

# OAMPO: Portfolio Snapshot

As of January 7, 2016

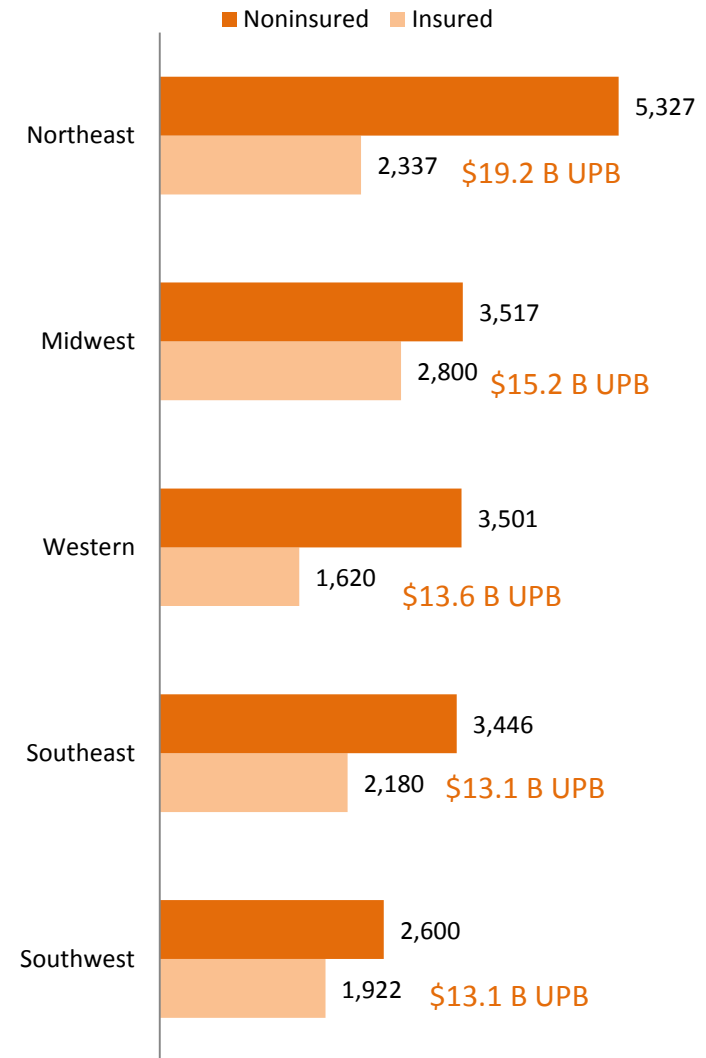
## Portfolio Summary

	Type	# of properties	Dollars/Units
Insured UPB: \$74,148,222,795 Total assets: 10,861	221(d)4	1,453	\$16.32 billion
	223(a)7	3,541	\$19.17 billion
	223f	4,186	\$29.89 billion
	542b/ 542c	1,275	\$6.53 billion
	Other	406	\$2.24 billion
Non-Insured Portfolio: 1,160,829 units Total Assets: 18,428	Assisted Only	9,522	756,375 units
	Assisted with CA/DL	7,604	237,586 units
	Other	1,331	166,868 units

## Insured Delinquencies – September 2015

	Projects	Amount	% UPB
DQ3 – 90 day	6	\$ 44,522,518	.06 %
DQ2 – 60 day	4	\$ 32,029,754	.04 %
<b>Total</b>	<b>10</b>	<b>\$76,552,272</b>	<b>.10 %</b>

## Project Distribution by Region



# Delinquent Insured Projects

As of January 4, 2016

Month	DQ2	DQ3	Delinquent Loans	Delinquent UPB	% Total UPB
Q4 FY 2013	16	13	29	\$303,932,173	0.50%
Q1 FY 2014	13	18	31	\$262,582,915	0.42%
Q2 FY 2014	11	13	24	\$316,037,260	0.49%
Q3 FY 2014	7	13	20	\$211,351,794	0.32%
Q4 FY 2014	8	15	23	\$244,307,419	0.36%
Q1 FY 2015	6	12	18	\$182,432,869	0.26%
Q2 FY 2015	8	8	16	\$163,753,476	0.23%
Q3 FY 2015	7	6	13	\$120,453,089	0.17%
Q4 FY 2015	4	6	10	\$109,390,973	0.15%
Oct 2015	5	5	10	\$100,178,611	0.13%
Nov 2015	5	5	10	\$92,607,450	0.12%
Dec 2015	6	4	10	\$76,552,272	0.10%

## December Delinquencies by Rating

	Rating	Number of Projects
TROUBLED	1-2	4
	3-5	6
POTENTIALLY TROUBLED	6-7	0
NOT TROUBLED	8-10	0

GSE 60+ Day Multifamily Delinquency Rate as of November 30, 2015:

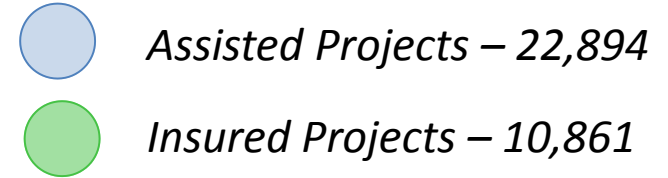
- **Freddie Mac: 0.03%**
- **Fannie Mae: 0.07%**
- **FHA MF: 0.10 %**

## Delinquency Takeaways:

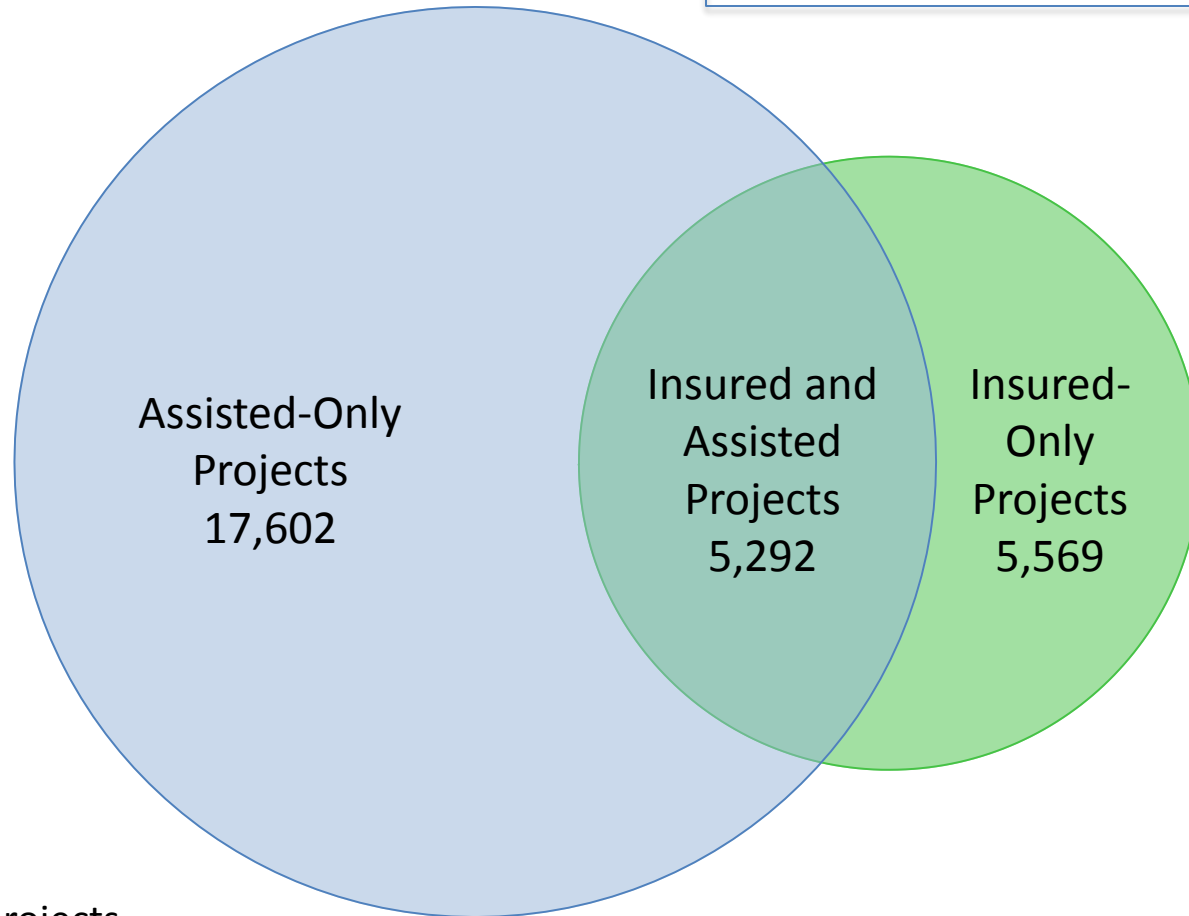
- Delinquent UPB decreased again
- Two PPCs closed in November 2015, two more in pipeline
- All delinquencies are rated Troubled

# OAMPO: Portfolio Distribution

As of January 4, 2016



Not Insured  
Not Assisted\*



\*Use Agreement only projects

# OAMPO: Ratings Snapshot

As of January 7, 2016

Rating Summary							
	Insured			Non-Insured		Total	
	Projects	\$ UPB	Percent	Projects	Percent	Projects	Percent
Troubled (1-5)	664	\$5.2 Billion	6.1%	895	4.86%	1,559	5.3%
Potentially Troubled (6-7)	3,174	\$26.1 Billion	29.2%	4,288	22.1%	7,462	25.7%
Not Troubled (8-10)	7,023	\$42.9 Billion	64.6%	13,173	71.48%	20,196	69.0%
Total	10,861	\$74.1 Billion		18,356*		29,217	

\*72 non-insured properties are not rated, either new to the portfolio or have operational/process issues

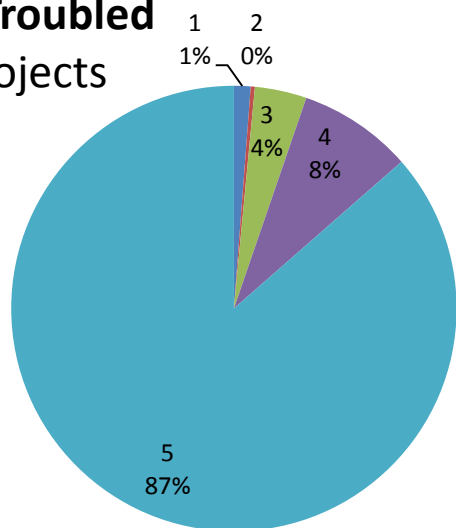
Rating	Q2 2013	Q3 2013	Q4 2013	Q1 2014	Q2 2014	Q3 2014	Q4 2014	Q1 2015	Q2 2015	Q3 2015	Q4 2015	Dec 2015	Jan 2016
Troubled (1-5)	8.9%	6.8%	7.7%	6.2%	7.0%	4.7%	3.8%	4.1%	4.4%	4.8%	5.1%	5.5%	5.3%
Potentially Troubled (6-7)	17.5%	20.6%	21.3%	22.4%	25.0%	25.6%	25.9%	25.2%	26.0%	25.4%	25.3%	25.7%	25.7%
Not Troubled (8-10)	72.4%	72.5%	69.0%	69.3%	67.0%	69.7%	70.3%	70.7%	69.6%	69.8%	69.2%	68.9%	69.0%



# Insured Troubled Projects

As of January 7, 2016

**Insured Troubled**  
664 projects



## Insured Portfolio Rating Takeaways:

- Troubled Insured projects dropped slightly
- Largest shifts seen in active Transformation waves
- Greensboro Hub will be absorbed into Atlanta and Jacksonville

## Troubled UPB by Hub

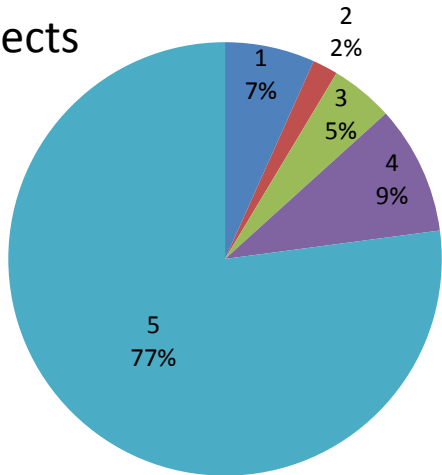
	Jan 2016	Oct 2015	Change
<b>Fort Worth</b>	\$628.6 M	\$686.3 M	-8%
<b>Kansas City</b>	\$366.8 M	\$350.4 M	5%
<b>Chicago</b>	\$674.7 M	\$658.7 M	2%
<b>Detroit/ Columbus</b>	\$472.5 M	\$577.2 M	-18%
<b>Minneapolis</b>	\$391.7 M	\$451.5 M	-13%
<b>Atlanta</b>	\$543.3 M	\$323.4 M	68%
<b>Jacksonville</b>	\$124.4 M	\$232.6 M	-46%
<b>Greensboro</b>	\$204.6 M	\$184.5 M	11%
<b>New York</b>	\$212.5 M	\$210.2 M	1%
<b>Boston</b>	\$219.8 M	\$213.8 M	3%
<b>Baltimore</b>	\$567.8 M	\$537.3 M	6%
<b>Philadelphia</b>	\$134.9 M	\$124.0 M	9%
<b>San Francisco</b>	\$244.4 M	\$217.6 M	12%
<b>Denver</b>	\$147.3 M	\$117.8 M	25%
<b>Los Angeles</b>	\$176.7 M	\$223.0 M	-21%
<b>Seattle</b>	\$45.5 M	\$52.5 M	-13%
<b>Total</b>	\$5.2 B	\$5.2 B	0%

# Non-Insured Troubled Projects

As of January 7, 2016

## NonInsured Troubled

895 Projects



### Non-Insured Portfolio Rating Takeaways:

- Non-Insured Troubled increased slightly
- Outdated MOR's account for much of the increase
- Greensboro Hub will be absorbed into Atlanta and Jacksonville

## Troubled Projects by Hub

	Jan 2016	Oct 2015	Change
Fort Worth	65	66	-2%
Kansas City	90	81	11%
Chicago	55	40	38%
Detroit/ Columbus	111	117	-5%
Minneapolis	60	48	25%
Atlanta	109	70	56%
Jacksonville	41	47	-13%
Greensboro	11	13	-15%
New York	63	63	0%
Boston	37	41	-10%
Baltimore	30	29	3%
Philadelphia	36	32	13%
San Francisco	59	62	-5%
Denver	56	45	24%
Los Angeles	56	52	8%
Seattle	16	14	14%
<b>Total</b>	<b>895</b>	<b>820</b>	<b>9%</b>

# Mission Risk: HAP and 8(bb)

January 4, 2016

## HAP Vacancy:

- 128 contracts reported vacancy rates of 50% or higher in January, represents .59% of all contracts vouchering in January
- 107 of these contracts have repeated high vacancy
- 94% of contracts have 20% vacancy or less
- Over 70% of contracts reported 5% vacancy or less

## Mission Risk Takeaways:

- Majority of contracts are fully utilized
- Design council forming to work out 8(bb) strategy, composed of HQ and Field staff
- 8(bb) subsidy transfers are included in Multifamily Performance Goals for the current year, and progress is monitored monthly