

# 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					

## October 2018

No Board Meeting

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

## November 2018

19 – Board Meeting - Helena

## December 2018

No Board Meeting

## January 2019

7 – Board Meeting – Webinar

## February 2019

12 – Rotunda Day/Board Training – Helena

13 – Board Meeting – Helena

## March 2019

No Board Meeting

## April 2019

29 – Board Meeting/Board Training – Billings

## May 2019

Mountain Plains Housing Summit –

## June 2019

24 – Board meeting – Helena

## July 2019

No Board Meeting

## August 2019

No Board Meeting

## September 2019

8 – Strategic Planning – Lewistown (TBD)

9 – Board Meeting – Lewistown (TBD)

## October 2019

No Board Meeting

## November 2019

18 – Board Meeting – Helena

## December 2019

No Board Meeting

# Administrative Dashboard

October 10, 2018

## Board Meetings

The next Board meeting will be held November 19, 2018. This meeting will be held in Helena at the Delta Hotels by Marriott Helena Colonial (same Colonial as always). Rooms have been scheduled for November 18, 2018 for all traveling Board members. This meeting will contain the allocation of the 2019 Housing Credits.

## Operations Update

### Staffing:

We have had a lot of employees moving to different positions within the Division and Agency.

Administration – Emily Rowe has been hired as the new Administrative Assistant.

Section 8 – Chris Much has been hired as a Tenant Based Section 8 Contract Manager. Maris Cundith has been hired as the new Project Based Section 8 Contract Administrator, leaving her position as Tenant Based Contract Manager. The hiring process has begun for her replacement

Servicing – Heidi Buchanan has been hired for the Accounting Technician. Deana Thomas left her position as Operations Supervisor and this position has been filled by Lori Kirkeby, who vacated her position as MBOH Quality Control. This position has been posted for hire.

### Board Training:

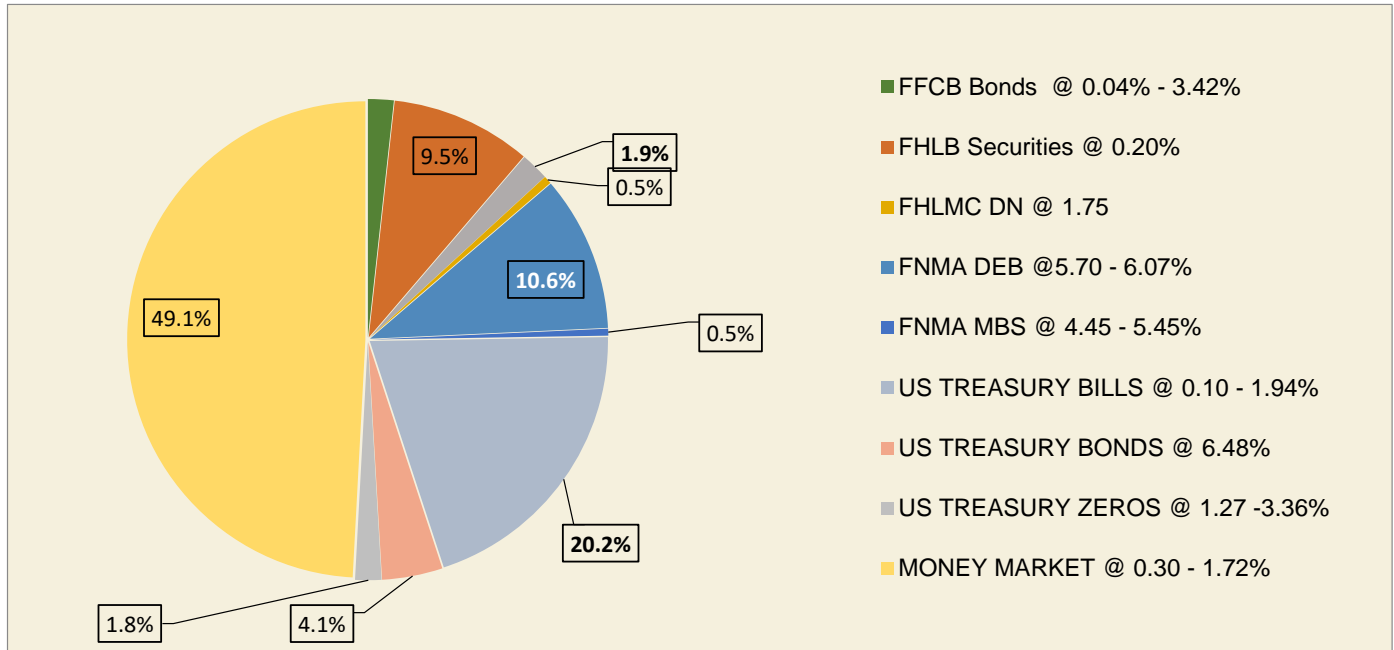
Please consider the following opportunity for training and confirm participation:

October 12-16 NCSHA National Conference – Austin Texas

# Accounting & Finance Dashboard

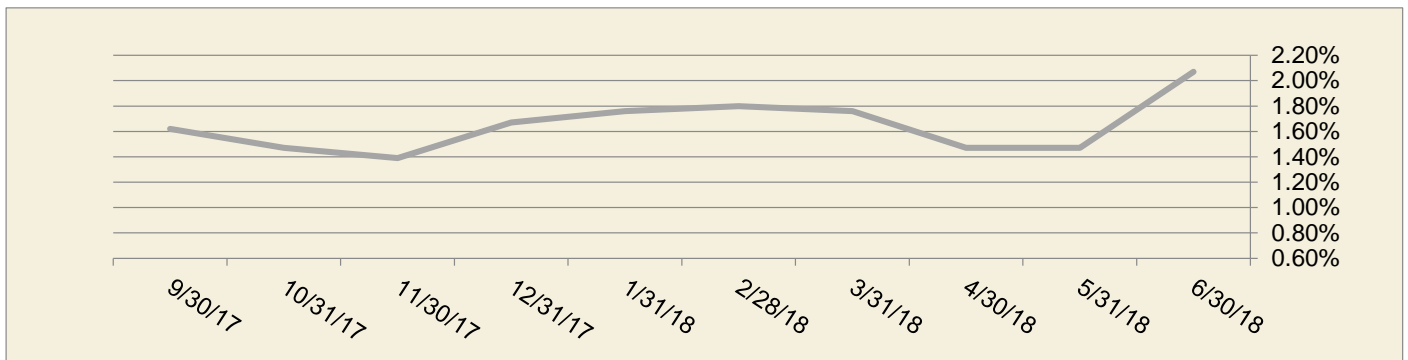
Data as of July 31, 2018

## 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 July 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
\$ 57,349,299	\$ 24,163,000	\$ 14,487,000	\$ 17,919,000	\$ 2,225,000	\$ 480,581	\$ 64,652	\$ 116,688,533

# Homeownership Program Dashboard

October 1, 2018

## RATES

	<u>CURRENT</u>	<u>LAST MONTH</u>	<u>LAST YEAR</u>
MBOH	4.25	4.00	3.50
Market	4.77	4.47	3.78
10 yr treasury	3.19	2.90	2.35
30 yr Fannie Mae	4.55	4.23	3.47

## LOAN PROGRAMS

	<u>AUGUST</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>
<b>REGULAR PROGRAM</b>						
Series 2018B(4.27.18)	38	7,070,906	291	50,000,000	50,000,000	0
Series 2018C(9.28.18)	33	5,701,405	33	5,701,405	30,000,000	24,298,595
80% Combined (20+)	3	418,400	12	1,553,015	5,000,000	3,446,985
<b>OTHER PROGRAMS</b>						
Veterans (Orig)	0	0	290	53,984,419	Revolving	0
910 Mrtg Cr Cert (MCC)	10	2,180,121	87	19,158,192	60,000,000	40,841,808
<b>SET-ASIDE PROGRAMS</b>						
Score Advantage	10	65,000	317	1,760,973	Revolving	278,039
MBOH Plus	22	132,630	245	1,459,197	2,000,000	540,803
Set-aside Pool (11.1.17)	20	2,969,330	111	16,817,752	17,500,000	682,248
NeighborWorks	2	251,362	21	2,998,184		
CAP NWMTC			3	509,201		
Missoula HRDC XI			7	998,307		
Bozeman HRDC IX	1	108,070	9	1,450,405		
HomeStart	8	1,304,033	37	5,905,887		
HUD 184			2	357,575		
Dream Makers	1	168,370	4	737,845		
City of Billings	8	1,137,495	28	3,860,348		
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	0	0	1	98,826	2,388,350	2,289,524

## AUGUST CHANGES IN PORTFOLIO

	<u># loans</u>	<u>Princ Bal</u>
<b>July Balance</b>	<b>5,261</b>	<b>456,298,943.57</b>
August Purchases	111	13,748,309.06
August Amortization		(1,241,819.43)
August Payoffs	(60)	(5,299,648.40)
August Foreclosures	(1)	(223,511.83)
<b>August Balance</b>	<b>5,311</b>	<b>463,282,272.97</b>

## DELINQUENCY AND FORECLOSURE RATES

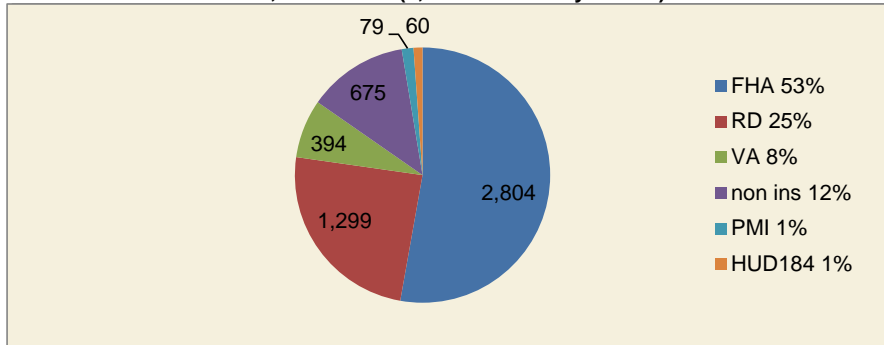
	<u>MONTANA BOARD OF HOUSING</u>			<u>MORTGAGE BANKERS ASSOC. 6/2018</u>		
	<u>Aug-18</u>	<u>Jul-18</u>	<u>Aug-17</u>	<u>Montana</u>	<u>Region</u>	<u>Nation</u>
30 Days	1.69	1.62	1.66	1.46	1.73	2.33
60 Days	0.41	0.82	0.57	0.42	0.50	0.74
90 Days	<u>0.58</u>	<u>0.55</u>	<u>1.26</u>	<u>0.52</u>	<u>0.62</u>	<u>1.25</u>

*(most recent available)*

Total Delinquencies	2.68	2.99	3.49	2.40	2.85	4.32
In Foreclosure	0.56	0.51	1.00	0.59	0.54	1.05

## MBOH AUGUST PORTFOLIO

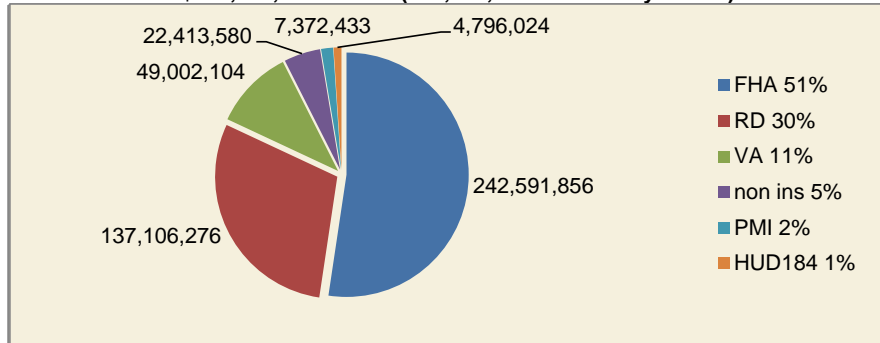
**5,311 Loans\* (4,523 serviced by MBOH)**



**Weighted Average  
Interest Rate  
4.16%**

\*This a 4.67% increase in number of loans from August 2017 when we had 5,074 loans

**\$463,282,273 Loans\* (391,835,870 serviced by MBOH)**



\*This a 8.07% increase in portfolio size from August 2017 when we had \$428,682,413 loans

## LENDER/REALTOR/PUBLIC OUTREACH

<u>Date</u>	<u>Event</u>
Aug 9 Julie	GoTo meeting with Premier Home Mortgage
Aug 15 Charlie and Vicki	Premier Home Mortgage Grand Opening
Aug 21 Julie	GoTo meeting with Fairway
Sept 10-12 Julie	County Treasurer Conference
Sept 14 Julie	GoTo meeting with Premier Home Mortgage
Sept 24 Julie	GoTo meeting with Premier Home Mortgage
Sept 26 Vicki and Charlie	Meeting with Helena Habitat
Sept 26-28 Julie	League of Cities and Towns

## Mortgage Servicing Program Dashboard Effective 09/30/18

	Last Year	Last Month	This Month
MONTH	SEP 2017	AUG 2018	SEP 2018
PORTFOLIO TOTAL LOANS	4637	4923	4956
MBOH	4336	4608	4639
BOI	284	299	301
MULTI FAMILY	17	16	16
PRINCIPAL (all loans)	\$ 429,766,924.28	\$ 454,588,615.41	\$ 460,983,403.30
ESCROW (all loans)	\$ 5,783,848.47	\$ 5,096,867.26	\$ 5,839,205.67
LOSS DRAFT (all loans)	\$ 681,415.13	\$ 599,899.45	\$ 657,869.25
LOANS DELINQUENT (60+ days)	199	146	179
ACTUAL FORECLOSURE SALES IN MONTH	2	1	2
FORECLOSURES TOTAL CALENDAR YEAR	31	20	22
DELINQUENT CONTACTS TO MAKE	780	689	678
LATE FEES - NUMBER OF LOANS	792	742	686
LATE FEES - TOTAL AMOUNT	\$ 22,156.56	\$ 20,949.17	\$ 19,649.03
PAYOFFS	40	45	43
NEW LOANS/TRANSFERS	37	123	78

## 2018 Monthly Servicing Report

LOSS MITIGATION	SEP 2018	<b>HUD's National Servicing Center TRSII Reporting FY2018 Q1 96.78% Tier 1 - Grade A</b>
ACTIVE FINANCIALPACKETS	3	
REPAYMENT/FORBEARANCE	28	
SHORT SALE	0	
DEED IN LIEU	0	
HAMPS/PARTIAL CLAIMS & MODS PNDG	1	
PRESERVATION PROPERTIES	14	
REAL ESTATE OWNED PROPERTIES	3	
CHAPTER 13 BANKRUPTCIES	21	

# Section 8 Program Dashboard

September 30, 2018

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

CURRENT PERIOD: August 2018

SECTION 8 PROGRAMS	<u>Previous Month</u>	<u>Month</u>	<u>Change</u>	<u>Year</u>	<u>HUD</u>	<u>Date</u>
	<u>Aug-2018</u>	<u>Aug-2018</u>		<u>HAP</u>	<u>Budget</u>	<u>Fees</u>
<b>Housing Choice Voucher (HCV)</b>					15,426,099	99,445 CY 2018
PBS8 Opt-Out Conversion Funding						
Paid Units (3625 Agency contracts)	2,875	2,880	5			
Current Month Payment Amount	1,411,878	1,394,688	-17,190	13,053,623		938,451
<b>Veterans Affairs Supportive Housing (VASH)</b>						CY2018
Number Units Paid (321 Authorized)	275	280	5			
Payment Amount	147,349	146,781	-568	1,406,948		
<b>Moderate Rehabilitation (ModRehab)</b>					2,012,728	CY2018
Number Contracts	18	18	0			
Paid Units (297 Authorized)	263	254	-9			
Payment Amount	146,504	134,242	-12,262	1,275,975		8,518 79,171
<b>Shelter Plus Care I (Individual) FY13 Grant Funds</b>					195,344	8-1-17-7-31-18
Number Units Paid (28 Authorized)	21	21	0		Grant Balance	
Payment Amount	9,947	9,997	50	92,708	147,740	
<b>Shelter Plus Care II (Family)</b>						
Number Units Paid (5 Authorized)	0	0	0		Grant Balance	
Payment Amount	0	0	0		Beneficiaries under SPII now paid under SPI	
<b>Project-Based (PBS8)</b>						Admin Earnings
Contracts	87	87	0			77,166
Units Paid (4132 Authorized with 8bb)	3,627	3,630	3			Contract Extension
Payment Amount	1,787,517	1,778,702	-8,815			Expires 12/31/2017
Calendar Year Admin Earnings						771,659
<b>811 Project Rental Assistance Demo (FY)</b>					1,900,000	157,000 Five Year
Rental Assistance Contracts (RAC)	4	4	0	Disbursed:	194,136	Balance: 1,705,864
Units (grant requires 82)	48	48	0			8 Units Kalispell
Payment Amount	9,883	8,742	-1,141	8,742		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:	7,061	7,065	4
Budgeted Units:		8,317	
All Section 8 HAPs	3,503,195	3,464,410	-38,785