

2019 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						
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						
Su	Mo	Tu	We	Th	Fr	Sa
					1	2
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10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

April						
Su	Mo	Tu	We	Th	Fr	Sa
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14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

May						
Su	Mo	Tu	We	Th	Fr	Sa
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12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

June						
Su	Mo	Tu	We	Th	Fr	Sa
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9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

July						
Su	Mo	Tu	We	Th	Fr	Sa
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14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

August						
Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3
4	5	6	7	8	9	10
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18	19	20	21	22	23	24
25	26	27	28	29	30	31

September						
Su	Mo	Tu	We	Th	Fr	Sa
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15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

October						
Su	Mo	Tu	We	Th	Fr	Sa
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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
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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				

December 2018

18 – Board Meeting - Webinar

January 2019

7 – Board Meeting – Webinar, if needed

February 2019

11 – Board Financial Training – Helena, DoubleTree Downtown

12 – Board Meeting/Rotunda Day – Helena, DoubleTree Downtown

March 2019

No Board Meeting

11-13 – NCSHA Legislative Conference – Washington DC

April 2019

No Board Meeting

May 2019

6-8 – Mountain Plains Housing Summit – Utah

20 – Board Meeting - Helena, Housing Credit LOI Presentations

21 – Board Meeting – Helena, Delta Marriott – Housing Credit LOI Selection for Full Application

June 2019

17 – Board meeting – Billings, Billings Hotel

17-19 – Housing Conference – Billings, Billings Hotel

July 2019

No Board Meeting

August 2019

7 – Board Meeting QAP Draft Review – Webinar

September 2019

9 – Strategic Planning – Lewistown, Yogo Inn

10 – Board Meeting – Lewistown, Yogo Inn

October 2019

19-22 – NCSHA Annual Conference – Boston MA

28 - Board Meeting – Helena, Delta Marriott – Housing Credit Award

November 2019

No Board Meeting

December 2019

No Board Meeting

Operations Dashboard

November 19, 2018

Board Meetings

The next Board meeting will be held December 18, 2018 by webinar. The following meeting will be in February and will be in conjunction with Board Financial Training and Rotunda day. We will have training all day Monday the 11th with our Board meeting on Tuesday the 12th and Housing Rotunda day following the meeting. This meeting will be in Helena at the DoubleTree downtown (previously the Holiday Inn).

Staffing

Operations – Erika Cooney has accepted the Quality Control Specialist position in the Montana Housing operations team. Erika was most recently working as a corporate tax auditor with the State of Montana Department of Revenue. Erika's first day is December 17, 2018.

Board Training

The following are opportunities for out of state Board Member training:

- | | |
|---------------------|--|
| March 11-13, 2019 | NCSHA Legislative Conference – Washington DC |
| May 6-8, 2019 | Mountain Plains Regional Summit – Utah (estimated) |
| October 19-22, 2019 | NCSHA Annual Conference – Boston MA |

Please consider if you are interested in any or all these opportunities and let Bruce know. He will then work with the Chairman on who will attend within our allotted travel slots.

Homeownership Program Dashboard

December 17, 2018

RATES

	<u>CURRENT</u>	<u>LAST MONTH</u>	<u>LAST YEAR</u>
MBOH	4.50	4.50	3.50
Market	4.56	4.88	3.75
10 yr treasury	2.89	3.08	2.35
30 yr Fannie Mae	4.32	4.53	3.47

LOAN PROGRAMS

	<u>OCTOBER</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 2018B(4.27.18)	38	7,070,906	291	50,000,000	50,000,000	0
Series 2018C(9.21.18)	81	14,516,188	108	17,776,420	30,000,000	12,223,580
80% Combined (20+)	0	0	12	1,553,015	5,000,000	3,446,985
OTHER PROGRAMS						
Veterans (Orig)	0	0	290	53,988,092	Revolving	0
910 Mrtg Cr Cert (MCC)	17	3,614,601	101	21,860,780	60,000,000	38,139,220
SET-ASIDE PROGRAMS						
Score Advantage	13	80,450	337	1,879,745	Revolving	215,576
MBOH Plus	27	162,657	269	1,602,528	2,000,000	397,472
Set-aside Pool (11.1.17)	17	2,521,420	90	13,809,715	17,500,000	3,690,285
NeighborWorks	1	195,360	20	2,958,771		
CAP NWMT CLT			3	509,201		
Missoula HRDC XI			5	669,096		
Bozeman HRDC IX			8	1,342,336		
Home\$tart	9	1,308,102	31	5,029,772		
HUD 184			2	357,575		
Dream Makers			1	200,475		
City of Billings	7	1,017,958	20	2,742,489		
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	1	132,268	2	242,365	2,388,350	2,145,985
Montana Street	0	0	0	0	1,000,000	1,000,000
Lee Gordon Place	0	0	0	0	1,045,000	1,045,000

SEPTEMBER CHANGES IN PORTFOLIO

	<u># loans</u>	<u>Princ Bal</u>
August Balance	5,311	463,282,272.97
September Purchases	102	12,462,528.19
September Amortization		(1,333,522.23)
September Payoffs	(46)	(3,071,842.63)
September Foreclosures	(2)	(152,679.59)
September Balance	5,365	471,186,756.71

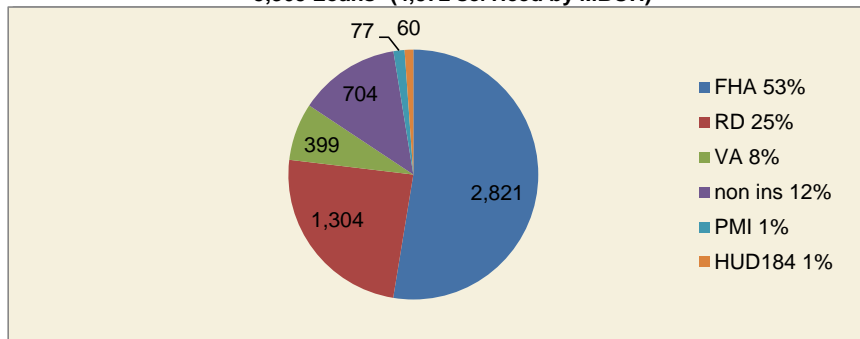
DELINQUENCY AND FORECLOSURE RATES

	<u>MONTANA BOARD OF HOUSING</u>			<u>MORTGAGE BANKERS ASSOC. 9/2018</u>		
	<u>Sep-18</u>	<u>Aug-18</u>	<u>Sep-17</u>	<u>Montana</u>	<u>Region</u>	<u>Nation</u>
30 Days	1.69	1.69	1.45	1.69	1.91	2.60
60 Days	0.78	0.41	0.55	0.43	0.55	0.80
90 Days	<u>0.56</u>	<u>0.58</u>	<u>1.34</u>	<u>0.50</u>	<u>0.62</u>	<u>1.14</u>
Total Delinquencies	3.03	2.68	3.34	2.62	3.08	4.54
In Foreclosure	0.47	0.56	0.96	0.56	0.50	0.99

(most recent available)

MBOH SEPTEMBER PORTFOLIO

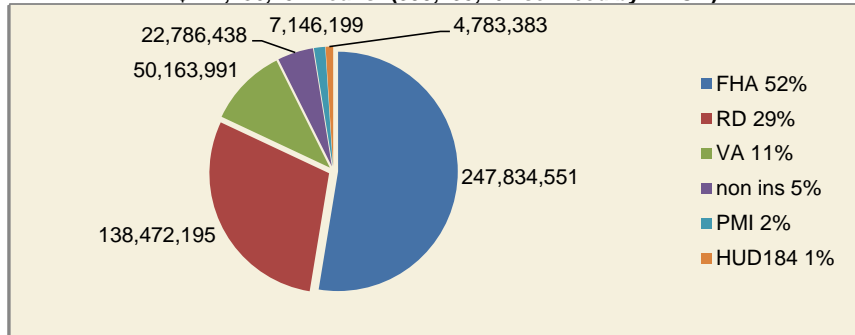
5,365 Loans* (4,572 serviced by MBOH)



Weighted Average
Interest Rate
4.15%

*This a 5.40% increase in number of loans from September 2017 when we had 5,090 loans

\$471,186,757 Loans* (399,235,264 serviced by MBOH)



*This a 9.38% increase in portfolio size from September 2017 when we had \$430,768,537 loans

LENDER/REALTOR/PUBLIC OUTREACH

Date	Event
Sept 10-12 Julie	State Treasurer Conference
Sept 14 Julie	Webinar training with Universal Lending underwriters
Sept 17-20 Penny	MT Assoc. of Counties
Sept 20-21 Penny	MT Economic Developers Assoc.
Sept 24 Julie	Webinar training with Guild Mortgage processors
Sept 26 Vicki and Charlie	Meeting with Helena Habitat
Sept 26-28 Julie	MT League of Cities and Towns
Oct 3 Julie	Webinar training with Universal Lenders and Brokers
Oct 10 Julie	Webinar training with Bay Equity/Equity MT
Oct 19 Julie	Webinar training with LendUS Underwriters

Mortgage Servicing Program Dashboard Effective 11/30/18

	Last Year	Last Month	This Month
MONTH	NOV 2017	OCT 2018	NOV 2018
PORTFOLIO TOTAL LOANS	4626	4993	5014
MBOH	4323	4678	4702
BOI	287	299	296
MULTI FAMILY	16	16	16
PRINCIPAL (all loans)	\$ 429,609,827.53	\$ 467,871,639.14	\$ 471,250,725.87
ESCROW (all loans)	\$ 3,051,669.01	\$ 6,525,704.10	\$ 3,298,342.16
LOSS DRAFT (all loans)	\$ 677,545.74	\$ 655,166.65	\$ 680,014.28
LOANS DELINQUENT (60+ days)	207	179	153
ACTUAL FORECLOSURE SALES IN MONTH	1	2	1
FORECLOSURES TOTAL CALENDAR YEAR	34	24	25
DELINQUENT CONTACTS TO MAKE	695	720	653
LATE FEES - NUMBER OF LOANS	749	747	704
LATE FEES - TOTAL AMOUNT	\$ 20,956.99	\$ 21,097.33	\$ 19,639.43
PAYOFFS	42	41	40
NEW LOANS/TRANSFERS	35	80	62

2018 Monthly Servicing Report

LOSS MITIGATION	NOV 2018	HUD's National Servicing Center TRSII Reporting FY2018 Q3 94.07% Tier 1 - Grade A
ACTIVE FINANCIALPACKETS	2	
REPAYMENT/FORBEARANCE	30	
SHORT SALE	0	
DEED IN LIEU	0	
HAMPS/PARTIAL CLAIMS & MODS PNDG	1	
PRESERVATION PROPERTIES	9	
REAL ESTATE OWNED PROPERTIES	5	
CHAPTER 13 BANKRUPTCIES	23	

Section 8 Program Dashboard

November 28, 2018

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

CURRENT PERIOD: November 2018

SECTION 8 PROGRAMS	<u>Previous Month</u>	<u>Month</u>	<u>Change</u>	<u>Year</u>	<u>HUD</u>	<u>Date</u>
	<u>Oct-2018</u>	<u>Nov-2018</u>		<u>HAP</u>	<u>Budget</u>	<u>Fees</u>
Housing Choice Voucher (HCV)					15,426,099	102,714 CY 2018
PBS8 Opt-Out Conversion Funding						
Paid Units (3625 Agency contracts)	2,921	2,972	51			
Current Month Payment Amount	1,419,879	1,442,254	22,376	15,915,755		1,141,526
Veterans Affairs Supportive Housing (VASH)						CY2018
Number Units Paid (321 Authorized)	280	276	-4			17,834
Payment Amount	145,545	143,918	-1,627	1,696,411		17,834
Moderate Rehabilitation (ModRehab)					2,012,728	CY2018
Number Contracts	18	18	0			
Paid Units (297 Authorized)	246	257	11			8,518
Payment Amount	136,500	139,651	3,151	1,552,126		95,778
Shelter Plus Care I (Individual) FY13 Grant Funds					195,344	8-1-17-7-31-18
Number Units Paid (28 Authorized)	19	4	-15		Grant Balance	
Payment Amount	8,947	2,088	-6,859	130,229	61,459	Grant ends 11/18
Shelter Plus Care II (Family)						
Number Units Paid (5 Authorized)	0	0	0		Grant Balance	
Payment Amount	0	0	0		Beneficiaries under SPII now paid under SPI	
Project-Based (PBS8)						Admin Earnings
Contracts	87	87	0			76,372
Units Paid (4132 Authorized with 8bb)	3,634	3,625	-9			Contract Extension
Payment Amount	1,803,663	1,785,354	-18,309			1,130,973
Calendar Year Admin Earnings						
811 Project Rental Assistance Demo (FY)					1,900,000	157,000 Five Year
Rental Assistance Contracts (RAC)	4	4	0	Disbursed:	204,106	Balance: 1,695,894
Units (grant requires 82)	15	18	3			8 Units Kalispell
Payment Amount	7,204	9,970	2,766			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:	7,100	7,134	34
Budgeted Units:		8,317	
All Section 8 HAPs	3,514,534	3,513,266	-1,268