5.81

HOUSING DIVISION DASHBOARDS

RAM & Multifamily Programs:
Current Period:

Feb-15

**Reverse Annuity Mortgage
(RAM)**

	Applications	Active Loans	Set-aside	Set-aside available
Number	0	66		
Amount \$	-	\$ 5,124,015	\$ 6,000,000	\$ 1,170,045

Housing Montana Fund

	Applications	Active Loans	Set-aside	Set-aside available
Number	0	0	0	
Amount	\$0	\$0	\$0	\$0

Loan Programs

	Applications	Active Loans
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Board Loans

Number	0	14
Amount	\$0	\$2,533,021

*Southern Lights loan approximate closing date is set for mid-January

Conduit

Number	7	10
Amount	\$25,000,000	\$46,628,046

Risk Share

Number	0	6
Amount	\$0	\$8,402,564

**Housing Credits (HCs)
Allocation**

<u>Project</u>	<u>City</u>	<u>Award Date</u>	<u>Year</u>	<u>Status</u>
Soroptimist Village	Great Falls	4/12	2012	AHP funds for work expected to start in March 2015 and finish in June 2015. replace water piping, more light fixtures, add landscaping, & replace additional casework. Substantially complete on 12/23/14 & all
Blackfeet Homes V	Browning	4/12	2012	100% occupied; waiting on 8609 paperwork
Hillview Apartments	Havre	4/13	2013	all buildings complete on interiors; community building nearly complete; all units are occupied
Fort Peck Sustainable Village	Poplar	4/13	2013	closing with investor delayed
Wolf Point Village	Wolf Point	4/13	2013	still working with Developer
Aspen Place	Missoula	11/13	2013	100% leased; sent out 8609's to owner
Apsaalooke Warrior	Crow Agency	12/13	2014	closed with Investor; started construction
Yellowstone Commons	Glendive	12/13	2014	siding and roofing 80% complete; HVAC, electrical, plumbing 70% complete; expect units ready for lease up in May or June 2015
Sunset Village	Sidney	12/13	2014	anticipate start construction April/May 2015
Voyageur Apartments	Great Falls	12/13	2014	closed with Investor; construction scheduled to start April 2015;
Cedar View	Malta	12/13	2014	Closed with Investor in December;
Chippewa Cree Homes I	Box Elder	12/13	2014	started construction in December

Antelope Court	Havre	11/14	2015	received signed Reservation Agreement
Cascade Ridge II	Great Falls	11/14	2015	received signed Reservation Agreement
Gallatin Forks	Manhattan	11/14	2015	received signed Reservation Agreement
Guardian Apartments	Helena	11/14	2015	received signed Reservation Agreement
Stoneridge Apartments	Bozeman	11/14	2015	received signed Reservation Agreement
Urban Missoula	Missoula	11/14	2015	still waiting for Developer to send ownership information

Housing Credits (HCs)

Compliance

last month

year to date

Last Year

*inspections to start in February 2015

Project Site Visits

93

Units Inspected

1141

Issues Identified

GOALS

The following notes are from the Strategic Planning Work Session held January 8th in Montana City. This is a draft list of items to be followed up and acted upon by the Board.

1. Examine how an Incentive Fund would work in MT like ND.
2. Navigate 2016 QAP and Tax Credit Round in a manner that improves developer experience. (so they know what to do)
 - a. Ideally this would result in fewer questions to staff
 - b. This would also create additional understanding
 - c. Identify what developers want to see and how that may be different than what they experience now.

Example: developers want to know geographic location in advance – is this the board’s role or place to provide in advance?
3. Continue the Department of Revenue and Department of Commerce cooperative data agreement for housing data and information on growth.
4. Create a full year board calendar
 - a. Projected board meetings
 - b. National conferences
 - c. Main street activities
 - d. Big items
 - e. Housing coalition meetings
 - f. Board education opportunities
5. The Board will receive and review monthly dashboards
 - a. Rate changes
 - b. Production numbers
 - c. Trends by program
6. Develop more definitive board onboarding with color pitchers....
 - a. Continue good Board attendance
 - b. New Board Member engagement and onboarding
 - c. Board training and conference attendance
 - d. Become a partner in the Montana Main Street program
 - e. Become State’s housing resource

7. Overall 2015 Goals
 - a. Regain our spread-rate
 - b. Avoid legal/law suite issues
 - c. ROC financing
 - d. Find out if we could self-insure PMI, LPP, non-guaranteed
 - e. Can we become an insurance provider or join a group that does this?
 - f. Increase the number of first time homebuyers – especially lower income
 - g. Increase the number of resident owned communities
 - h. Have the opportunity to attend ground breakings and ribbon cuttings
 - i. Ensure that the Legislature recognizes BOH/HD as a resource for Housing
 - j. Set QAP (Set Policy)
 - k. Approve tax credit projects for 2015
 - l. Continue to provide feedback to staff from experience and market place understanding
 - m. Prevent stasis - - ask why not....what if... push staff gently