



MONTANA
HOUSING

Meeting Location:	Virtual / Zoom
Date:	March 11, 2024
Time:	8:30 a.m.
Board Chair:	Bruce Posey
Remote Attendance:	Join our meetings remotely via Zoom and/or phone
Conference Call:	Dial: 1 646 558 8656 Meeting ID: 837 4210 7363 Password: 197770
Register for Webinar:	https://mt-gov.zoom.us/meeting/register/tZcqc-uprjwpHNdcVuHn7WtQoSf9MaQn4qIF
Board Offices:	Montana Housing 301 S Park Ave., Room 240, Helena MT 59601 Phone: 406.841.2840

AGENDA ITEMS

- ❖ Meeting Announcements
- ❖ Introductions
- ❖ Public Comments - Public comment is welcome on any public matter that is not on the agenda and that is within the jurisdiction of the agency.

Minutes

- ❖ Approve January Prior Board Meeting Minutes

Communications/Marketing Update (Commerce Deputy Director: Mandy Rambo)

- ❖ One Commerce Initiative

Finance Program (Manager: Vicki Bauer)

- ❖ Financial Update

Homeownership Program (Acting Manager: Charlie Brown)

- ❖ Participating Lender Approval – Evergreen
- ❖ Homeownership Update

Montana Housing works with community partners across the state, and together we ensure Montana families have access to safe and affordable homes.



MONTANA
HOUSING

Mortgage Servicing (Manager: Mary Palkovich)

- ❖ Servicing Update

Multifamily Program (Manager: Jason Hanson)

- ❖ Elmore Roberts Coal Trust Loan
- ❖ Twin Creek 9% Coal Trust Loan
- ❖ Multifamily Update

Operations / Executive Director (Joe DeFilippis / Cheryl Cohen)

- ❖ Operations Update
 - ARPA Housing Programs (ERA & HAF)
- ❖ Executive Director Update

Miscellaneous

Meeting Adjourns

*All agenda items are subject to Board action after public comment requirements are fulfilled.

*We make every effort to hold our meetings at fully accessible facilities. Any person needing reasonable accommodation must notify the Housing Division at 406.841.2840 or TDD 406.841.2702 before the scheduled meeting to allow for arrangements.

2024 Montana Board of Housing 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	29		

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						

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				

May						
Su	Mo	Tu	We	Th	Fr	Sa
			1	2	3	4
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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
						1
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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
	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

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					

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		

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

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				

Montana Housing works with community partners across the state, and together we ensure Montana families have access to safe and affordable homes.

January 2024

7-12: NCSHA HFA Institute, WA D.C. (MBOH staff)

8: Board Meeting via Zoom

February 2024

12: Board Meeting via Zoom

March 2024

4-6: NCSHA Legislative Conference, Hilton Washington D.C. (Executive Director; Board Members)

11: Board Meeting via Zoom

April 2024

8: Board Training, AC Hotel, Bozeman MT ((Potential Topic: Affirmatively Furthering Fair Housing / FHEA)

9: Board Meeting, AC Hotel, Bozeman MT

May 2024

5-7: Mountain Plains Regional Housing Summit, TBD CO (MBOH staff and Board Members welcome)

13: Board meeting Letter of Intent Presentations, Best Western Premier Great Northern, Helena, MT

14: Board meeting LOI decisions, Best Western Premier Great Northern, Helena, MT

20-22: Housing Partnership Conference, Missoula MT Holiday Inn (MBOH staff and Board Members welcome)

June 2024

10-13: NCSHA Housing Credit Connect – Atlanta GA (MBOH staff)

17: Board Meeting via Zoom

July 2024

8: Board Meeting via Zoom

August 2024

12: Board Meeting via Zoom

September 2024

9: Board Meeting via Zoom

28-1: NCSHA Annual Conference – Phoenix AZ (MBOH staff and Board Members welcome)

October 2024

20: Board Strategic Planning, Fairmont Hot Springs Resort, Butte, MT

21: Board Meeting Housing Credit Award Determinations / QAP, Fairmont Hot Springs Resort, Butte, MT

November 2024

4: Board Meeting via Zoom

December 2024

9: No Board Meeting (subject to change)



MONTANA HOUSING

Zoom
March 11, 2024

ROLL CALL OF BOARD MEMBERS:

Bruce Posey, Chair (Present)
Sheila Rice (Present)
John Grant (Present)
Amber Parish (Present)

Cari Yturri (Present)
Jeanette McKee (Absent)
Tonya Plummer (Absent)

STAFF:

Cheryl Cohen, Executive Director
Joe DeFilippis, Operations Manager
Megan Surginer, Office Manager
Jason Hanson, Multifamily Program
Mary Palkovich, Servicing Program
Vicki Bauer, Accounting Program
Julie Flynn, Housing Development

Kellie Guariglia, Multifamily Program
Bruce Brensdal, Multifamily Program
Brian Barnes, Multifamily Program
Charlie Brown, Homeownership Program
Janelle Egli, Housing Development
Nicole Newman, Housing Development
Mandy Rambo, Commerce Deputy Director

COUNSEL:

Greg Gould, Jackson Murdo & Grant

Nathan Bilyeu, Jackson Murdo & Grant

OTHERS:

Christiane Rudmann
Misty Dalke
Austin Richardson
Jackie Girard
Drew Page
Julia Hope
Tyson O'Connell

Mina Choo
John Wagner
Larry Phillips
Luther Hubbard
Alex Burkhalter
Seth O'Connell
Natascha Robinson

Tyler Currence
Amber Robbins

These written minutes, together with the audio recordings of this meeting and the Board Packet, constitute the official minutes of the referenced meeting of the Montana Board of Housing (MBOH). References in these written minutes to tapes (e.g., FILE 1 – 4:34) refer to the location in the audio recordings of the meeting where the discussion occurred, and the page numbers refer to the page in the Board Packet. The audio recordings and Board Packet of the MBOH meeting of this date are hereby incorporated by reference and made a part of these minutes.



MONTANA HOUSING

The referenced audio recordings and Board Packet are available on the MBOH website at [Meetings and Minutes](#).

CALL MEETING TO ORDER

00:00:00 Chair Bruce Posey called the Montana Board of Housing (MBOH) meeting to order at 8:30 a.m.

00:00:57 Introductions of Board members and attendees were made.

00:05:50 Chair Posey asked for public comment on items not listed on the agenda.

APPROVAL OF MINUTES

January 8, 2024 MBOH Board Meeting Minutes – page 5 of packet

00:06:20 Motion: Cari Yturri

Second: John Grant

The January 8, 2024 MBOH Board meeting minutes were approved unanimously.

COMMUNICATIONS/MARKETING UPDATE

One Commerce Initiative – verbal only

00:07:27 Presenter: Mandy Rambo

ACCOUNTING

Accounting Update – page 8 of packet

00:15:35 Presenter: Vicki Bauer

HOMEOWNERSHIP PROGRAM

Approval of Evergreen Home Loans – Lender – page 11 of packet

00:19:57 Presenter: Charlie Brown

Motion: Sheila Rice

Second: Cari Yturri

The motion to approve Evergreen Home Loans passed unanimously.

Homeownership Update – page 12 of packet

00:22:15 Presenter: Charlie Brown

MORTGAGE SERVICING PROGRAM

Servicing Update – page 14 of packet

00:24:36 Presenter: Mary Palkovich

MULTIFAMILY Program



MONTANA HOUSING

Approval of Elmore Roberts Community Partners - Coal Trust Multifamily Loan — page 15 of packet

00:28:06 Presenter: Jason Hanson
Motion: Sheila Rice
Second: Cari Yturri

The motion to approve Elmore Roberts Community Partners \$4,989,000 Coal Trust Multifamily Homes Loan in first lien position with a 30-year amortization, 30-year term and at a 4.0525% interest rate that will close on or after 3 months of stabilized occupancy, with the staff's discretion to change loan terms or funding pool if needed passed unanimously.

Approval of Twin Creek 9 Apartments - Coal Trust Multifamily Loan Approval— page 16 of packet

00:30:09 Presenters: Jason Hanson
Motion: John Grant
Second: Sheila Rice

The motion to approve \$1,115,346, (increased from \$474,940, previously approved) Coal Trust Multifamily Homes Loan in first lien position with a 30-year amortization, 30-year term and at a 3.8325% interest rate that will close on or after 3 months of stabilized occupancy, with the staff's discretion to change loan terms or funding pool if needed passed unanimously.

Multifamily Update – page 17 of packet

00:33:48 Presenter: Jason Hanson

OPERATIONS/ EXECUTIVE DIRECTOR

Operations/Executive Director Update – page 20 of packet

00:45:28 Presenters: Cheryl Cohen, Joe DeFilippis

MEETING ADJOURNMENT

01:01:28 Meeting was adjourned at 9:31 a.m.

Amber Parish, Secretary

Date

BOARD AGENDA ITEM

PROGRAM

Accounting and Finance Program

INVESTMENT DIVERSIFICATION

Diversification is an investment strategy that entails the purchase of a mixture of investments that reduces the exposure to investment risk. The Board portfolio is invested in historically low risk investments. FHLMC (Freddie Mac) and FNMA (Fannie Mae) are Government Sponsored Enterprises (GSE) that are currently under government conservatorship and some investors assume they are implicitly guaranteed by the federal government.

- As of January 31, 70.7% of MBOH funds were being held in money market earning 5.21%.
- 18.2% of investments were being held in U.S. Treasuries with rates from 0.27% to 6.48%.
 - The lower interest rates were purchased before 2023 market increases and will be maturing at the end of this fiscal year 2024.

WEIGHTED AVERAGE YIELD TREND

Weighted average is a calculation that considers the varying degrees of importance of the yields in an investment data set. MBOH uses the average yield for specific investment types and the par value of those same investment types to calculate the weighted average yield.

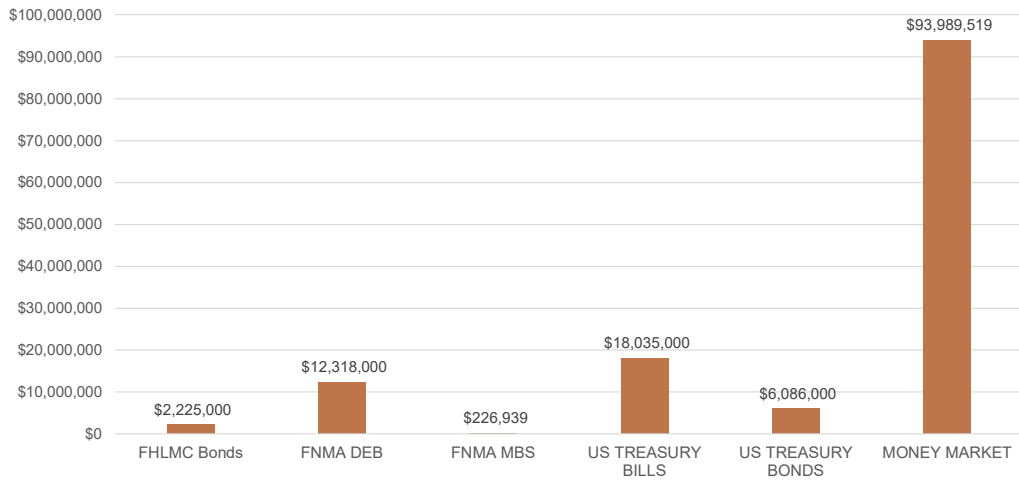
- The weighted average has improved year-to-year from 4.56% in February 2023 to 5.26% in January 2024.
- There was a month-to-month decrease from 5.32% to 5.26% from December 2023 to January 2024.

PORTFOLIO MATURITY

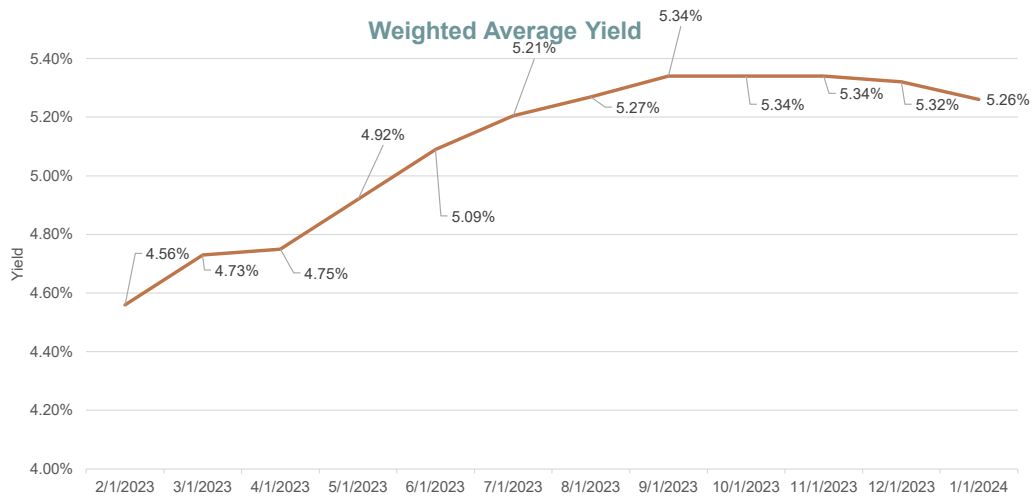
Indicates who holds the investment securities on behalf of MBOH, the type of security, the date of maturity and the PAR value, which is the face value of the security at the time of issuance.

- The FNMA (Fannie Mae) MBS (Mortgage-Backed Securities) are the longest-term maturities in our portfolio with yields at 4.45% and 4.96%.
- Two of the Treasury Bonds were purchased several years ago at a yield of 6.48%. These will be maturing in August 2025.
- The overall total of investments at the end of January 2024 was \$132.9 million with approximately \$94 million of that total in money market.

INVESTMENT DIVERSIFICATION



FNMA: Federal National Mortgage Association (Fannie)
 FHLMC: Federal Home Loan Mortgage Corporation (Freddie)



AVAILABILITY

<u>Available Now</u>	<u>< 1 year</u>	<u>1 to 5 years</u>	<u>6 to 10 years</u>	<u>> 11 years</u>	<u>Total</u>
\$ 93,989,519	\$ 19,325,000	\$ 17,114,000	\$ 2,225,000	\$ 226,939	\$ 132,880,458

Investment Maturity Schedule

<u>Maturity Date</u>	<u>Trustee</u>	<u>Type</u>	<u>Par Value</u>
8/1/38	Wilmington Trust	FNMA MBS	46,605.70
8/1/37	Wilmington Trust	FNMA MBS	31,592.85
3/1/37	Wilmington Trust	FNMA MBS	70,000.35
7/1/36	Wilmington Trust	FNMA MBS	14,368.23
5/1/36	Wilmington Trust	FNMA MBS	22,853.53
2/1/36	Wilmington Trust	FNMA MBS	41,518.20
7/15/32	Wilmington Trust	FHLMC BOND	2,225,000.00
11/26/27	Wilmington Trust	FNMA DEB	3,635,000.00
9/27/27	Wilmington Trust	FNMA DEB	4,070,000.00
4/30/26	Wilmington Trust	FNMA DEB	4,613,000.00
8/15/25	Wilmington Trust	T-NOTES & BONDS	4,796,000.00
6/15/24	Wilmington Trust	T-NOTES & BONDS	1,290,000.00
5/16/24	Wilmington Trust	T-BILLS	17,045,000.00
2/22/24	Wilmington Trust	T-BILLS	990,000.00
1/31/24	US Bank Corporate Tr	US BANK MONEY M	2,033,480.30
1/31/24	Wilmington Trust	WT GOLDMAN SACH	91,956,038.60
Total			132,880,457.76

BOARD AGENDA ITEM

PROGRAM

Homeownership Program

AGENDA ITEM

Lender Approval – Evergreen Home Loans.

BACKGROUND

Evergreen Moneysource Mortgage Company, DBA Evergreen Home Loans is based out of Bellevue, WA and has branch offices in Helena, Billings and Bozeman. They're interested in working with all Board Loan and MCC Programs along with the Veteran's Home Loan Program. Various loan officers experienced in originating Board Loans are employed by Evergreen. They offer all government backed loans including FNMA, Freddie Mac and GNMA and will sell servicing of our loans to Montana Board of Housing.

Evergreen Mortgage's application material, quality control plan and financials have been reviewed and approved by staff and they meet all requirements for becoming a Board of Housing Participating Lender.

Their full application and financial information are available for Board members to review upon request.

PROPOSAL

Staff requests for the Board to approve Evergreen Home Loans as a participating lender for Montana Board of Housing

HOMEOWNERSHIP PROGRAM DASHBOARD

February 29, 2024

RATES

	CURRENT	LAST MONTH	LAST YEAR
MBOH*	5.750	5.75	5.500
Market	6.65	6.27	6.469
10 yr treasury	4.25	4.08	3.920
30 yr Fannie Mae	6.54	5.99	6.208

*Current Setaside 5.50, DPA 6.00

LOAN RESERVATIONS

	Jan/Feb NUMBER	Jan/Feb AMOUNT	TOTAL NUMBER	TOTAL AMOUNT	ORIGINAL AMOUNT	BALANCE
REGULAR PROGRAM						
Series 2023C (since 10.19.23)	51	14,567,020	114	30,518,407	41,136,247	10,617,840
Series 2023C DPA (since 10.19.23)	18	211,783	38	404,443	1,000,000	595,557
80% Combined (20+)			8	1,457,854	Since July 2023	reg bond funds
SET-ASIDE PROGRAMS						
MBOH Plus	4	40,303	43	439,109	Since July 2023	1,299,733
Set-aside Pool					Since July 2023	Pre-Ullman funds
<i>NeighborWorks</i>	5	1,254,541	13	3,059,443		
<i>CAP NWMT CLT</i>			2	280,652		
<i>Missoula HRDC XI</i>						
<i>Bozeman HRDC IX</i>						
<i>HomeStart</i>	2	291,308	5	891,940		
<i>HUD 184</i>						
<i>MT Street CLT</i>			1	135,972		
<i>Sparrow Group</i>						
<i>City of Billings</i>			3	622,352		
Foreclosure Prevent					50,000	50,000
Disabled Accessible					Ongoing	862,950
Lot Refi					2,000,000	726,440
FY24 Habitat	3	514,956	12	1,911,014	3,751,000	1,839,986
OTHER PROGRAMS						
Veterans (Orig)	3	1,040,010	443	89,714,311	Revolving	63,300
912 Mrtg Cr Cert (MCC)	4	1,205,987	28	7,611,781.00	62,500,000	54,888,219

LOAN PURCHASES BY LENDER

	Dec-23		2023 YTD		2022	
	1st	DPA	1st	DPA	1st	DPA
BANK OF COMMERCE 086			1	1		
1ST SECURITY BK MISSOULA 133	3		10	2	2	1
VALLEY BANK RONAN 159			2		3	
YELLOWSTONE BANK 161	2	2	2	2		
FIRST MONTANA BANK 172	1		3	2		
BRAVARA BANK 186			4	1	2	1
STOCKMAN BANK OF MT MILES 524	9	2	60	29	51	25
FIRST INTERSTATE BANK-WY 601	1		5	1	11	1
US BANK 617			2			
OPPORTUNITY BANK 700	15	2	109	44	86	44
FIRST FEDERAL BANK & TRUST 731			1		1	1
GLACIER BANK KALISPELL 735	5		16		17	
WESTERN SECURITY BANK 785	1	1	5	4	11	3
MANN MORTGAGE 835	10	5	70	40	80	43
GUILD MORTGAGE COMPANY 842	2	2	23	23	16	13
UNIVERSAL 843	1		20	13	16	11
FAIRWAY INDEPENDENT MRTG 847	4		28	20	24	21
CORNERSTONE HOME LENDING 850			9	8	8	6
PRIME LENDING 851			8	5	2	1
BAY EQUITY LLC 853			4		7	1
LENDUS LLC 854					5	1
PARAMOUNT RES MTG GRP 855			3	3	2	1
CHERRY CREEK MORTGAGE 856					1	
AM CAP 858	1	1	3	2		
HOMESTAR FINANCIAL 861			1	1	1	1
HOMETOWN LENDERS 862					2	1
CROSSCOUNTRY MORTGAGE 863	5	1	22	7	5	4
GUARANTEED RATE 864	4	2	19	7		
FIRST COLONY MORTGAGE 865	1	1	8	8		
WINTRUST MORTGAGE 867			2	2		
CHURCHILL MORTGAGE 869	3	1	5	2		
CLEARWATER FEDERAL C U 901			1		2	
ROCKY MT CREDIT UNION 902			0			
INTREPID CREDIT UNION 903			10			
Grand Count	68	20	456	227	355	180

PORTFOLIO CHANGES

	December		2023 YTD		Dec-22
	# loans	Princ Bal	# loans	Princ Bal	
November Balance	5,333	543,168,789.87	5,052	480,053,770.57	
December Purchases (1st)	68	16,671,438.54	456	117,031,684.22	
December Purchases (2nd)	20	211,912.00	227	2,416,130.60	
December Amortization		(1,379,135.34)		(16,537,497.14)	
December Payoffs (1st)	(21)	(1,648,424.94)	(262)	(24,712,251.59)	
December Payoffs (2nd)	(2)	(11,900.00)	(62)	(340,527.69)	
December Foreclosures	(1)	(16,909.63)	(14)	(915,538.47)	
December Balance	5,397	556,995,770.50	5,397	556,995,770.50	Dec-23

DECEMBER PORTFOLIO SUMMARY

	# of loans	\$ of loans	% of #	% of \$	
FHA	2,787	366,585,687	51.6%	65.8%	
RD	855	89,765,139	15.8%	16.1%	
VA	362	60,242,131	6.7%	10.8%	
HUD184	36	2,373,747	0.7%	0.4%	
PMI	32	2,184,828	0.6%	0.4%	
Uninsured 1st	239	27,806,525	4.4%	5.0%	
Uninsured 2nd	1,086	8,037,714	20.1%	1.4%	
	5,397	\$ 556,995,771			
November 2022 Portfolio Balance	5,052	\$ 480,063,771	6.83%	16.03%	percent of Incr/Decr

Servicer	# of loans	\$ of loans	% of #	% of \$
MBOH	5,321	\$ 551,023,703	99%	99%
First Security Bozeman	3	\$ 73,780	0%	0%
First Boulder Valley Bank	1	\$ 42,641	0%	0%
Valley Bank Ronan	40	\$ 4,014,095	1%	1%
Manhattan Bank	1	\$ 79,578	0%	0%
Pioneer Federal Savings	19	\$ 690,654	0%	0%
Guild Mortgage	12	\$ 1,071,320	0%	0%
	5,397	556,995,771		

Weighted Average Interest Rate 4.198%

	# of loans	\$ of loans		
0 - 2.99%	1056	\$ 92,349,486	<u>rates up to 4%</u>	
3 - 3.99%	1500	\$ 179,352,531		2556 \$ 271,702,017
4 - 4.99%	798	\$ 85,852,750	<u>rates 4% and above</u>	
5 - 5.99%	1477	\$ 156,501,635		
6 - 6.99%	528	\$ 42,133,392		2841 \$ 285,293,754
7 - 7.99%	38	\$ 805,977		

RAM PROGRAM DECEMBER ACTIVITY

Loan Requests	Loans Outstanding	Life of Program	Avail Balance
0	44	236	4,469,760.67

DELINQUENCY AND FORECLOSURE RATES

	MONTANA BOARD OF HOUSING			MORTGAGE BANKERS ASSOC. 12/2023			(most recent available)
	Dec-23	Nov-23	Dec-22	Montana	Region	Nation	
30 Days	1.83	1.54	1.56	1.49	1.78	2.23	
60 Days	0.94	0.69	0.85	0.38	0.55	0.71	
90 Days	<u>1.89</u>	<u>1.74</u>	<u>2.47</u>	<u>0.61</u>	<u>0.76</u>	<u>1.05</u>	
Total Delinquencies	4.66	3.97	4.88	2.48	3.09	3.99	
In Foreclosure	0.19	0.19	0.46	0.28	0.24	0.47	

Mortgage Servicing Program Dashboard

Effective 02/29/24

2024 Monthly Servicing Report

MONTH	Last Year	Last Month	This Month
	Feb-23	Jan-24	Feb-24
PORTFOLIO TOTAL LOANS	5462	6015	6030
MBOH	5011	5416	5409
BOI	305	302	298
MULTI FAMILY	16	17	19
HAF-Homeownership Assistance Fund	130	280	304
PRINCIPAL (all loans)	\$544,729,504.57	\$637,507,083.93	\$649,038,528.93
ESCROW (all loans)	\$5,665,712.81	\$5,105,272.51	\$5,983,181.11
LOSS DRAFT (all loans)	\$759,248.15	\$739,738.47	\$733,350.55
LOANS DELINQUENT (60+ days)	288	290	275
ACTUAL FORECLOSURE SALES IN MONTH	0	0	2
FORECLOSURES TOTAL CALENDAR YEAR	3	11	2
DELINQUENT CONTACTS TO MAKE	672	771	792
LATE FEES - NUMBER OF LOANS	811	1001	928
LATE FEES - TOTAL AMOUNT REVENUE	\$22,276.59	\$29,893.62	\$28,091.74
PAYOFFS	24	23	32
NEW LOANS	38	75	49

HUD's National Servicing Center TRSII SFDMS Reporting

FY 2023 Final Score 93.97% - Grade A

LOSS MITIGATION	Feb-23	Jan-24	Feb-24
ACTIVE FINANCIALPACKETS	0	0	0
REPAYMENT/SPECIAL FORBEARANCE	0	0	0
COVID19 FORMAL FORBEARANCE (NOV)	100	0	0
HAMPS, PARTIAL CLAIMS & MODS PNDG	8	16	21
CHAPTER 13 BANKRUPTCIES	10	8	11
PRESERVATION PROPERTIES	8	11	12
REAL ESTATE OWNED PROPERTIES	2	1	1
SHORT SALE	0	0	0
DEED IN LIEU	0	0	0

BOARD AGENDA ITEM

PROGRAM

Multifamily Program

AGENDA ITEM

Elmore Roberts, Great Falls

MT Coal Trust Multifamily Homes Loan Program approval

BACKGROUND

Elmore Roberts is an acquisition rehab development located in Great Falls. This project received an allocation of 2024 Tax Credits in October 2023. The Project will consist of 60 affordable units, 29 1-bedroom, 30 2-bedroom, 1 manager unit.

Site amenities include community room, computer(s) for tenant use, onsite manager, play area, hotspot/Wi-Fi.

Proposal:

Borrower:	Elmore Roberts Community Partners, LP
Program:	Coal Trust Multifamily Homes Loan Program
Type:	Permanent Amortizing
Amount:	\$4,989,000
Term:	30 years
Amortization Period:	30 years
Rate:	4.0525% based on February 2024 application
Security:	1 ST lien position non-recourse
Property Taxes:	Yes, will be subject to property taxes.
Loan Fees:	1% of Loan amount paid at closing.
Escrows:	Will be held with Montana Housing
Underwriting Assumptions:	As outlined in Housing Credit Qualified Allocation Plan
Closing and Stabilization Conditions:	
	On or after 3 months of stabilized occupancy.

STAFF RECOMMENDATION (if any)

Staff supports proposal noted above.

MOTION OPTION(S)

1. Move to approve \$4,989,000 Coal Trust Multifamily Homes Loan in first lien position with a 30-year amortization, 30-year term and at a 4.0525% interest rate that will close on or after 3 months of stabilized occupancy, with the staff's discretion to change loan terms or funding pool if needed.
2. No motion, proposal fails.

BOARD AGENDA ITEM

PROGRAM

Multifamily Program

AGENDA ITEM

Twin Creek 9% Apartments, Helena

MT Coal Trust Multifamily Homes Loan Program approval

BACKGROUND

Twin Creek Apartments is a new construction development located in Helena. The project will consist of 20 affordable units, all 20 1-bedroom.

Unit amenities include air conditioning, carport/garage, dishwasher, microwave, patio/balcony, washer/dryer hookups and in unit; site amenities include library, on-site manager, outdoor community area, and play area.

Proposal:

Borrower:	Twin Creek 9 Housing Association LLLP
Program:	Coal Trust Multifamily Homes Loan Program
Type:	Permanent Amortizing
Amount:	\$1,115,346
Term:	30 years
Amortization Period:	30 years
Rate:	3.8325% based on August 2023 application
Security:	1 ST lien position non-recourse
Property Taxes:	Yes, will be subject to property taxes.
Loan Fees:	1% of Loan amount paid at closing.
Escrows:	Will be held with Montana Housing
Underwriting Assumptions:	As outlined in Housing Credit Qualified Allocation Plan
Closing and Stabilization Conditions:	On or after 3 months of stabilized occupancy.

STAFF RECOMMENDATION (if any)

Staff supports proposal noted above.

MOTION OPTION(S)

1. Move to approve \$1,115,346, (increased from \$474,940, previously approved) Coal Trust Multifamily Homes Loan in first lien position with a 30-year amortization, 30-year term and at a 3.8325% interest rate that will close on or after 3 months of stabilized occupancy, with the staff's discretion to change loan terms or funding pool if needed.
2. No motion, proposal fails.

Multi Family Program Dashboard

March 11, 2024

Coal Trust Multifamily Homes Program, Multifamily Loan Program and Montana Fund Loan Programs

Housing

Available After Commitments

CTMH	\$8,634,523	From \$65M Authorized (including loan P&I payments)
MFLP	\$100,678	
HMF - AHRLF	\$159,473	

Projects Underway

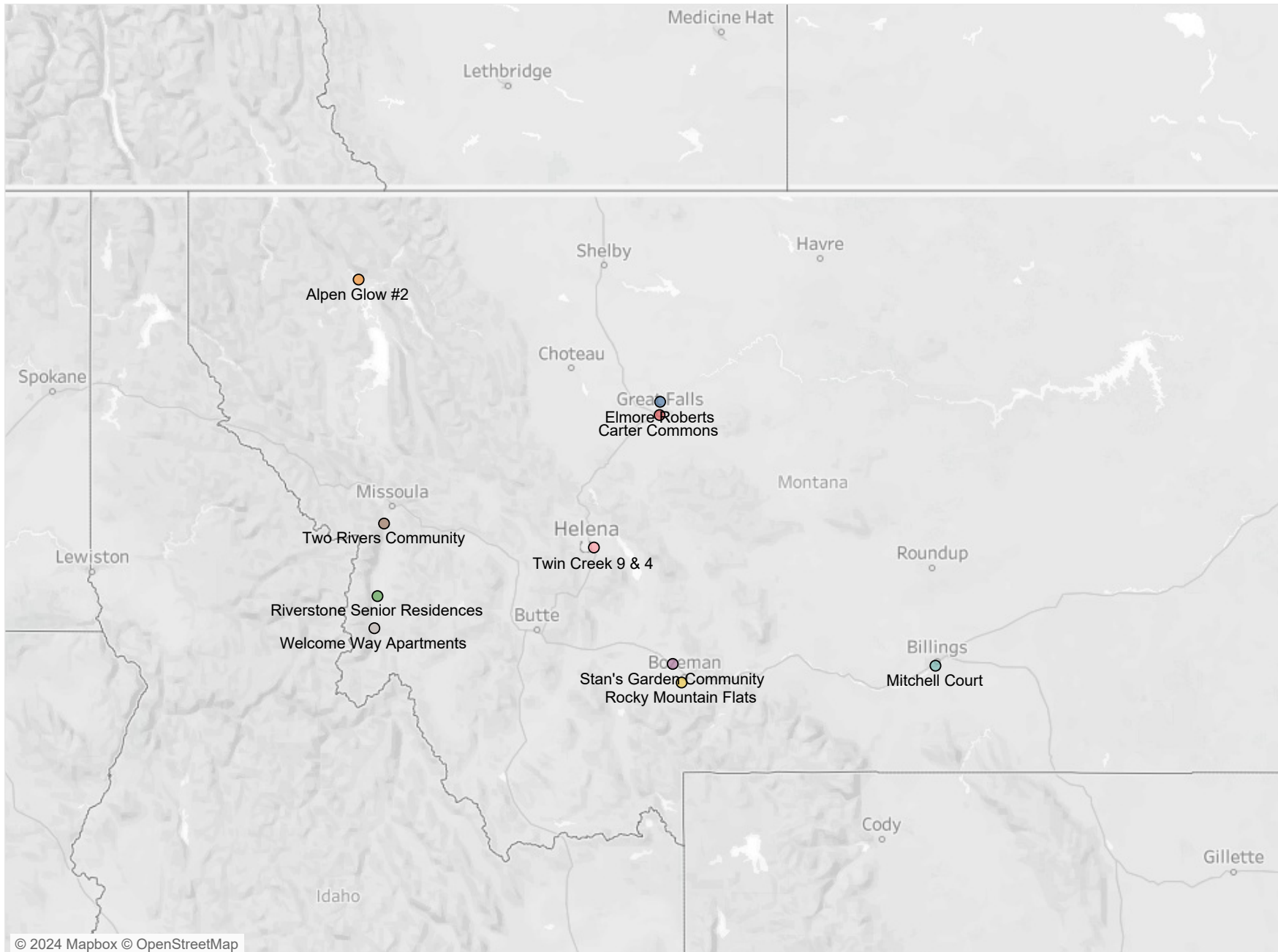
Dollar Amount	Program/Project	City/Units	Year Awarded	Recipient	Status*
7,500,000	CT/Forest Acres Trailer Park	Whitefish/100	2023	General One Construction	Rescinded
5,460,833	CT/Two Rivers	Lolo/59	2023	Two Rives Community, Inc.	Closed
5,356,765	CT/Stan's Garden Community	Belgrade/39	2023	NeighborWorks	Closed
8,550,000	CT/Rocky Mountain Flats	Bozeman/300	TBD	Blueline Development, Inc.	Under review
3,189,229	CT/Alpenglow II	Whitefish/18	TBD	Housing Whitefish	Under review
30,460,886	9%/CT/4%Twin Creek	Helena/72	2024	United Housing Partners	Awarded in 2023
8,050,000	95%/CT/Riverstone Senior	Hamilton/23	2024	Housing Solutions	Awarded in 2023
6,500,000	9%/CT/Elmore Roberts	Great Falls/60	2024	Community Preservation Partners	Awarded in 2023
13,197,880	9%/4%/7th & Aspen	Bozeman/46	2024	Boundry Dev & HRDC	Awarded in 2023
8,200,000	9%/CTMitchell Court	Billings/32	2024	GL Development	Awarded in 2023
2,090,000	CT/Welcome Way Apartments	Darby/24	2023	Summit Housing Group	Closed
10,963,840	4%/The Manor	Hamilton/60	TBD	Sapphire Lutheran Homes	Approved January
18,341,480	4%/Parkview Village	Great Falls/84	2023	Vitus Development, LLC	Approved August
11,993,710	4%Baxter	Bozeman/50	2023	Devco Preservation	Approved in September
82,575,000	4%North 3rd Apartments	Bozeman/216	2023	Devco Preservation	Approved in July
58,551,220	4%/HMF/Lumberyard	Bozeman/155	2023	Rueter Walton Development	Approved in July
7,414,040	4%/Big Fork Senior	Big Fork/24	2023	Bigfork Senior Housing	Approved in May
14,342,680	4%/Union Place	Missoula/63	2023	Union Place Apartments LLC	Closed July 2023
23,985,160	4%/Sunshine Village	Great Falls/92	2023	Community Preservation Partners	Closed June 2023
24,103,280	4%/South Forty	Billings/101	2023	Lincoln Avenue Capital	Closed May 2023
6,435,000	9%/ANHA LIHTC #2	Crow Agency/23	2023	Apsaalook Nation HA	Awarded in 2022
6,500,000	9%/MF/Cabinet Affordable	Libby/24	2023	Cabinet Affordable Housing	Awarded in 2022
8,200,000	9%/CT/Carter Commons	Great Falls/25	2023	Carter Commons, LLLP	Awarded in 2022
41,961,750	9%/4%/Creek Side Apartments	Missoula/161	2023	Homeward	Awarded in 2022
7,700,000	9%/MF/Meadowlark Senior	Butte/26	2023	Group	Awarded in 2022
7,991,250	9%/MF/Riverview Apts	Big Sky/25	2022	Blueline	Under Construction
6,100,000	9%/Baatz Block Apts	Great Falls/25	2022	Homeward	Credit Refresh
6,200,000	9%/Tapestry Apts	Billings/26	2022	CLDI	Under Construction
20,503,498	9%/4%/Junegrass 4/9	Kalispell/138	2022	GMD/Homeward	Under Construction
5,812,010	9%/ARPA/Laurel Depot	Laurel/19	2021	GL/North Fork Dev.	Under Construction
8,435,000	9%/ARPA/MRM Unified Campus	Billings/29	2021	MT Rescue Mission	Under Construction
8,435,000	9%/ARPA/Jackson Court	Billings/38	2021	GL Development	Under Construction
8,015,483	9%/ARPA/AHNA LIHTC 1	Crow Agency/43	2021	Apsaalooke Nation HA	Closed September 2022
6,435,000	9%/MF/Creekside Commons	Kalispell/36	2021	Housing Solutions	Under Construction
3,320,000	9%/Crowley Flats	Lewistown/16	2021	Homeward	Under Construction
5,555,150	4%/ARPA/Spruce Grove	Laurel/Bridger/62	2022	GL Development	Under Construction
6,649,597	4%/ARPA/Highland Manor	Havre/32	2021	Echo Enterprise	Closed October 2023
5,751,770	4%Castlebar	Bozeman/72	2021	Devco Preservation	Under Construction

	CTMH Projects	Loan Amount	Status
HB 16 \$15,000,000	Belt - Golden Valley Homes	\$803,060	Approved February 2020; Closed
	Cascade - Quiet Day Manor	\$872,500	Approved February 2020; Closed
	Livingstone - Livingston Cottages	\$900,000	Approved February 2020; Closed
	Havre - Highland Manor	\$1,932,000	Approved February 2020
	Helena - Firetower	\$2,674,631	Approved April 2020; Closed
	Joliet / Laurel - Spruce Grove	\$5,173,486	Approved April 2020; Closed
	Havre - Oakwood Village	\$2,100,000	Approved April 2020; Closed
HB 819 \$50,000,000	Great Falls - Carter Commons	\$1,700,000	Approved September 2023
	Helena - Twin Creek 9%	\$1,115,346	Approved October 2023
	Hamilton - Riverstone Senior	\$1,550,000	Approved October 2023
	Billings - Mitchell Court	\$1,700,000	Approved October 2023
	Darby - Welcome Way	\$2,090,000	Closed November 2023
	Lolo - Two Rivers	\$5,460,833	Closed February 2024
	Belgrade - Stan's Garden	\$5,356,765	Closed January 2024
	Helena - Twin Creek 4%	\$7,686,748	Approved January 2024
	Elmore Roberts	\$4,989,000	Up for Approval
	Rocky Mountain Flats	\$8,550,000	In Underwriting
	Whitefish - Alpenglow 2	\$2,500,000	In Underwriting
Total		\$57,154,369	

Events and Deadlines

9% LOI Deadline	4/8/2024
Letter of Intent Presentations	5/13/2024

Coal Trust Projects



BOARD AGENDA ITEM

PROGRAM

Operations/Executive Director

BOARD MEETINGS

The next Board meeting/training will be held April 8-9, 2024 at the AC Hotel Bozeman Downtown. Board members, staff, and partners have already been provided rooms under our room block. If other stakeholders are interested in attending in-person, they will need to contact the hotel to see if they have any rooms under our room block still available (block was held through March 8).

BOARD TRAINING & CONFERENCE OPPORTUNITIES

The following topics will be included during the April 8, 2024 Board training session:

- Ex Parte Communications
- Boardmanship Basics / Board Member Governance
- Making Sense of HFA Audited Financial Statements
- Fair Housing / Affirmatively Furthering Fair Housing
- Other topics TBD

The Montana Housing Partnership Conference will be held May 20-22, 2024 in Missoula. We strongly encourage Board members to attend. Please connect with Stacey Waites at Stacey.Waites@mt.gov if you would like her support to register for the conference. Early bird registration is now open.

This year's agenda is packed with great content, activities and networking opportunities. Highlights about the upcoming conference:

- Keynote Speaker, Shane Phillips, author of "The Affordable City"
- Keynote Speaker, Dr. Sam Tsemberis, founder of Pathways Housing NYC and the "Housing First" model
- Four plenary sessions + 12 breakout sessions
- Off-site tours, onsite workshops and outdoor activities
- Two networking receptions
- Booths to learn more about conference sponsors
- Whova app for venue layout, agenda, sponsor information, networking and documents
- A variety of games and prizes

CONTRACTS / PROCUREMENT

- Housing & Development Software (HDS) is due for renewal in May 2024. The Information Technology Procurement Request (ITPR) has been requested from the State Information Technology Services Division (SITSD). An ITPR is required prior to entering into or renewing information systems/software contracts.
- Limited Solicitation for a Certified Public Accountant firm to prepare MBOH financial statements is under way. Three CPA entities have been contacted to respond to the solicitation: Pinion (fka Anderson Zurmuehlen), WipFli, and Eide Bailly.

BOARD AGENDA ITEM

PERSONNEL UPDATE

Montana Housing is actively recruiting for:

- Homeownership Program Manager
- Multifamily Program Specialist
- Special Populations Program Supervisor (Rental Assistance Bureau)

Staffing Updates:

- Rob Smith joined the Rental Assistance Bureau as a Housing Choice Voucher Contract Manager. Rob previously worked with one of our Field Agency partners (Opportunities Inc.).
- Zentra Adams joined the Mortgage Servicing team as a Loan and Bond Specialist. Zentra is a licensed real estate broker in Helena with eight years' experience in the real estate industry.
- Vicki Bauer accepted the Accounting and Finance Manager position on a permanent basis.
- Taylor McMillin accepted a promotion from a Contract Manager position to the Housing Choice Voucher Program Supervisor with the Rental Assistance Bureau.
- Joy Langstaff accepted a promotion from a Program Specialist position to the Project-Based Section 8 (PBS8) Program Supervisor with the Rental Assistance Bureau.
- Stephanie Crider-Pridemore departed the Rental Assistance Bureau for a promotional opportunity as Operations Manager with the Community MT Division.

EMERGENCY RENTAL ASSISTANCE UPDATE

- As of March 1, 2024, almost \$136.9 million in rent and utility assistance has been awarded. We are continuing to recoup some MERA funds for various situations (i.e., if renter moved apartments before completing the three months forward rent assistance has ended).
- Over \$48.5 million in potentially fraudulent applicants (2,787 applications) have been flagged, isolated, and denied.
- We received approval from the Governor's office to move forward with Treasury's Emergency Rental Assistance Program FAQ #46, will allows for the following "Eligible Uses of ERA2 Funds":

"Affordable rental housing purposes" are expenses for:

- the construction, rehabilitation, or preservation of affordable rental housing projects serving very low-income families; and
- the operation of affordable rental housing projects serving very low-income families that were constructed, rehabilitated, or preserved using ERA2 funds.

We have been working to identify and outreach projects in our pipeline and held a webinar about this opportunity for interested applicants on February 1, 2024. Applications for these ERA2 funds are due March 8th. There is approximately \$5 million dollars available.

BOARD AGENDA ITEM

HOMEOWNER ASSISTANCE FUND UPDATE

- As of March 1, 2024, there have been 1,284 applications submitted to the statewide program and HAF staff have approved and paid over \$4 million in total through all statewide program areas.
- HAF Home Repair program is receiving steady monthly applications and is progressing towards the next step of waiting for bids to be submitted. As of March 1, 2024, 122 home repair applications have been submitted.

COMMUNITY HOUSING UPDATE

- The HUD Continuing Resolution was extended and now expires March 8, 2024. We will not hear about our federal fiscal year 2024 allocation numbers for the HOME, HTF or CDBG programs until sometime after a federal budget is approved.
- A government shut down will not impact our ability to disburse funds to existing projects. However, it likely will impact when HUD will be able to approve our 2024 Annual Action Plan.
- We will hold an April 3, 2024 webinar to kick off our 2024 Annual Action Plan process. There will be a GovDelivery notice going out about this soon.
- A Housing Coordinating Team (HCT) is scheduled for March 14, 2024. The agenda will include an opportunity to hear about affordable housing updates from around the state as well as an overview on HUD's implementation of the Build America, Buy America Act requirements. Board members and interested stakeholders are welcome and encouraged to join HCT meetings. Register via zoom [here](#).
- Emergency Shelter Facility Grant (ESFG) awards were announced February 12, 2024. Ten projects in seven counties received \$5 million. Staff are scheduling startup calls now to get funds under contract and disbursed as quickly as possible. Projects awarded include a mix of rehabilitation to improve accessibility and safety, as well as expanding existing shelter spaces to meet increased needs and to acquire land or buildings to construct new shelter space.
- There are a handful of HOME and HTF projects wrapping up and others working through start up processes. We will have limited funds (~\$1 million in HOME and ~\$2 million in HTF) to award this fall, assuming our allocations remain similar to the last five years.
- Round one of HOME-ARP awards are going under contract, while a second application deadline is set for April 30, 2024. There is just over \$3 million left to award. The HOME-ARP program has a long deadline to expend all funds: September 2030.
- CDBG-CV projects are underway with about half of the funds expended. We expect the majority of funds to be disbursed by end of this construction season, with a few projects spilling into next calendar year. The CDBG-CV program's expenditure deadline is July 2027.
- CDBG single-family and multi-family projects continue. We have awarded all available CDBG funds for housing. If our 2024 CDBG allocation for housing use remains similar to last few years, we expect to award those available funds this fall.

BOARD AGENDA ITEM

- We currently anticipate a September 15, 2024 application deadline for HOME, HTF and CDBG-Housing.
- A public feedback session for the state's next 5-year Consolidated Plan and its Affirmatively Furthering Fair Housing Equity Plan/Analysis of Impediments will be held from 8:00 – 9:00 am on Tuesday, May 21 at the Montana Housing Partnership Conference.

EXECUTIVE DIRECTOR UPDATE

- Governor's Housing Task Force. The next Task Force meeting is Friday, March 8, 2024 from 12:00 – 2:00 pm, via Teams/Zoom or in-person at the DEQ Metcalf Building, Room 111 at 1520 E 6th Ave in Helena.
 - The Task Force has broken into two study groups, one focused on assessing housing Successes from the 2023 legislative session and another focusing on continued housing development Challenges. If any developers or attendees at today's Board meeting have feedback on successes or challenges to share – specifically at the project level - please contact Cheryl Cohen at cheryl.cohen@mt.gov.
 - Several members of the Governor's Housing Task Force also attended the YIMBYLand conference in Austin, TX last month. Governor Gianforte also addressed conference attendees virtually, highlighting the successes of the Housing Task Force.
- On March 13, 2024, Cheryl will present at Interim Budget Committee Section 8. The agenda is posted here: <https://leg.mt.gov/content/Publications/fiscal/2025-Biennium/Section-A/Interim/Agenda-IBC-A-March-2024.pdf>. This presentation will focus on rental assistance programs and voucher utilization.
- On March 20, 2024, Cheryl will present at the Local Government Interim Committee. This presentation will include an update on our federal rental assistance programs, and will touch on some challenges and policy considerations previously shared at the Housing Task Force Challenges Study Group Meeting. The meeting agenda hasn't been posted yet, but details will be made available at <https://leg.mt.gov/committees/interim/lgic/meeting-info/>.
- MBOH Performance Audit: Cheryl Cohen and Bruce Posey met with the LAD Performance Auditors and Commerce Leadership on February 22, 2024 to discuss preliminary audit findings. We anticipate receiving the official draft of the audit findings in April and we will have a couple weeks to draft our formal response. The MBOH Performance Audit is anticipated to be on the Legislative Audit Committee agenda for June 25-26, 2024.

