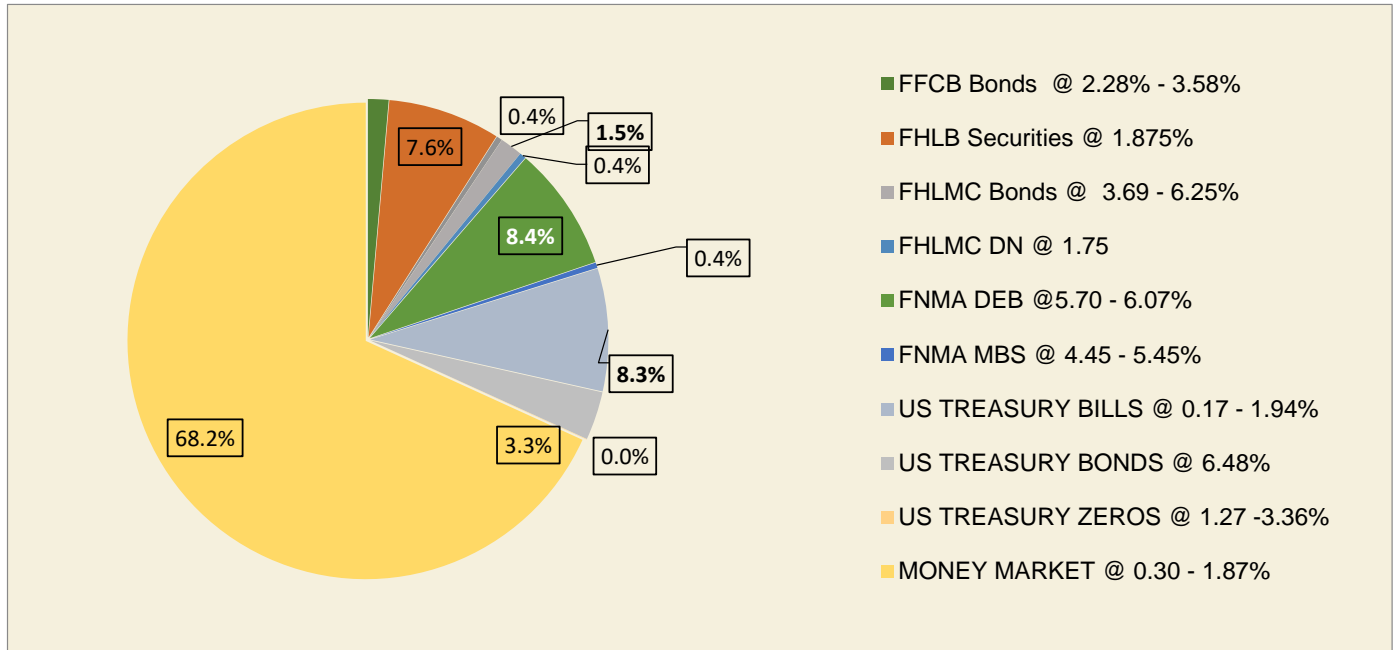


Accounting & Finance Dashboard

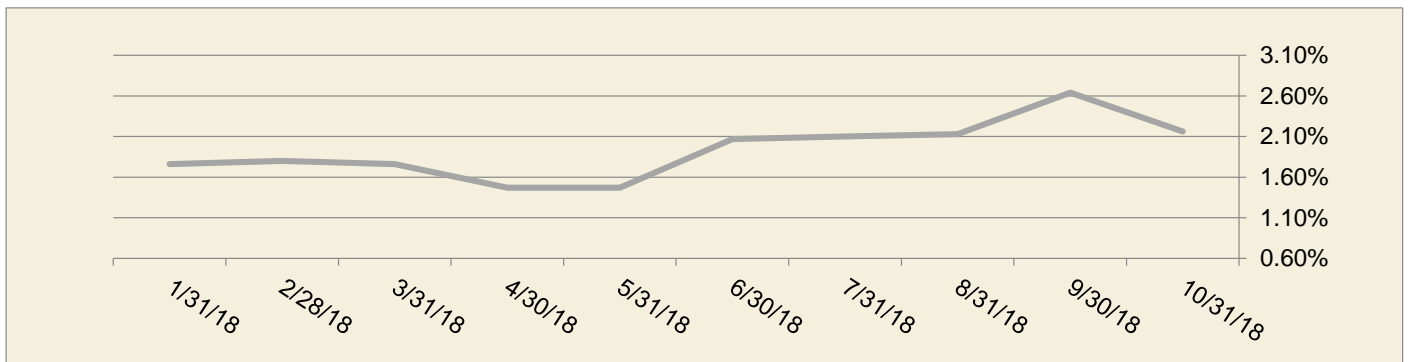
Data as of November 30, 2018

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 November 30, 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
\$ 99,426,924	\$ 11,350,000	\$ 14,452,000	\$ 17,919,000	\$ 2,225,000	\$ 474,598	\$ 63,702	\$ 145,911,224

Homeownership Program Dashboard

February 1, 2019

RATES

	<u>CURRENT</u>	<u>LAST MONTH</u>	<u>LAST YEAR</u>
MBOH	4.50	4.50	3.50
Market	4.34	4.44	4.13
10 yr treasury	2.70	2.67	2.79
30 yr Fannie Mae	3.96	3.97	3.92

LOAN PROGRAMS

	<u>JANUARY</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 2018C(9.21.18)	20	3,034,338	133	23,422,530	40,400,000	16,977,470
80% Combined (20+)	0	0	101	13,244,853	bond & setaside	4,377,865
OTHER PROGRAMS						
Veterans (Orig)	4	743,721	296	63,339,537	Revolving	581,638
910 Mrtg Cr Cert (MCC)	8	1,734,940	115	24,859,483	60,000,000	35,140,517
SET-ASIDE PROGRAMS						
Score Advantage	1	6,500	337	1,877,093	Revolving	215,576
MBOH Plus	11	60,440	295	1,765,118	2,000,000	234,882
Set-aside Pool (7.1.18)	8	1,272,454	95	14,482,885	17,500,000	3,017,115
NeighborWorks	3	445,938	21	3,209,855		
CAP NWMT CLT						
Missoula HRDC XI			1	137,362		
Bozeman HRDC IX	2	389,094	10	1,639,305		
Home\$tart	2	296,499	35	5,387,769		
HUD 184						
Dream Makers			2	384,345		
City of Billings	1	140,923	26	3,724,249		
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	153,000	5	665,910	2,388,350	1,722,440
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

DECEMBER CHANGES IN PORTFOLIO

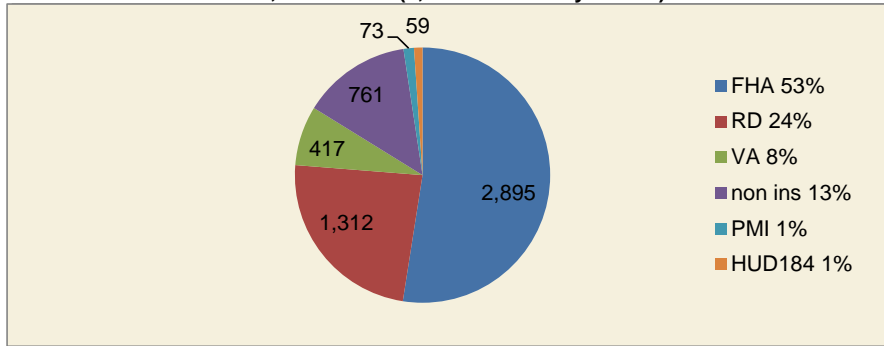
	<u># loans</u>	<u>Princ Bal</u>
November Balance	5,436	484,771,325.67
December Purchases	116	14,559,283.35
December Amortization		(1,227,776.14)
December Payoffs	(35)	(2,485,783.54)
December Foreclosures		
December Balance	5,517	495,617,049.34

DELINQUENCY AND FORECLOSURE RATES

	<u>MONTANA BOARD OF HOUSING</u>			<u>MORTGAGE BANKERS ASSOC. 9/2018</u>			(most recent available)
	<u>Dec-18</u>	<u>Nov-18</u>	<u>Dec-17</u>	<u>Montana</u>	<u>Region</u>	<u>Nation</u>	
30 Days	1.58	1.58	1.93	1.69	1.91	2.60	
60 Days	0.69	0.74	0.61	0.43	0.55	0.80	
90 Days	<u>0.69</u>	<u>0.55</u>	<u>1.44</u>	<u>0.50</u>	<u>0.62</u>	<u>1.14</u>	
Total Delinquencies	2.96	2.87	3.98	2.62	3.08	4.54	
In Foreclosure	0.54	0.51	0.92	0.56	0.50	0.99	

MBOH DECEMBER PORTFOLIO

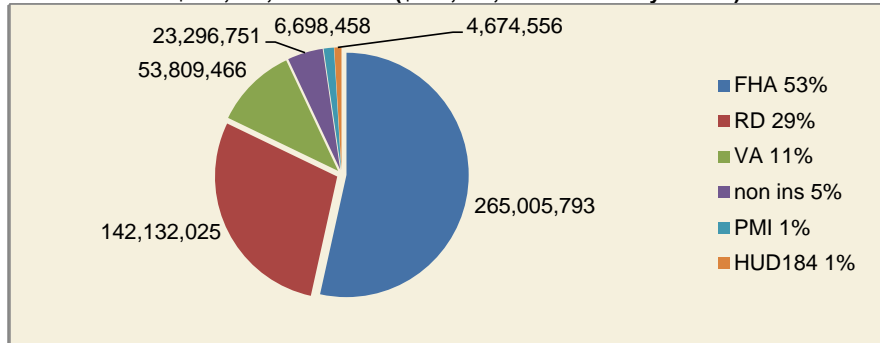
5,517 Loans* (4,716 serviced by MBOH)



**Weighted Average
Interest Rate
4.13%**

*This a 8.90% increase in number of loans from December 2017 when we had 5,065 loans

\$495,617,049 Loans* (\$421,980,173 serviced by MBOH)



*This a 15.3% increase in portfolio size from December 2017 when we had \$430,032,354 loans

LENDER/REALTOR/PUBLIC OUTREACH

<u>Date</u>	<u>Event</u>
Dec 5 Julie	Webinar training with Paramount Residential Mortgage Group (PRMG)
Dec 6 Julie	Webinar training with Stockman Bank
Dec 12 Julie	Webinar training with Bay Equity/Equity MT
Dec 15 Julie	RMDC Homebuyer Education
Jan 8 Julie	Webinar training with Bay Equity/Fidelity Mortgage on DPA programs
Jan 30 Julie	2 Webinar trainings with Fairway (morning and afternoon)

*** Currently recruiting for Loan Specialist position
Danyel Bauer's last day February 5th

Mortgage Servicing Program Dashboard Effective 1/31/19

	Last Year	Last Month	This Month
MONTH	JAN 2018	DEC 2018	JAN 2019
PORTFOLIO TOTAL LOANS	4647	5044	5140
MBOH	4337	4737	4834
BOI	294	291	290
MULTI FAMILY	16	16	16
PRINCIPAL (all loans)	\$ 433,865,114.65	\$ 475,348,644.90	\$ 487,795,234.19
ESCROW (all loans)	\$ 4,278,610.78	\$ 4,109,216.26	\$ 4,861,191.17
LOSS DRAFT (all loans)	\$ 639,290.66	\$ 677,929.08	\$ 587,274.74
LOANS DELINQUENT (60+ days)	180	158	165
ACTUAL FORECLOSURE SALES IN MONTH	3	0	2
FORECLOSURES TOTAL CALENDAR YEAR	3	25	2
DELINQUENT CONTACTS TO MAKE	639	683	732
LATE FEES - NUMBER OF LOANS	862	725	767
LATE FEES - TOTAL AMOUNT	\$ 24,173.28	\$ 20,263.77	\$ 21,564.21
PAYOFFS	26	36	34
NEW LOANS/TRANSFERS	45	67	132

2019 Monthly Servicing Report Purchased 50 loans from Bank of the Rockies

LOSS MITIGATION	JAN 2019	HUD's National Servicing Center TRSII Reporting FY2018 Q4 95.09% Tier 1 - Grade A
ACTIVE FINANCIALPACKETS	3	
REPAYMENT/FORBEARANCE	38	
SHORT SALE	0	
DEED IN LIEU	0	
HAMPS/PARTIAL CLAIMS & MODS PNDG	2	
PRESERVATION PROPERTIES	6	
REAL ESTATE OWNED PROPERTIES	7	
CHAPTER 13 BANKRUPTCIES	23	

Multifamily & RAM Program Dashboard

January 1, 2019

LOAN PROGRAMS

	<u>Applications</u>		<u>Active Loan</u>	<u>Outstanding Balance</u>
Reverse Annuity				
RAM			57	\$2,883,802
Housing Montana				
TANF			61	\$270,616
Revolving Loans			3	\$835,662
AHP			8	\$1,512,117
Bond Programs				
Regular Program	-	-	11	\$1,008,333
Conduit (2006-2016)	11	\$57,250,000		
Risk Share	-	-	6	\$6,282,085
Credits Assets Administered/P				
Allocated				\$561,492,874
Number of Projects				261
Units/Families Served				7,954

HOUSING CREDITS (HCs) ALLOCATION

<u>Project</u>	<u>City</u>	<u>Award</u>	<u>HC Year</u>	<u>Status</u>
Blackfeet VI	Browning	Jan 2017	2017	construction underway
Rockcross Commons	Great Falls	Jan 2017	2017	construction underway
Roosevelt Villas	WP/Culbertson	Jan 2017	2017	RD Transfer tied up in shutdown
Meadows Senior	Lewistown	Nov 2017	2018	rehab underway
Courtyard Starnier	Kalispell	Nov 2017	2018	close to completion
Gardens 9	Billings	Nov 2017	2018	construction underway
Copper Ridge/9%	Butte	Nov 2017	2018	closed/no activity at site
Blue Bunch Flats	Livingston	Nov 2017	2018	Brownfield cleanup completed

Cottonwood Creek Freedoms Path	Deer Lodg Fort Harris	April 2018 Feb 2018	2018 2018	reservation received started renovation in late October
Starner Gardens 4 Rockcress/4 %	Billings Great Falls	Dec 2017 Dec 2017	TE bond TE bond	closed bond closed bond
Copper Ridge	Butte	Dec 2017	TE bond	closed bond
Oakwood Meadowlark Vista Chapel Court	Havre Ronan Billings	Nov 2018 Nov 2018 Nov 2018	2019 2019 2019	reservation sent out reservation sent out reservation sent out
Red Alder 9 Whitefish HA	Helena Whitefish	Nov 2018 Nov 2018	2019 2019	reservation sent out reservation sent out
Red Alder 4	Helena	Nov 2018	2019	working through bond process

HOUSING CREDITS (HCs) COMPLIANCE

Year to
Date Last Year

Project Site Visits	98
Units monitored	3,418

Projects inspected and au

will be sent separately

Available Balance

\$2,177,345

403,484
pledged
NA

3,384,385

NA

Owner

Blackfeet Housing

GMD/Neighborworks GF

GL Development

Theis & Talle
CAPN Kalispell

GMD Dev

Butte Aff/Thom Dev

Homeword

GL Development
Communities for Veterans

GMD

GMD

Butte Aff/Thom Dev

Affiliated Developer

Ronan Housing/RCAC

St Johns Luth/C.R. Build

GL/RMDC

Whitefish HA/Homeword

GL/RMDC

Section 8 Program Dashboard

January 31, 2019

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

CURRENT PERIOD: January 2019

SECTION 8 PROGRAMS	<u>Previous Month</u>	<u>Month</u>	<u>Change</u>	<u>Year</u>	<u>HUD</u>	<u>Date</u>
	<u>Dec-2018</u>	<u>Jan-2019</u>		<u>HAP</u>	<u>Budget</u>	<u>Fees</u>
Housing Choice Voucher (HCV)					15,426,099	CY 2019
PBS8 Opt-Out Conversion Funding						
Paid Units (3625 Agency contracts)	3,050	3,043	-7			
Current Month Payment Amount	1,461,052	1,474,032	12,980	1,474,032	107,371	
Veterans Affairs Supportive Housing (VASH)						CY2019
Number Units Paid (321 Authorized)	259	277	18		9,044	
Payment Amount	137,590	140,994	3,404	140,994	9,044	
Moderate Rehabilitation (ModRehab)					2,012,728	CY2019
Number Contracts	18	18	0			
Paid Units (297 Authorized)	259	251	-8		8,181	
Payment Amount	144,246	138,838	-5,408	138,838	8,181	
Shelter Plus Care I (Individual) FY13 Grant Funds					195,344	8-1-17-7-31-18
Number Units Paid (28 Authorized)	4	0	-4		Grant Balance	
Payment Amount	2,088	0	-2,088	130,229	61,459	Grant ended 11/18
Shelter Plus Care II (Family)						
Number Units Paid (5 Authorized)	0	0	0		Grant Balance	
Payment Amount	0	0	0			Grant ended 11/18
Project-Based (PBS8)						Admin Earnings
Contracts	87	87	0		76,372	
Units Paid (4132 Authorized with 8bb)	3,620	3,614	-6			Contract Extension
Payment Amount	1,772,804	1,784,685	11,881			
Calendar Year Admin Earnings					76,372	
811 Project Rental Assistance Demo (FY)					1,900,000	157,000 Five Year
Rental Assistance Contracts (RAC)	4	4	0	Disbursed:	233,109	Balance: 1,666,891
Units (grant requires 82)	16	17	1			8 Units Kalispell
Payment Amount	10,135	10,131	-4			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:	7,192	7,185	-7
Budgeted Units:		8,317	
All Section 8 HAPs	3,517,779	3,538,548	20,769

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		

April						
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						
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						
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		

May						
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						
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

March						
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						
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						

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					

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 Meeting, Webinar 8:30 am
12 – Rotunda Day – Helena

March 2019

No Board Meeting
11-13 – NCSHA Legislative Conference – Washington DC

April 2019

4-5 – Board financial training (noon to noon) – Bozeman, Springhill Suites by Marriott

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 February 2019

Board Meetings

The next Board meeting will be held Monday, May 20, 2019 through Tuesday, May 21, 2019 in Helena at the Delta Marriott Hotel. The Board will hear Housing Credit Letter of Intent presentations on Monday and will decide which projects move forward to full application Tuesday morning.

Board Training

In state Board Member training: April 4-5 Board financial training – Bozeman, Springhill Suites by Marriott

The following are out of state Board Member training:

March 11-13, 2019	NCSHA Legislative Conference – Washington DC (Bob and Jeanette)
May 6-8, 2019	Mountain Plains Regional Summit – Utah (estimated) (no members)
October 19-22, 2019	NCSHA Annual Conference – Boston MA (Pat, Eric and Amber)

Staffing

Montana Housing is hiring a Mortgage Loan Compliance Program Specialist. Applications are due February 7.

Procurement

FINANCIAL ADVISOR

Two firms have submitted RFPs. Montana Housing staff selection committee evaluated both proposals, and has submitted a recommendation to engage CSG Advisors to the Board for their review and confirmation at the February Board meeting. Subject to Board approval, CSG Advisors will be a critical part of our April Board training.

HOMEOWNERSHIP CONSULTANT

In September 2018 we contracted with a consulting firm, on a limited basis, to complete an assessment of our single-family program's internal processes. The consultant's list of recommendations has proven beneficial in many respects. We are going through a full procurement cycle to expand this work. The final Request for Proposals was released for bids on February 1, and is scheduled to close February 26.

GSE SELLER/SERVICER APPROVAL WORK PLAN



The staff GSE work group is meeting bi-weekly and have identified an initial scope of work. We are planning on re-submitting to Fannie Mae by June 1, 2019 and concurrently becoming Freddie Mac approved.

Legislative Update

Housing Bill Status:

Bill Type - Number	LC Number	Primary Sponsor	Status	Status Date	Short Title
HB 16	LC0131	Dave Fern (D) HD 5	(H) Transmitted to Senate	02/06/2019	Establish affordable housing loan program
HB 376	LC1474	Ross H Fitzgerald (R) HD 17	(H) Rereferred to Committee -- (H) Business and Labor	02/06/2019	Repeal the real estate recovery account.
HB 422	LC0544	Edward Buttrey (R) HD 21	(H) Introduced	02/07/2019	Increase amount available for Montana veteran home loan program
SB 15	LC0132	Carlie Boland (D) SD 12	(S) Tabled in Committee* -- (S) Business, Labor, and Economic Affairs	01/17/2019	Allow certain state funds to be used for affordable housing infrastructure
SB 18	LC0130	Margaret (Margie) MacDonald (D) SD 26	(S) Hearing -- (S) Taxation	01/23/2019; 8:00 AM, Rm 405	Establish workforce housing tax credits
SR 15	LC3153	Steve Fitzpatrick (R) SD 10	(S) Scheduled for 2nd Reading	02/07/2019	Confirm Governor's appointees to business-related boards

Operations Dashboard February 2019

Bill Draft No. (LC No.)	Request Date	Requestor	Status	Status Date	Short Title
LC1220  	11/14/2018	Tom Jacobson (D) SD 11	(C) Draft Ready for Delivery	01/17/2019	Allow creation of district that uses TIF for workforce housing deficiency
LC2432	12/05/2018	Dave Fern (D) HD 5	(C) Draft On Hold	02/01/2019	Allocate lodging tax revenue to fund affordable housing
LC3018	01/02/2019	Nate McConnell (D) SD 48	(C) Draft On Hold	01/15/2019	Generally revise the board of housing laws
LC3218	01/22/2019	Zach Brown (D) HD 63	(C) Draft to Requester for Review	02/01/2019	Revise laws related to affordable housing tax exemptions
LC3259	02/05/2019	(S) Business, Labor, and Economic Affairs Standing Committee	(C) Draft in Input/Proofing	02/07/2019	Confirm Governor's appointee to the board of housing