

2018 CALENDAR

January 2018						
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 2018						
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			

March 2018						
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

April 2018						
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					

May 2018						
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		

June 2018						
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

July 2018						
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 2018						
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	

September 2018						
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 2018						
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 2018						
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 2018						
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					

April 2018

- 3 – MFEC Conference – Bozeman (staff)
- 30 – Board Meeting – Butte
- 30-5/2 – Montana Housing Conference – Butte

May 2018

- 6-8 – Mountain Plains Housing Summit – Lincoln, NE (staff & Board)

June 2018

- 4 – Board Meeting – Helena
- 19-22 – Housing Credit Connect – Chicago (staff)

July 2018

- No Board Meeting

August 2018

- No Board Meeting

September 2018

- 9-10 – Strategic Planning and Board meeting - Polson

October 2018

- No Board Meeting

- 13-16 – Annual Conference – Austin TX (staff & Board)

November 2018

- 19 – Board Meeting - Helena

December 2018

- No Board Meeting

Administrative Dashboard

April 24, 2018

Board Meetings

The next Board meeting will be June 04, 2018 in Helena at the Radisson Colonial Hotel, starting at 8:30 AM. This meeting will include the 2019 Housing Credits Letter of Intent process.

The September 9-10, 2018 Board meeting will be a two-day event, with a strategic planning session on Sunday and the Board meeting on Monday.

Operations Update

Staffing:

We have hired the Section 8 Program Manager – Leslie Torgerson joins us with over 10 years of housing experience including a successful tenure as the Executive Director of Helena Housing Authority. We are excited to have her lead our Section 8 programs.

Large Scale Projects:

FANNIE MAE:

We are in process with our FNMA application and have successfully completed two review cycles. FNMA staff will be onsite the end of May for an operational review.

FINANCIAL ADVISOR:

We are currently waiting for the Department of Administration to approve our process. As soon as we have the approval – we will release the notice to apply and have a recommendation to the Board.

Montana Housing is seeking a qualified Financial Advisor to provide advisory services including pipeline management, program analysis and other necessary advice for both Single Family and Multifamily Programs. The qualified institution must have experience with housing finance agencies using mortgage revenue bonds and assisting in the diversification of program offerings within the marketplace.

BOARD TRAINING:

Please consider the following opportunity for training and confirm participation:

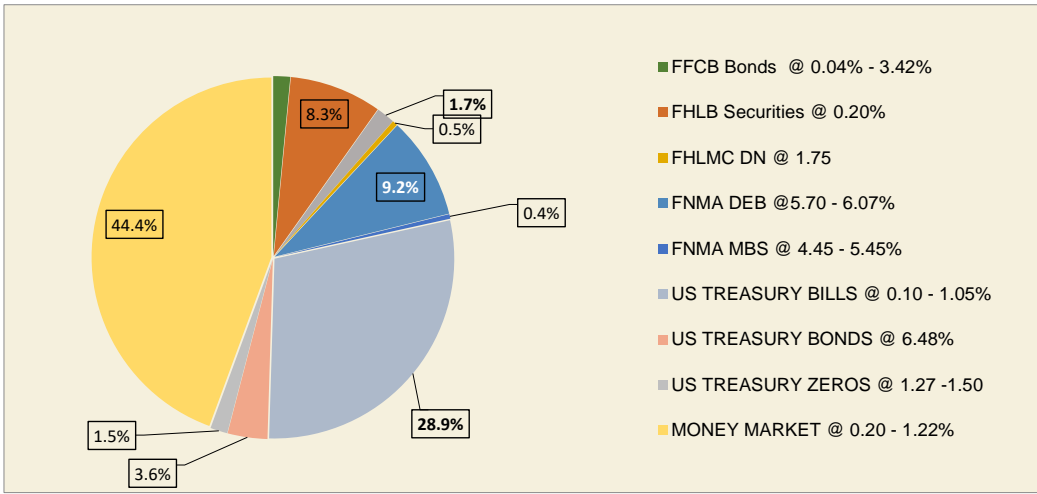
October 12-16 NCSHA National Conference – Austin Texas

Accounting & Finance Dashboard

Data as of March 31, 2018

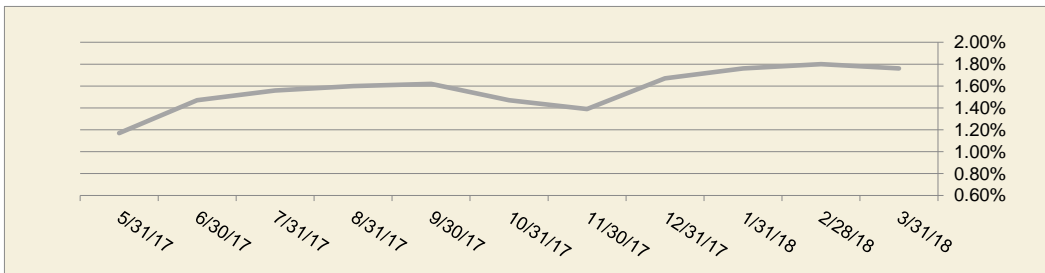
3/31/2018

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

For March 31, 2018

Available Now	< 1 year	1 to 5 years	6 to 10 years	11 to 15 years	16 to 20 years	21 to 25 years	Grand Total
\$ 59,456,310	\$ 34,175,000	\$ 19,612,000	\$ 17,919,000	\$ 2,225,000	\$ 486,791	\$ 65,585	\$ 133,939,686

Homeownership Program Dashboard

April 23, 2018

RATES

	<u>CURRENT</u>	<u>LAST MONTH</u>	<u>LAST YEAR</u>
MBOH	3.75	3.75	3.50
Market	4.38	4.31	4.03
10 yr treasury	2.98	2.82	2.24
30 yr Fannie Mae	4.23	4.10	3.54

LOAN PROGRAMS

	<u>MAR/APR</u>		<u>TOTAL</u>		<u>ORIGINAL</u>	
	<u>RESERVATIONS</u>	<u>AMOUNT</u>	<u>NUMBER</u>	<u>AMOUNT</u>	<u>AMOUNT</u>	<u>BALANCE</u>
REGULAR PROGRAM						
Series 2018A(12.22.17)	85	15,250,839	147	25,869,835	35,350,000	9,480,165
80% Combined (20+)	2	177,440	2	177,440	5,000,000	4,822,560
OTHER PROGRAMS						
Veterans (Orig)	5	1,066,685	272	50,200,456	Revolving	2,611,329
909 Mrtg Cr Cert (MCC)	17	3,592,939	222	44,922,365	45,000,000	77,635
910 Mrtg Cr Cert (MCC)	4	830,626	4	830,626	60,000,000	59,169,374
SET-ASIDE PROGRAMS						
Score Advantage	10	61,150	266	1,451,733	2,000,000	548,267
MBOH Plus	28	164,309	239	815,292	2,000,000	1,184,708
Set-aside Pool (10.1.17)	11	1,647,029	28	4,163,387	7,000,000	2,836,613
<i>NeighborWorks</i>			6	719,458		
<i>CAP NWMT CLT</i>	1	173,969	3	509,201		
<i>Missoula HRDC XI</i>	1	103,021	2	197,139		
<i>Bozeman HRDC IX</i>	2	352,991	3	511,721		
<i>Home\$tart</i>	4	621,109	7	1,204,696		
<i>HUD 184</i>			1	210,583		
<i>Dream Makers</i>						
<i>City of Billings</i>	3	395,969	6	810,589		
Foreclosure Prevent	0	0	0	0	50,000	50,000
Disabled Accessible	0	0	227	16,497,050	Ongoing	862,950
Lot Refi	0	0	12	1,273,560	2,000,000	726,440
FY18 Habitat	3	415,145	6	662,248	2,000,000	1,337,752

MARCH CHANGES IN PORTFOLIO

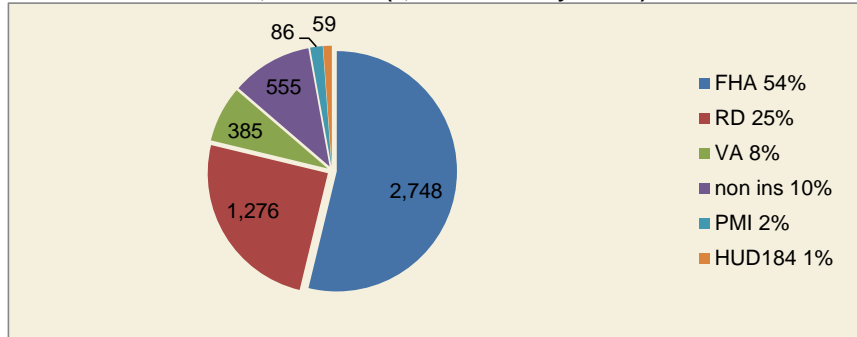
	<u># loans</u>	<u>Princ Bal</u>
February Balance	5,106	434,822,370.20
March Purchases	30	3,282,746.09
March Amortization		(1,291,051.86)
March Payoffs	(23)	(2,127,252.33)
March Foreclosures	(4)	(315,638.02)
March Balance	5,109	\$434,371,174.08

DELINQUENCY AND FORECLOSURE RATES

	<u>MONTANA BOARD OF HOUSING</u>			<u>MORTGAGE BANKERS ASSOC. 12/2017</u> <small>(most recent available)</small>		
	<u>Mar-18</u>	<u>Feb-18</u>	<u>Mar-17</u>	<u>Montana</u>	<u>Region</u>	<u>Nation</u>
30 Days	1.23	1.59	1.33	1.70	2.05	2.75
60 Days	0.55	0.71	0.78	0.48	0.61	0.99
90 Days	<u>0.88</u>	<u>1.02</u>	<u>1.64</u>	<u>0.61</u>	<u>0.76</u>	<u>1.72</u>
Total Delinquencies	2.66	3.32	3.75	2.79	3.42	5.46
In Foreclosure	0.77	0.81	1.27	0.57	0.76	1.19

MBOH MARCH PORTFOLIO

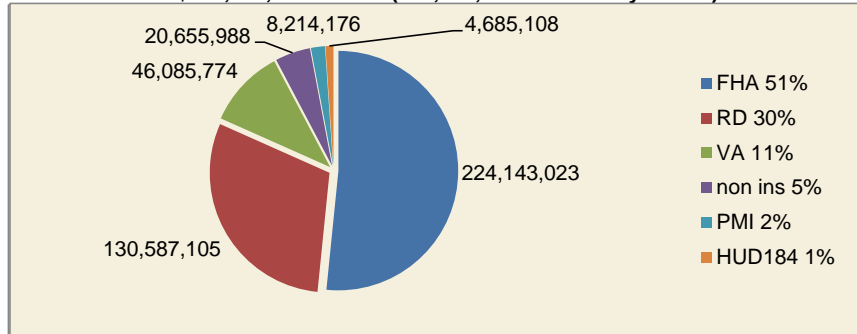
5,109 Loans* (4,327 serviced by MBOH)



Weighted Average
Interest Rate
4.23%

*This a .21% decrease in number of loans from March 2017 when we had 5,120 loans

\$434,371,175 Loans* (364,515,125 serviced by MBOH)



*This a 1.38% increase in portfolio size from March 2017 when we had \$428,462,631 loans

LENDER/REALTOR/PUBLIC OUTREACH

<u>Date</u>	<u>Event</u>
Mar 1 Julie	Webinar Training with US Bank
Mar 2-4 Julie	Billings Home Show
Mar 9-11 Julie	Kalispell Home Show
Mar 15 Julie	Webinar Training with PrimeLending, 2 sessions
Mar 17-18 Homeownership	Helena Home Show
Mar 19 Julie	Webinar Training Vally Federal Credit Union (Correspondent through Universal)
Mar 23-25 Julie	Bozeman Home Show
Apr 2 Julie	Webinar Training with US Bank Underwriters
Apr 3 Julie	GRI Graduate Realtor Institute
Apr 6-8 Julie, Charlie	Great Falls Home Show

Mortgage Servicing Program Dashboard Effective 03/31/18

	Last Year	Last Month	This Month
MONTH	MAR 2017	FEB 2018	MAR 2018
PORTFOLIO TOTAL LOANS	4641	4653	4677
MBOH	4337	4346	4370
BOI	287	291	291
MULTI FAMILY	17	16	16
PRINCIPAL (all loans)	\$ 420,769,363.28	\$ 435,026,203.06	\$ 437,860,008.71
ESCROW (all loans)	\$ 6,066,864.46	\$ 5,042,126.69	\$ 5,744,176.89
LOSS DRAFT (all loans)	\$ 881,805.12	\$ 714,945.51	\$ 772,860.77
LOANS DELINQUENT (60+ days)	265	173	150
ACTUAL FORECLOSURE SALES IN MONTH	2	0	3
FORECLOSURES TOTAL CALENDAR YEAR	8	3	6
DELINQUENT CONTACTS TO MAKE	717	507	491
LATE FEES - NUMBER OF LOANS	714	741	674
LATE FEES - TOTAL AMOUNT	\$ 20,364.23	\$ 20,501.51	\$ 18,777.59
PAYOFFS	50	30	19
NEW LOANS/TRANSFERS	23	37	46

2018 Monthly Servicing Report

LOSS MITIGATION	MARCH	HUD's National Servicing Center TRSII Reporting FY2017 Q4 98.35% Tier 1 - Grade A
ACTIVE FINANCIALPACKETS	0	
REPAYMENT/FORBEARANCE	28	
SHORT SALE	0	
DEED IN LIEU	0	
HAMPS/PARTIAL CLAIMS & MODS PNDG	9	
PRESERVATION PROPERTIES	15	
REAL ESTATE OWNED PROPERTIES	3	
CHAPTER 13 BANKRUPTCIES	22	

Section 8 Program Dashboard

March 27, 2018

TENANT BASED, VETERANS' VOUCHERS, MOD REHAB, SHELTER PLUS CARE I and II, 811 PRA DEMO PROGRAMS:

CURRENT PERIOD: February 2018

SECTION 8 PROGRAMS	<u>Previous Month</u>	<u>Month</u>	<u>Change</u>	<u>Year</u>	<u>HUD</u>	<u>Date</u>
	<u>Feb-2018</u>	<u>Feb-2018</u>		<u>HAP</u>	<u>Budget</u>	<u>Fees</u>
Housing Choice Voucher (HCV)					15,426,099	106,637 CY 2018
PBS8 Opt-Out Conversion Funding						
Paid Units (3625 Agency contracts)	3,125	3,115	-10			
Current Month Payment Amount	1,489,505	1,485,632	-3,873	4,478,792		325,011
Veterans Affairs Supportive Housing (VASH)						CY2018
Number Units Paid (321 Authorized)	301	296	-5			
Payment Amount	163,260	161,307	-1,953	489,353		
Moderate Rehabilitation (ModRehab)					2,012,728	CY2018
Number Contracts	18	18	0			
Paid Units (297 Authorized)	270	273	3			
Payment Amount	149,405	145,868	-3,537	434,627		9,117 26,628
Shelter Plus Care I (Individual) FY13 Grant Funds					195,344	8-1-17-7-31-18
Number Units Paid (28 Authorized)	20	23	3		Grant Balance	
Payment Amount	9,850	9,990	140	30,991	147,740	
Shelter Plus Care II (Family)						
Number Units Paid (5 Authorized)	2	2	0		Grant Balance	
Payment Amount	1,218	1,218	0	SPLI grant ended November, 2017. Exp SPLI since		
Project-Based (PBS8)						Admin Earnings Fed Fiscal
Contracts	87	87	0		231,495	
Units Paid (4132 Authorized with 8bb)	4,123	3,684	-439			Contract Extension
Payment Amount	1,768,759	1,889,644	120,885			Expires 12/31/2017
Calendar Year Admin Earnings						77,165
811 Project Rental Assistance Demo (FY12 \$)					1,900,000	157,000 Five Year
Rental Assistance Contracts (RAC)	4	4	0	Disbursed: 145,008	Balance: 1,754,992	
Units (grant requires 82)	12	12	0		8 Units Kalispell	
Payment Amount	9,570	8,236	-1,334	73,987	40 Units Missoula	
					5 Units Ronan	
					21 Units Bozeman/Blegrade	
					74	

TOTALS

	<u>Previous Month</u>	<u>Current Month</u>	<u>Change</u>
Paid Units:	7,841	7,393	-448
Budgeted Units:		8,317	
All Section 8 HAPs	3,581,997	3,693,659	111,662