



OVERVIEW: BOARD OF HOUSING

The Board of Housing, created under 2-15-1814, MCA, and allocated to the Department of Commerce for administrative purposes, has evolved over time and now serves as an advisory council to the Housing Division in the Department of Commerce. Both the Housing Division and the Board of Housing operate using proprietary funding, which means that they operate as a business. The Housing Division handles Section 8 housing. A separate division within the Department of Commerce, the Community Development Division, also handles housing programs affiliated with the U.S. Department of Housing and Urban Development (HOME, the Community Development Block Grants, and HTF).

Duties/Responsibilities

Under statute, the Board of Housing is responsible for:

- allocating low-income housing tax credits under 26 U.S.C. 42 and 15-6-221, MCA;
- overseeing programs that use portions of the permanent coal tax trust fund for veteran mortgage home loans under Title 90, chapter 6, part 6, and for basic housing needs, as specified under 90-6-137, MCA, for low-income and moderate income Montanans under [HB 16](#) (2019);
- operating a reverse annuity mortgage loan program for elderly homeowners under Title 90, chapter 6, part 5; and
- providing policy direction for multi-family and homeownership programs.

BOH Members	Term Expires
Patrick Melby, Helena, chair	1/1/2021
Jeanette McKee, Hamilton, vice chair	1/1/2023
Sheila Rice, Great Falls, secretary	1/1/2023
Robert Gauthier, Ronan	1/1/2023
John McClusky, Billings	1/1/2021
Amber Parish, Billings	1/1/2021
Eric Schindler, Helena	1/1/2021

Board Members

In appointing the seven-member board, the governor is to look at appointees with expertise in housing, economics, or finance. Members affiliated with a lending institution that may participate in board programs are specifically exempted from state conflict of interest statutes. One of the members is to be an attorney because the board is designated as a quasi-judicial board under 2-15-124, MCA.

Staffing

The department assigns staff and provides services, assessing the board for “reasonable costs.” For this biennium, staff numbered 34.5 full-time equivalent positions. The Housing Division had another 21.83 FTE positions for a total of 56.33 FTE for housing at the Department of Commerce.

Funding FY20-21	Expenses	FY 2020	FY 2021
\$10,453,556	Personal Services	\$2,574,087	\$2,618,389
	Operating Expenses	\$2,660,394	\$2,600,686
Outstanding Mortgage Loans 3/2020			
		Single-Family 3/2020	Multi-Family - 3/2020
	<i>Delinquent (60+days) - 170</i>	5,318	14
	<i>Foreclosures calendar total - 4</i>		
https://housing.mt.gov/Portals/218/Shared/docs/MBOH/Packets/2020/2020AprMBOHBoardPacket.pdf?ver=2020-04-03-153007-073			

Funding

Two Board of Housing programs use the permanent coal tax trust fund: the veterans home mortgage loan program and the new low-income and moderate income housing program. Both operate as a revolving loan fund, so that the principal is paid back. According to the language of HB 16, the interest also is to be paid back for the low-income and moderate income program, except for operating expenses. However, a portion of the interest is expected to stay in the program to allow the program to continue into the future.

Legislative Audits

Financial Compliance Audit, December 2019, [19-07A](#), included no recommendations and recognized implementation of a past audit's recommendation.

Possible Topics of Interest

In the past, there have been concerns that Native Americans who live on trust lands are unable to access the benefits of the Veteran Home Mortgage Program. This relates to difficulties in collateral.

Similarly, the Veteran Home Mortgage Program is subject to repayment funds being sufficient before new loans may be made. Should there be legislative guidance setting priorities related to veteran status (for example, disabled veterans) or location?

Another issue (as may be seen in the table below) is that certain counties where demand for housing is truly high receive the most money but some counties benefit not at all. Since 2015 Carter, Daniels, Garfield, and Judith Basin Counties, for example, have received no housing funds under Montana programs. Is there a way to compensate communities where there is less demand in a way that might help them share in growth?

	Board of Housing Loans	Veteran Home Mortgages	County with Largest Loans
2015	\$71,477,360	\$6,319,406	Gallatin - \$17,844,835
2016	\$61,624,590	\$6,210,197	Yellowstone - \$12,468,717
2017	\$98,827,943	\$5,116,918	Flathead - \$26,542,876
2018	\$148,491,332	\$3,902,535	Flathead - \$33,896,592
2019	\$72,783,564	\$10,566,577	Yellowstone - \$19,530,408

See next pages for county listings of Board of Housing loans and Veteran Home Mortgages. Funding cycles are twice a year. An amount listed shows whether there was receipt in one (1) cycle or two (2) cycles.

For June 2020

Economic Affairs Interim Committee

County/Joint Gov. Area	Board of Housing Loans	Veteran Home Mortgages	County or Joint Gov. Area	Board of Housing Loans	Veteran Home Mortgages
Anaconda-Deer Lodge	2015 - \$837,096 (2) 2016 - \$884,130 (2) 2017 - \$509,142 (1) 2018 - \$1,173,407 (2) 2019 - \$521,228 (2)	2017- \$235,000 (1) 2019 - \$133,050 (1)	Garfield		
Beaverhead	2015 - \$453,038 (1) 2016 - \$262,375 (1) 2017 - \$351,375 (2) 2018 - \$143,964 (1) 2019 - \$147,222		Glacier	2015 - \$187,098 (1) 2016 - \$215,796 (2) 2017 - \$106,281 (1) 2018 - \$72,000 (1) 2019 - \$80,607 (1)	2017 - \$232,030 (1)
Big Horn	2015 - \$82,452 2016 - \$225,717 (2) 2017 - \$535,509 (2) 2018 - \$265,459 (2) 2019 - \$127,735 (1)		Golden Valley	2017 - \$98,029 (1)	
Blaine	2016 - \$71,282 (1) 2018 - \$51,398 (1) 2019 - \$220,128 (1)		Granite	2017 - \$240,209 (1) 2018 - \$186,185 (1) 2019 - \$368,026 (2)	
Broadwater	2015 - \$243,981 (2) 2016 - \$803,541 (2) 2017 - \$344,065 (2) 2018 - \$1,513,429 (2) 2019 - \$678,454 (2)	2018 - \$158,565 (1) 2019-\$372,112 (1)	Hill	2016 - \$612,384 (2) 2017 - \$987,277 (2) 2018 - \$1,898,712 (2) 2019 - \$1,337,973 (2)	
Butte-Silver Bow	2015 - \$2,404,561 (2) 2016 - \$2,074,201 (2) 2017 - \$4,335,881 (2) 2018 - \$4,876,605 (2) 2019 - \$2,959,810 (2)	2018 - \$277,956 (1) 2019 - \$209,407 (1)	Jefferson	2015 - \$552,825 (1) 2016 - \$554,148 (1) 2017 - \$122,594 (1) 2018 - \$564,816 (2) 2019 - \$675,272 (2)	2019 - \$257,607 (1)
Carbon	2015 - \$275,730 (2) 2016 - \$447,493 (2) 2018 - \$579,942 (1) 2019 - \$704,775 (2)		Judith Basin	2017 - \$59,000 (1)	
Carter			Lake	2015- \$1,254,238 (2) 2016 - \$785,931 (2) 2017 - \$1,951,921 (2) 2018 - \$514,290 (1) 2019 - \$718,082 (2)	2015 - \$ 178,000 (1) 2016 - \$336,316 (2) 2017 - \$183,400 2019 - \$436,039 (2)

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County/Joint Gov. Area	Board of Housing Loans	Veteran Home Mortgages	County or Joint Gov Area	Board of Housing Loans	Veteran Home Mortgages
Cascade	2015-\$6,239,887 (2) 2016 - \$4,989,905 (2) 2017 - \$3,822,688 (2) 2018 - \$17,462,180 (2) 2019 - \$9,102,108 (2)	2015- \$728,000 (2) 2016 - \$552,580 (2) 2018 - \$791,536 (1) 2019 - \$1,535,554 (2)	Lewis & Clark	2015 - \$7,767,483 (2) 2016 - \$7,518,935 (2) 2017 - \$8,779,305 (2) 2018 - \$12,895,433 (2) 2019 - \$5,485,465 (2)	2015 - \$2,015,168 (2) 2016 - \$873,770 (1) 2017 - \$1,620,529 (2) 2019 - \$1,232,790 (2)
Chouteau	2016 - \$149,900 (1) 2017 - \$277,172 (1) 2019 - \$590,403 (2)		Liberty		
Custer	2016 - \$339,784 (2) 2017 - \$370,091 (2) 2018 - \$933,454 (2) 2019 - \$510,108 (2)		Lincoln	2015 - \$406,553 (1) 2016 - \$464,066 (2) 2017 - \$1,497,770 (2) 2018 - \$289,413 (2) 2019 - \$2,201,259 (2)	2015 - \$242,500 (1) 2017 - \$217,500 (1)
Daniels			Madison	2015 - \$570,266 (2) 2016 - \$300,000 (1) 2017 - \$458,354 (2) 2018 - \$501,575 (2) 2019 - \$300,084 (1)	2016 - \$154,230 (1)
Dawson	2015 - \$256,728 (2) 2016 - \$261,885 (1) 2018 - \$297,344 (2) 2019 - \$401,587 (1)		McCone		
Fallon	2018 - \$95,800 (1)		Meagher	2015 - \$68,877 (1) 2017 - \$228,212 (1)	
Fergus	2016 - \$121,850 (1) 2017 - \$411,988 (2) 2018 - \$1,294,934 (2) 2019 - \$303,647 (1)		Mineral	2015 - \$339,051 (1) 2016 - \$855,598 (2) 2017 - \$543,966 (1) 2018 - \$350,573 (1) 2019 - \$150,228 (1)	
Flathead	2015 - \$12,102,062 (2) 2016 - \$9,340,151 (2) 2017 - \$25,928,620 (2) 2018 - \$33,386,992 (2) 2019 - \$13,739,813 (2)	2015- \$521,737 (2) 2016 - \$879,501 (2) 2017 - \$614,256 (2) 2018 - \$509,600 (1) 2019 - \$1,184,021 (2)	Missoula	2015 - \$6,798,145 (2) 2016 - \$6,729,255 (2) 2017 - \$12,439,117 (2) 2018 - \$12,880,867 (2) 2019 - \$10,196,470 (2)	2015 - \$1,115,951 (2) 2016 - \$2,000,050 (2) 2017 - \$461,100 (1) 2018 - \$639,857 (1) 2019 - \$1,256,695 (2)
Gallatin	2015 - \$17,098,835 (2) 2016 - \$7,676,148 (2) 2017 - \$15,879,811 (2) 2018 - \$18,659,929 (2) 2019 - \$3,679,207 (2)	2015 - \$746,000 (2) 2016 - \$227,500 (1) 2017 - \$208,650 (1) 2018 - \$669,572 (1) 2019 - \$229,500 (1)	Musselshell	2018 - \$251,912 (2)	

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Park	2015 - \$1,675,412 (2) 2016 - \$1,238,523 (2) 2017 - \$987,159 (2) 2018 - \$2,670,285 (2) 2019 - \$731,419 (2)	2015 - \$172,500 (1) 2017 - \$378,798 (1) 2019 - \$260,482 (1)	Sanders	2015 - \$236,719 (1) 2016 - \$293,151 (1) 2017 - \$300,016 (2) 2018 - \$553,064 (2) 2019 - \$478,919 (2)	
Petroleum			Sheridan		
Phillips	2016 - \$68,326 (1) 2017 - \$161,539 (1) 2018 - \$155,050 (1) 2019 - \$137,237 (1)		Stillwater	2016 - \$154,858 (1) 2017 - \$111,920 (1) 2018 - \$382,966 (2)	
Pondera	2015 - \$145,502 (1) 2016 - \$148,717 (1) 2017 - \$227,211 (1) 2018 - \$158,247 (1) 2019 - \$454,370 (2)		Sweet Grass	2015 - \$323,940 (2) 2016 - \$235,475 (2) 2018 - \$199,000 (1)	
Powder River			Teton	2016 - \$242,526 (1) 2017 - \$117,826 (1) 2018 - \$86,753 (1) 2019 - \$344,754 (1)	2019 - \$150,500 (1)
Powell	2015 - \$323,978 (2) 2016 - \$115,275 (1) 2018 - \$278,191 (2) 2019 - \$330,295 (1)	2016 - \$115,000 (1)	Toole	2015 - \$175,663 (1) 2016 - \$576,921 (1) 2018 - \$135,353 (1) 2019 - \$450,717 (2)	
Prairie	2016 - \$90,811 (1)		Treasure		
Ravalli	2015 - \$1,451,802 (2) 2016 - \$960,321 (2) 2017 - \$2,794,344 (2) 2018 - \$5,976,527 (2) 2019 - \$3,028,627 (2)	2015 - \$232,500 2017 - \$222,500 (1) 2018 - \$452,487 (1) 2019 - \$627,161 (1)	Valley	2017 - \$74,359 (1) 2018 - \$93,553 (1) 2019 - \$181,500 (1)	
Richland	2016 - \$171,830 (1) 2017 - \$106,837 (1) 2018 - \$150,300 (1)		Wheatland	2015 - \$73,641 (1) 2018 - \$73,641 (1)	
Roosevelt	2015 - \$97,279 (1) 2016 - \$72,710 (1) 2019 - \$82,751 (1)		Wibaux		
Rosebud	2015 - \$221,315 (2) 2018 - \$261,688 (2)		Yellowstone	2015 - \$8,813,203 (2) 2016 - \$11,397,467 (2) 2017 - \$13,668,355 (2) 2018 - \$23,676,936 (2) 2019 - \$16,848,749 (2)	2016 - \$1,071,250 (2) 2017 - \$451,807 (2) 2018 - \$402,962 (1) 2019 - \$2,681,659 (2)

Data from the Housing Division at the Department of Commerce.