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# **FHA Portfolio Analysis**

**Data as of September 2002**

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**Federal Housing Administration Monthly Report**  
***FHA Portfolios Summary***  
September 2002

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PORTFOLIO	NUMBER	DOLLARS (Billions)	CHANGE FROM PRIOR YEAR
Single Family Insured	6,318,343	\$ 505.9	-4.3%
Multifamily Insured	14,248	\$ 55.2	0.7%
Title I Property Improvement Insured	120,977	\$ 1.8	-28.5%
Title I Manufactured Housing Insured	42,170	\$ 1.1	-18.4%
Single Family Notes	682	\$ 0.03	-30.9%
Multifamily Notes	2,141	\$ 2.8	8.7%
Title I Notes	38,228	\$ 0.5	-2.4%
Single Family Properties	31,416	\$ 2.8	5.8%
Multifamily Properties	39	\$ 0.1	-18.5%

## ***Multifamily Insured Portfolio***

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### **Endorsements**

- For FY 2002, FHA endorsed a total of 1,104 mortgages compared to 759 mortgages in FY 2001.
- During the month of September, new construction and substantial rehabilitation mortgages totaled 54 for \$604.8 million.
- At the end of this FY, the number of 221(d) (4) mortgages was 424 for \$2.8 billion.
- During FY 2002, health care facilities endorsements totaled 313 for \$1.9 billion, compared to 204 endorsements for \$1.6 billion for FY 2001.

### **Insurance-in-Force**

- Through September of FY 2002, the dollar volume of FHA's multifamily insurance-in-force was \$55.2 billion, less than one percent above the amount at the same time last year.
- Since September 2001, the number of FHA insured mortgages declined 3.2 percent to 14,248.

### **Prepayments**

- During FY 2002, the number of prepayments totaled 1,062 for \$3.2 billion, compared to 635 prepayments for \$2.0 billion during the same time last year, an increase of 58.2 percent in dollars.

### **Claims**

- For FY 2002, the number of claims processed was 462 on loans owing \$1.2 billion, compared to 456 claims owing \$959.8 million for FY 2001.

**Federal Housing Administration Monthly Report**  
**Multifamily Insured Portfolio**

	Current Month Sep 2002			Current FYTD Oct 2001-Sep 2002			Prior FYTD Oct 2000-Sep 2001		
	Number	Units	Dollars (\$M)	Number	Units	Dollars (\$M)	Number	Units	Dollars (\$M)
<b>Insurance in Force(Beginning)</b>	<b>14,257</b>	<b>1,692,341</b>	<b>\$54,774.2</b>	<b>14,722</b>	<b>1,736,263</b>	<b>\$54,791.1</b>	<b>15,222</b>	<b>1,782,420</b>	<b>\$53,578.6</b>
<b>FY Prepayments(-)</b>	(192)	(21,559)	(\$610.4)	(1,062)	(134,141)	(\$3,159.6)	(635)	(88,859)	(\$1,997.1)
<b>FY Claim Terminations(-)</b>	(46)	(4,690)	(\$121.3)	(462)	(42,206)	(\$1,175.0)	(456)	(41,380)	(\$959.8)
<b>FY Endorsements(+)</b>	227	27,940	\$1,255.6	1,104	141,208	\$6,521.3	759	99,965	\$5,070.7
FY Endorsements by Mortgage type									
New Construction/Sub Rehab	54	8,563	\$604.8	336	54,285	\$3,689.2	318	48,674	\$3,407.6
Refinance	158	18,342	\$640.0	555	68,797	\$2,632.5	282	38,851	\$1,525.6
Supplemental/Equity	2	0	\$3.3	8	0	\$17.0	12	0	\$28.6
Operating Loss	0	0	\$0.0	4	0	\$2.8	4	0	\$6.1
Portfolio Re-engineering	13	1,035	\$7.4	201	18,126	\$179.8	143	12,440	\$102.8
FY Endorsements by Program type									
Rental Housing									
Section 221(d)(3) & 236	12	539	\$37.4	89	6,737	\$216.3	43	6,194	\$280.0
Section 221(d)(4)	76	10,779	\$462.2	424	59,588	\$2,848.1	301	40,088	\$1,971.9
Other Rental	49	5,732	\$207.2	221	32,560	\$1,105.9	130	21,526	\$758.9
Risk Share	15	1,594	\$134.8	57	7,193	\$435.9	81	9,061	\$451.8
Health Care Facilities									
Nursing Homes	50	6,484	\$225.6	215	26,818	\$1,255.0	135	15,794	\$834.4
BoardCare	1	77	\$7.8	10	537	\$43.0	8	688	\$45.4
Assisted Living	24	2,735	\$180.6	87	7,726	\$591.0	59	5,786	\$448.5
Hospitals	0	0	\$0.0	1	49	\$26.1	2	828	\$279.8
<b>Prior FY Prepayments(-)</b>	(4)	(275)	(\$1.4)	(92)	(10,736)	(\$262.7)	(178)	(22,632)	(\$812.8)
<b>Prior FY Claims(-)</b>	(1)	(160)	(\$2.8)	(2)	(332)	(\$2.0)	(29)	(2,186)	(\$42.4)
<b>Prior FY Endorsements(+)</b>	4	310	\$30.4	35	3,940	\$140.5	30	3,029	\$136.3
<b>Adjustments</b>	3	595	(\$166.3)	5	506	(\$1,695.6)	9	5,906	(\$182.4)
<b>Insurance in Force(Ending)</b>	<b>14,248</b>	<b>1,694,502</b>	<b>\$55,158.0</b>	<b>14,248</b>	<b>1,694,502</b>	<b>\$55,158.0</b>	<b>14,722</b>	<b>1,736,263</b>	<b>\$54,791.1</b>

Note: Dollars represent original mortgage amount for endorsements and unpaid principal balance for insurance in force and terminations.

## ***Multifamily Notes and Properties***

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### **Notes**

- The multifamily note inventory increased by 8.7 percent in dollars to \$2.8 billion compared to last year and increased in number from 1,733 to 2,141 notes as of September 2002.
- At the end of FY 2002, multifamily note assignments decreased to 690, compared to 709 note assignments for FY 2001, and the dollar amount of the notes assigned was \$1.0 billion, which was 24.1 percent higher than the \$824.8 million for Fiscal Year 2001.

### **Properties**

- The balance of the property inventory was 39 with a cost of \$132.6 million compared to 55 for \$162.7 million a year ago, a decrease of 18.5 percent in dollars.

**Federal Housing Administration Monthly Report**  
**Multifamily Notes and Properties**

	Current Month Sep 2002			Current FYTD Oct 2001-Sep 2002			Prior FYTD Oct 2000-Sep 2001			Percent Change Dollars
	Number	Units	Dollars (\$M)	Number	Units	Dollars (\$M)	Number	Units	Dollars (\$M)	
<b>Notes(Beginning)</b>	<b>2,200</b>	<b>167,733</b>	<b>\$3,307.8</b>	<b>1,733</b>	<b>123,667</b>	<b>\$2,600.2</b>	<b>1,334</b>	<b>102,234</b>	<b>\$2,718.9</b>	<b>-4.4%</b>
Pay Offs(-)	(8)	(716)	(\$10.8)	(87)	(5,543)	(\$128.7)	(72)	(4,299)	(\$120.2)	7.0%
Conversions(-)	(3)	(112)	(\$21.4)	(13)	(1,264)	(\$46.2)	(16)	(2,348)	(\$44.7)	3.3%
Sales(-)	(118)	(13,631)	(\$508.9)	(166)	(17,339)	(\$610.6)	(183)	(29,817)	(\$738.4)	-17.3%
Assignments/Seconds(+)	74	7,294	\$79.2	690	61,874	\$1,023.8	709	59,534	\$824.8	24.1%
Assignments/Seconds by type										
Portfolio Re-engineering	62	5,137	\$40.1	503	41,196	\$406.7	483	36,358	\$255.0	59.5%
Section 221(g)(4)	2	312	\$1.5	48	5,410	\$115.0	94	10,404	\$207.5	-44.6%
Other Assignments	10	1,845	\$37.6	139	15,268	\$502.1	132	12,772	\$362.2	38.6%
Adjustments	(4)	(416)	(\$20.5)	(16)	(1,243)	(\$13.2)	(39)	(1,637)	(\$40.2)	
<b>Notes(Ending)</b>	<b>2,141</b>	<b>160,152</b>	<b>\$2,825.4</b>	<b>2,141</b>	<b>160,152</b>	<b>\$2,825.4</b>	<b>1,733</b>	<b>123,667</b>	<b>\$2,600.2</b>	<b>8.7%</b>
<b>Properties(Beginning)</b>	<b>42</b>	<b>5,130</b>	<b>\$142.0</b>	<b>55</b>	<b>6,691</b>	<b>\$162.7</b>	<b>66</b>	<b>8,924</b>	<b>\$185.3</b>	<b>-12.2%</b>
Conversions(+)	2	175	\$11.3	11	1,208	\$31.1	16	1,648	\$44.8	-30.6%
Sales(-)	(5)	(703)	(\$20.7)	(27)	(3,297)	(\$61.2)	(27)	(3,881)	(\$67.4)	-9.2%
<b>Properties(Ending)</b>	<b>39</b>	<b>4,602</b>	<b>\$132.6</b>	<b>39</b>	<b>4,602</b>	<b>\$132.6</b>	<b>55</b>	<b>6,691</b>	<b>\$162.7</b>	<b>-18.5%</b>

Note: Dollars represent assignment amount for notes and acquisition cost for properties;

Data for notes are from Aug 20 - Sep 30 for current month and from Oct 1 - Sep 30 for FYTD.

Data for properties are from Aug 31-Sep 30 for current month and from Oct 1 - Sep 30 for FYTD

Units are not counted for Supplemental, Equity, or Operating Loss mortgages that are not in the first position.

## *Single Family Insured Portfolio*

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### **Insurance-in-Force**

- From September 2001 to September 2002, FHA single family insurance-in-force decreased by 281,611 insured mortgages. This was a decrease of 4 percent to 6,318,343 in number of active mortgages.
- At the end of September 2002, the dollar amount of insurance-in-force increased by 2.8 percent compared to a year ago.

### **Prepayments**

- For Fiscal Year 2002, single family prepayments numbered 1,489,326, a 26 percent increase over the number of prepayments during Fiscal Year 2001.

### **Claims**

- Single family claim terminations processed during this fiscal year increased by 9 percent compared to last fiscal year.

### **Endorsements**

- FHA endorsed 1,289,288 mortgages, including HECM's, totaling \$148.4 billion, for this FY, an increase of 21 percent from the number reported for FY 2001.
- The number of Fiscal Year 2002 Mutual Mortgage Insurance Fund endorsements increased by 22 percent to 1,170,151 from 961,269 last year.
- At the end of this fiscal year, the number of condominium mortgages increased by 15 percent compared FY 2001.
- Loans to purchase and improve homes under Section 203(k) decreased 15 percent to 7,377 for FY 2002 compared to last year.
- Although adjustable rate mortgages (ARM's) more than tripled to 90,050 for this fiscal year, compared to last fiscal year, they were only 7.1 percent of all endorsements; fixed rate mortgages (FRM's) increased 15 percent to 1,186,242 mortgages.
- Refinancings have increased 64 percent in number from 251,571 during FY 2001 to 412,792 during FY 2002.
- Endorsements that used Freddie Mac Loan Prospector for credit processing represented 42.3 percent of all endorsements; while Fannie Mae represented 19.1 percent of all endorsements for FY 2002.

**Federal Housing Administration Monthly Report**  
**Single Family Insured Portfolio**

	Current Month Sep 2002		Current FYTD Oct 2001-Sep 2002		Prior FYTD Oct 2000-Sep 2001		Percent Change (Number)
	Number	Dollars (\$M)	Number	Dollars (\$M)	Number	Dollars (\$M)	
<b>Insurance-in-Force (Beginning)</b>	6,355,771	\$ 507,554.6	6,596,874	\$ 498,739.1	6,787,820	\$ 482,295.6	-3%
Prepayments(-)	(124,431)	\$ (11,499.0)	(1,489,326)	\$ (128,070.8)	(1,182,815)	\$ (95,280.1)	26%
Claim Terminations(-)	(5,811)	\$ (461.4)	(68,577)	\$ (5,439.1)	(62,675)	\$ (4,805.9)	9%
Endorsements(+)	92,199	\$ 10,906.8	1,276,292	\$ 147,203.7	1,057,196	\$ 115,897.4	21%
HECM Endorsements	1,169	\$ 66.0	12,996	\$ 1,235.1	7,793	\$ 711.7	67%
<i>Endorsements by Program</i>							
MMIF	84,567	\$ 10,022.2	1,170,151	\$ 135,321.0	961,269	\$ 105,912.5	22%
GIF/SRIF	7,632	\$ 884.6	106,141	\$ 11,882.7	95,927	\$ 9,984.9	11%
234 Condo	6,692	\$ 768.8	93,318	\$ 10,354.4	81,089	\$ 8,381.8	15%
203(k) Improvement	588	\$ 76.0	7,377	\$ 946.4	8,646	\$ 990.1	-15%
Other	352	\$ 39.7	5,446	\$ 581.8	6,192	\$ 613.0	-12%
<i>Endorsements by Type</i>							
Adjustable Rate Mortgages	9,795	\$ 1,376.0	90,050	\$ 12,414.1	26,774	\$ 3,454.5	236%
Fixed Rate Mortgages	82,404	\$ 9,530.8	1,186,242	\$ 134,789.5	1,030,422	\$ 112,442.9	15%
<i>Endorsements by Purpose</i>							
Refinancings	29,531	\$ 3,574.5	412,792	\$ 48,234.3	251,571	\$ 29,517.6	64%
Purchases	62,668	\$ 7,332.3	863,500	\$ 98,969.4	805,625	\$ 86,379.8	7%
<i>Endorsements by Credit Processing*</i>							
FHA	31,695	\$ 3,704.0	492,312	\$ 56,613.6	463,264	\$ 51,273.9	6%
FHLMC Scorecard	40,093	\$ 4,742.0	540,171	\$ 62,037.0	440,534	\$ 47,892.9	23%
FNMA Scorecard	20,411	\$ 2,460.8	243,809	\$ 28,553.1	153,398	\$ 16,730.6	59%
Adjustments	615	\$ (623.8)	3,080	\$ (6,555.7)	428	\$ (5,923.6)	
<b>Insurance-in-Force (Ending)</b>	6,318,343	\$ 505,877.1	6,318,343	\$ 505,877.1	6,599,954	\$ 492,183.3	-4%

Note: Dollars represent unpaid balance.

\* The data for identifying endorsements that used the FNMA Scorecard for credit processing are not yet available - until they can be separately identified, such endorsements are included in the FHA category for credit processing.



## *Single Family Notes and Properties*

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### **Notes**

- The single family note inventory declined by 31 percent at the end of September of FY 2002 compared to the same time in FY 2001.
- During FY 2002, the number of notes on which FHA foreclosed, resulting in conversions to properties, was 255 compared to 513 converted during FY 2001.

### **Properties**

- The single family property inventory had 31,416 properties at the end of September 2002, which is 6 percent higher than a year ago.
- Property sales numbered 62,979 at the end of September FY 2002, compared to 66,405 for the same period in FY 2001.
- During the month of September 2002 new property conveyances exceeded property sales by 5%.

**Federal Housing Administration Monthly Report**  
***Single Family Notes and Properties***

	Current Month September 2002		Current FYTD Oct 2001-September 2002		Prior FYTD Oct 2000-September 2001		Percent Change (Number)
	Number	Dollars (\$M)	Number	Dollars (\$M)	Number	Dollars (\$M)	
<b>Notes (Beginning)</b>	694	\$ 27.5	987	\$ 40.6	1,600	\$ 73.6	-38%
Pay-Offs(-)	(6)	\$ (0.1)	(106)	\$ (1.7)	(125)	\$ (2.4)	-15%
Conversions(-)	(21)	\$ -	(255)	\$ -	(513)	\$ -	-50%
Sales(-)	-	\$ -	-	\$ -	-	\$ -	
Assignments MNA(+)	18	\$ 0.7	115	\$ 5.4	23	\$ 1.0	400%
Assignments PMM(+)	-	\$ -	2	\$ 0.1	8	\$ 0.3	-75%
Adjustments	(3)	\$ (1.4)	(61)	\$ (17.6)	(6)	\$ (31.9)	
<b>Notes (Ending)</b>	682	\$ 26.7	682	\$ 26.7	987	\$ 40.6	-31%
<b>Properties (Beginning)</b>	31,165	\$ 2,775.1	29,689	\$ 2,607.7	36,471	\$ 3,141.2	-19%
Sales(-)	(5,471)	\$ (489.1)	(62,979)	\$ (5,630.1)	(66,405)	\$ (5,823.0)	-5%
Conversions(+)	21	\$ -	255	\$ -	513	\$ -	-50%
Conveyances(+)	5,322	\$ 477.6	63,526	\$ 5,701.8	59,811	\$ 5,289.8	6%
Adjustments	379	\$ 44.8	925	\$ 129.1	(701)	\$ (4.6)	
<b>Properties (Ending)</b>	31,416	\$ 2,808.5	31,416	\$ 2,808.5	29,689	\$ 2,603.4	6%

Note: Dollars represent unpaid balance for notes and acquisition cost for properties.

## *Single Family Detail*

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### **Defaults**

- At the end of August 2002, FHA's single family default rate was 4.46 percent, compared to 4.28 percent at the same time a year ago.
- The 50 metropolitan statistical areas (MSAs) with the highest default rates as of August 2002 accounted for 32 percent of the national total of defaults.
- All but two of the MSAs in the top 50 that have endorsed ARMS have higher default rates on ARMs than on FRMs.

### **Loss Mitigation Activity**

- Use of loss mitigation methods to keep borrowers in their homes increased 36 percent for this fiscal year compared to FY 2001.
- Lenders used loan modifications a total of 24,017 times during Fiscal Year 2002 compared to 11,282 during FY 2001.
- Lenders used partial claims a total of 12,236 times for this fiscal year compared to 10,708 times last fiscal year.

### **Insurance Claims**

- During FY 2002, pre-foreclosure sales increased 30 percent to 3,824, and deeds-in-lieu are up 28 percent to 503 compared to FY 2001.
- Conveyance foreclosure claims number 64,245, up 8 percent for this fiscal year compared to last fiscal year when they were 59,340.

**Federal Housing Administration Monthly Report**  
***Single Family Detail***

	Current Month Sep 2002 Number	Current FYTD Oct 2001-Sep 2002 Number	Prior FYTD Oct 2000-Sep 2001 Number	Percent Change
<b>Status of Insurance-in-Force*</b>				
Current	6,072,509	6,072,509	6,334,667	-4%
In Default (90 or more days delinquent)	283,262	283,262	283,181	0%
Total Insurance-in-Force	6,355,771	6,355,771	6,617,848	-4%
Default Rate	4.46%	4.46%	4.28%	
<b>Loss Mitigation Activity **</b>				
Forbearance Agreements	2,228	32,502	28,395	14%
Loan Modifications	1,700	24,017	11,282	113%
Partial Claims	837	12,236	10,708	14%
Total	4,765	68,755	50,385	36%
<b>Insurance Claims</b>				
Conveyance Foreclosure	5,515	64,245	59,340	8%
Pre-Foreclosure Sale	257	3,824	2,932	30%
Deed-in-Lieu of Foreclosure	39	503	394	28%
Other		5	9	0%
Total	5,811	68,577	62,675	9%

\*August data: September data not available until after October 31, 2002

\*\*Counts are based on settlement dates of loss mitigation claims.

**Federal Housing Administration Monthly Report  
Single Family Detail (continued)**

**MSA's With The Highest Single Family Default Rates  
(Data as of August, 2002)**

Rank	MSA Name	Default Rates						Total IIF			Defaults		
		Current Year Aug. 2002			Prior Year Aug. 2001			Current Year	Prior Year	Percent	Current Year	Prior Year	Percent
		Total	FRM	ARM	Total	FRM	ARM	Aug. 2002	Aug. 2001	Change	Aug. 2002	Aug. 2001	Change
1	NEW YORK, NY	10.75	10.46	15.24	10.57	10.10	18.20	45,247	50,160	-10%	4,864	5,303	-8%
2	VINELAND-MILLVILLE-BRIGETON, NJ	10.39	10.18	14.92	9.41	9.16	14.74	4,188	4,282	-2%	435	403	8%
3	MEMPHIS, TN-AR-MS	9.86	9.61	14.64	9.52	9.21	14.89	73,461	77,931	-6%	7,241	7,422	-2%
4	NASSAU-SUFFOLK, NY	9.11	8.93	14.27	7.88	7.63	15.24	32,947	43,072	-24%	3,002	3,393	-12%
5	NEWARK, NJ	8.83	8.68	11.35	8.73	8.48	12.41	28,981	30,996	-7%	2,560	2,705	-5%
6	NORWALK, CT	8.33	6.38	100.00	0.00	0.00	0.00	48	9	433%	4	0	0%
7	ROCKFORD, IL	8.17	7.46	15.14	7.96	7.09	14.29	8,696	7,868	11%	710	626	13%
8	PHILADELPHIA, PA-NJ	8.00	7.68	12.84	8.17	7.79	13.12	133,475	137,805	-3%	10,682	11,255	-5%
9	CLEVELAND-LORAIN-ELYRIA, OH	7.78	7.45	12.86	6.51	6.17	11.16	40,499	41,888	-3%	3,152	2,725	16%
10	SUMTER, SC	7.69	7.60	10.71	6.38	6.17	13.89	962	1,332	-28%	74	85	-13%
11	TRENTON, NJ	7.66	7.31	12.24	7.77	7.28	13.66	6,035	6,367	-5%	462	495	-7%
12	YOUNGSTOWN-WARREN, OH	7.64	7.67	6.70	6.95	6.90	8.49	7,291	7,366	-1%	557	512	9%
13	BIRMINGHAM, AL	7.61	7.48	10.18	7.23	6.90	12.93	29,810	30,728	-3%	2,269	2,223	2%
14	JERSEY CITY, NJ	7.49	7.34	11.29	7.48	7.30	11.85	6,394	6,767	-6%	479	506	-5%
15	ATLANTIC-CAPE MAY, NJ	7.30	6.90	13.72	8.00	7.42	16.31	9,709	10,457	-7%	709	837	-15%
16	GARY, IN	7.25	6.98	11.72	6.88	6.42	13.73	17,194	17,789	-3%	1,247	1,223	2%
17	TERRE HAUTE, IN	7.20	6.85	15.56	7.91	6.92	23.53	1,111	860	29%	80	68	18%
18	KANKAKEE, IL	7.16	6.79	11.29	6.68	5.28	18.88	1,509	1,393	8%	108	93	16%
19	JANESVILLE-BELOIT, WI	7.02	6.18	12.12	7.22	6.33	12.57	1,169	1,233	-5%	82	89	-8%
20	AGUADILLA, PR	6.96	6.96	0.00	6.45	6.45	0.00	1,365	1,519	-10%	95	98	-3%
21	KENOSHA, WI	6.94	6.25	13.64	5.82	5.03	11.48	2,826	2,715	4%	196	158	24%
22	CHICAGO, IL	6.93	6.34	10.19	6.83	6.03	10.41	167,264	178,999	-7%	11,595	12,232	-5%
23	RACINE, WI	6.88	6.27	15.03	5.50	5.15	9.52	2,502	2,344	7%	172	129	33%
24	MONMOUTH-OCEAN, NJ	6.81	6.45	12.26	6.55	6.07	13.47	17,975	20,175	-11%	1,224	1,321	-7%
25	MANSFIELD, OH	6.77	6.70	7.63	5.35	5.09	8.77	1,581	1,588	0%	107	85	26%

**Federal Housing Administration Monthly Report  
Single Family Detail (continued)**

**MSA's With The Highest Single Family Default Rates  
(Data as of August, 2002)**

Rank	MSA Name	Default Rates						Total IIF			Defaults		
		Current Year Aug. 2002			Prior Year Aug. 2001			Current Year Aug. 2002	Prior Year Aug. 2001	Percent Change	Current Year Aug. 2002	Prior Year Aug. 2001	Percent Change
		Total	FRM	ARM	Total	FRM	ARM						
26	BERGEN-	6.66	6.40	11.40	6.99	6.63	13.09	11,944	12,473	-4%	795	872	-9%
27	DETROIT,	6.62	6.73	5.39	5.64	5.52	7.32	89,121	89,444	0%	5,901	5,041	17%
28	TUSCALO	6.60	6.26	12.41	6.30	5.88	12.28	2,622	2,602	1%	173	164	5%
29	HAMILTOI	6.57	6.22	9.50	6.09	5.53	9.92	7,561	7,500	1%	497	457	9%
30	INDIANAP	6.46	6.12	9.02	5.68	5.20	8.48	68,626	65,405	5%	4,430	3,713	19%
31	NEWBUR	6.38	6.15	12.16	5.81	5.67	9.05	3,872	4,524	-14%	247	263	-6%
32	PONCE, F	6.37	6.37	0.00	5.96	5.96	0.00	5,918	6,464	-8%	377	385	-2%
33	READING	6.19	6.13	7.03	6.46	6.19	10.03	5,400	5,060	7%	334	327	2%
34	CHATTAN	6.18	6.08	10.45	6.20	6.09	10.41	11,596	12,155	-5%	717	754	-5%
35	ELKHART	6.16	5.93	8.41	5.69	5.52	7.07	3,703	3,763	-2%	228	214	7%
36	ATLANTA	6.10	5.86	8.77	5.77	5.40	9.65	179,207	173,046	4%	10,927	9,978	10%
37	CANTON-	6.08	5.89	9.34	5.04	4.76	10.31	5,227	5,200	1%	318	262	21%
38	ORANGE	6.07	6.00	7.69	5.88	5.88	0.00	313	17	1741%	19	1	1800%
39	COLUMBI	6.04	5.69	12.29	6.01	5.33	17.02	14,547	15,210	-4%	879	914	-4%
40	SAN JUAN	6.04	6.04	0.00	5.36	5.36	0.00	60,654	69,072	-12%	3,662	3,701	-1%
41	COLUMBI	6.04	5.57	10.76	5.51	4.73	12.00	55,859	54,401	3%	3,372	2,995	13%
42	AKRON, C	6.02	5.84	9.42	5.05	4.76	9.79	12,966	13,486	-4%	781	681	15%
43	MIDDLES	6.01	5.81	8.36	5.78	5.43	9.38	14,461	15,980	-10%	869	923	-6%
44	FALL RIV	6.00	5.71	6.67	0.00	0.00	0.00	50	17	194%	3	0	0%
45	ARECIBO	5.96	5.96	0.00	5.93	5.93	0.00	2,485	2,748	-10%	148	163	-9%
46	WILMING	5.93	5.74	8.33	5.33	4.95	9.121	17,547	17,143	2%	1,040	913	14%
47	PINE BLU	5.90	5.84	20.00	5.66	5.65	9.09	2,493	2,756	-10%	147	156	-6%
48	ROCKY M	5.87	5.81	6.67	5.31	4.99	12.222	1,363	2,034	-33%	80	108	-26%
49	DOVER, C	5.85	5.54	10.64	5.38	4.96	10.16	2,273	2,286	-1%	133	123	8%
50	CINCINNA	5.81	5.58	8.04	5.11	4.65	9.00	32,437	32,104	1%	1,883	1,640	15%

Source SFDW

Data as of Aug. 2002

## ***Title I Portfolios***

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### **Insurance-in-Force**

- Property improvement insurance-in-force in September 2002 declined to \$1.8 billion, down 29 percent in dollars from a year ago.
- Manufactured housing insurance-in-force remained at \$1.1 billion from last month, a drop of 16 percent in dollars from a year ago.

### **Prepayments**

- Property improvement loan prepayments decreased 18 percent for this fiscal year, compared to the number reported during last fiscal year.
- Manufactured housing loan prepayments decreased 4 percent for this fiscal year, compared to the number reported during last fiscal year.

### **Claims**

- During FY 2002, property improvement claim terminations processed decreased by 35 percent compared to FY 2001.
- During FY 2002, manufactured housing claim terminations processed decreased 33 percent compared to FY 2001.

### **Endorsements**

- Property improvement endorsements numbered 7,605 in this fiscal year, compared to 10,350 during last fiscal year.
- In FY 2002, manufactured housing endorsements numbered 1,652 compared to 1,470 in FY 2001.

### **Notes**

- The Title I note portfolio numbered 38,228 notes at the end of September of FY 2002, compared to 39,160 at the same time last year.
- At the end of September FY 2002, a total of 2,435 Title I cases were closed, down 60% compared to the 6,019 closed in same period in FY 2001.

**Federal Housing Administration Monthly Report**

***Title I Portfolios***

	Current Month		Current FYTD		Prior FYTD		Percent Change (Number)
	Number	Dollars (\$M)	Number	Dollars (\$M)	Number	Dollars (\$M)	
<b>Insurance-in-Force (Beginning)</b>							
Property Improvement	124,661	\$ 1,830.0	172,147	\$ 2,552.2	227,847	\$ 3,378.9	-24%
Manufactured Housing	43,054	\$ 1,088.5	51,758	\$ 1,276.4	61,872	\$ 1,493.5	-16%
Prepayments(-)							
Property Improvement	(3,265)	\$ (45.9)	(53,940)	\$ (791.6)	(65,944)	\$ (946.4)	-18%
Manufactured Housing	(906)	\$ (21.4)	(10,783)	\$ (250.0)	(11,185)	\$ (252.5)	-4%
Claim Terminations(-)							
Property Improvement	(16)	\$ (0.1)	(1,678)	\$ (22.5)	(2,601)	\$ (35.6)	-35%
Manufactured Housing	(7)	\$ (0.2)	(349)	\$ (9.4)	(522)	\$ (13.5)	-33%
Endorsements(+)							
Property Improvement	570	\$ 6.8	7,605	\$ 90.6	10,350	\$ 115.8	-27%
Manufactured Housing	116	\$ 3.5	1,652	\$ 53.7	1,470	\$ 45.9	12%
Adjustments							
Property Improvement	(973)	\$ (12.9)	(3,157)	\$ (50.9)	(385)	\$ (6.5)	
Manufactured Housing	(87)	\$ (2.2)	(108)	\$ (2.6)	20	\$ 0.6	
<b>Insurance-in-Force (Ending)</b>							
Property Improvement	120,977	\$ 1,777.8	120,977	\$ 1,777.8	169,267	\$ 2,506.3	-29%
Manufactured Housing	42,170	\$ 1,068.2	42,170	\$ 1,068.2	51,655	\$ 1,274.0	-18%
<b>Notes (Beginning)</b>	38,338	\$ 470.3	39,160	\$ 456.4	42,401	\$ 480.1	-8%
New Cases Assigned(+)	178	\$ 2.1	2,761	\$ 30.4	3,735	\$ 45.1	-26%
Interest Accrual(+)	N/A	\$ 1.7	N/A	\$ 21.0	N/A	\$ 24.5	
Net Collections(-)	N/A	\$ (1.8)	N/A	\$ (30.5)	N/A	\$ (33.0)	
Cases Closed(-)	(217)	\$ (0.7)	(2,435)	\$ (9.1)	(6,019)	\$ (63.3)	-60%
Adjustments	(71)	\$ 0.2	(1,258)	\$ 3.7	(957)	\$ 2.9	
<b>Notes (Ending)</b>	38,228	\$ 471.8	38,228	\$ 471.8	39,160	\$ 456.4	-2%

Note: Dollars represent original loan proceeds for insurance-in-force and unpaid balance for notes.



## *Commitments and GI/SRI Credit Subsidy*

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### **MMIF**

- MMIF commitments total \$157.0 billion for Fiscal Year 2002.
- The MMIF commitment authority is \$165 billion.

### **GIF/SRIF**

- GIF/SRIF commitments, which, for multifamily programs, include only those programs that are in positive credit subsidy risk categories, total \$13.3 billion for this fiscal year.
- The GIF/SRIF commitment authority is \$21 billion.

### **GI/SRI Credit Subsidy**

- For FY 2002, there are positive credit subsidy factors for the Title I manufactured housing program and multifamily programs.
- FHA used \$6.8 million in credit subsidy for this fiscal year.
- FHA has a total authority of only \$15 million for all of FY 2002.

**Federal Housing Administration Monthly Report**  
**Commitments & Credit Subsidy**  
**By Program and Month: FY 2002**

*Dollars in Millions*

**Commitments**

<b>Fiscal Year 2002</b>	<b>MMIF</b>	<b>GI/SRIF Total</b>	<b>Section 234</b>	<b>Section 203(k)</b>	<b>GI/SRI Other SF*</b>	<b>Title I Property Improvement</b>	<b>Title I Mobile Homes</b>	<b>GIF/SRIF Multifamily**</b>
Oct	\$ 17,187.383	\$ 1,287.364	\$ 1,052.077	\$ 88.944	\$ 131.539	\$ 8.543	\$ 6.259	\$ -
Nov	\$ 15,127.352	\$ 1,105.065	\$ 893.280	\$ 72.346	\$ 124.327	\$ 11.757	\$ 3.355	\$ -
Dec	\$ 11,805.091	\$ 1,021.338	\$ 830.510	\$ 70.670	\$ 110.343	\$ 7.304	\$ 2.510	\$ -
Jan	\$ 13,558.501	\$ 1,259.368	\$ 974.055	\$ 91.697	\$ 161.392	\$ 5.616	\$ 3.266	\$ 23.341
Feb	\$ 11,994.001	\$ 1,176.714	\$ 884.667	\$ 79.130	\$ 163.533	\$ 7.934	\$ 2.611	\$ 38.837
Mar	\$ 11,823.589	\$ 1,238.570	\$ 942.305	\$ 92.408	\$ 194.868	\$ 5.452	\$ 2.386	\$ 1.150
Apr	\$ 11,820.258	\$ 1,160.610	\$ 890.328	\$ 82.647	\$ 172.988	\$ 6.342	\$ 8.182	\$ 0.123
May	\$ 11,656.398	\$ 1,122.654	\$ 860.880	\$ 81.133	\$ 167.944	\$ 6.639	\$ 5.624	\$ 0.434
Jun ***	\$ 11,288.348	\$ 982.466	\$ 741.568	\$ 69.350	\$ 157.385	\$ 11.519	\$ 4.482	\$ (1.837)
Jul	\$ 12,971.529	\$ 1,007.254	\$ 768.554	\$ 72.498	\$ 155.397	\$ 6.085	\$ 3.816	\$ 0.904
Aug***	\$ 14,179.080	\$ 1,013.422	\$ 755.941	\$ 69.806	\$ 174.579	\$ 6.629	\$ 7.731	\$ (1.264)
Sep	\$ 13,619.216	\$ 961.872	\$ 768.846	\$ 76.036	\$ 105.746	\$ 6.752	\$ 3.522	\$ 0.970
<b>FYTD 2002 Total</b>	<b>\$ 157,030.745</b>	<b>\$ 13,336.696</b>	<b>\$ 10,363.011</b>	<b>\$ 946.667</b>	<b>\$ 1,820.041</b>	<b>\$ 90.573</b>	<b>\$ 53.746</b>	<b>\$ 62.658</b>
<b>FY 2001 Total</b>	<b>\$ 134,660.870</b>	<b>\$ 12,770.985</b>	<b>\$ 8,493.639</b>	<b>\$ 1,000.828</b>	<b>\$ 1,329.434</b>	<b>\$ 116.232</b>	<b>\$ 46.185</b>	<b>\$ 1,779.616</b>
<b>FY 2002 Annualized</b>	<b>\$ 157,030.745</b>	<b>\$ 13,336.696</b>	<b>\$ 10,363.011</b>	<b>\$ 946.667</b>	<b>\$ 1,820.041</b>	<b>\$ 90.573</b>	<b>\$ 53.746</b>	<b>\$ 62.658</b>
<b>FY 2002 Authority</b>	<b>\$ 165,000.000</b>	<b>\$ 21,000.000</b>						

**Credit Subsidy**

<b>Fiscal Year 2002</b>	<b>MMIF</b>	<b>GI/SRIF Total</b>	<b>Section 234</b>	<b>Section 203(k)</b>	<b>GI/SRI Other SF</b>	<b>Title I Property Improvement</b>	<b>Title I Mobile Homes</b>	<b>GIF/SRIF Multifamily**</b>
<i>Subsidy Factor</i>	<i>N/A</i>	<i>N/A</i>	<i>N/A</i>	<i>N/A</i>	<i>N/A</i>	<i>N/A</i>	<i>0.0014</i>	<i>Various</i>
Oct	N/A	\$ 0.009	N/A	N/A	N/A	N/A	\$ 0.009	\$ -
Nov	N/A	\$ 0.005	N/A	N/A	N/A	N/A	\$ 0.005	\$ -
Dec	N/A	\$ 0.004	N/A	N/A	N/A	N/A	\$ 0.004	\$ -
Jan	N/A	\$ 2.108	N/A	N/A	N/A	N/A	\$ 0.005	\$ 2.103
Feb	N/A	\$ 5.316	N/A	N/A	N/A	N/A	\$ 0.004	\$ 5.312
Mar	N/A	\$ 0.140	N/A	N/A	N/A	N/A	\$ 0.003	\$ 0.137
Apr***	N/A	\$ 0.008	N/A	N/A	N/A	N/A	\$ 0.011	\$ (0.003)
May***	N/A	\$ (0.375)	N/A	N/A	N/A	N/A	\$ 0.008	\$ (0.383)
Jun ***	N/A	\$ (0.511)	N/A	N/A	N/A	N/A	\$ 0.006	\$ (0.517)
Jul	N/A	\$ 0.378	N/A	N/A	N/A	N/A	\$ 0.005	\$ 0.372
Aug	N/A	\$ (0.345)	N/A	N/A	N/A	N/A	\$ 0.011	\$ (0.356)
Sep	N/A	\$ 0.021	N/A	N/A	N/A	N/A	\$ 0.005	\$ 0.016
<b>FYTD 2002 Total</b>	<b>N/A</b>	<b>\$ 6.756</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>\$ 0.075</b>	<b>\$ 6.681</b>
<b>FY 2001 Total</b>	<b>N/A</b>	<b>\$ 98.995</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>\$ 0.065</b>	<b>\$ 98.704</b>
<b>FY 2002 Annualized</b>	<b>N/A</b>	<b>\$ 6.756</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>\$ 0.075</b>	<b>\$ 6.681</b>
<b>FY 2002 Authority***</b>	<b>N/A</b>	<b>\$ 15.000</b>						

\* includes HECMs

\*\* includes only those Multifamily programs that are in positive credit subsidy risk categories

\*\*\* Negative numbers are due to mortgage terminations and other adjustments.

## ***Single Family Market Comparisons***

***(Due to a lag in reporting of conventional information, these notes describe data for the previous month)***

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### **Insured Mortgage Applications**

- Total mortgage insurance applications increased 15 percent through August of FY 2002 compared to the same period in FY 2001.
- Fiscal year-to-date, FHA applications increased 1 percent; this compares to a 22 percent increase in conventional mortgage applications and a 27 percent increase in VA guarantee applications.
- FHA's share of total mortgage insurance applications was 32 percent, so far this fiscal year compared to 37 percent during the same period of FY 2001.

### **Insured Mortgage Endorsements**

- The dollar amount for FHA endorsements are up 29 percent through August of FY 2002 compared to the same period a year ago.
- FHA's share of insured mortgage endorsements is 31 percent through August of FY 2002 compared to 30 percent during the same period of FY 2001
- The share for conventional insurers is 60 percent and VA's share is 8 percent.

### **Home Sales Market**

- The number of FHA purchase mortgages increased 8 percent through August of FY 2002 compared to the same period a year ago.
- Overall, home sales are up 3 percent so far in FY 2002 compared to the same period in FY 2001.
- FHA's share of home sales was 13.7 percent so far this fiscal year compared to 13.1 percent for the same period in FY 2001.

## Single Family Market Comparisons

(Due to a lag in reporting of conventional information, these data are for the previous month)

Current Month Aug. 2002			Current FYTD Oct 2001-Aug. 2002			Prior FYTD Oct 2000-Aug. 2001			Percent Change	
Number		Application Share	Number		Application Share	Number		Application Share	(Number)	
INSURED MORTGAGE APPLICATIONS										
Conventional	270,683	59%	2,710,891		61%	2,219,009		57%	22%	
FHA *	160,107	35%	1,427,934		32%	1,414,140		37%	1%	
VA	24,561	5%	290,677		7%	229,266		6%	27%	
TOTAL	455,351	100%	4,429,502		100%	3,862,415		100%	15%	
Number	Dollars (\$M)	Insured Share (\$)	Number	Dollars (\$M)	Insured Share (\$)	Number	Dollars (\$M)	Insured Share (\$)	Percent Change (Dollars)	
INSURED MORTGAGE ENDORSEMENTS										
Conventional	187,505	\$ 26,871.5	66%	2,054,792	\$ 267,156.5	60%	1,542,856	\$ 216,059.6	62%	24%
FHA	92,144	\$ 10,819.0	26%	1,184,099	\$ 137,395.0	31%	964,204	\$ 106,902.0	30%	29%
VA	25,172	\$ 3,238.3	8%	293,493	\$ 37,080.7	8%	226,478	\$ 28,287.6	8%	31%
TOTAL	304,821	\$ 40,928.8	100%	3,532,384	\$ 441,632.2	100%	2,733,538	\$ 351,249.2	100%	26%
Number		FHA Share	Number		FHA Share	Number		FHA Share	Percent Change (Number)	
HOMES SALES MARKET										
FHA Purchase Mortgages**	67,321	12.7%	800,833		13.7%	738,520		13.1%	8%	
Home Sales***	528,917		5,846,167			5,653,667			3%	

\* Data for applications are for July 21, 2002 - Aug 24, 2002 for current month, Sep 23, 2001 - Aug 24, 2002 for current FYTD, and Sep 24, 2000 - Aug 18, 2001 for prior FYTD.

\*\* FHA insured minus FHA refinancings

\*\*\* Includes new and existing construction home sales and a month lag between home sale and FHA endorsement of mortgage to purchase home.

Note: Dollars represent original amounts insured