

Idaho Housing and Finance Association
From Spreadsheets to Strategy: Real-Time Executive Dashboards Transform Operations
Category: Management Innovation – Internal Operations

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Management Challenge

The Idaho Housing and Finance Association (IHFA) manages a complex single-family lending ecosystem involving loan production, purchasing, servicing operations, and lender relationships. Historically, internal reporting relied heavily on manually prepared Excel spreadsheets that required significant staff time to compile and were typically produced only once per month.

This manual process created several operational hurdles:

- **Lack of Visibility:** Leadership lacked real-time insight into production trends and operational performance.
- **Reactive Decision-Making:** Staffing decisions relied on outdated information, making it difficult to identify and resolve operational bottlenecks quickly.
- **Analytical Gaps:** Because staff spent hours assembling data rather than analyzing it, market share and lender participation trends were difficult to monitor consistently across the state.

IHFA leadership recognized the need for a modern, centralized analytics platform capable of delivering immediate operational insight while significantly reducing the administrative burden on staff.

Innovation and Implementation

IHFA developed a comprehensive suite of executive dashboards using Microsoft Power BI connected to a centralized SQL data environment. The project originated as an internally developed solution initiated by leadership and was later expanded by an internal business analyst into a fully integrated operational analytics platform.

The dashboards integrate multiple data sources, including IHFA production systems, servicing data, and external market data from title companies to provide a daily "single source of truth" across several key areas:

- Loan production and pipeline activity
- Operational timelines and processing efficiency

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- Servicing portfolio health, including delinquency and foreclosure trends
- Statewide mortgage market share
- Lender and partner performance

By leveraging existing technological infrastructure and internal staff expertise, IHFA created a powerful analytics platform without the need for expensive external consultants or new, proprietary technology systems. With this new system, we are able to drill down into each individual lenders performance as well as by our different product types. This allows us to be able to be extremely granular when examining trends and/or potential issues.

Operational Impact and Results

The implementation of these dashboards has fundamentally transformed IHFA's operational management and strategic agility:

- **Proactive Resource Management:** Real-time production insights allow leadership to anticipate workload fluctuations and adjust staffing levels dynamically. Displaying operational timelines helps management identify and clear workflow bottlenecks before they impact service delivery.
- **Strategic Market Growth:** One of the most valuable insights is the statewide market share analysis. By merging internal production data with title company market data, IHFA can identify which lenders are actively utilizing its programs. When participation declines, the Business Development team proactively provides training and troubleshoots issues. This data-driven approach has allowed IHFA to gain market share in both conventional and government products across the state.
- **Efficiency and Culture:** The transition from manual reporting to automated dashboards has reclaimed a significant amount of staff hours. More importantly, it has fostered a data-driven operational culture where issues are addressed quickly before they escalate.

Replicability and Scalability

This initiative demonstrates how HFAs can maximize the value of their existing data resources. IHFA created a scalable analytics framework that continues to evolve as new operational insights are needed. The system is highly replicable for other agencies; it relies on widely available tools such as SQL databases and Power BI that are already in use by many HFAs. Any agency with access to loan production data and basic analytics

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capabilities can implement a similar system to modernize internal reporting and improve high-level decision-making.

By transforming manual data entry into a real-time analytics platform, IHFA has strengthened its ability to serve Idaho families seeking affordable homeownership through informed, strategic operations.

Locked Volume
\$144.11M

Locked Units
400

Subordinate Volume
\$3.60M

Subordinate Units
219

Total Buydown \$
\$992.08K

Units w Buydowns
202

Median Buydown %
0.88%

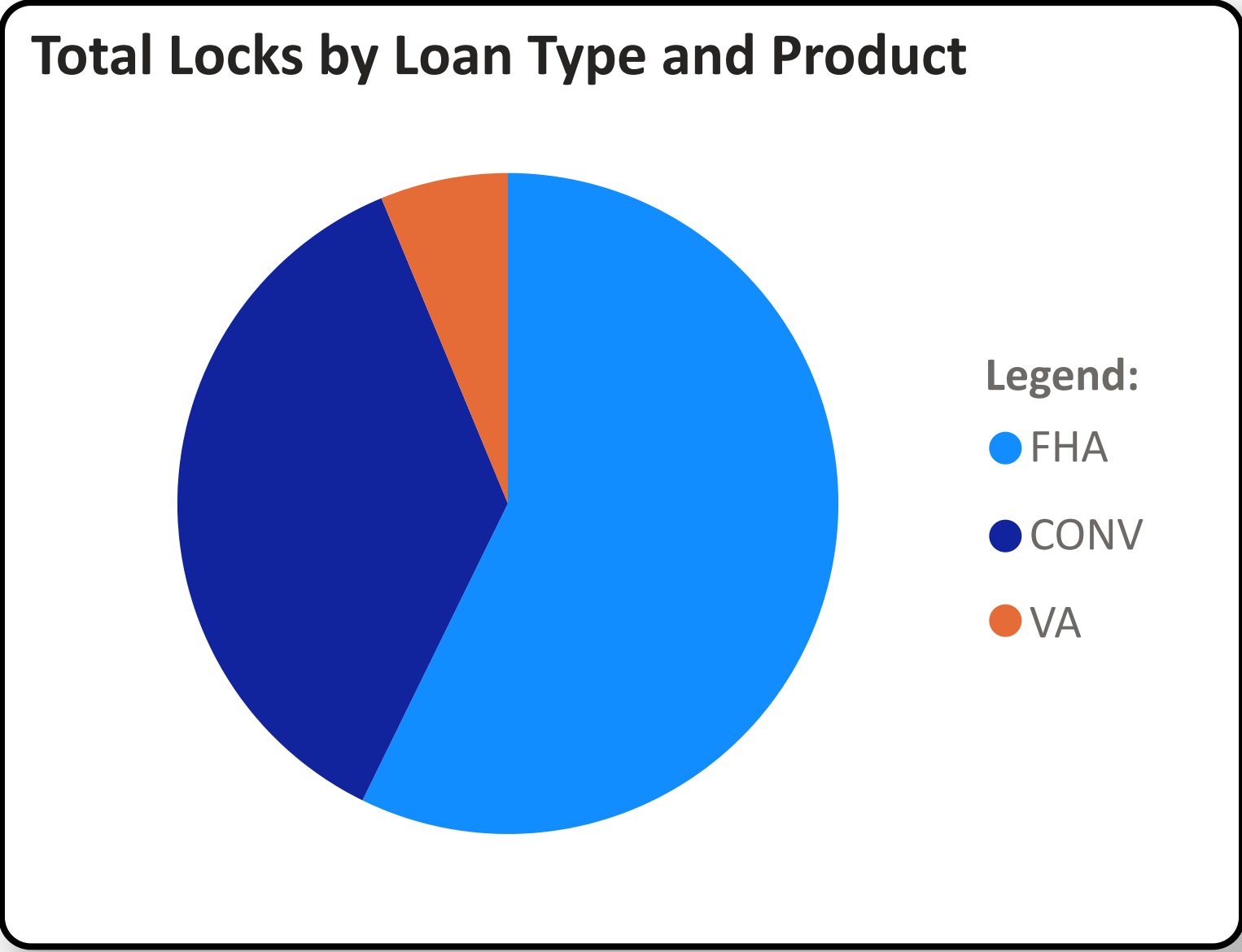
Avg. Interest Rate
5.797

Broker Volume
\$3.78M

Broker Units
11

Retention Volume
\$1.95M

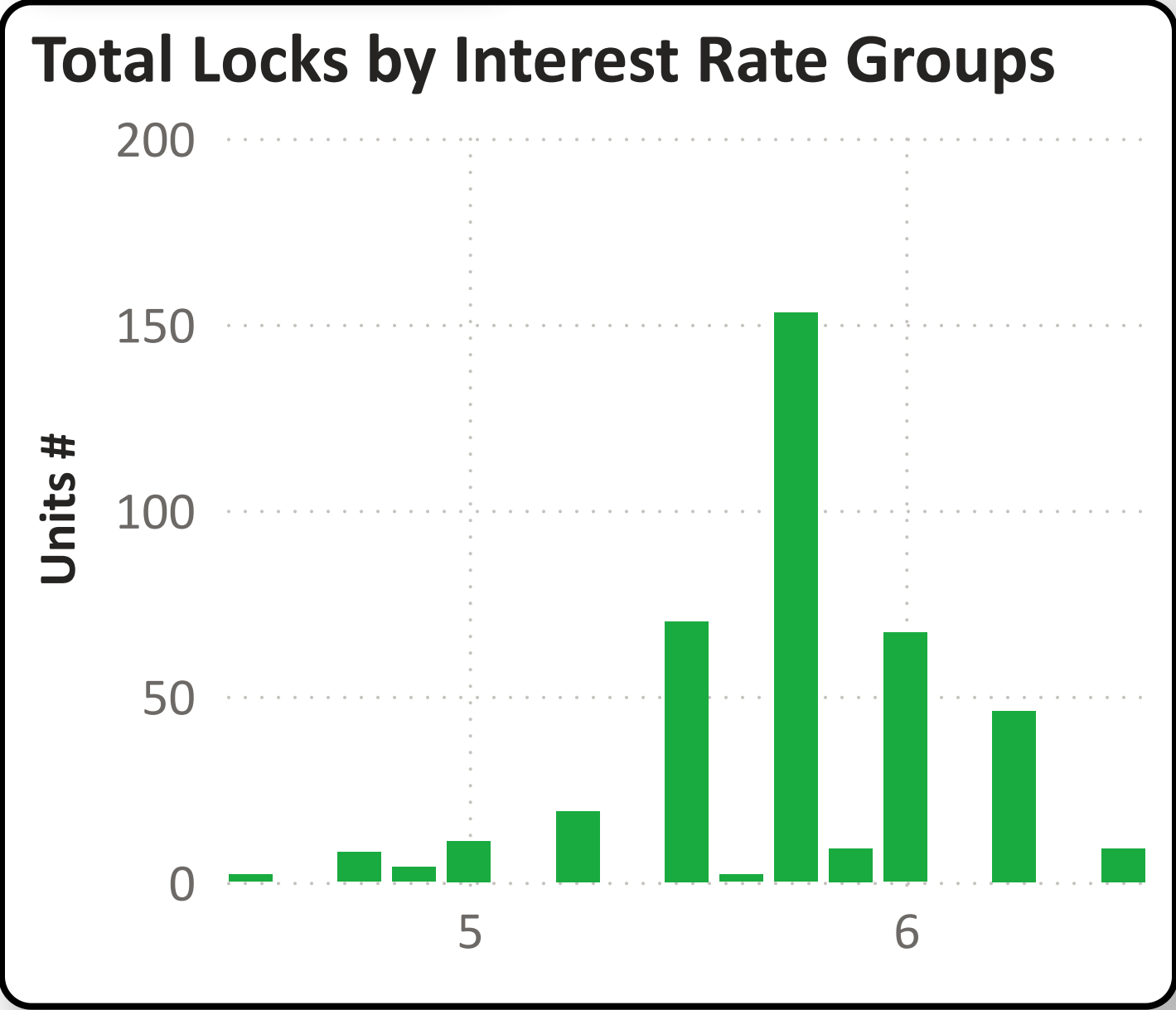
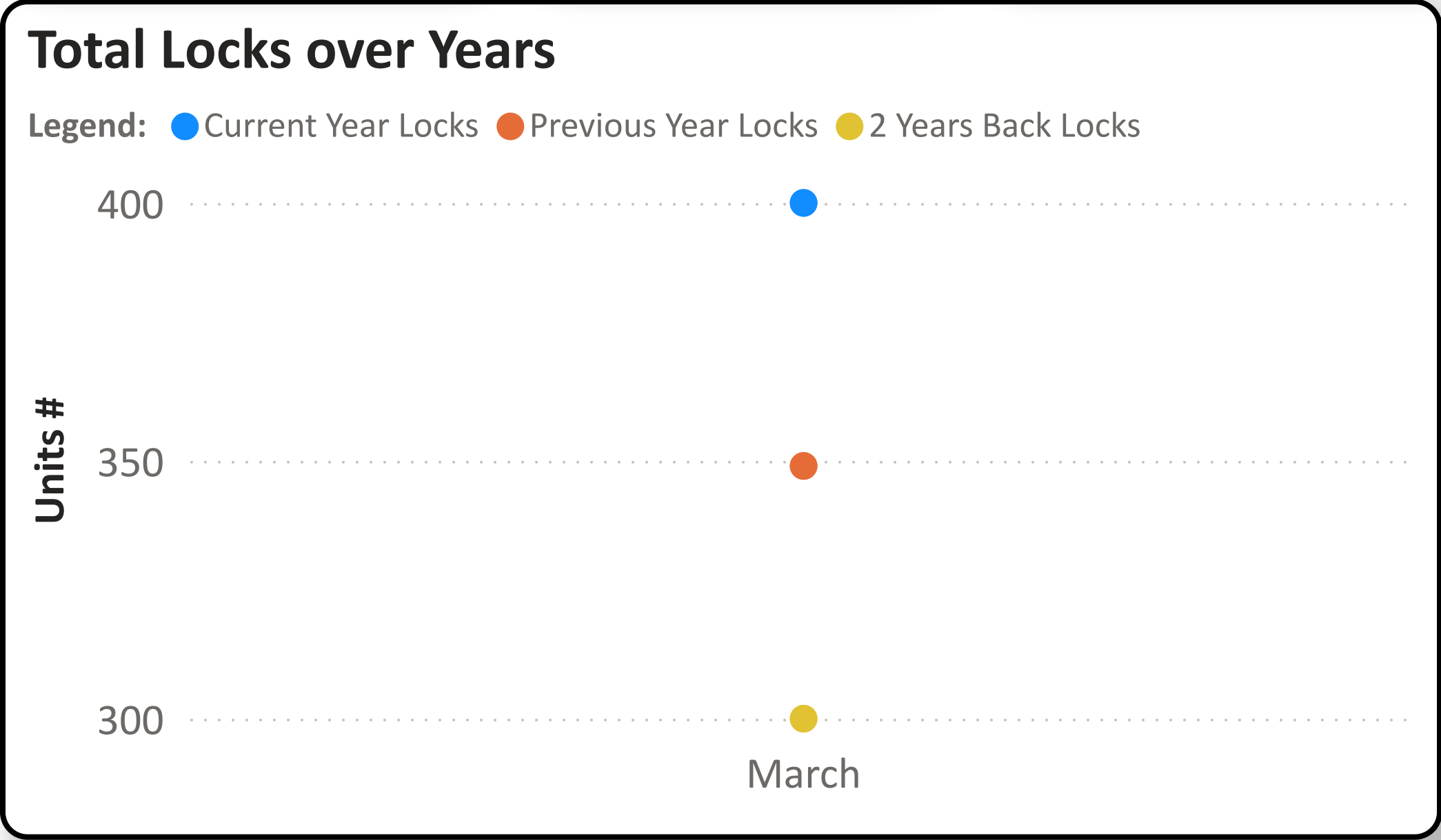
Retention Units
7



FILTERS

Loan Type
Multipl... ▾

Service Client
IHFA ▾



SELLER	UNITS
Premier Mortgage Resources LLC	45
Evergreen Home Loans	32
AMERICAN PACIFIC MORTGAGE	27
Idaho Central Credit Union	25
Guild Mortgage Company LLC	18
MOVEMENT MORTGAGE, LLC	17
Waterstone Mortgage Corporation	16
Fairway Independent Mortgage Corporation	15
SYNERGY ONE LENDING INC	15
Sunflower Bank NA	13
FIRST COLONY MORTGAGE CORPORATION	12
CORNERSTONE CAPITAL BANK CORP	11



Purchased Volume

\$106.48M

Purchased Units

301

Avg. Loan Amount

\$353.74K

Median LTV

81.40%

Subordinate Volume

\$2.61M

Subordinate Units

164

Av Subordinate Amt

\$15.89K

Median 2nds LTV

3.91%

Avg. Purchase Price

\$390.42K

Avg. Credit Score

718

Av Household Income

\$94,836

Avg. DTI

43.36

Dwelling Type

Purchased
Units

Purchased
Volume

P.U.D.

141

\$55,445,780

Detached

132

\$41,910,107

Manufactured

20

\$6,646,506

Townhouse

6

\$1,824,371

Condo

2

\$649,165

Total

301

\$106,475,929

FILTERS

Loan Type

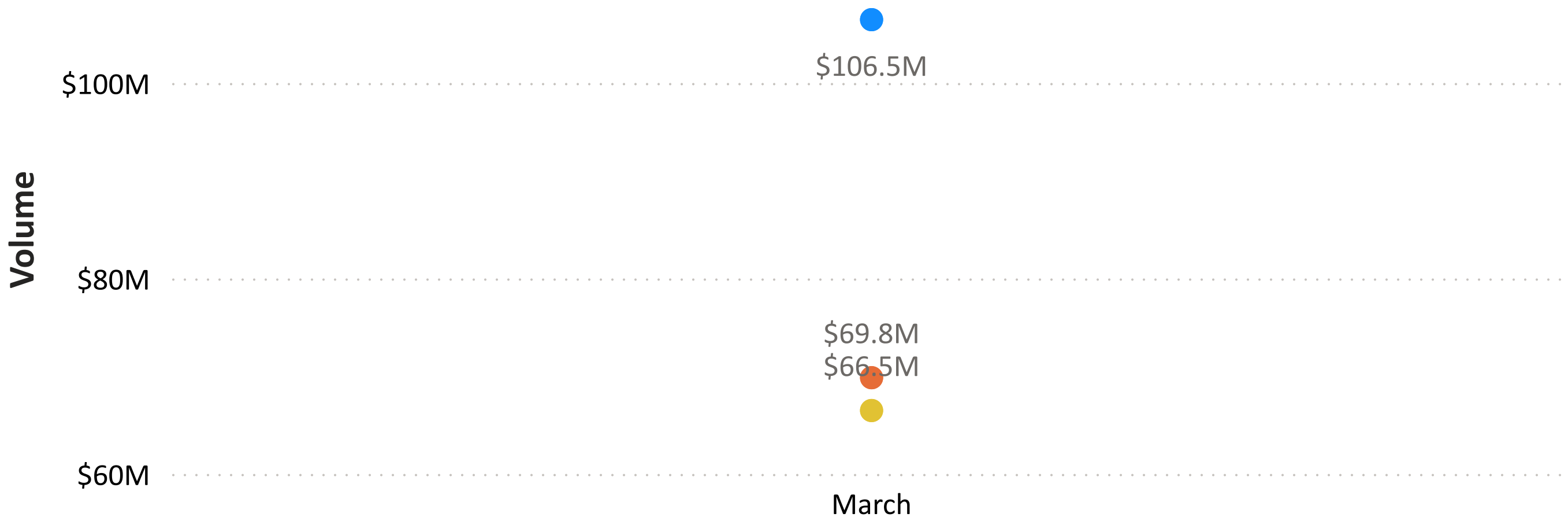
Multipl... ▼

Service Client

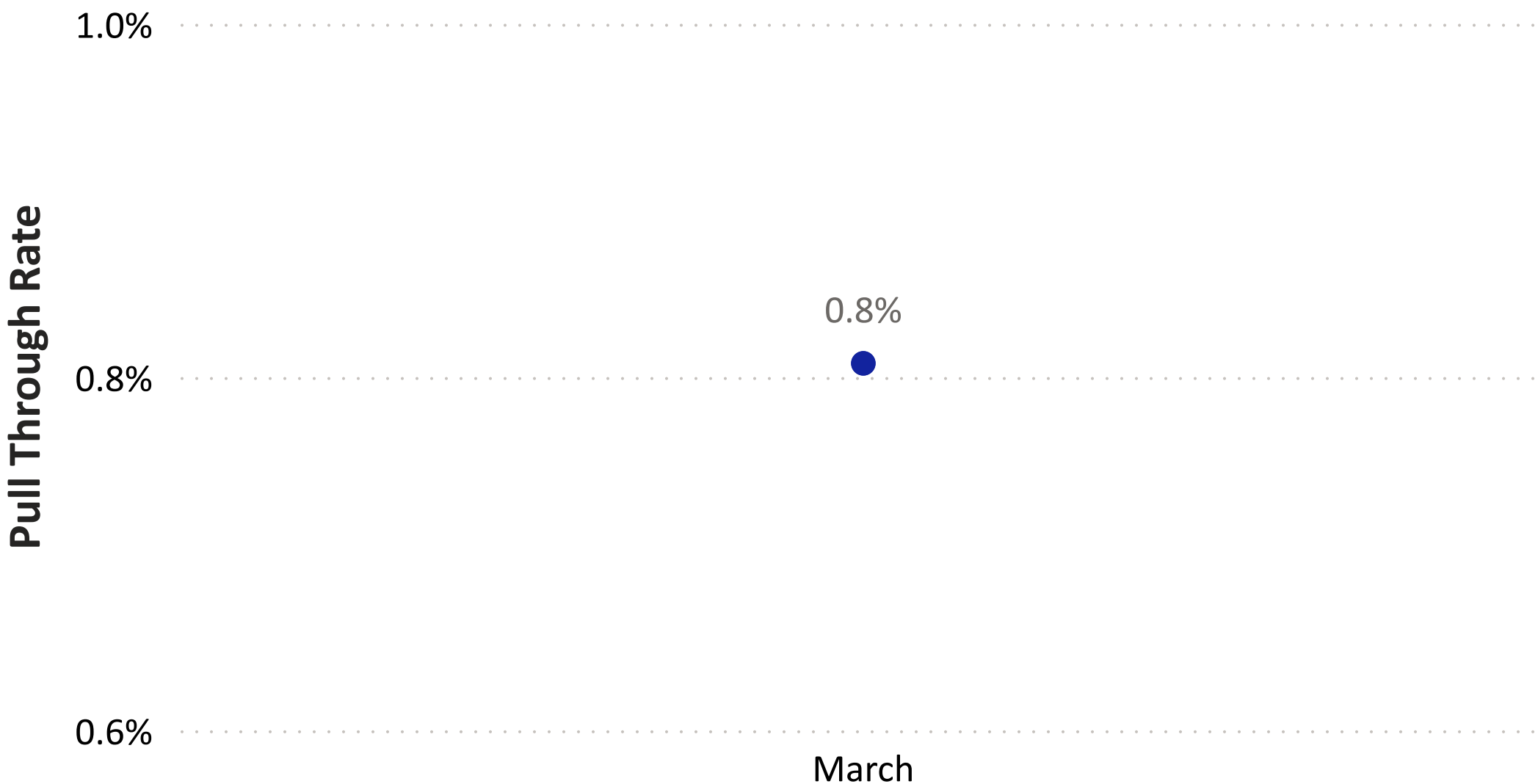
IHFA ▼

Purchased Volume over Years

Legend ● Purchased Volume ● Last Year ● 2 Years Back



Pull-through Rate





Avg Lock Period

40.78

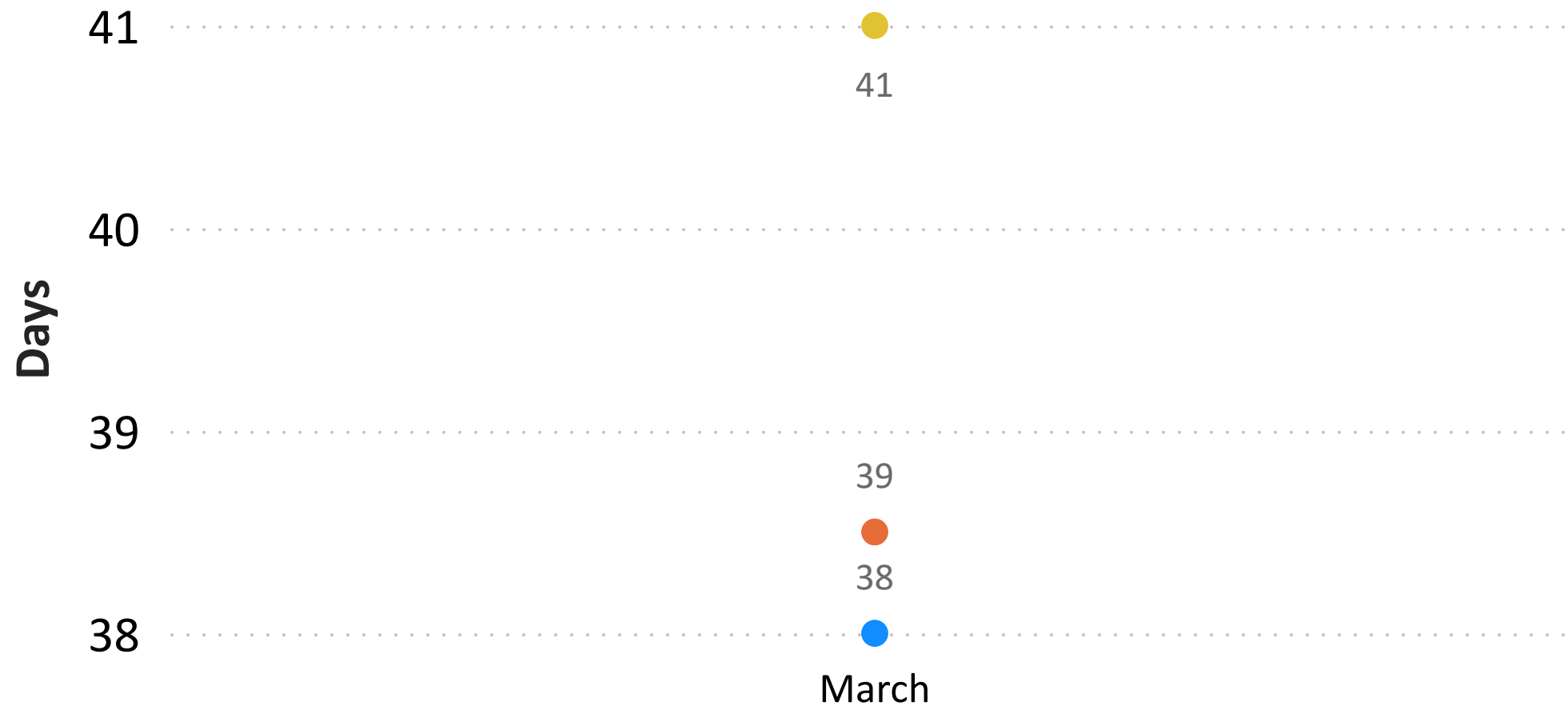
Avg Receive to Purchase Period

5.56

	Average	Max	Median	Min
Funding to Receive	25.44	82	24	9
Funding to Purchase	40.78	132	38	15
Receive to Review	-0.79	15	-2	1
Receive to Purchase	5.56	47	4	1
Review to Purchase	7.69	58	6	0

Median Funding to Purchase Time Over Last 2 Years

● Current Year ● Last Year ● 2 Years Back



FILTERS

Loan Type

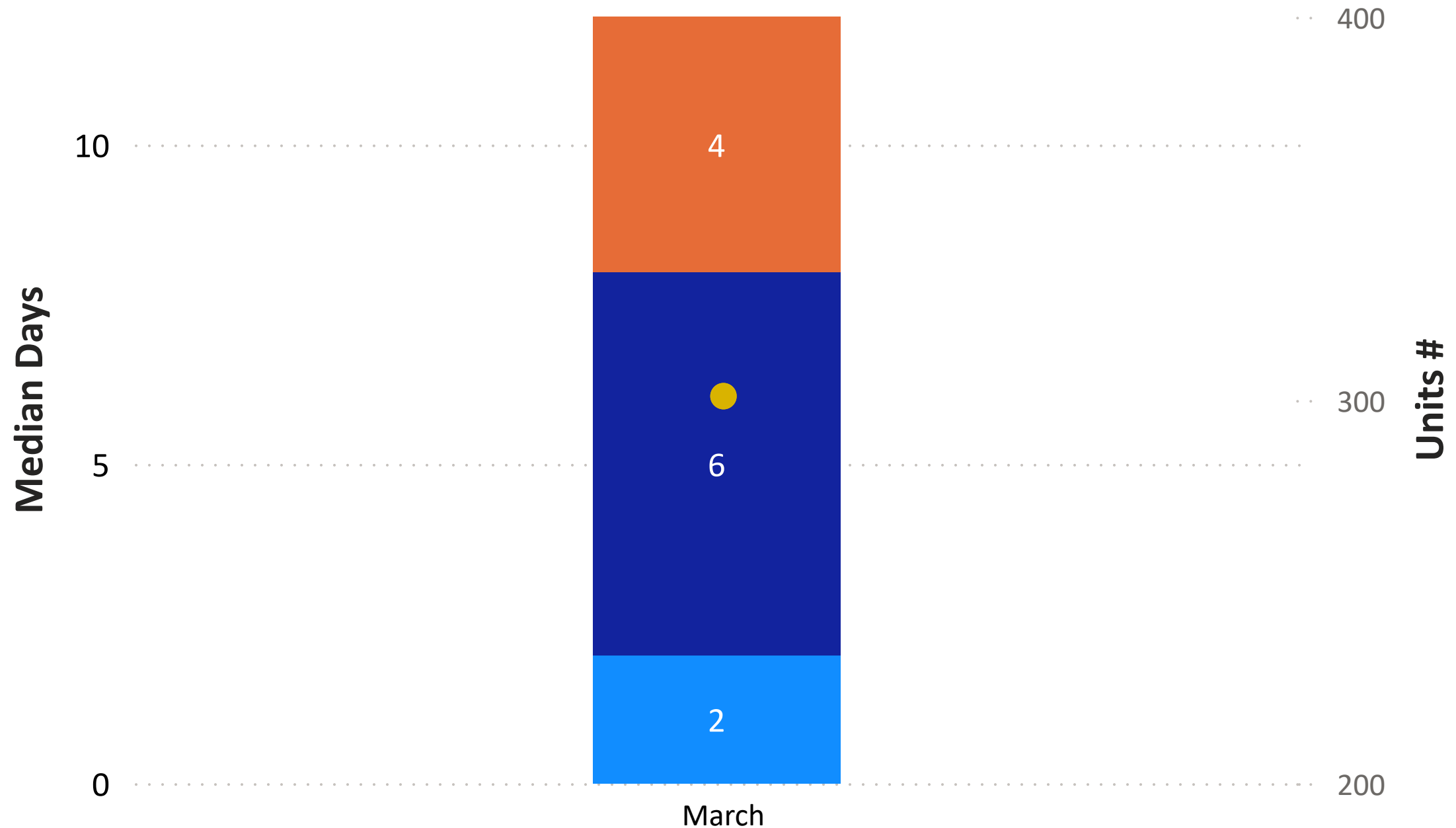
Multipl... ▾

Service Client

IHFA ▾

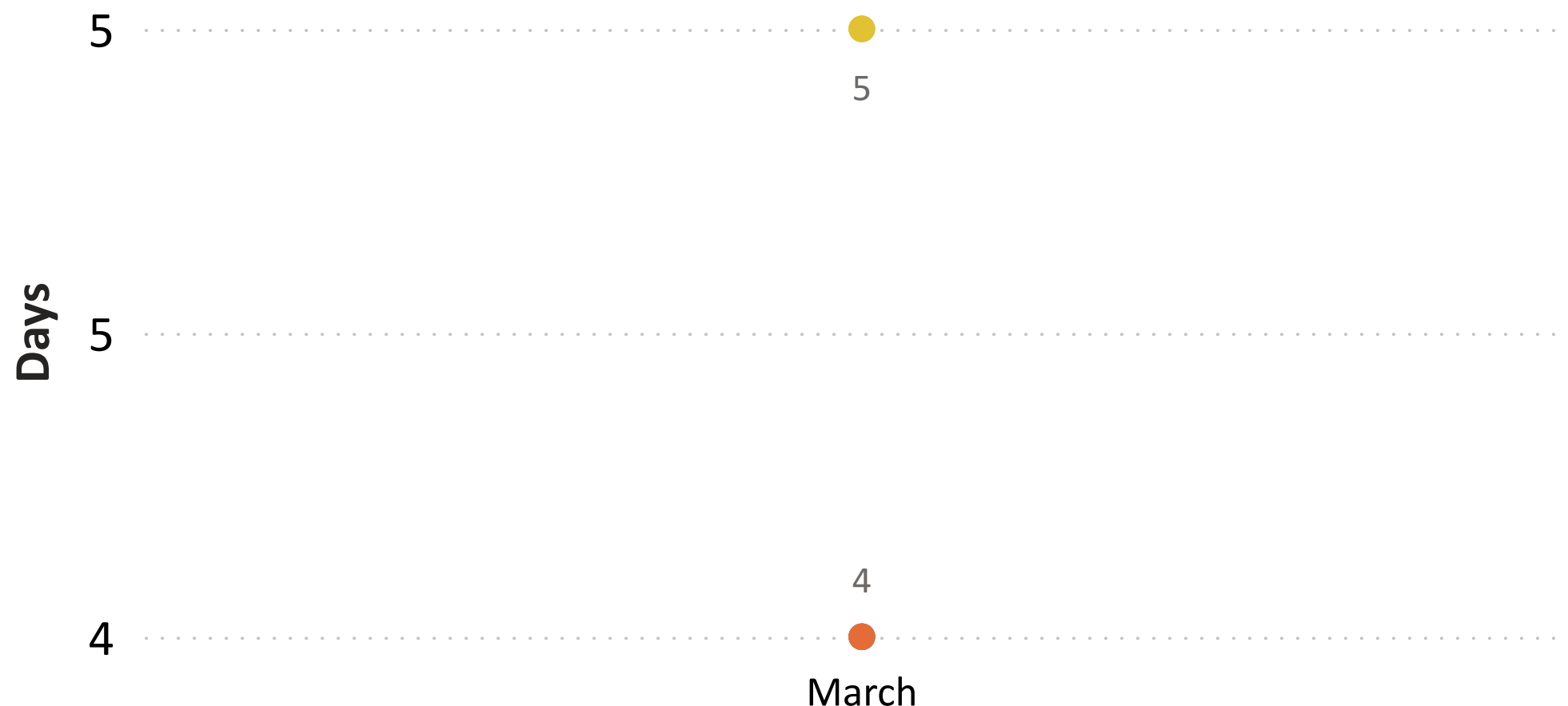
Median Receive, Review, and Purchase Times by Units

● Receive to Review ● Review to Purchase ● Receive to Purchase ● Purchased Units

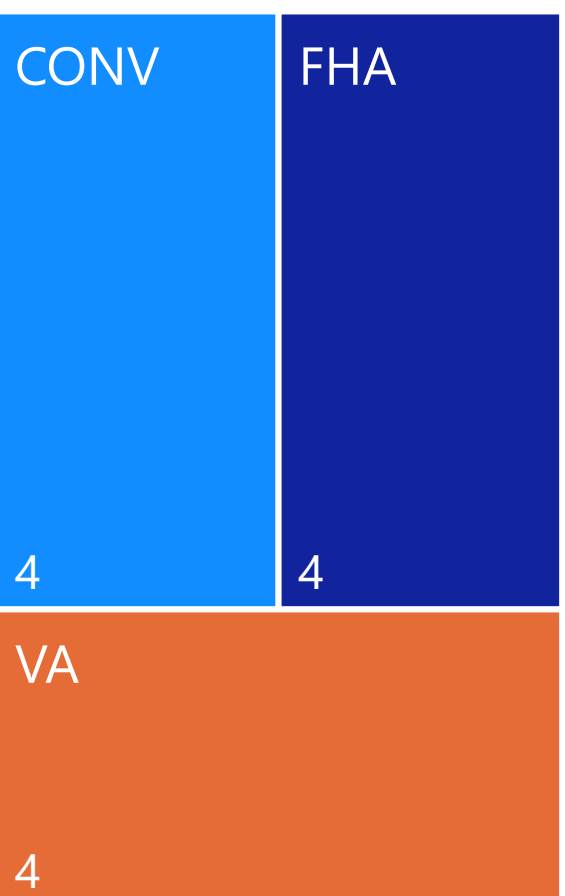


Median Receive to Purchase Time Over Last 2 Years

● Current Year ● Last Year ● 2 Years Back



Median Receive to Purchase Days by Loan Type





Current UPB Volume

\$10.16bn

Current Units

45,153

Subordinate Volume

\$121.59M

Subordinate Units

13,693

Escrow Balance

\$46.02M

Escrow Advance

\$4.32M

FILTERS

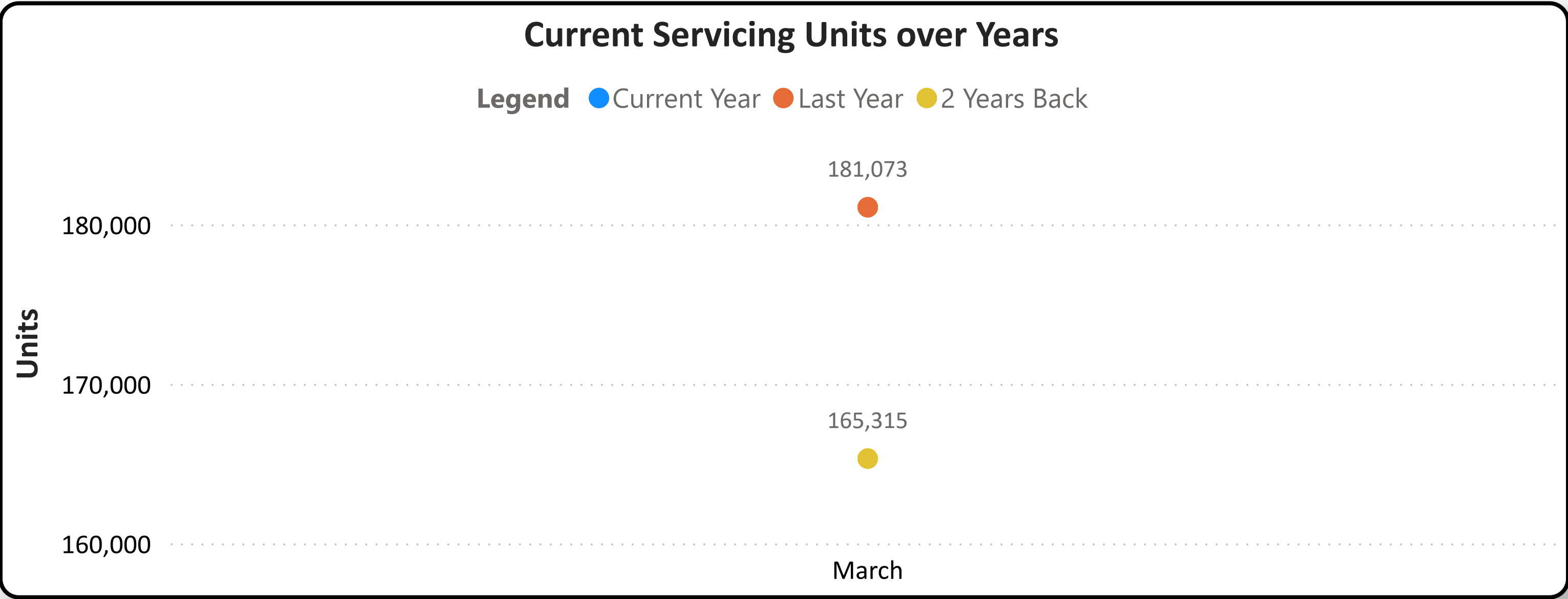
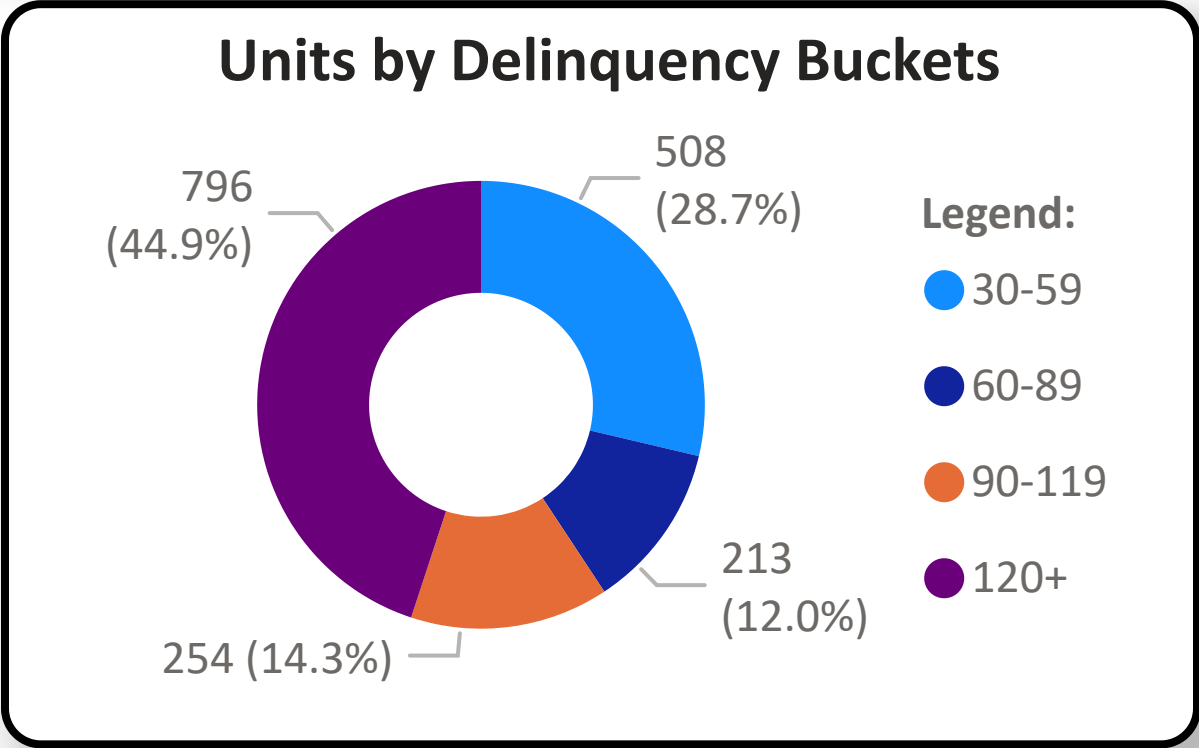
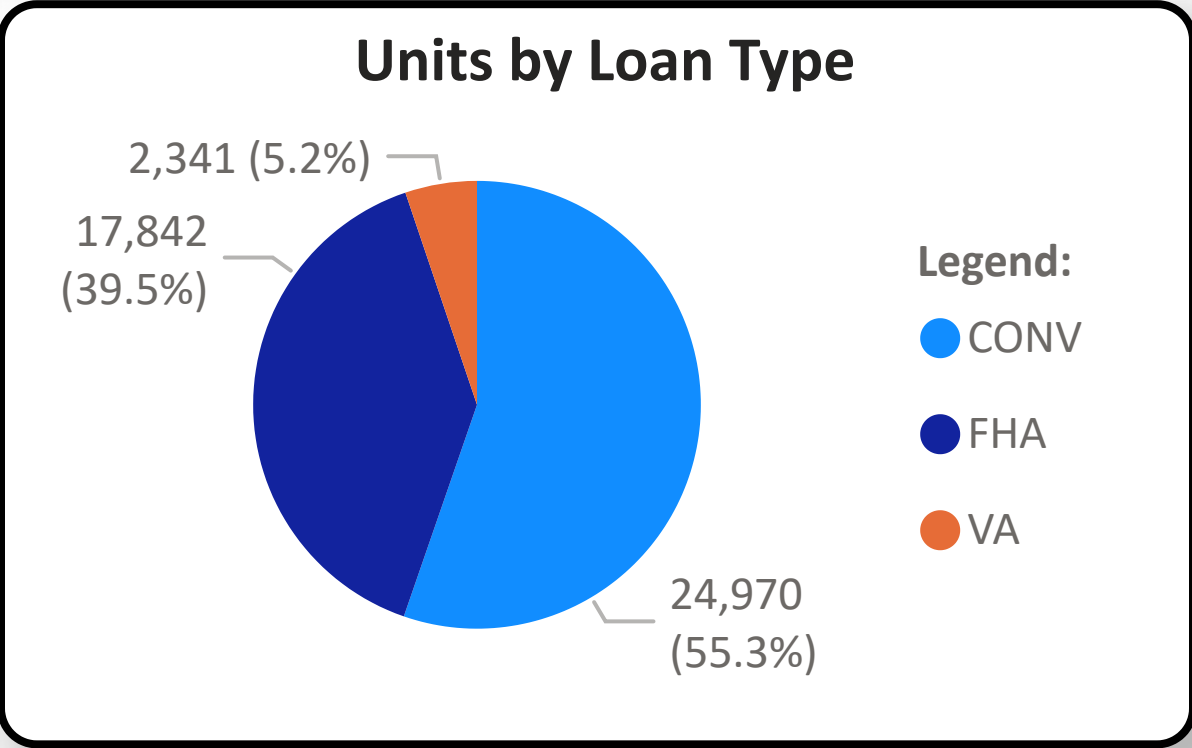
Loan Type

Multipl... ▾

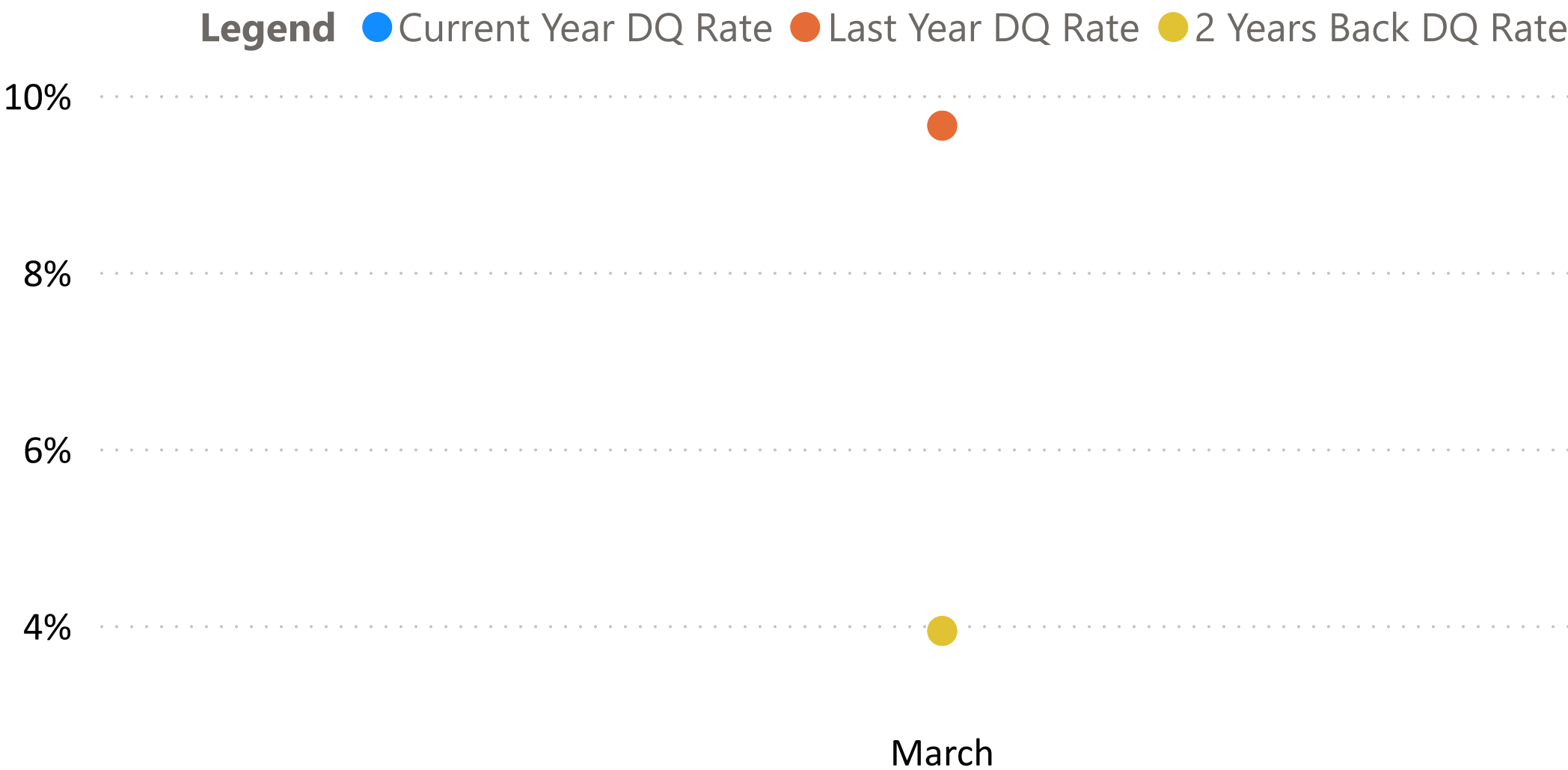
Service
Client

IHFA ▾

County	Current Volume	Current Units	DQ Rate	FLC Rate
CANYON	\$2,799,242,023	11859	4.36%	0.67%
ADA	\$2,775,593,634	11563	1.86%	0.23%
BONNEVILLE	\$692,993,353	3292	5.01%	0.73%
KOOTENAI	\$701,630,181	2806	2.99%	0.29%
BANNOCK	\$450,415,079	2585	3.87%	0.70%
TWIN FALLS	\$487,003,807	2420	5.79%	0.79%
PAYETTE	\$221,865,645	979	6.13%	0.61%
BINGHAM	\$193,486,677	955	5.24%	0.84%
JEROME	\$137,193,622	698	4.44%	0.72%
ELMORE	\$149,206,546	647	5.72%	0.93%
GEM	\$137,168,534	602	5.15%	0.33%
JEFFERSON	\$141,552,385	586	4.61%	0.85%
MINIDOKA	\$108,288,561	555	5.23%	0.72%
CASSIA	\$94,842,558	511	4.11%	0.20%
BONNER	\$127,739,897	488	5.74%	0.82%
NEZ PERCE	\$76,103,469	363	4.68%	0.28%
WASHINGTON	\$69,077,813	357	3.92%	0.56%
SHOSHONE	\$66,551,175	338	5.33%	0.30%
OWYHEE	\$64,929,755	332	5.42%	
Total	\$10,156,766,638	45153	3.86%	0.52%



Delinquency Rate Comparison over Years



DQ Volume

\$422.05M

DQ Units

1,741

DQ Rate

3.86%

Foreclosure \$

\$57.53M

Foreclosure Units

235

Foreclosure Rate

0.52%

REO Volume

\$7.04M

REO Units

30

REO Rate

0.07%

FILTERS

Loan Type

Multipl... 

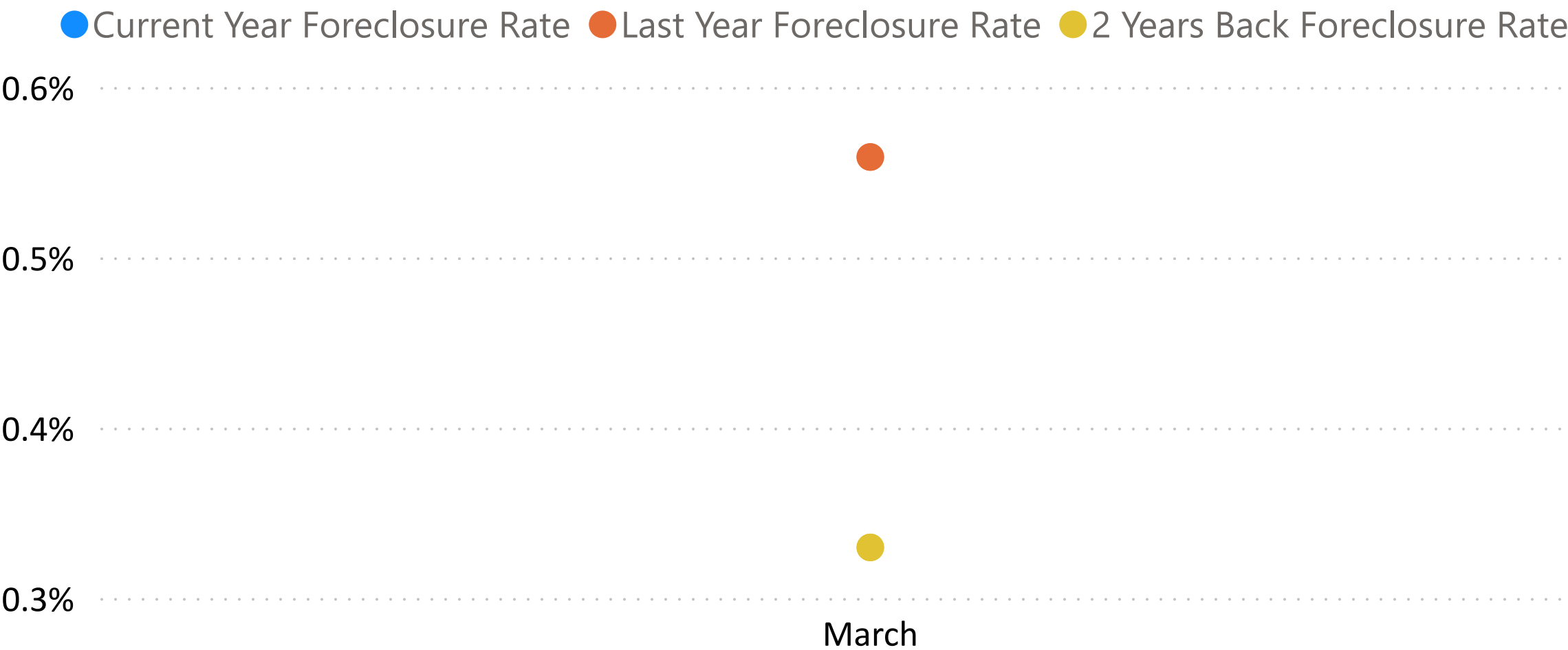
Service
Client

IHFA 

DQ Bucket

All 

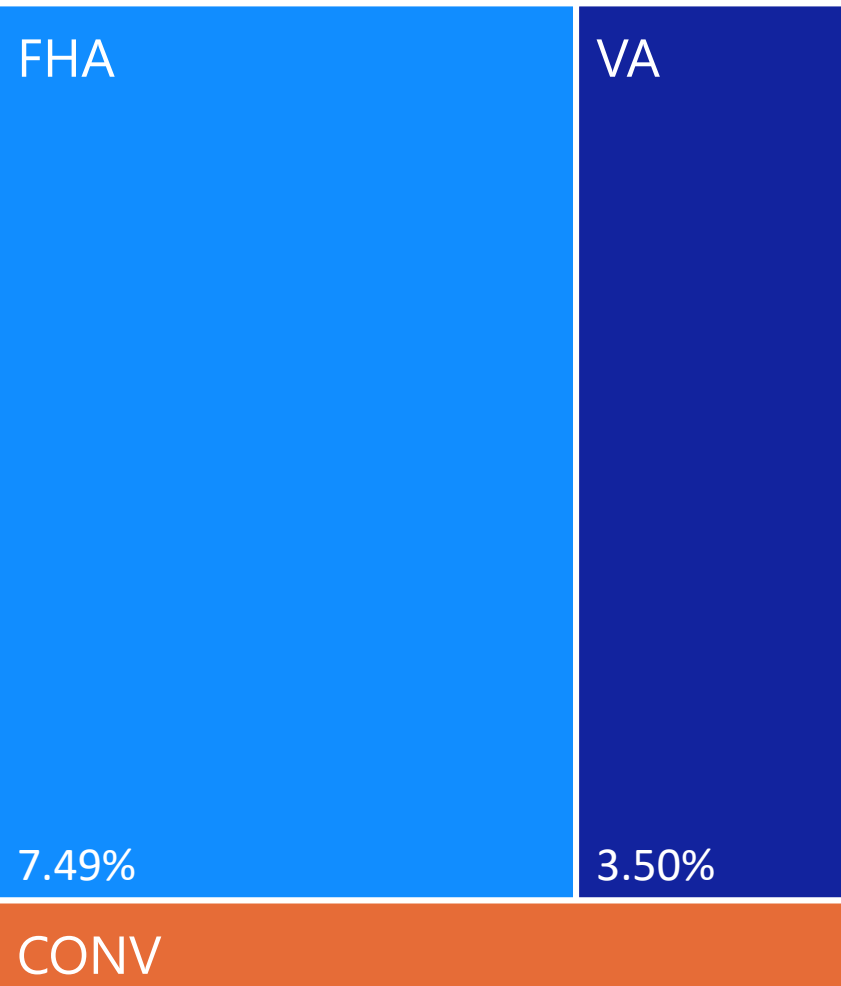
Foreclosure Rate Comparison over Years



Delinquency Roll Rate

Delinquency Buckets	Improved	Same	Worsened
0		58.24%	41.76%
10-29	8.90%	87.92%	3.18%
30-59	96.32%	0.30%	3.38%
60-89	55.66%	4.82%	39.52%
90-119	36.51%	6.24%	57.26%
120+	17.15%	82.85%	

DQ Rate by Loan Type





Locked Volume

\$24.72M

Locked Units

75

Purchased Volume

(Blank)

Purchased Units

(Blank)

Loan Received \$

(Blank)

Loan Received #

(Blank)

Loans Reviewed \$

\$1.91M

Loan Reviewed #

5

Loans Not Received \$

(Blank)

Loans Not Received #

(Blank)

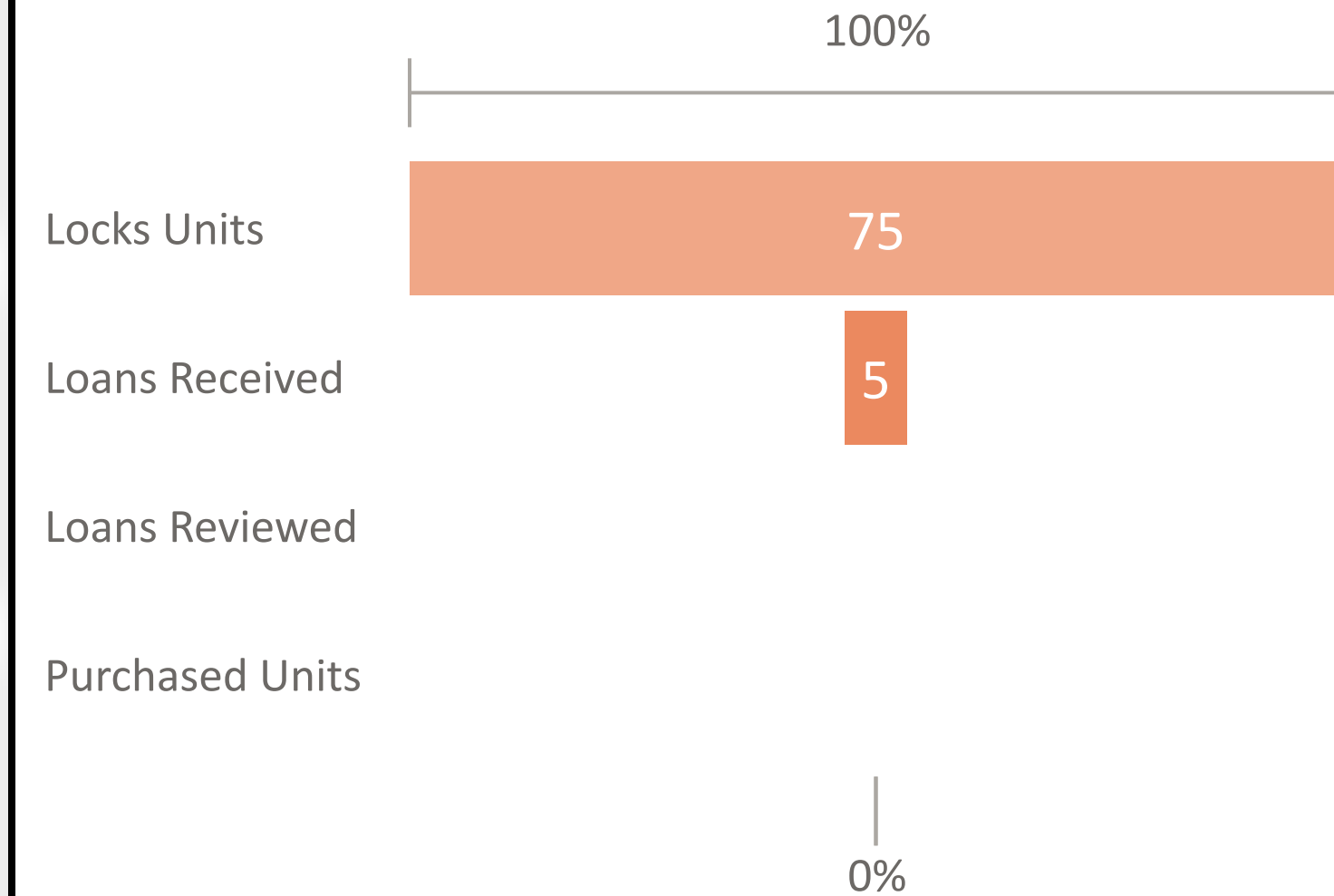
Locked Volume

\$24.72M

Purchased Volume

(Blank)

Tax- Exempt Loan Pipeline Flow



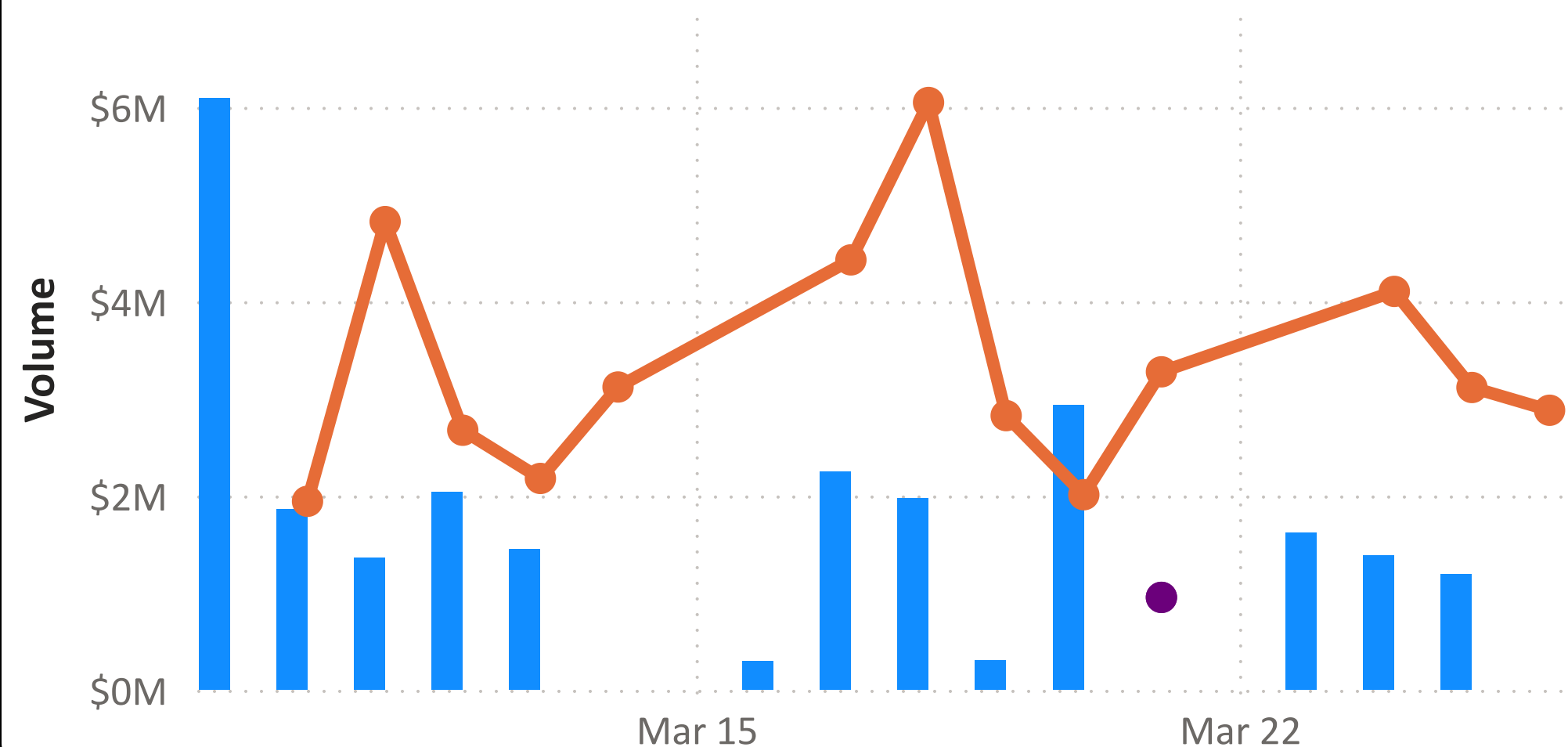
FILTERS

Tax Exempt
FHA/RD

Tax Exempt
VA

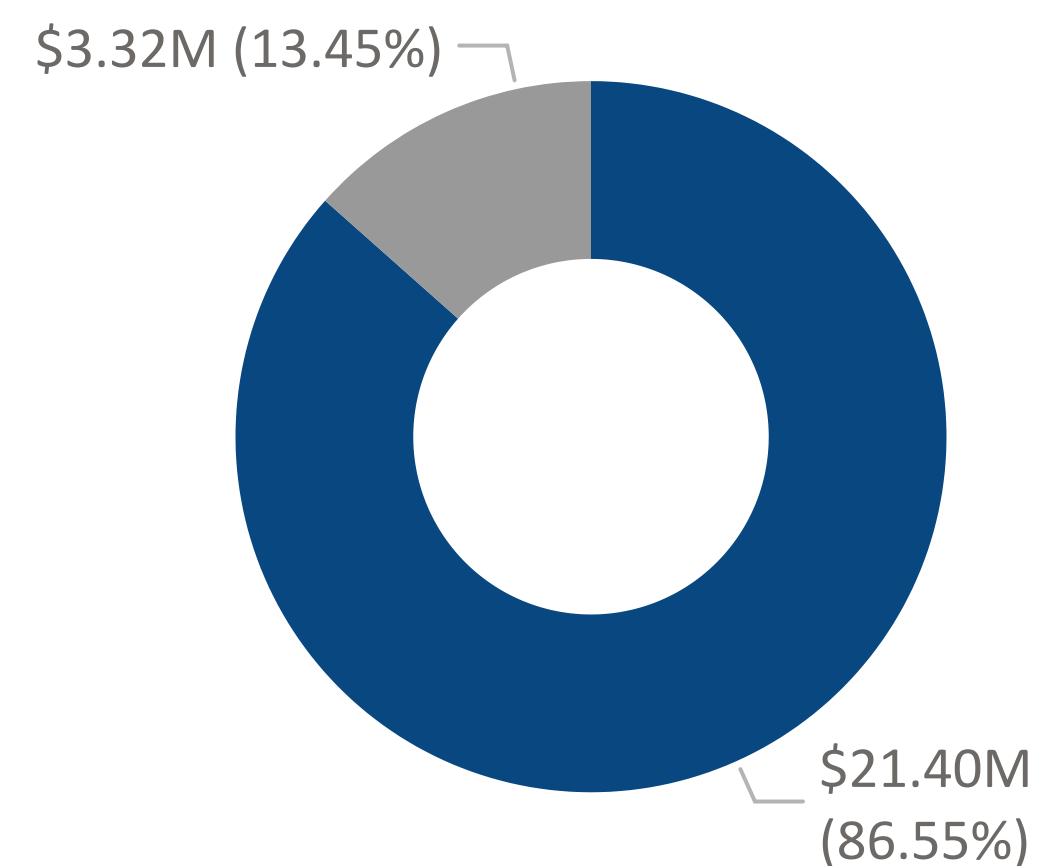
Production Flow Trend (Locks vs Purchases)

Locks Volume Purchased Volume LY Locked Volume LY Purchased Volume



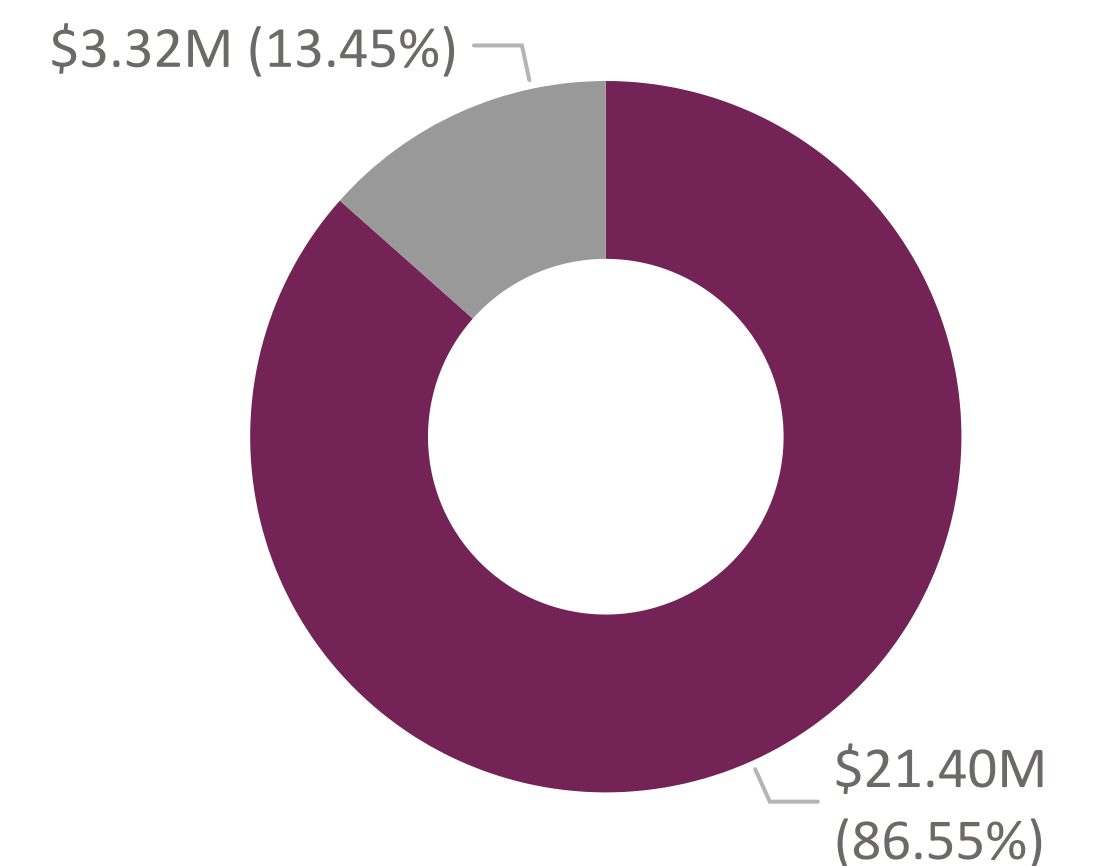
Locked Volume by Loan Product

Tax Exempt FHA/RD Tax Exempt VA



Purchased Volume by Loan Product

Tax Exempt FHA/RD Tax Exempt VA





Avg Receive to
Purchase Days

(Blank)

Avg Receive to
Review Days

(Blank)

Avg Review to
Purchase Days

(Blank)

LY Avg Receive to
Purchase Days

21.56

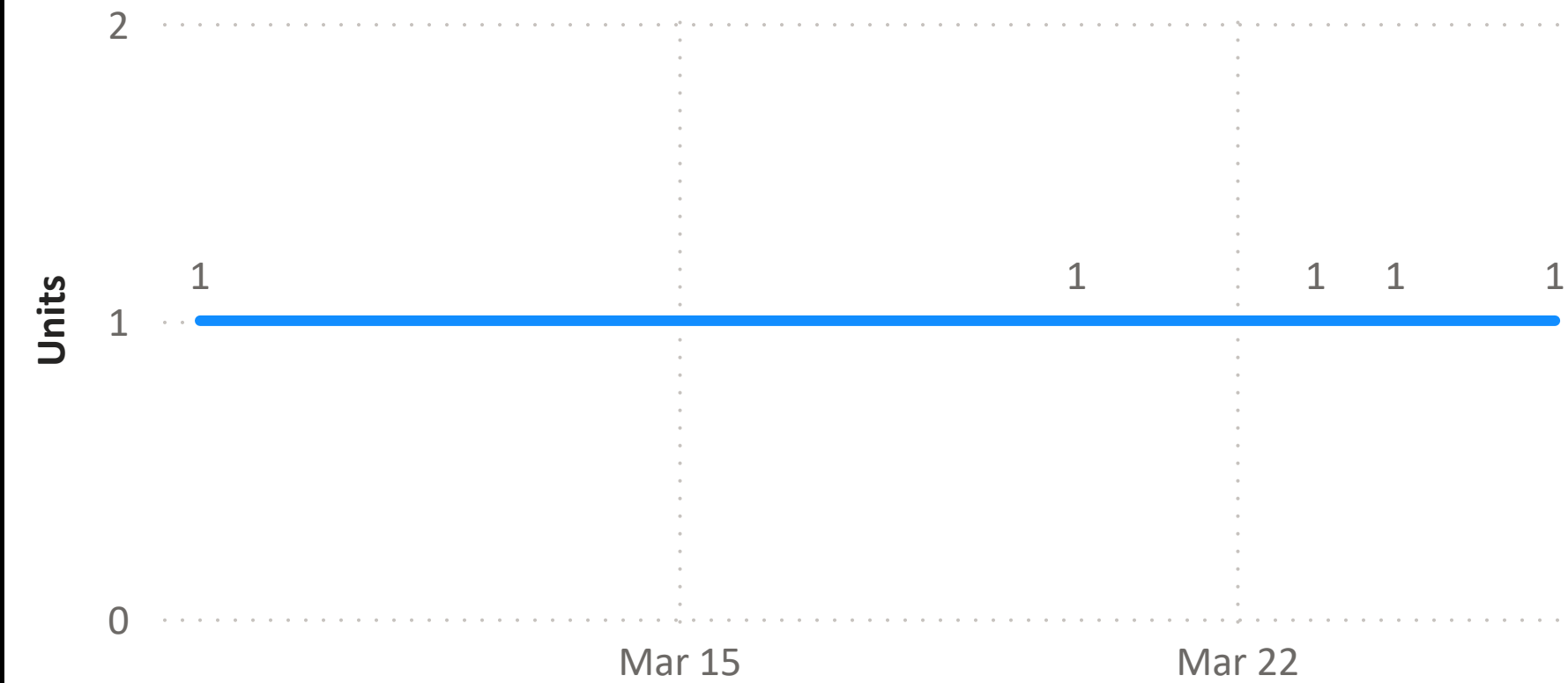
LY Avg Receive to
Purchase Days

5.25

LY Avg Review to
Purchase Days

17.30

Expected Loan Units by Disbursement Date

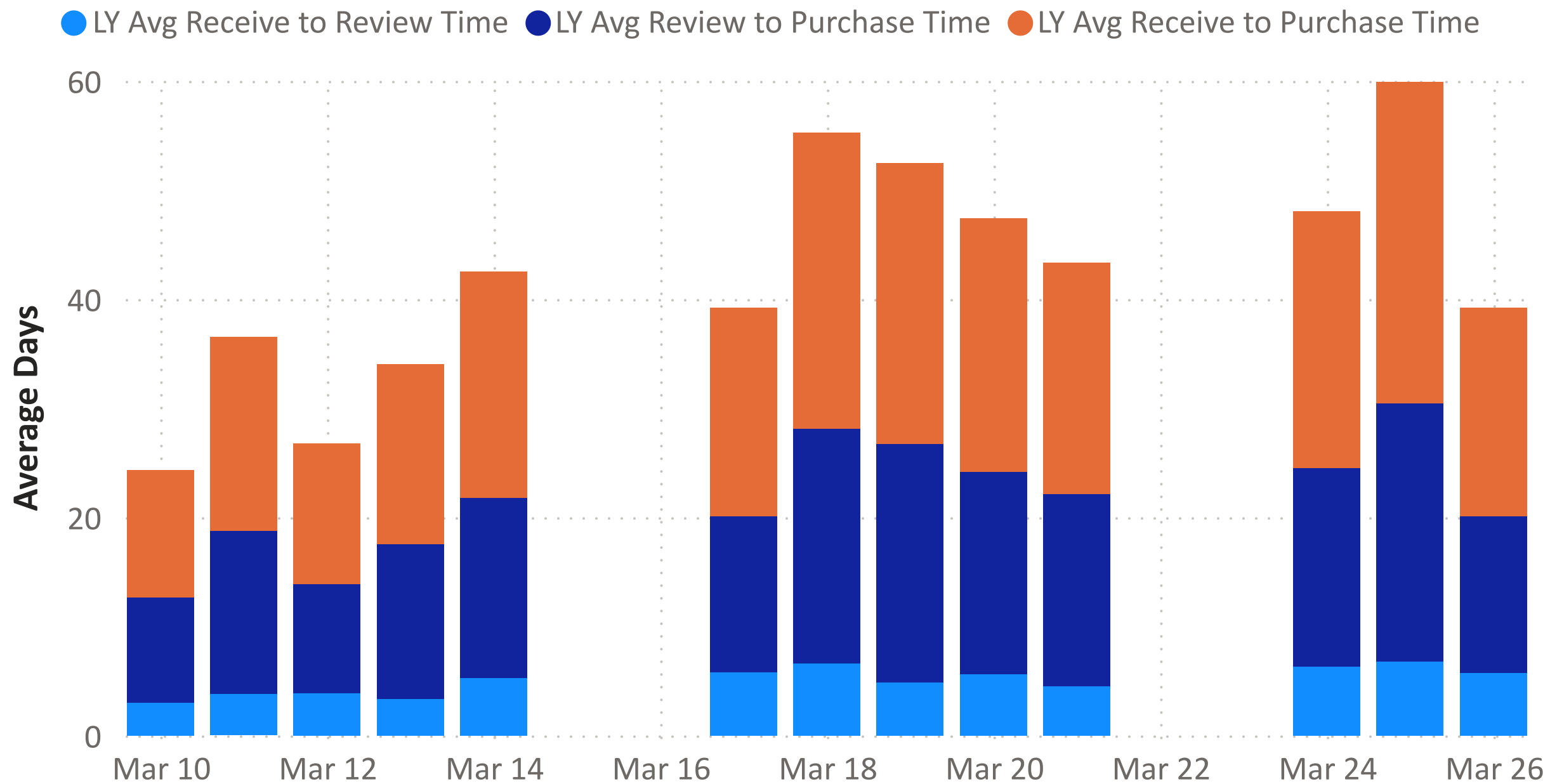


FILTERS

Tax
Exempt
FHA/RD

Tax
Exempt
VA

Last Year Average Receive, Review and Purchase Days



Last Year Average Receive, Review and Purchase Days

Average Days

Assumptions:-

- 1. The Title Report does not include any information for Adams and Custer County.
- 2. Title Report has some limitations and we have noticed that it does not have all the recorded loans.
- 3. Some Counties might be slow in reporting their data. Therefore, IHFA data might be higher for some counties and lenders.
- 4. Larger discrepancies can be noticed in the Rural Counties.

Data Recency by County		
County	Complete Month	Latest Update
ADA	January, 2026	Wednesday, February 18, 2026
ADAMS	August, 2025	Monday, October 06, 2025
BANNOCK	January, 2026	Friday, February 20, 2026
BEAR LAKE	January, 2026	Friday, February 13, 2026
BENEWAH	January, 2026	Monday, February 09, 2026
BINGHAM	December, 2025	Friday, February 20, 2026
BLAINE	January, 2026	Thursday, February 19, 2026
BOISE	January, 2026	Friday, February 13, 2026
BONNER	January, 2026	Thursday, February 19, 2026
BONNEVILLE	January, 2026	Thursday, February 19, 2026
BOUNDARY	December, 2025	Friday, February 13, 2026
BUTTE	December, 2025	Thursday, January 29, 2026
CAMAS	December, 2025	Friday, January 30, 2026
CANYON	January, 2026	Thursday, February 19, 2026
CARIBOU	January, 2026	Friday, February 13, 2026
CASSIA	January, 2026	Monday, February 23, 2026
CLARK	December, 2025	Friday, January 30, 2026
CLEARWATER	November, 2025	Wednesday, December 31, 2025
CUSTER	August, 2025	Thursday, October 09, 2025
ELMORE	December, 2025	Wednesday, February 04, 2026
FRANKLIN	December, 2025	Friday, January 30, 2026
FREMONT	January, 2026	Thursday, February 19, 2026
GEM	December, 2025	Friday, January 23, 2026
GOODING	January, 2026	Wednesday, February 18, 2026

ALL ELIGIBLE LOANS

Top 10 Counties in Idaho

COUNTY	Idaho Loans	IHFA Loans	Marketshare %
ADA	3934	389	9.89%
CANYON	2375	391	16.46%
KOOTENAI	1149	96	8.36%
BONNEVILLE	703	135	19.20%
TWIN FALLS	518	72	13.90%
BANNOCK	487	74	15.20%
NEZ PERCE	232	10	4.31%
BONNER	222	14	6.31%
LATAH	183	10	5.46%
BINGHAM	168	26	15.48%

DATE

1/1/2025

2/20/2026

Govt. Loans

YN

IDAHO LOANS

Loan Volume

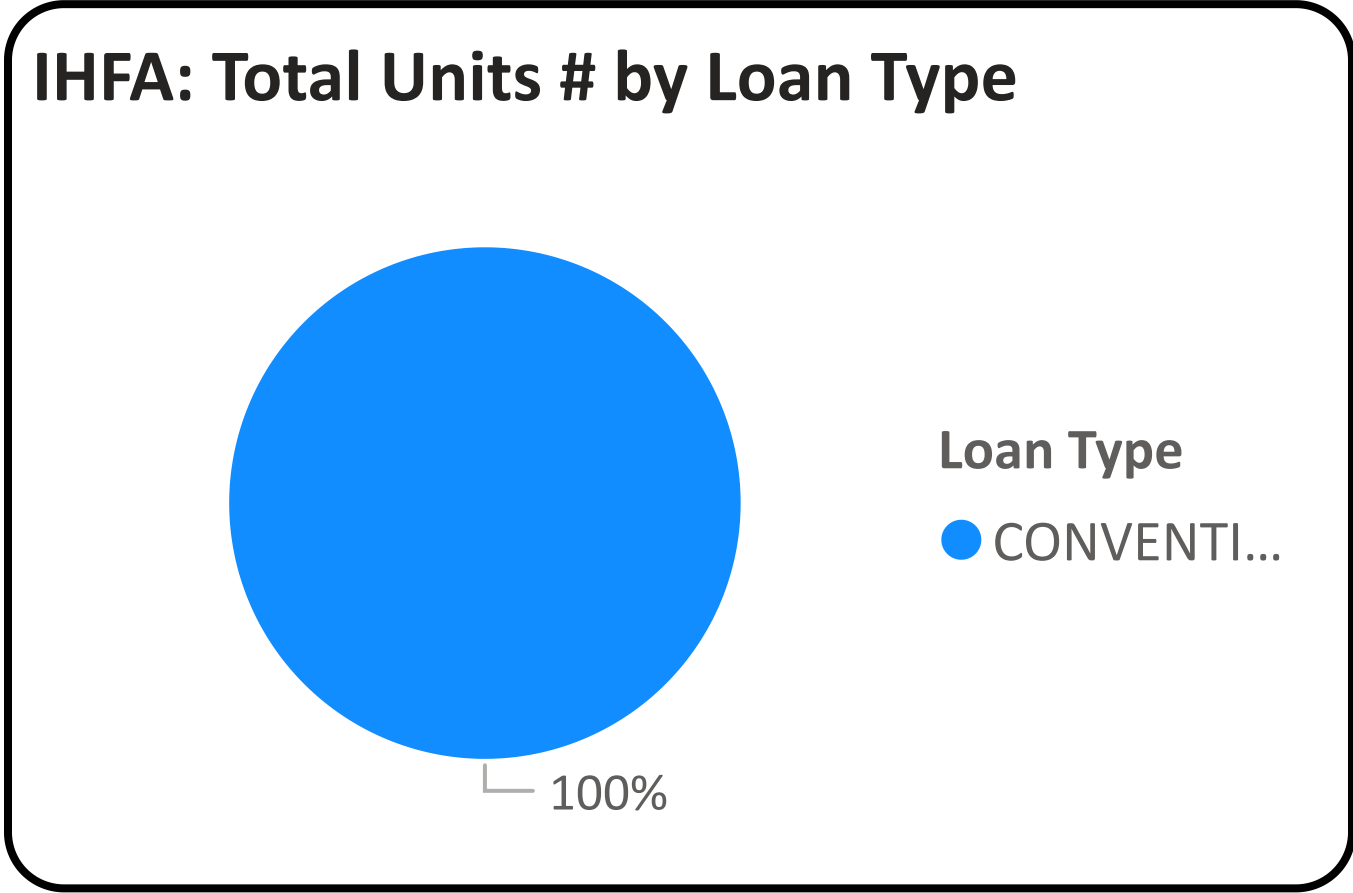
\$3.91bn

Total Units #

11,833

Median LTV

75.19%



IHFA LOANS

Loan Volume

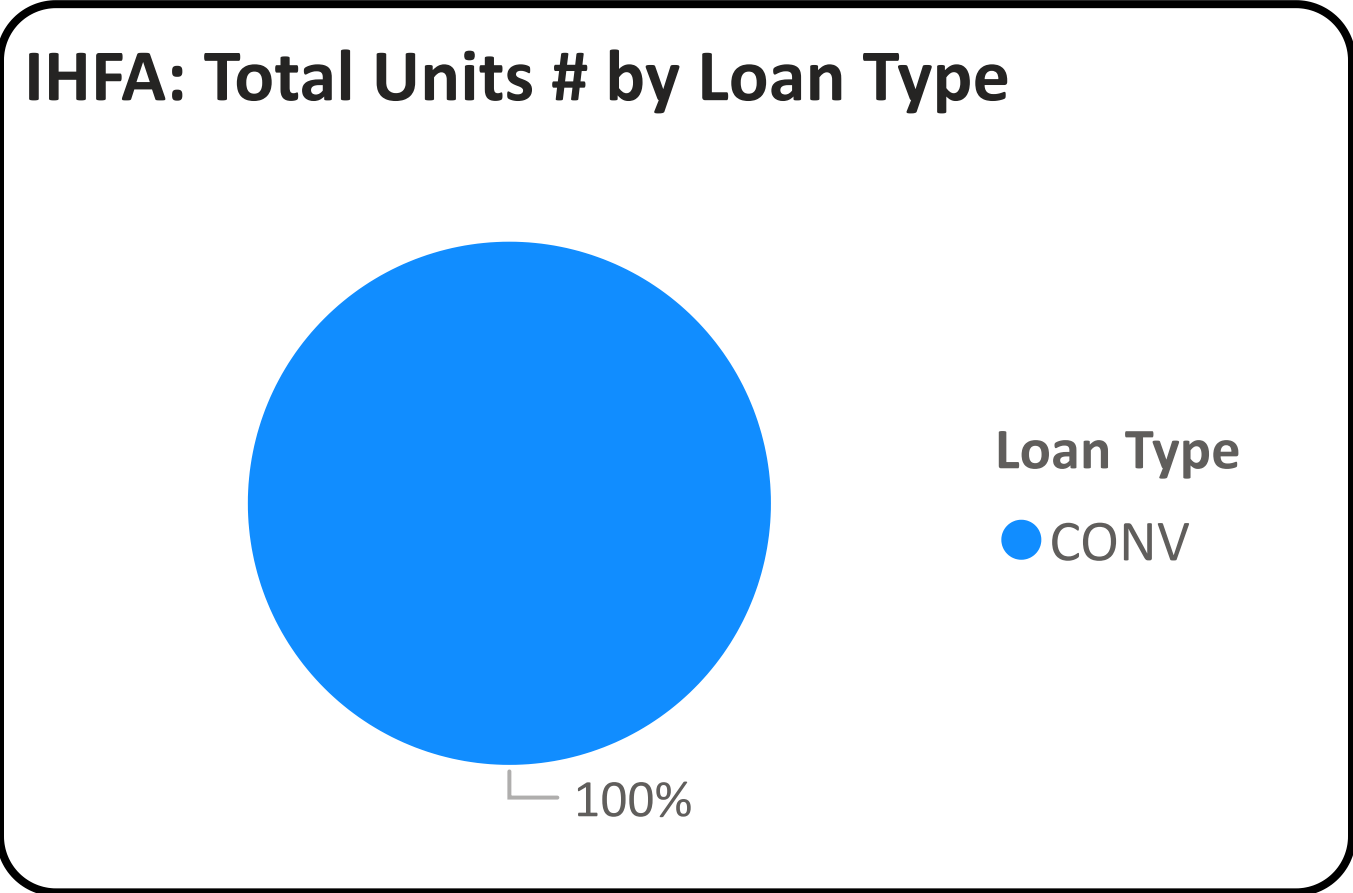
\$536.34M

Total Units #

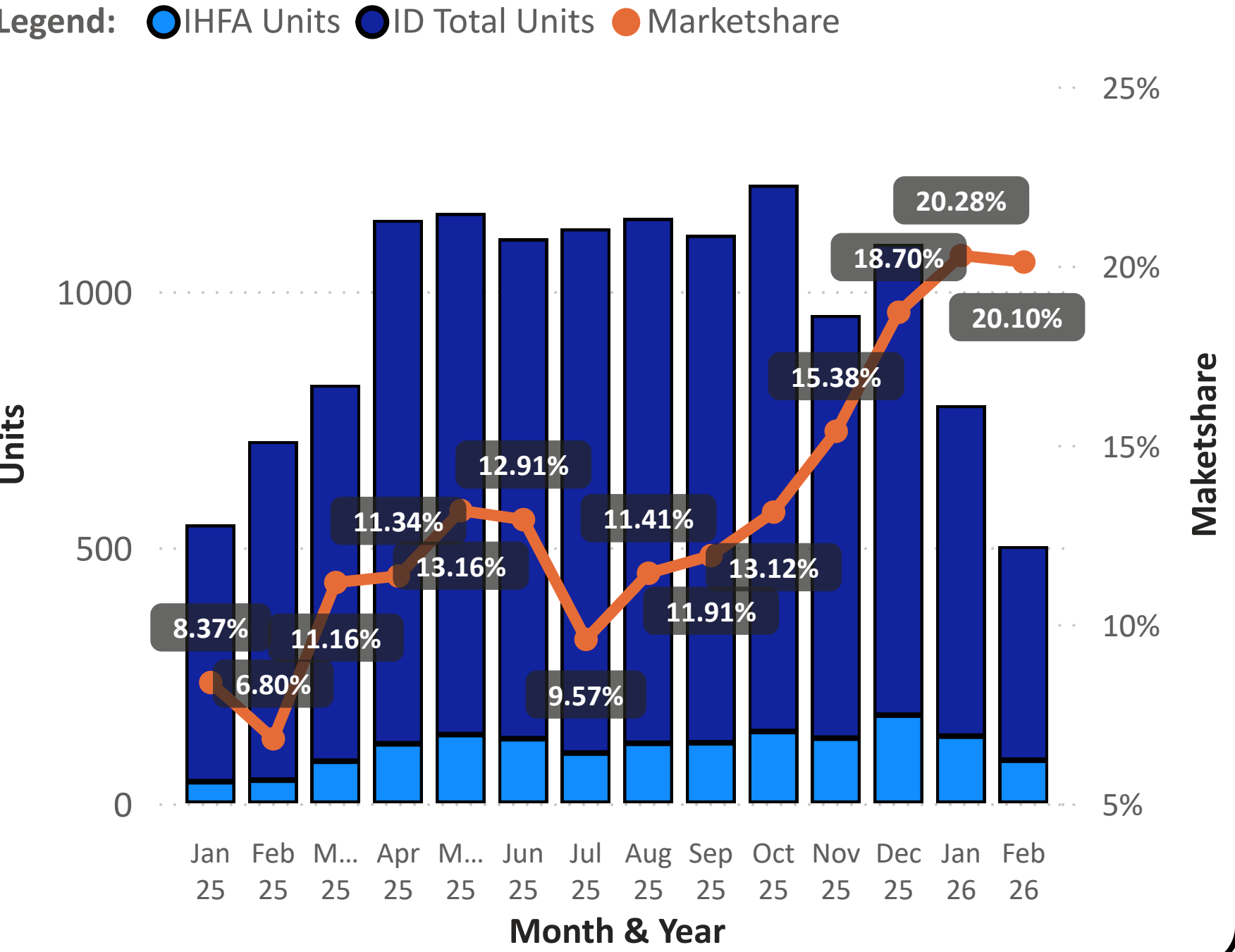
1,532

Median LTV

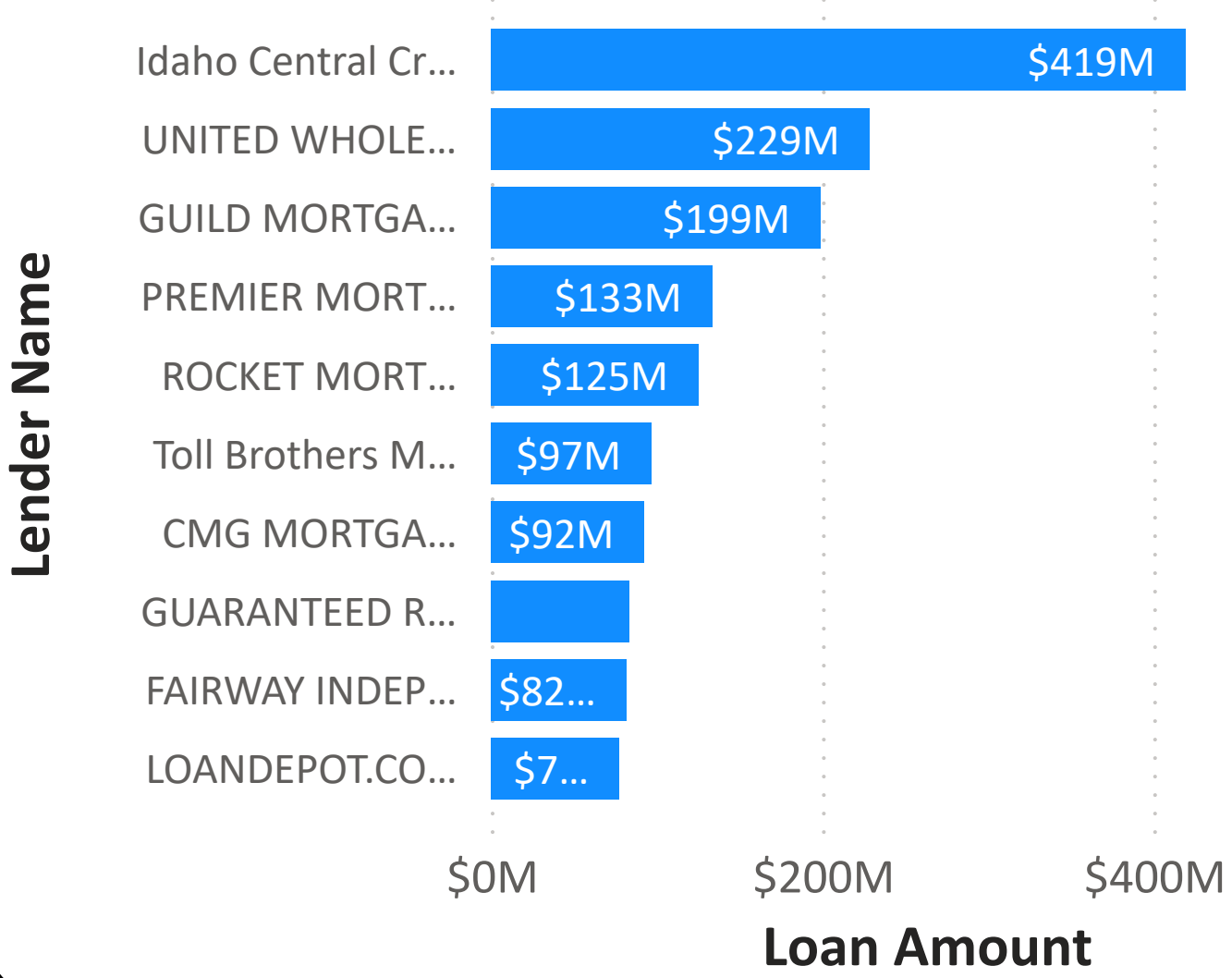
89.91%



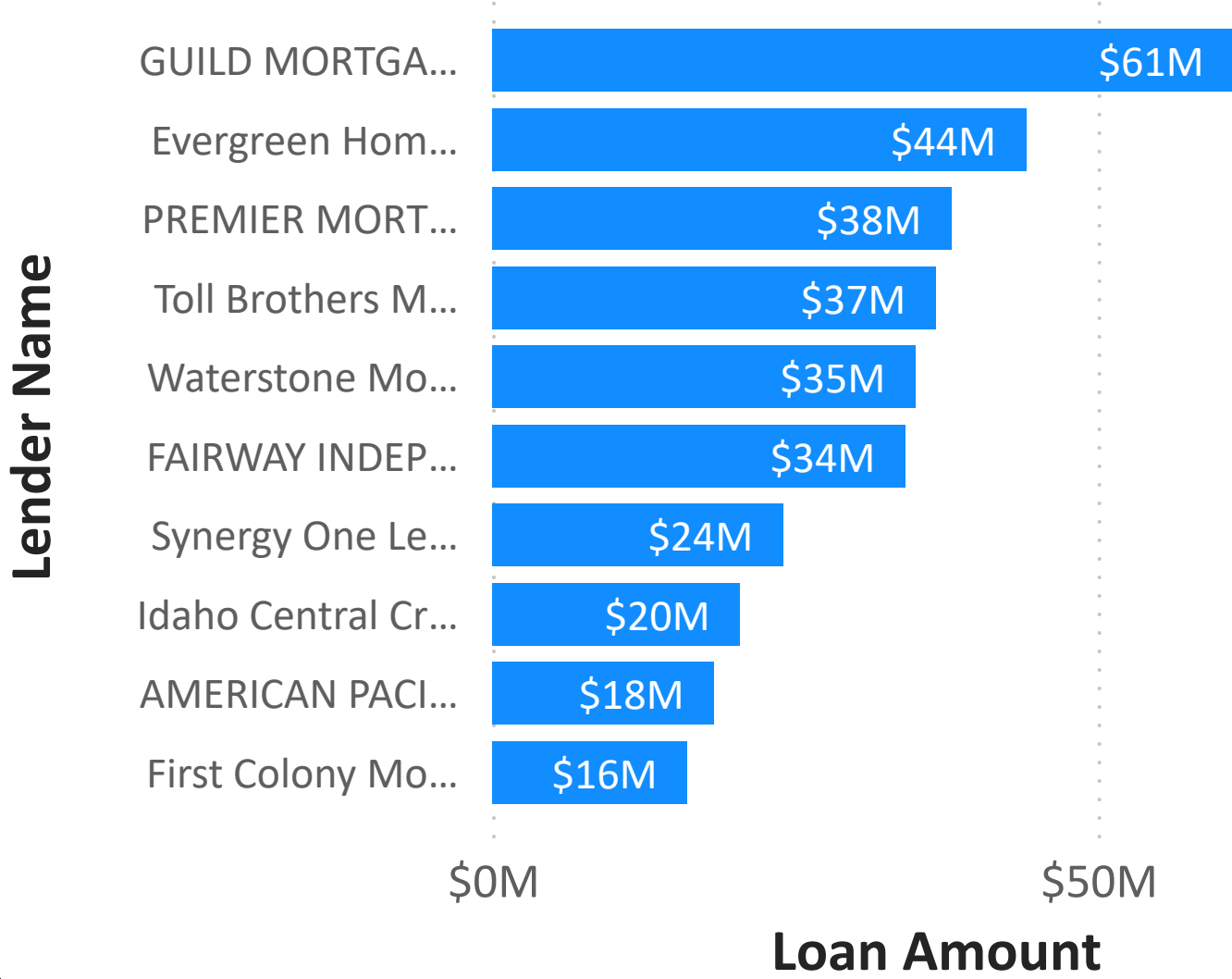
Monthly Trends: Idaho Market vs. IHFA



Top 10 Lenders in Idaho



Top 10 IHFA Lenders



BY COUNTY

COUNTY LOANS

IHFA COUNTY LOANS

DATE

1/1/2025

2/20/2026

Govt. Loans

☐ Y

☐ N

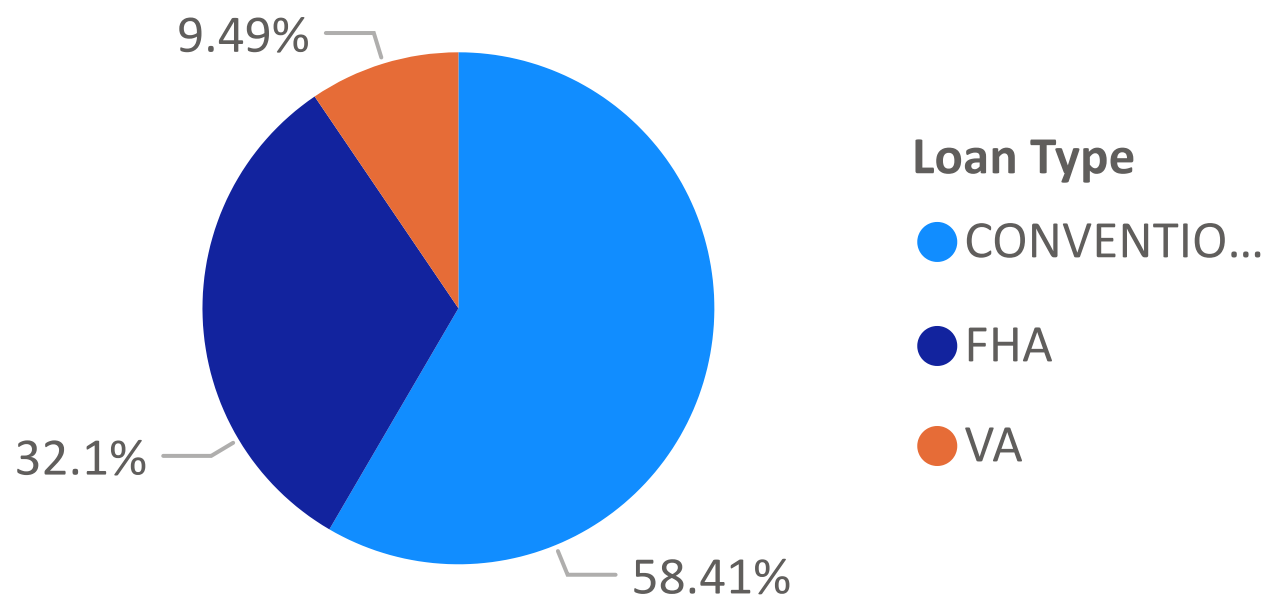
County

CANYON

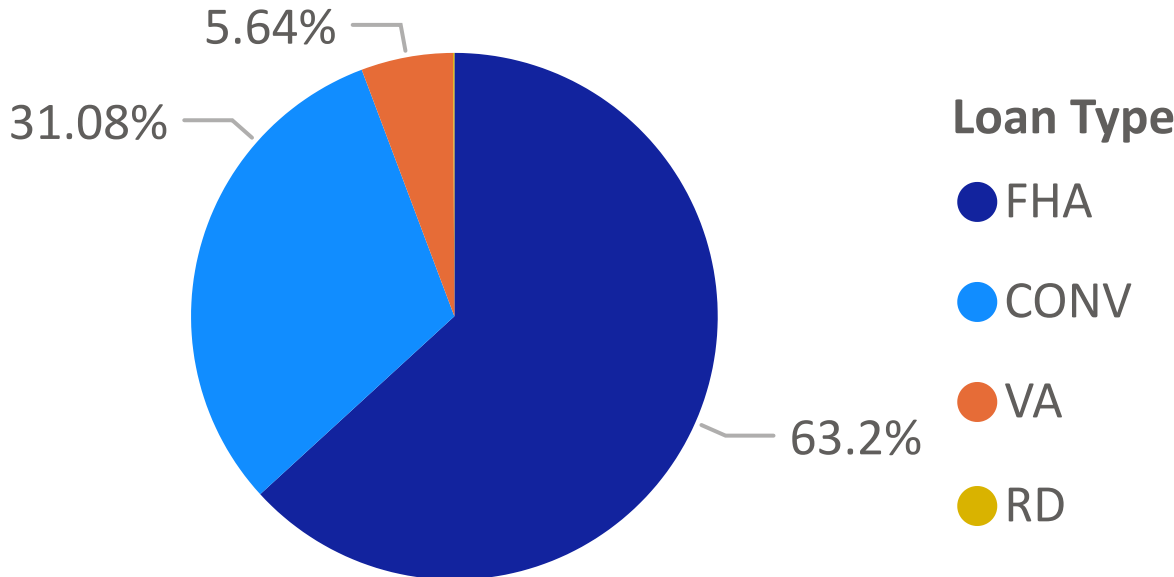
Loan Volume	Total Units #	Median LTV
\$1.43bn	4,066	75.19%

Loan Volume	Total Units #	Median LTV
\$461.96M	1,258	98.09%

County: Total Units # by Loan Type



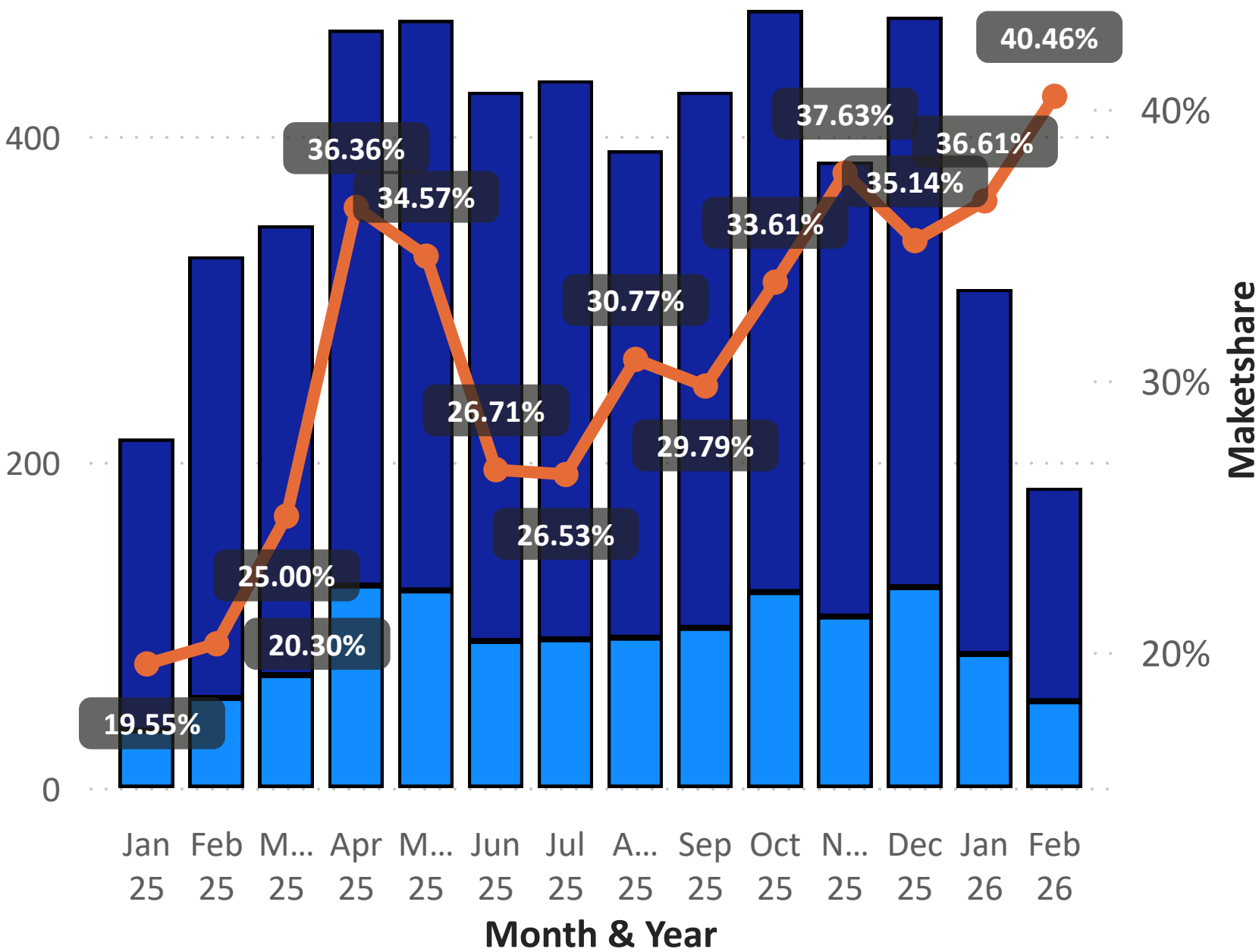
IHFA: Total Units # by Loan Type



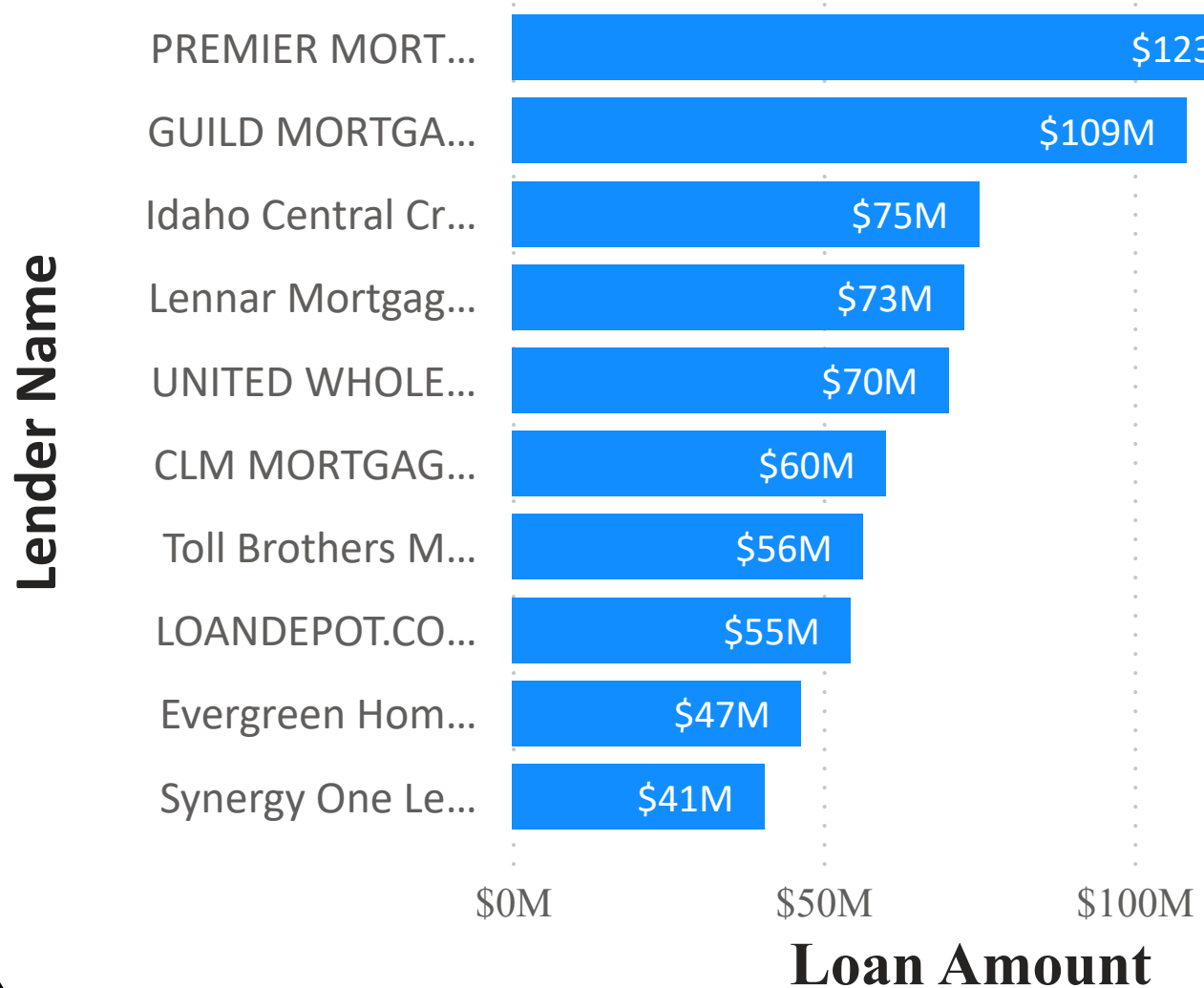
Monthly Trends: County Market vs. IHFA

Legend: IHFA Units ID Total Units Marketshare

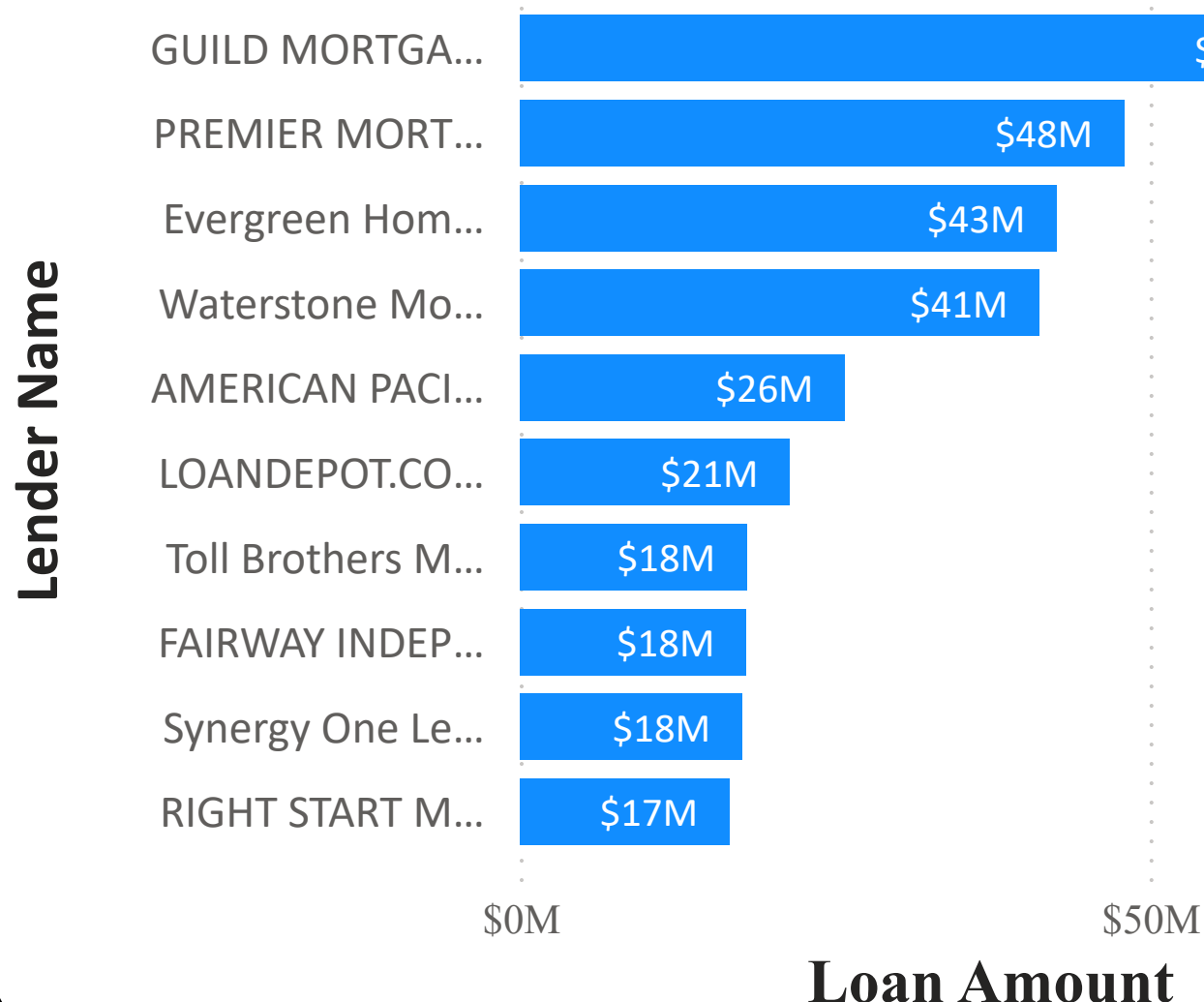
30.94%



Top 10 Lenders in the County



Top 10 IHFA Lenders



BY LENDER

IDAHO LOANS BY LENDER

IHFA LOANS BY LENDER

DATE

1/1/2025



2/20/2026



Govt. Loans



Y



N

Lender Name

Idaho Central Credit Union

Loan Volume

\$521.49M

Total Units #

1,590

Median LTV

75.19%

Loan Volume

\$68.84M

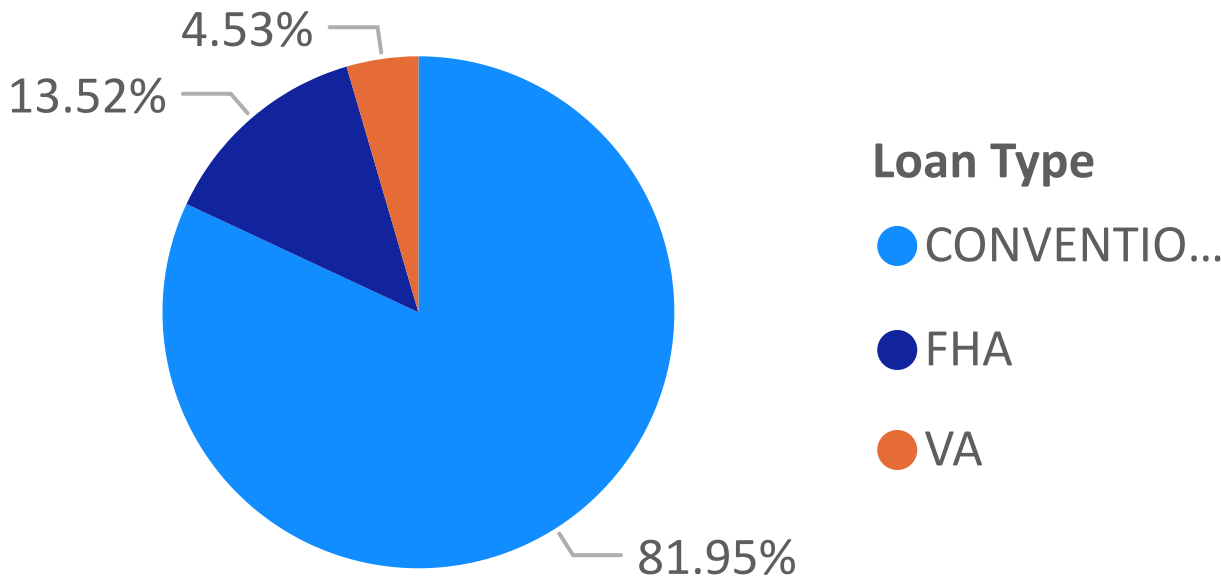
Total Units #

207

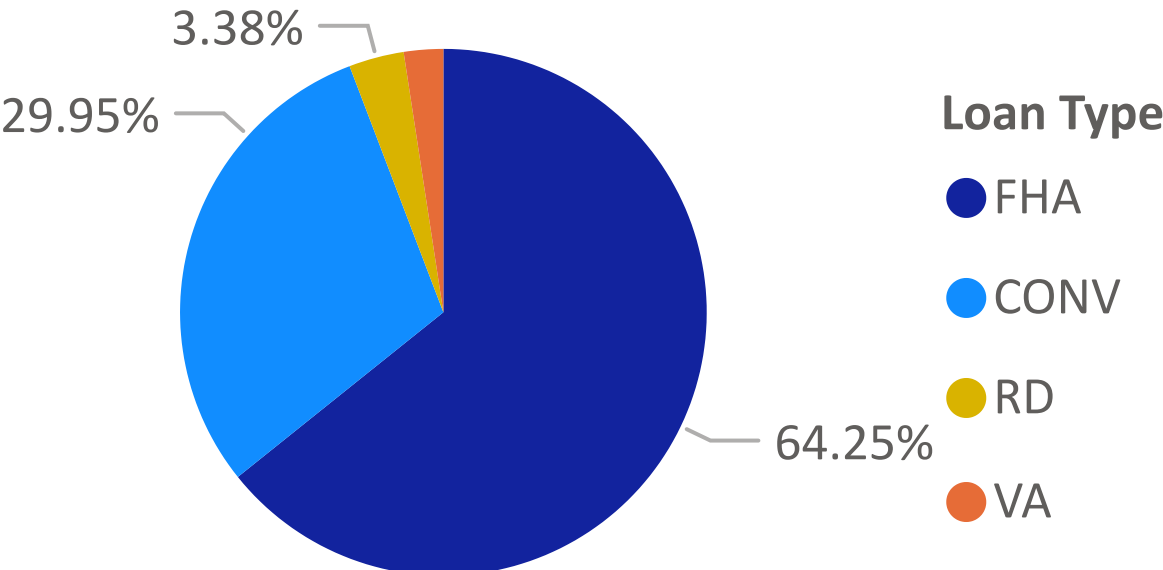
Median LTV

98.19%

ID Lender: Total Units # by Loan Type

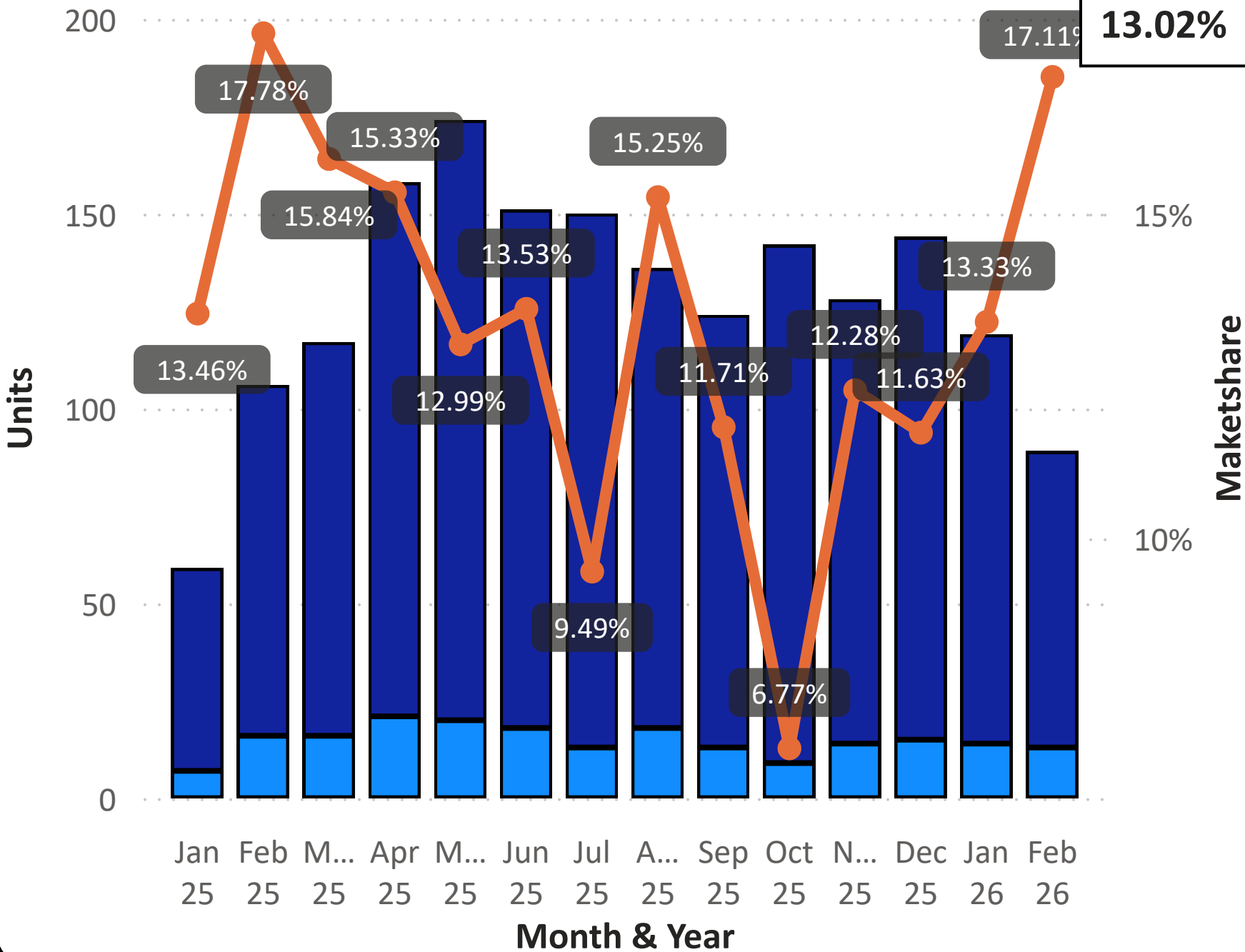


IHFA Lender: Total Units # by Loan Type

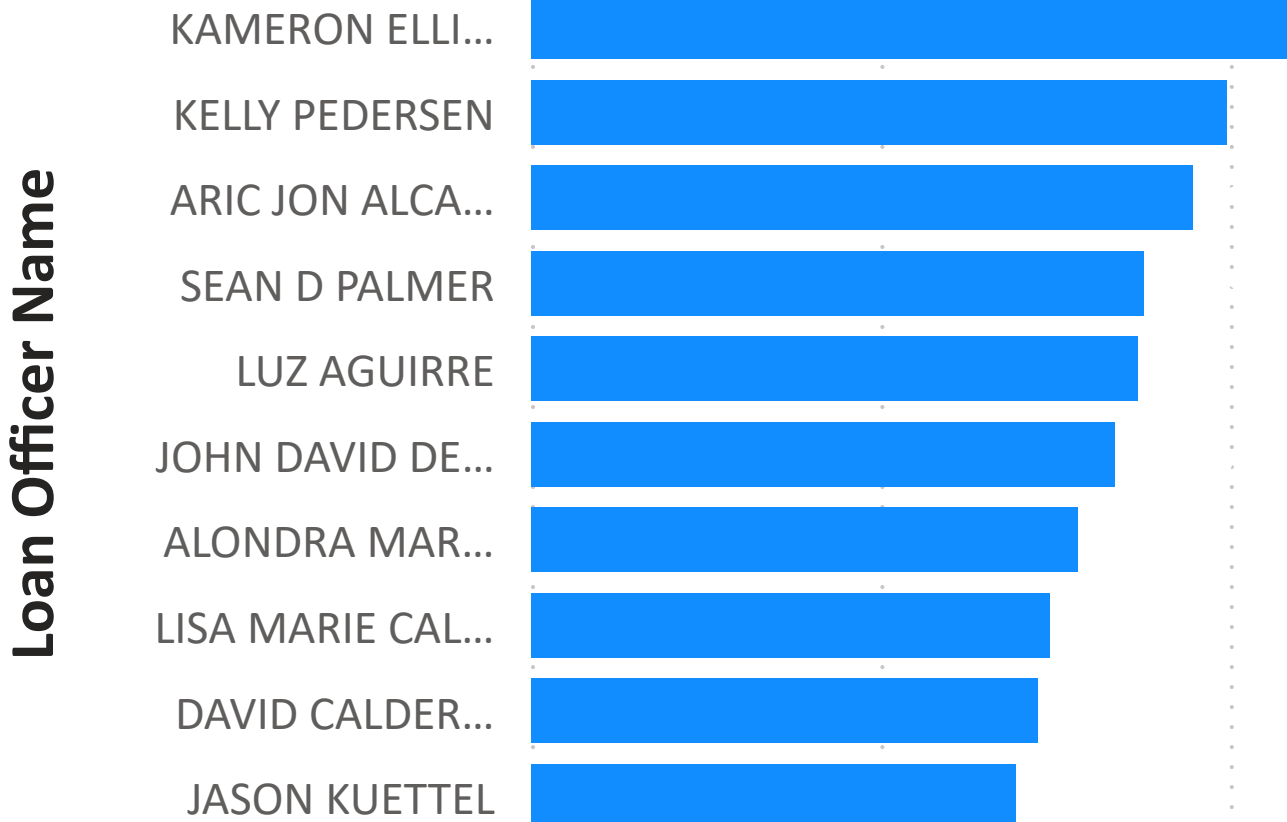


Monthly Trends: Lender Market vs. IHFA

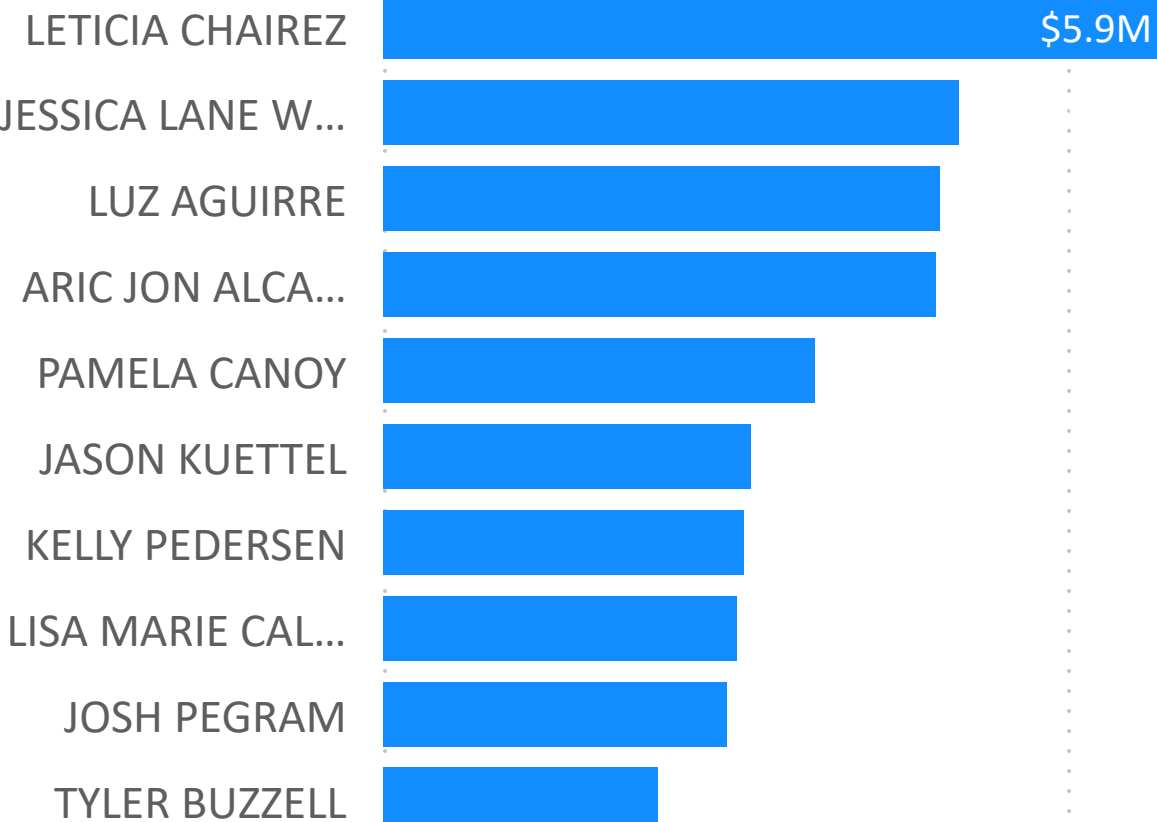
IHFA Lenders Units ID Lender Units Marketshare



Top Loan Officers



Top Loan Officers for IHFA Loans



BY BROKER

DATE

1/1/2025

2/20/2026

Govt. Loans

☐ Y

☐ N

Total Idaho Brokers

303

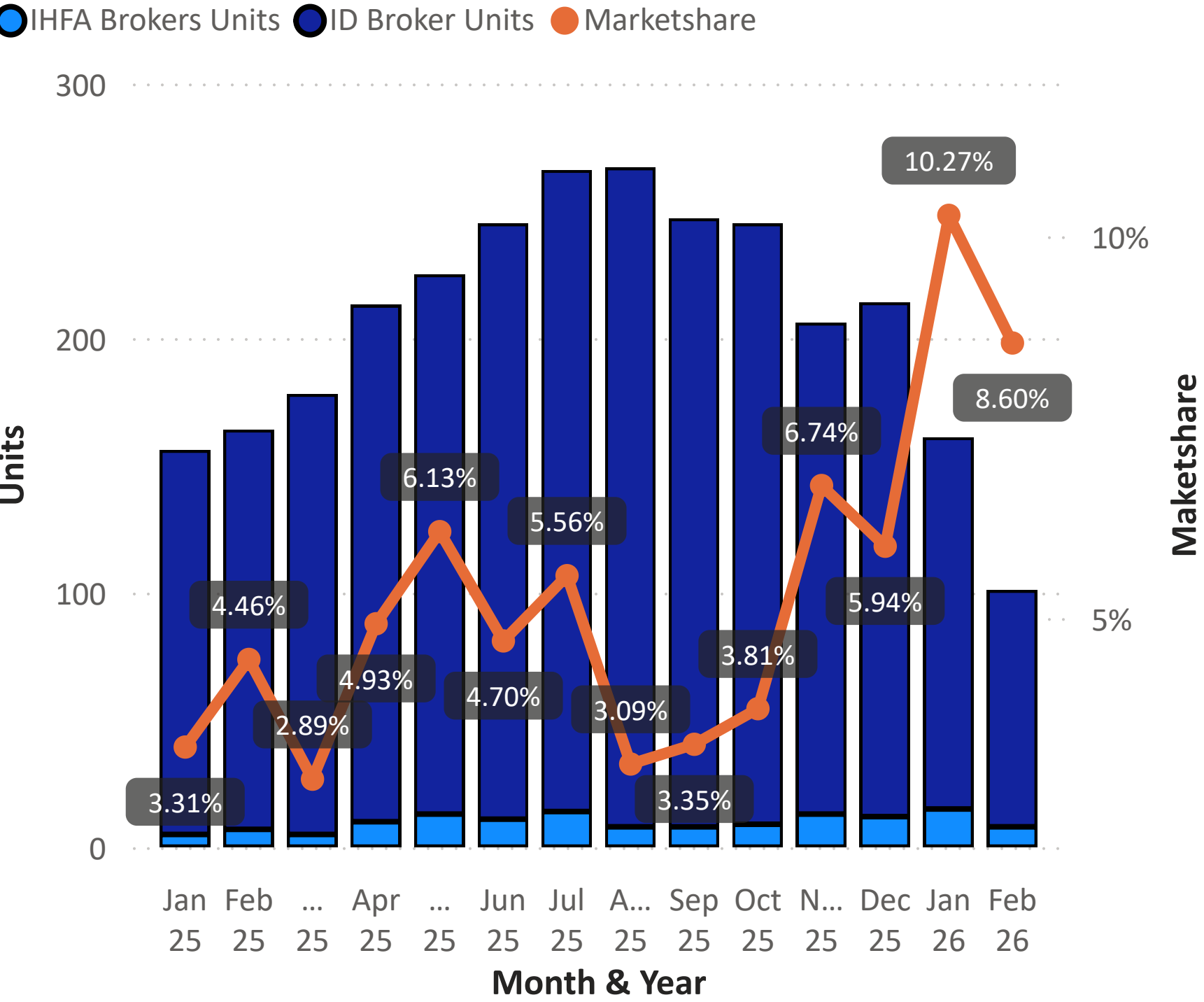
Broker Name

All

Total IHFA Brokers

20

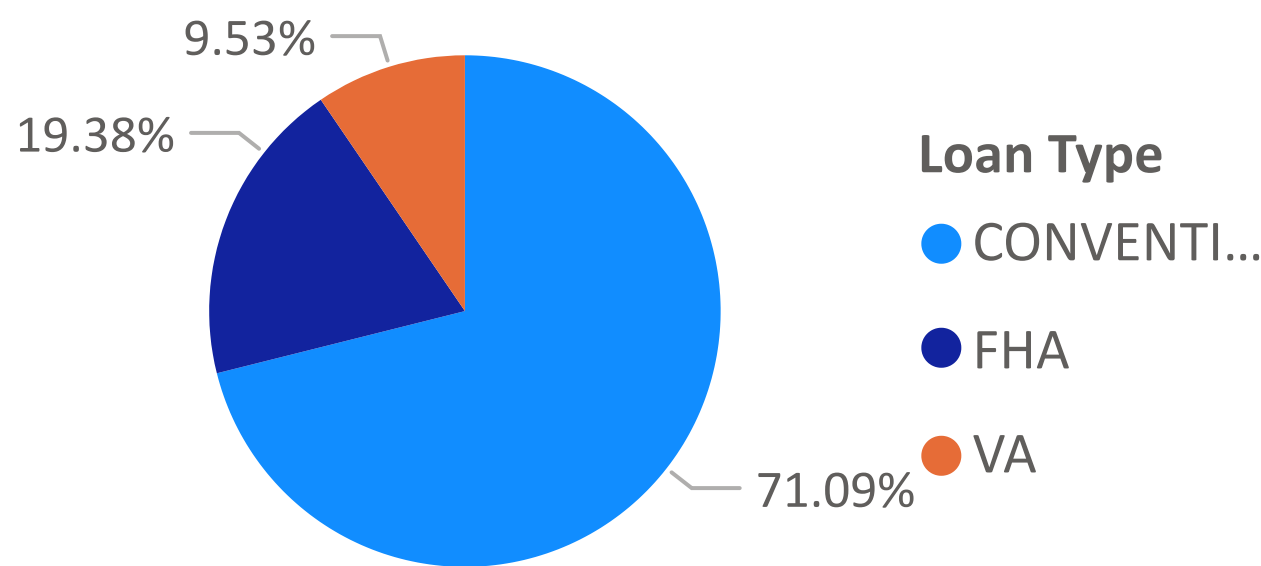
Monthly Trends: Broker Market vs. IHFA



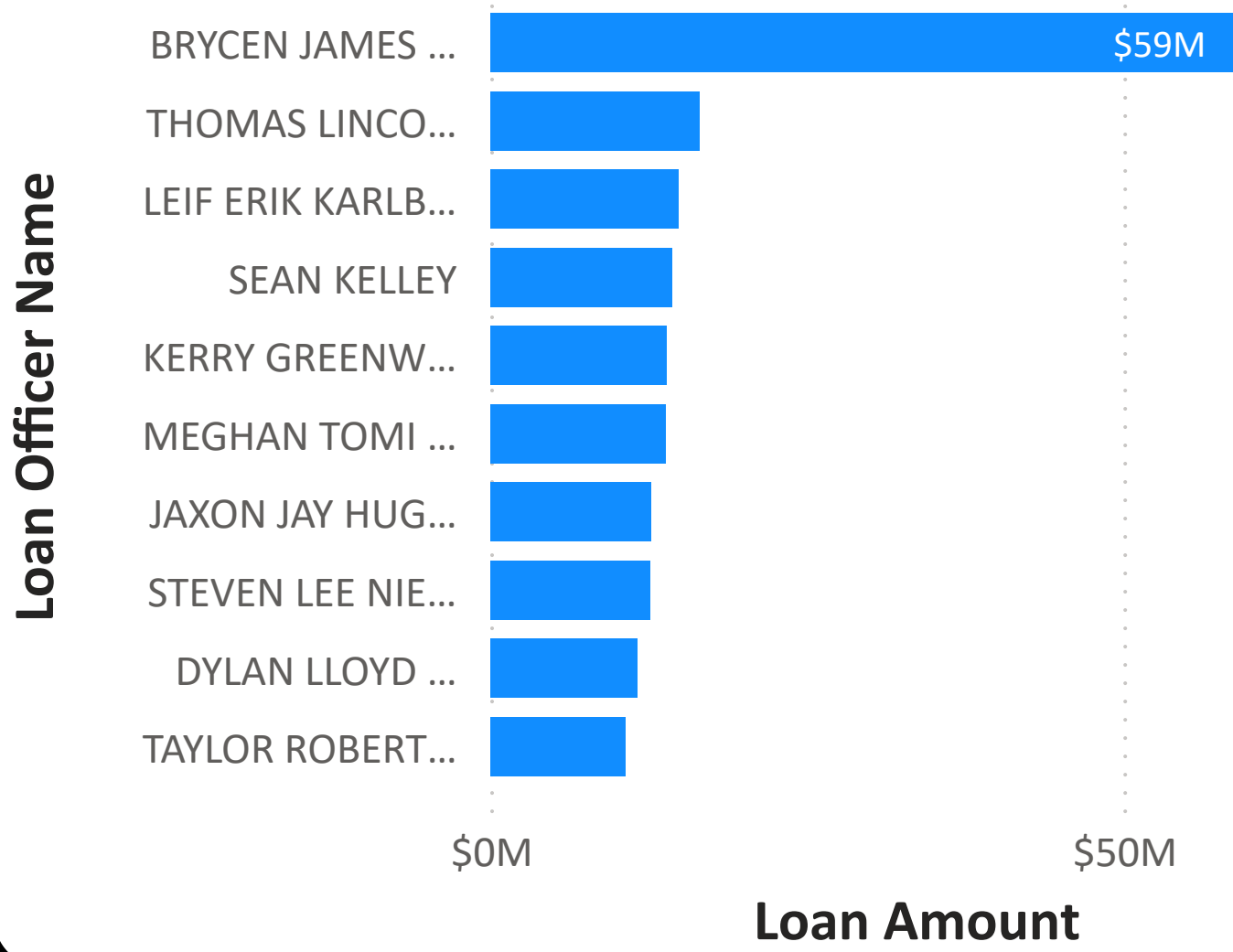
IDAHO LOANS BY BROKERS

Loan Volume	Total Units #	Median LTV
\$958.85M	2,750	75.19%

ID Broker: Total Units # by Loan Type



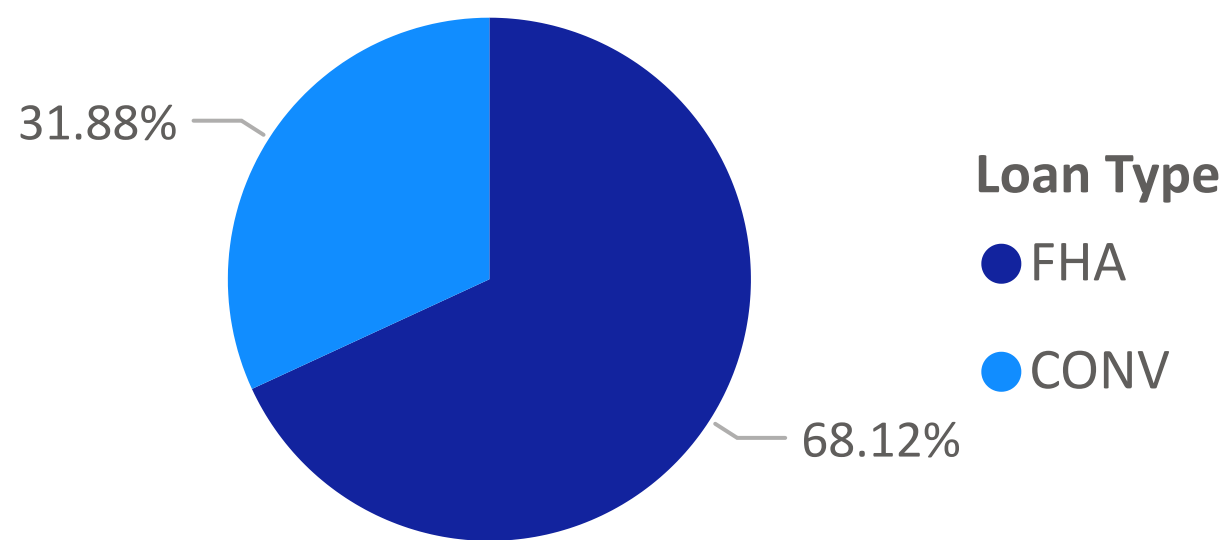
Top Loan Officers



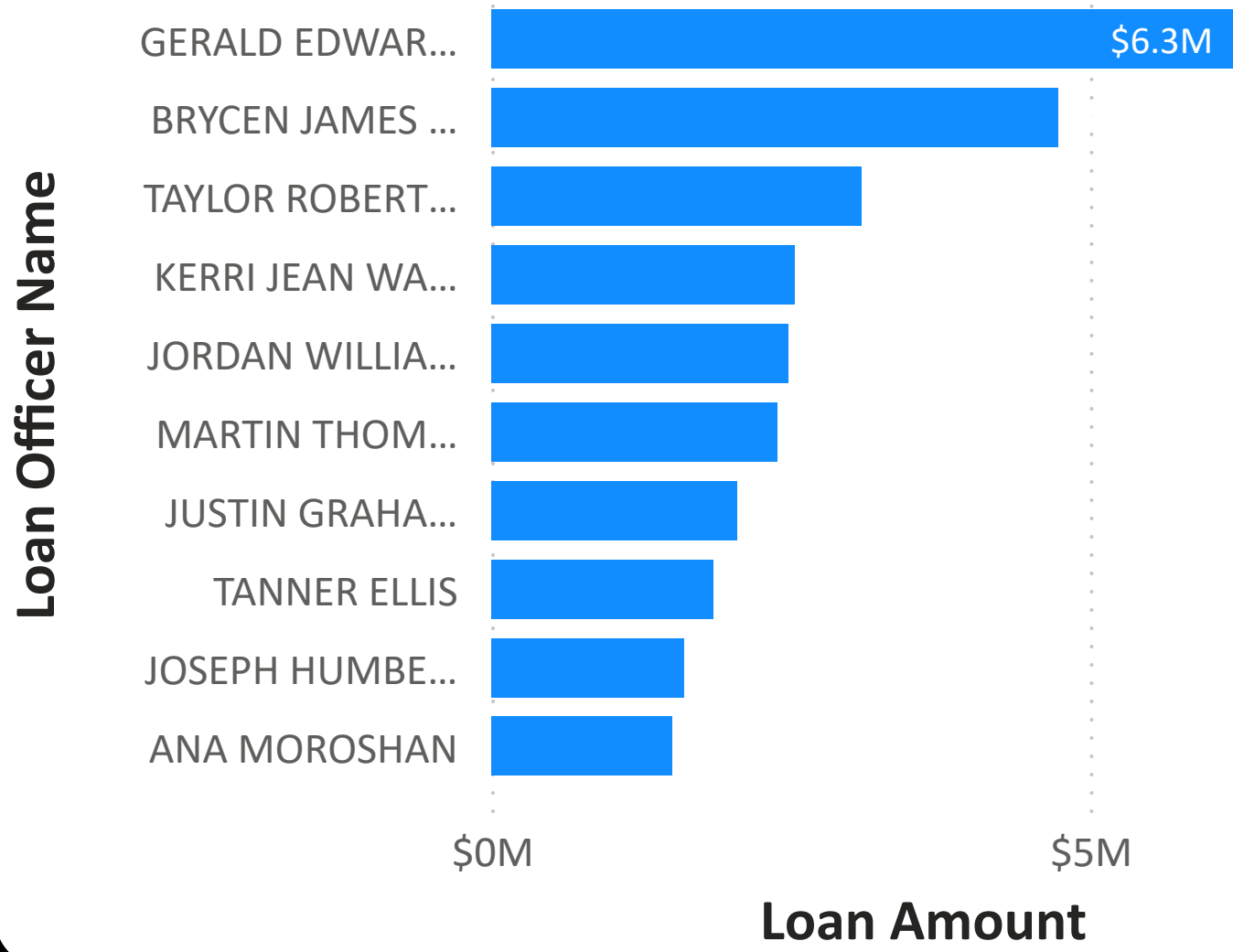
IHFA LOANS BY BROKERS

Loan Volume	Total Units #	Median LTV
\$48.74M	138	98.19%

IHFA: Total Units # by Loan Type



Top Loan Officers for IHFA Loans



IDAHO LOANS BY LISTING AGENTS

1/1/2025

Govt. Loans
Y N

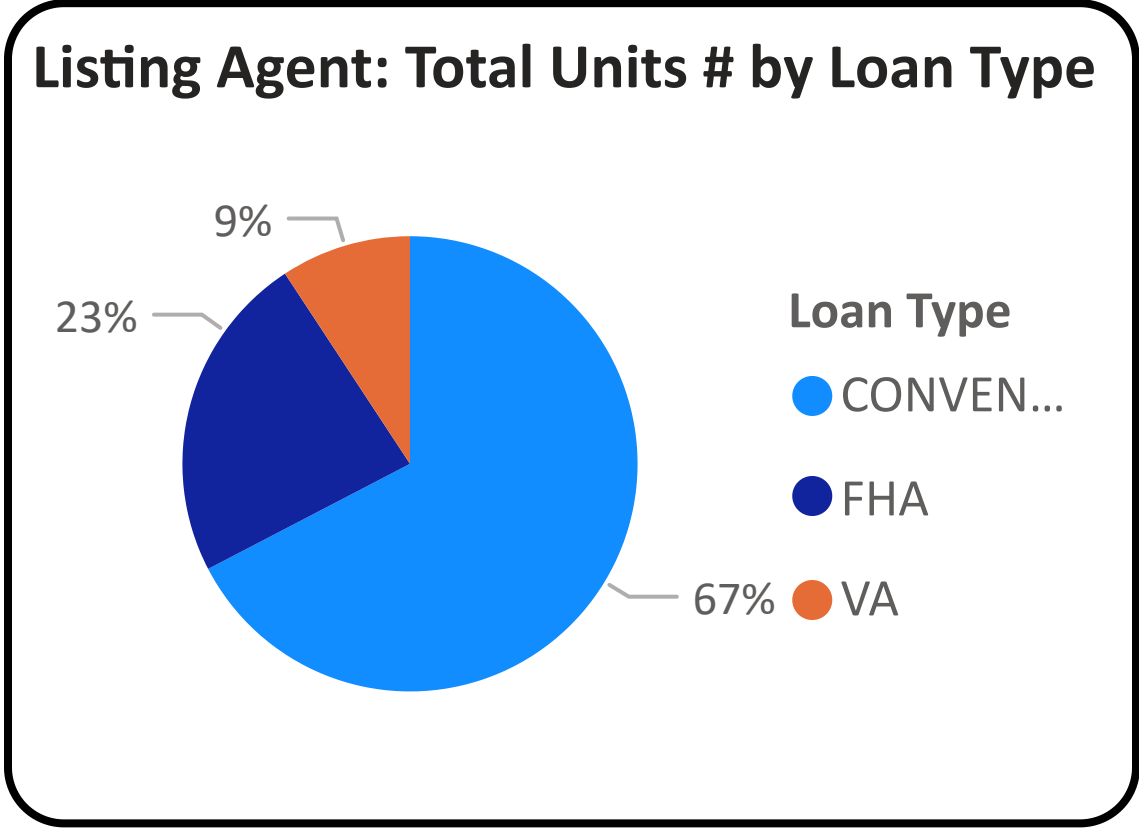
IDAHO LOANS BY BUILDERS

Listing Agent

All

Loan Volume

\$3.65bn



Total Units #

10K

Median LTV

75.19%

Top Lenders by Listing Agents

Lender Name	Loan Volume
IDAHO CENTRAL CREDIT UNION	\$305,830,634
UNITED WHOLESALE MORTGAGE LLC	\$230,231,922
PREMIER MORTGAGE RESOURCES L.L.C.	\$211,153,482
GUILD MORTGAGE COMPANY LLC	\$184,282,669
ROCKET MORTGAGE LLC	\$112,121,030
SYNERGY ONE LENDING INC.	\$101,272,546
LOANDEPOT.COM LLC	\$96,550,385
AMERICAN PACIFIC MORTGAGE CORPORATION	\$92,919,012
EVERGREEN MONEYSOURCE MORTGAGE COMPANY	\$89,762,423
CMG MORTGAGE INC.	\$85,335,237

Loan Volume

\$1.31bn

Builder

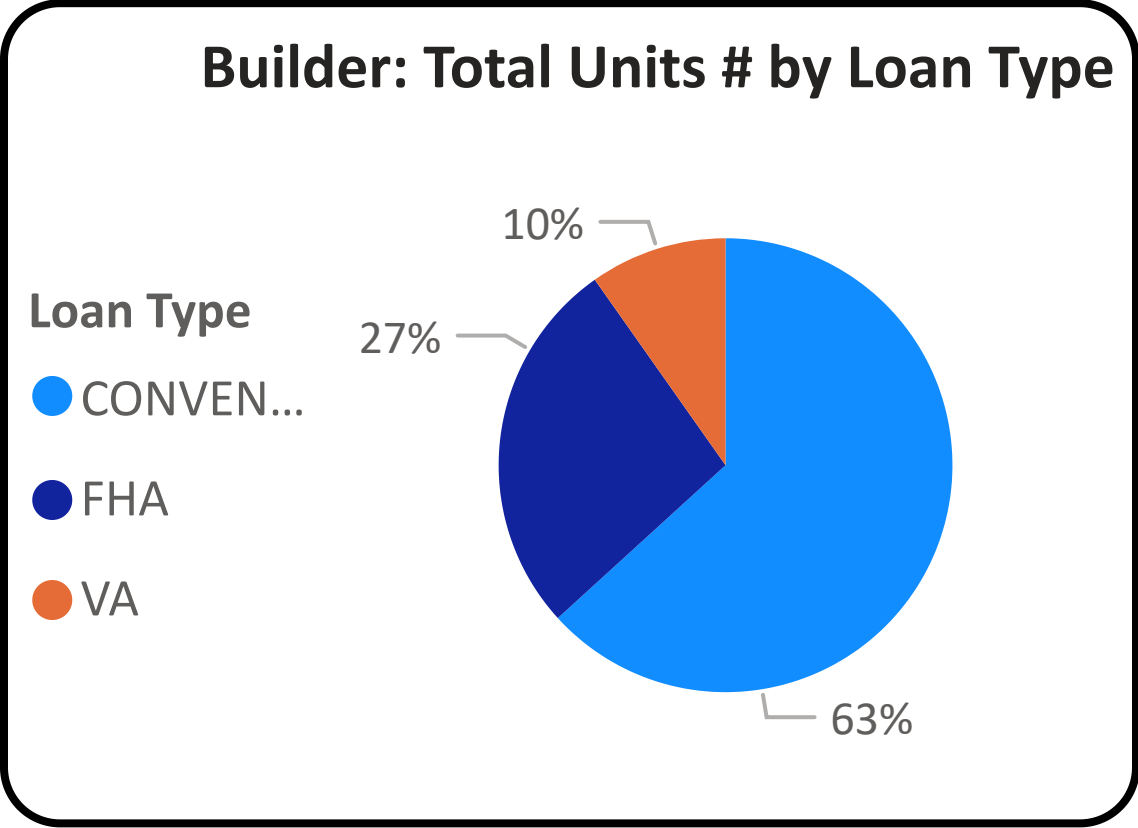
All

Total Units #

3509

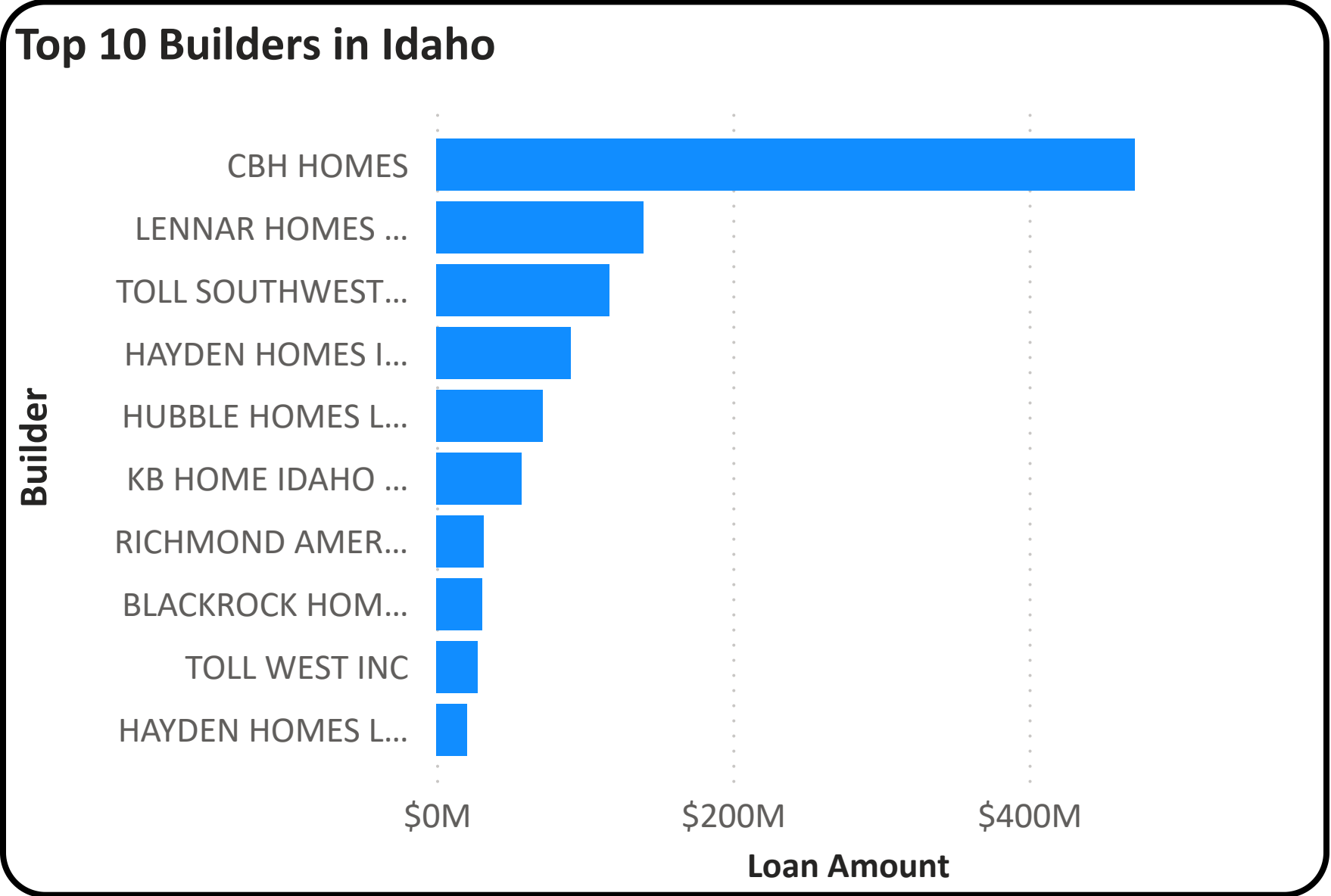
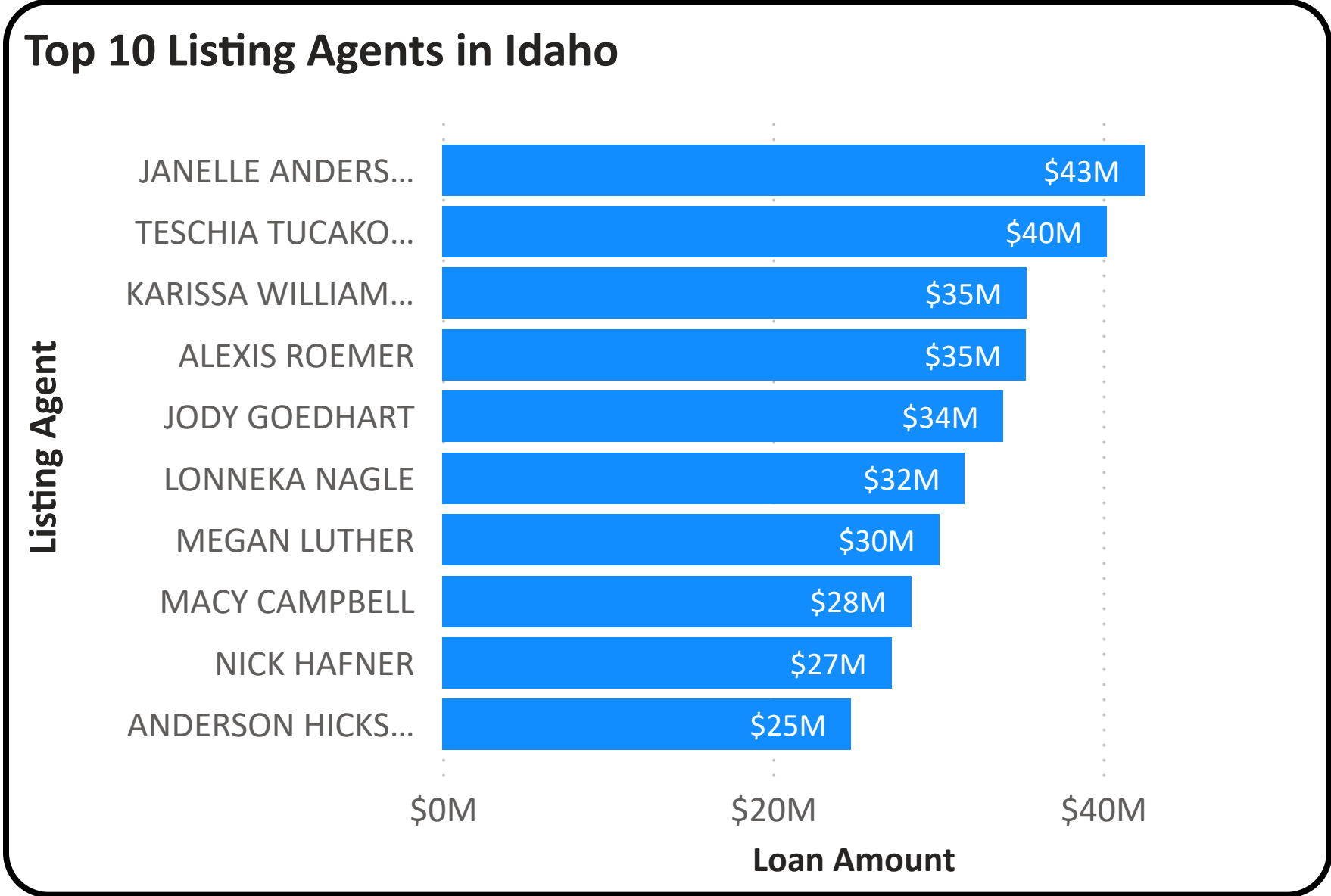
Median LTV

75.19%



Top Lenders by Builders

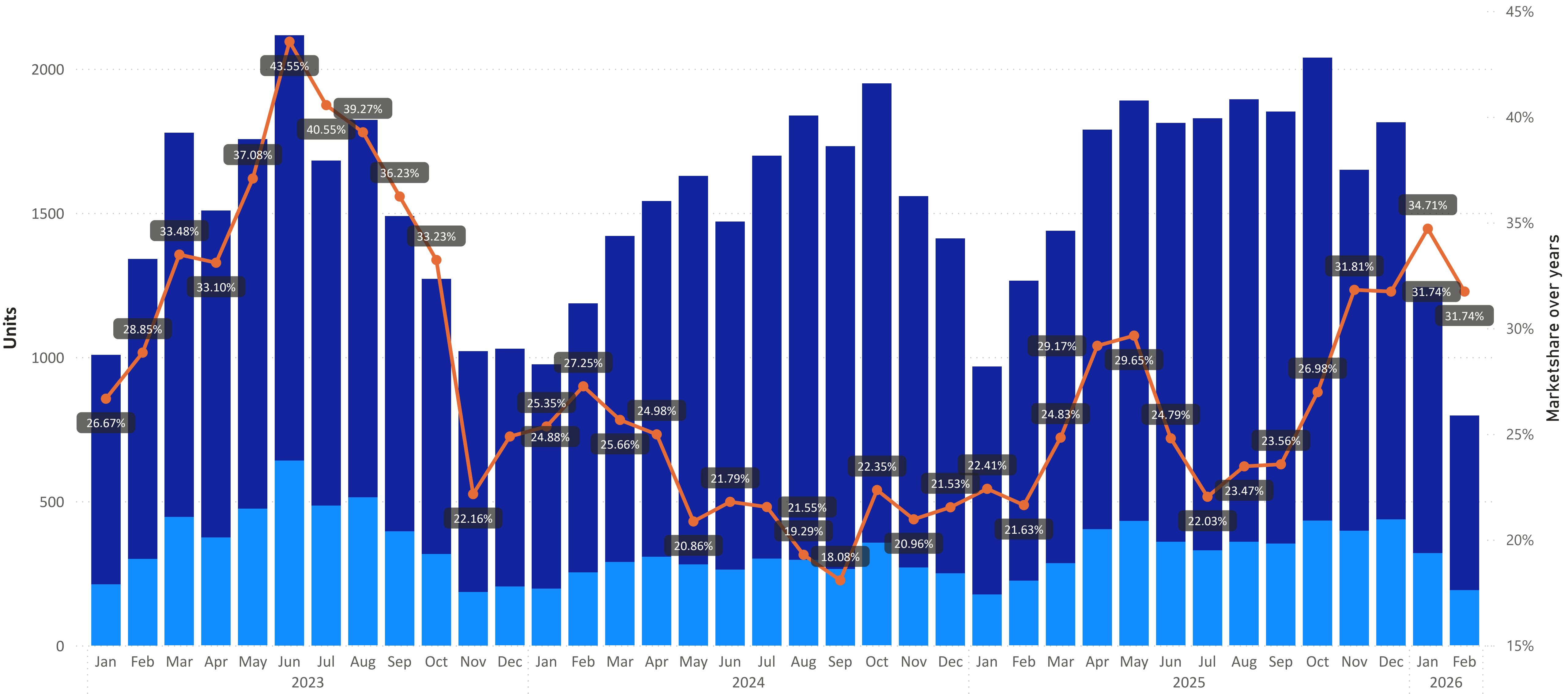
LENDER NAME	Loan Volume
PREMIER MORTGAGE RESOURCES LLC	\$147,633,170
Toll Brothers Mortgage Company fka TBI MORTGAGE COMPANY	\$121,857,326
Lennar Mortgage LLC fka EAGLE HOME MORTGAGE	\$110,860,359
CLM MORTGAGE INC	\$75,531,454
GUILD MORTGAGE COMPANY LLC	\$69,680,683
Idaho Central Credit Union	\$52,764,028
LOANDEPOT.COM LLC	\$45,901,902
KBHS Home Loans LLC (JV of Guarantee Rate)	\$39,263,968
Waterstone Mortgage Corporation	\$25,917,205
Synergy One Lending, Inc	\$25,808,057



Market Trend over Years

IHFA Loans Idaho Loans Marketshare over years

27.48%



STATE

ID

LOAN TYPE

All

11/1/2025

Delinquent Volume

\$402.02M

Delinquent Units

1,668

Delinquency Rate

3.57%

30-59 DQ Volume

\$97.58M

30-59 DQ Units

441

30-59 DQ Rate

0.94%

60-89 DQ Volume

\$52.49M

60-89 DQ Units

217

60-89 DQ Rate

0.46%

90-119 DQ Volume

\$64.29M

90-119 DQ Units

249

90-119 DQ Rate

0.53%

120+ Volume

\$187.66M

120+ Units

761

120+ Rate

1.63%

Foreclosure Volume

\$58.59M

Foreclosure Units

240

Foreclosure Rate

0.51%

REO Volume

\$7.31M

REO Units

33

REO Rate

0.07%

DELINQUENCY & FORECLOSURE

Delinquency Rate Comparison over Years

Current Year

Last Year

2 Years Back

8%

6%

4%

2%

Nov 25

Dec 25

Jan 26

Feb 26

Foreclosure Rate Comparison over Years

Current Year

Last Year

2 Years Back

0.6%

0.4%

0.2%

Nov 25

Dec 25

Jan 26

Feb 26

Changes in Delinquency from Last Month

DQ Buckets:

0

10-29

120+

30-59

60-89

90-119

Delinquency Change

Same

Improved

Worsened

0K

10K

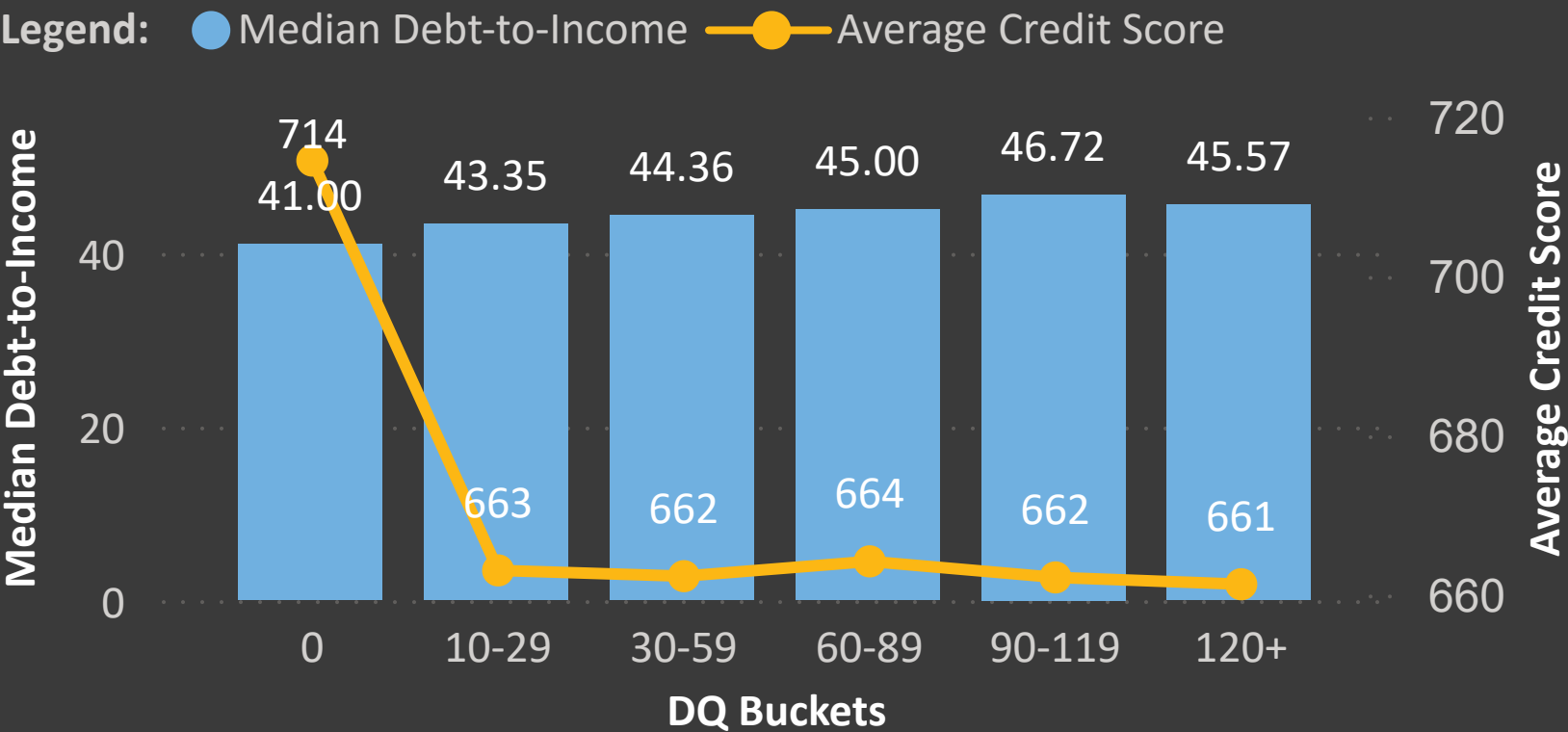
20K

Units #

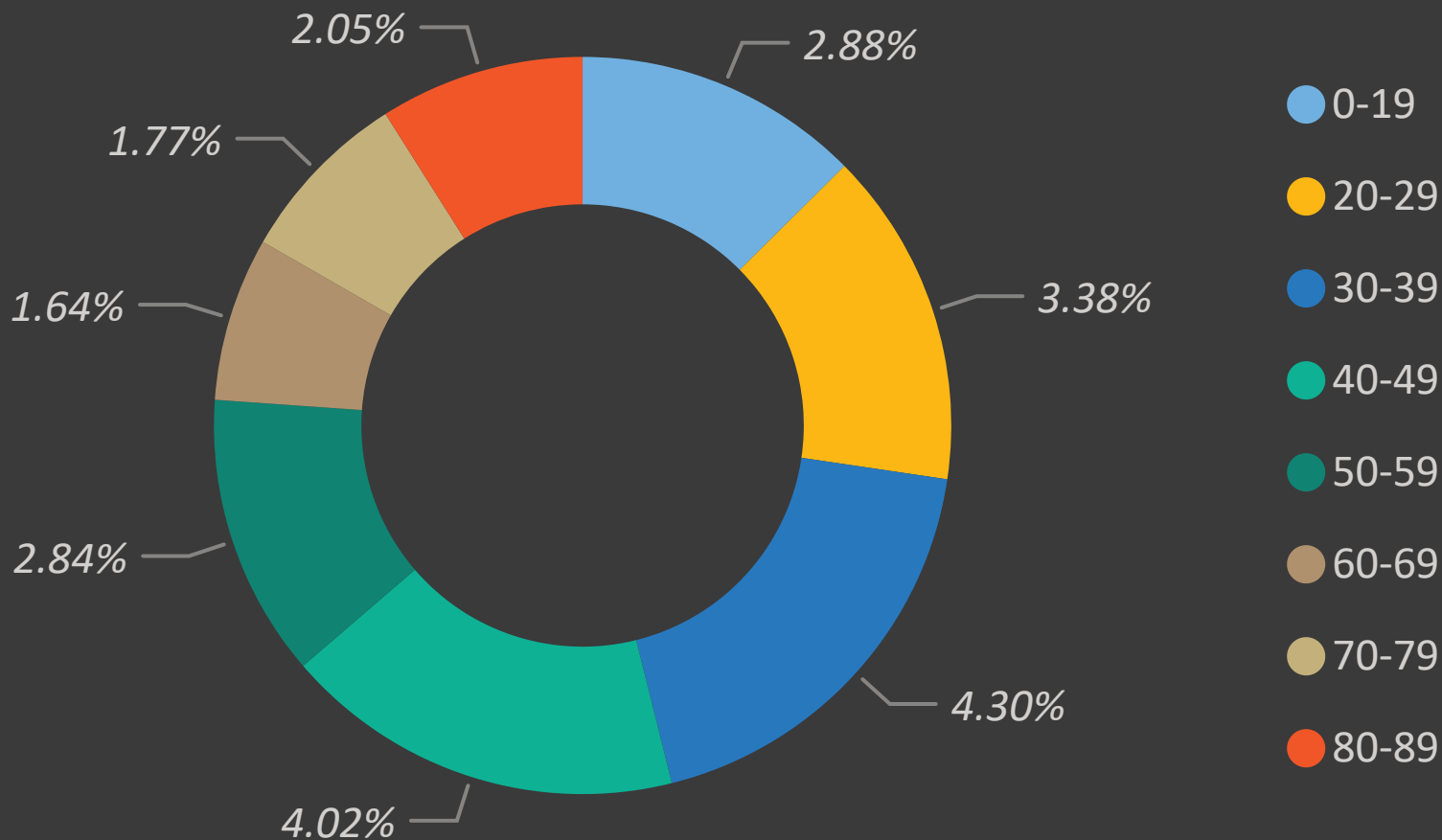
County	UPB	DQ Rate	FLC Rate
BENTON	1		
BREMER	1		
BROWN	1		
CHARLES MIX	1		
CLAY	1		
DAVIS	1		
DAVISON	1		
DELAWARE	1		
DENTON	1		
DES MOINES	1		
DONA ANA	1		
FALL RIVER	1		
Total	46,701	3.57%	0.51%

DQ Rate by Marital Status	Married	Unmarried
	3.60%	3.78%

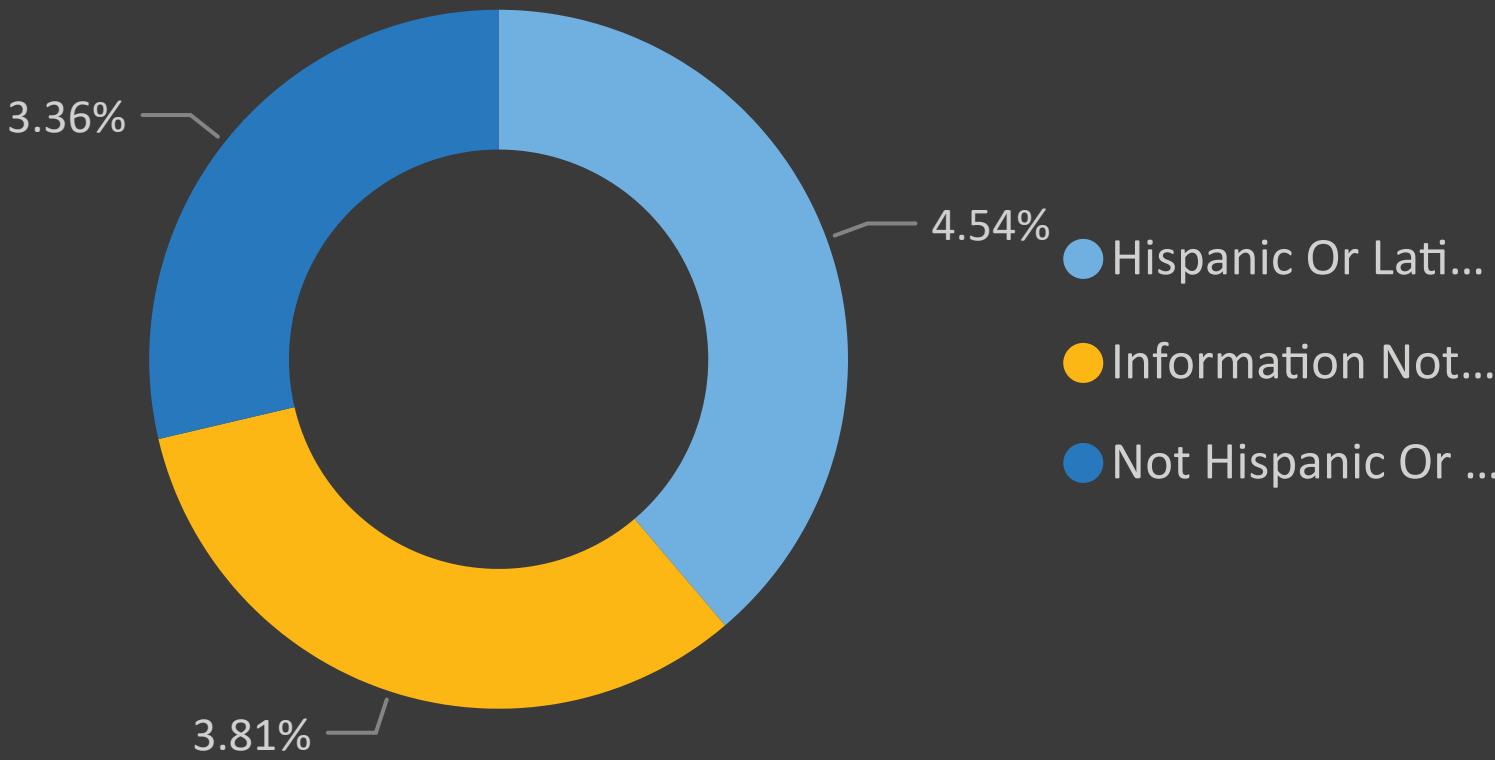
Avg Credit Score and Median DTI Ratio by DQ Buckets



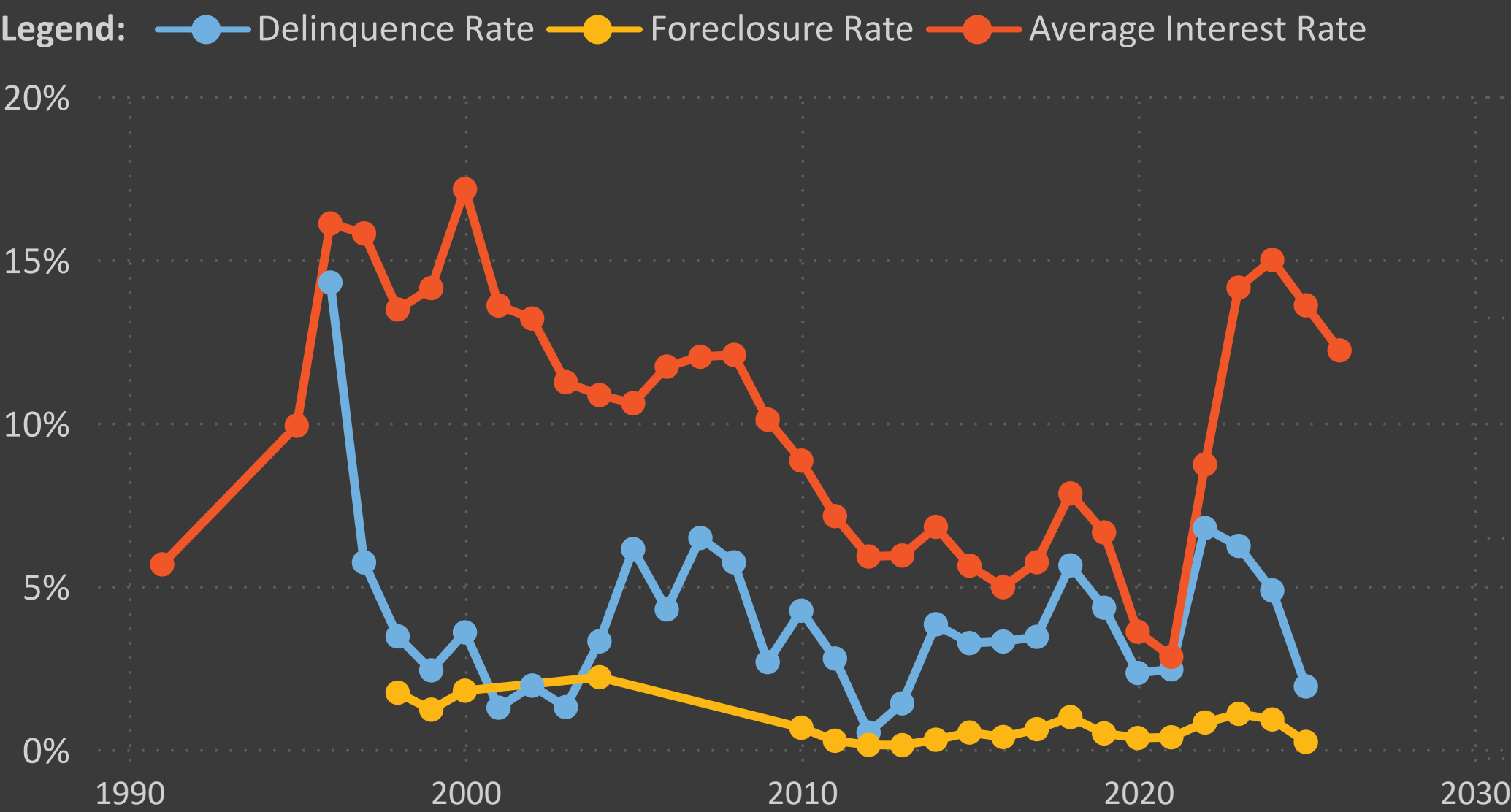
DQ by Age Group



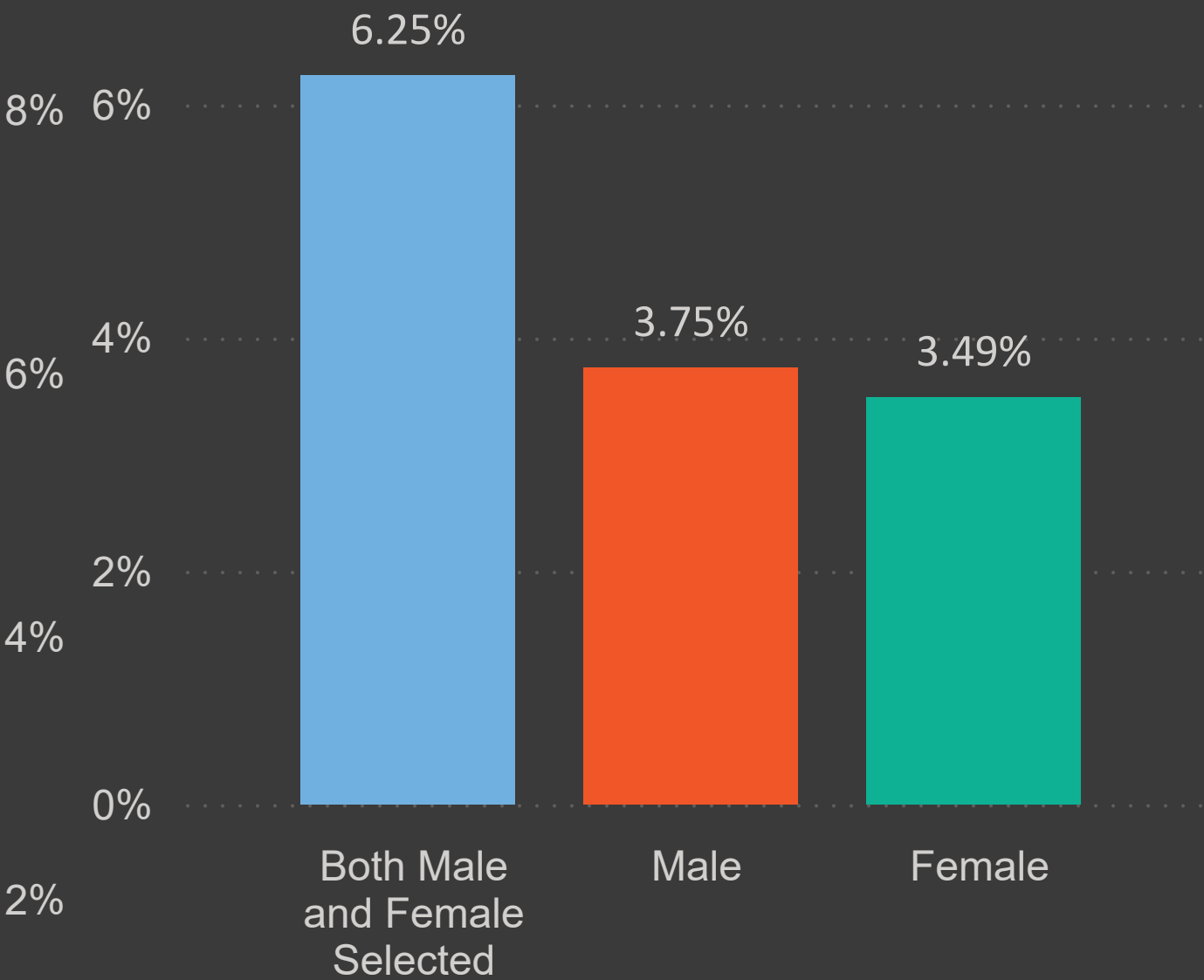
Delinquency Rate by Ethnicity



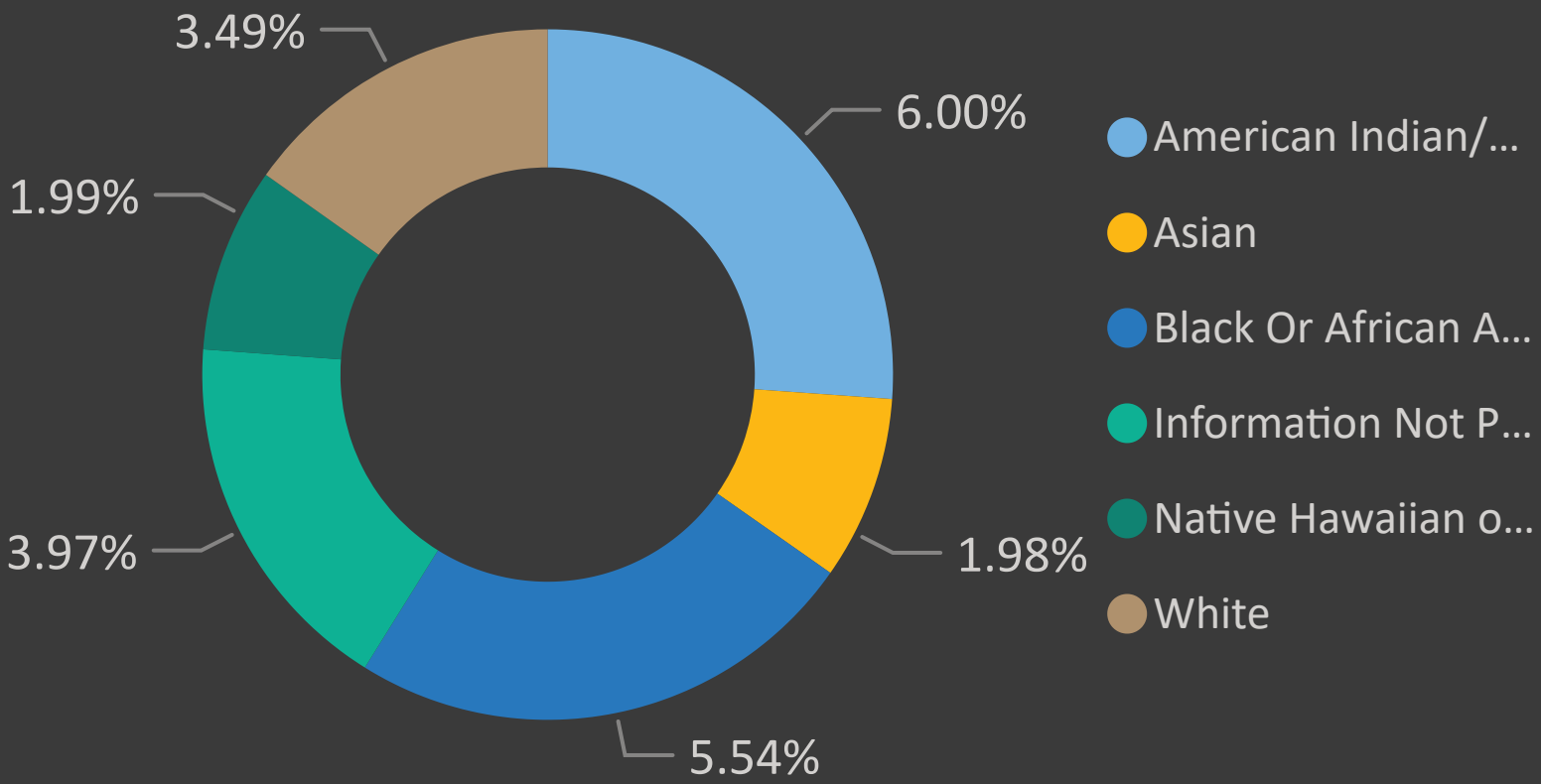
Loan Vintage Performance



DQ Rate by Borrower Sex



Delinquency Rate by Race



Total Escrow Balance

\$47.91M

Escrow Balance Units

42,298

Total Escrow Advance

\$4.37M

Escrow Advance Units

4,391

Median LTV

79.54%

Median Seconds LTV

2.62%

% of Escrow Advance in New Construction Property

9.56%

New Construction

3,505

Units w Escrow Advance

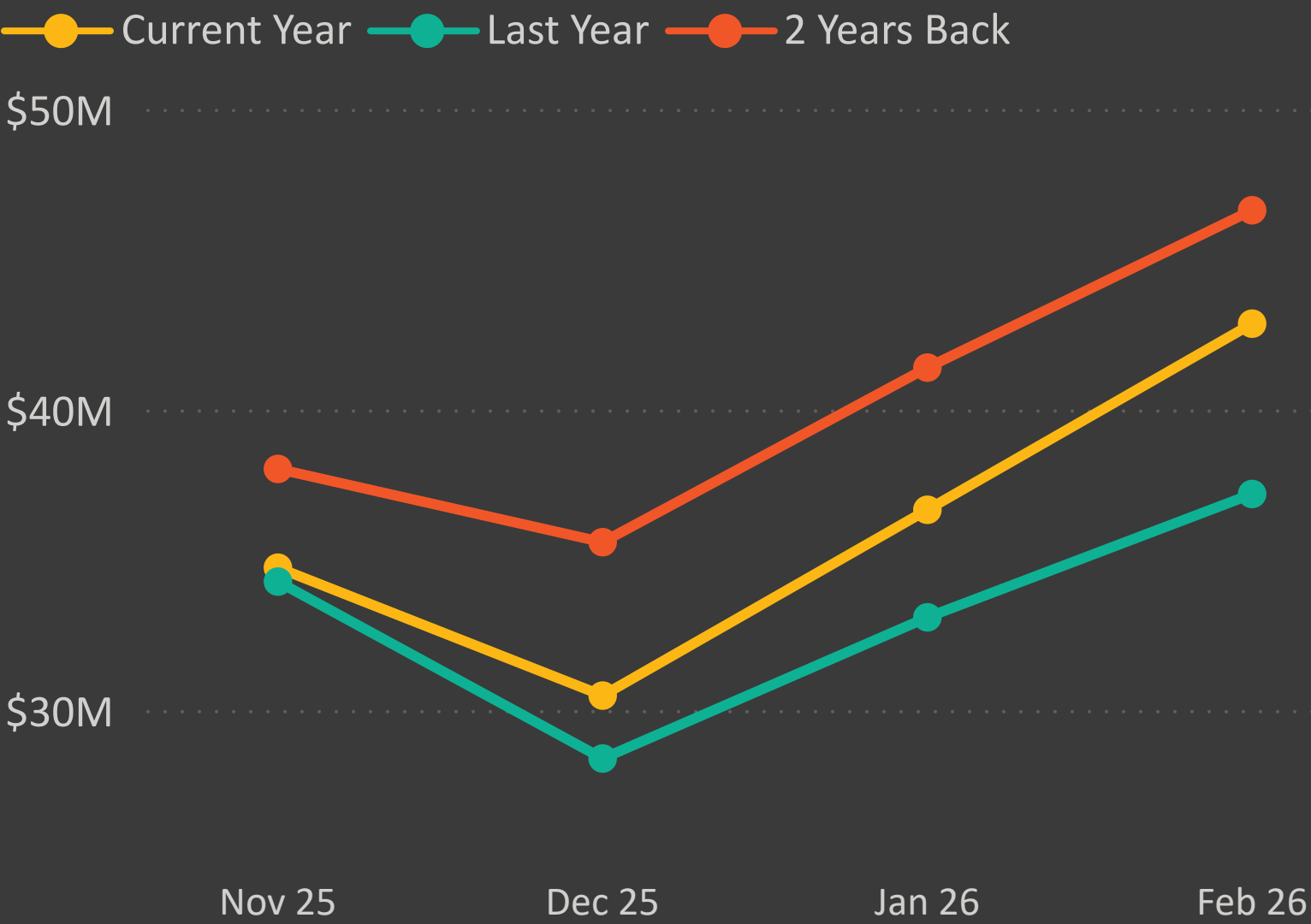
335

Escrow Advance by County with DQ and Foreclosure Rates

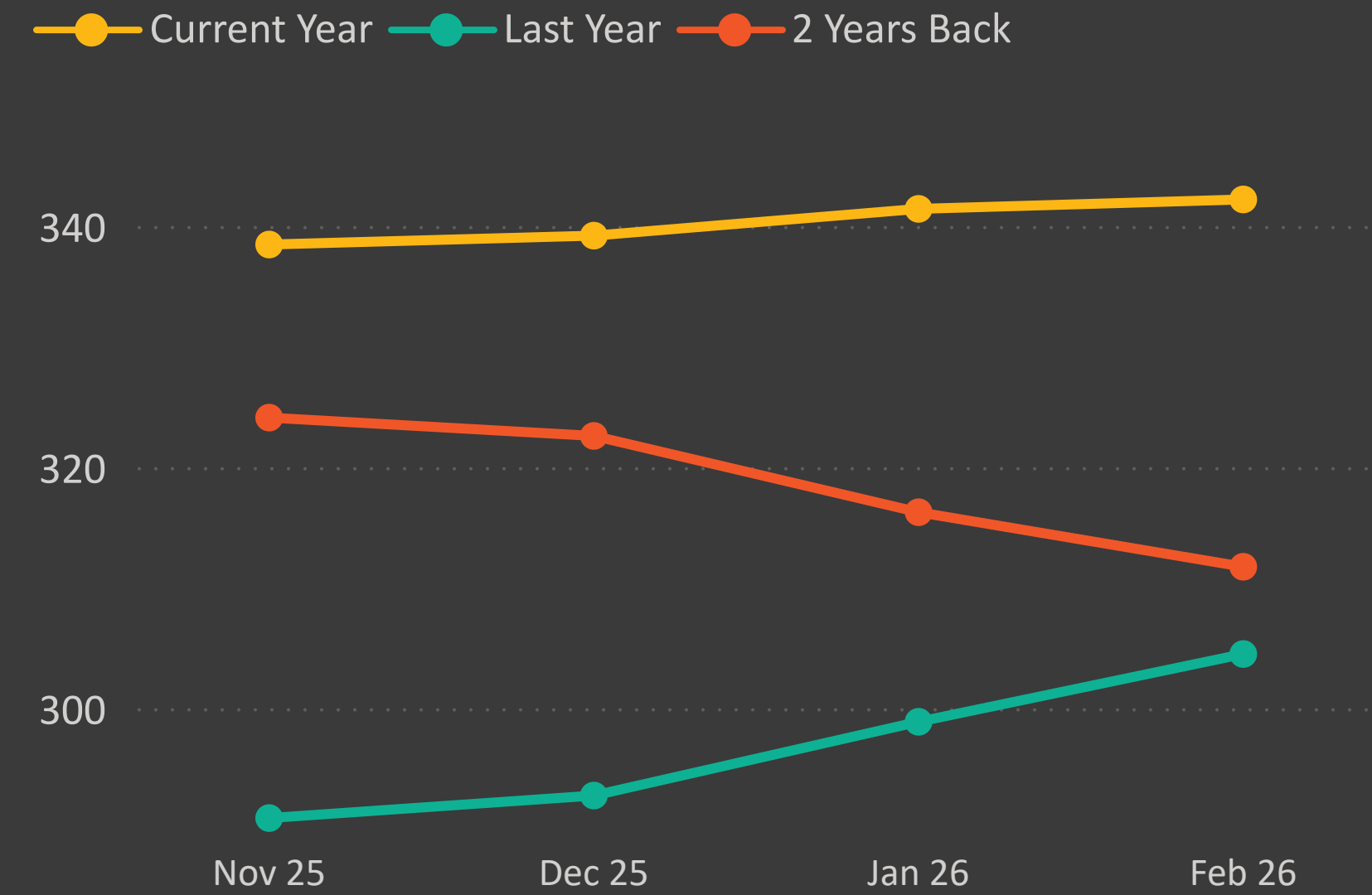
County	Volume	DQ Rate	FLC Rate
CANYON	\$1,163,744	4.05%	0.67%
ADA	\$699,014	1.73%	0.23%
BONNEVILLE	\$411,308	4.79%	0.74%
TWIN FALLS	\$242,740	5.19%	0.76%
KOOTENAI	\$223,856	2.77%	0.27%
BANNOCK	\$215,832	3.73%	0.73%
BINGHAM	\$155,619	4.62%	0.81%
PAYETTE	\$155,076	5.37%	0.58%
JEFFERSON	\$99,428	4.39%	0.73%
GEM	\$76,722	4.57%	0.32%
BONNER	\$76,274	5.28%	0.81%
ELMORE	\$74,365	5.35%	0.87%
WASHINGTON	\$69,972	3.72%	0.53%
Total	\$4,368,599	3.57%	0.51%

Escrow & Tax/Insurance

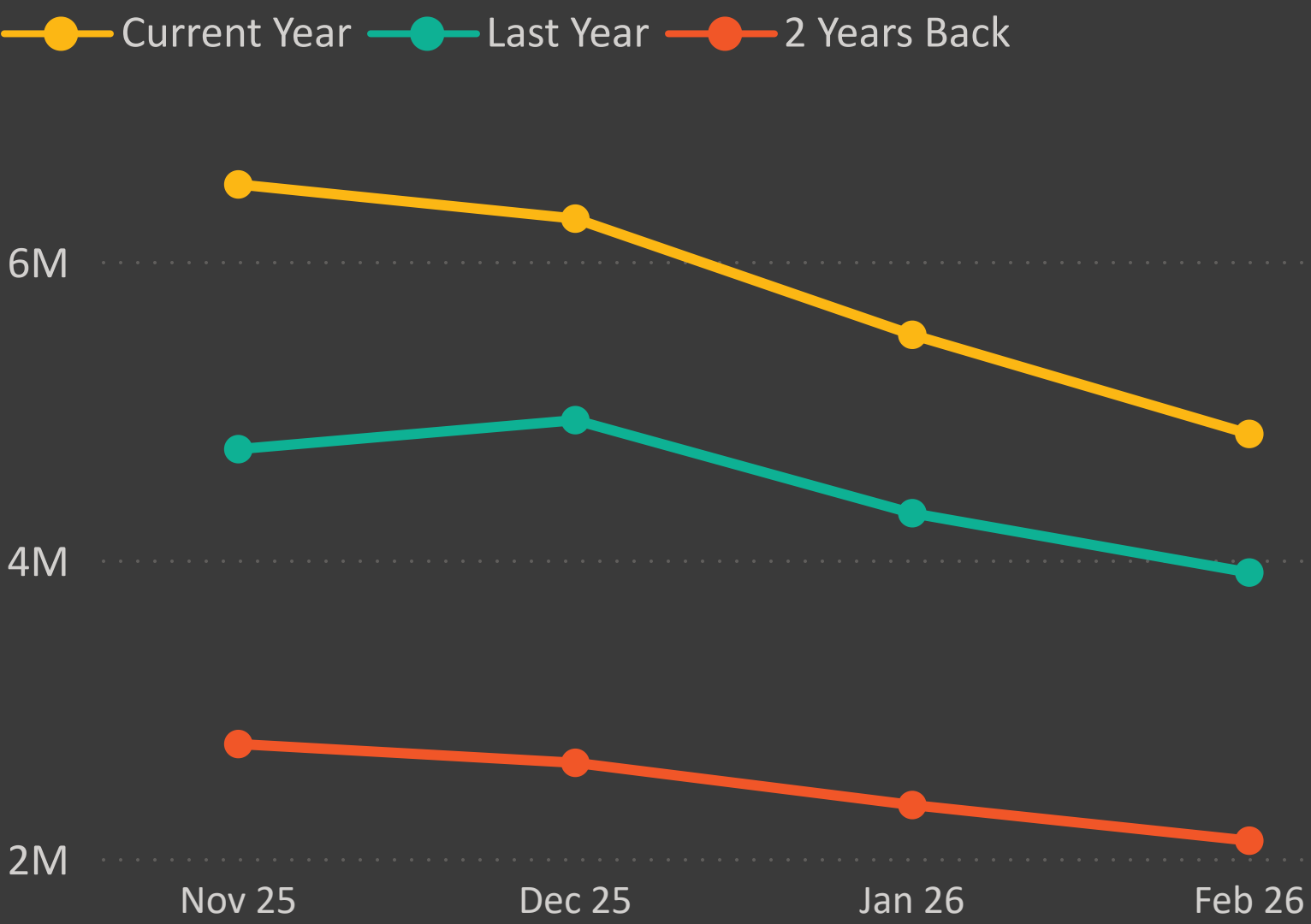
Escrow Balance Trend over Years



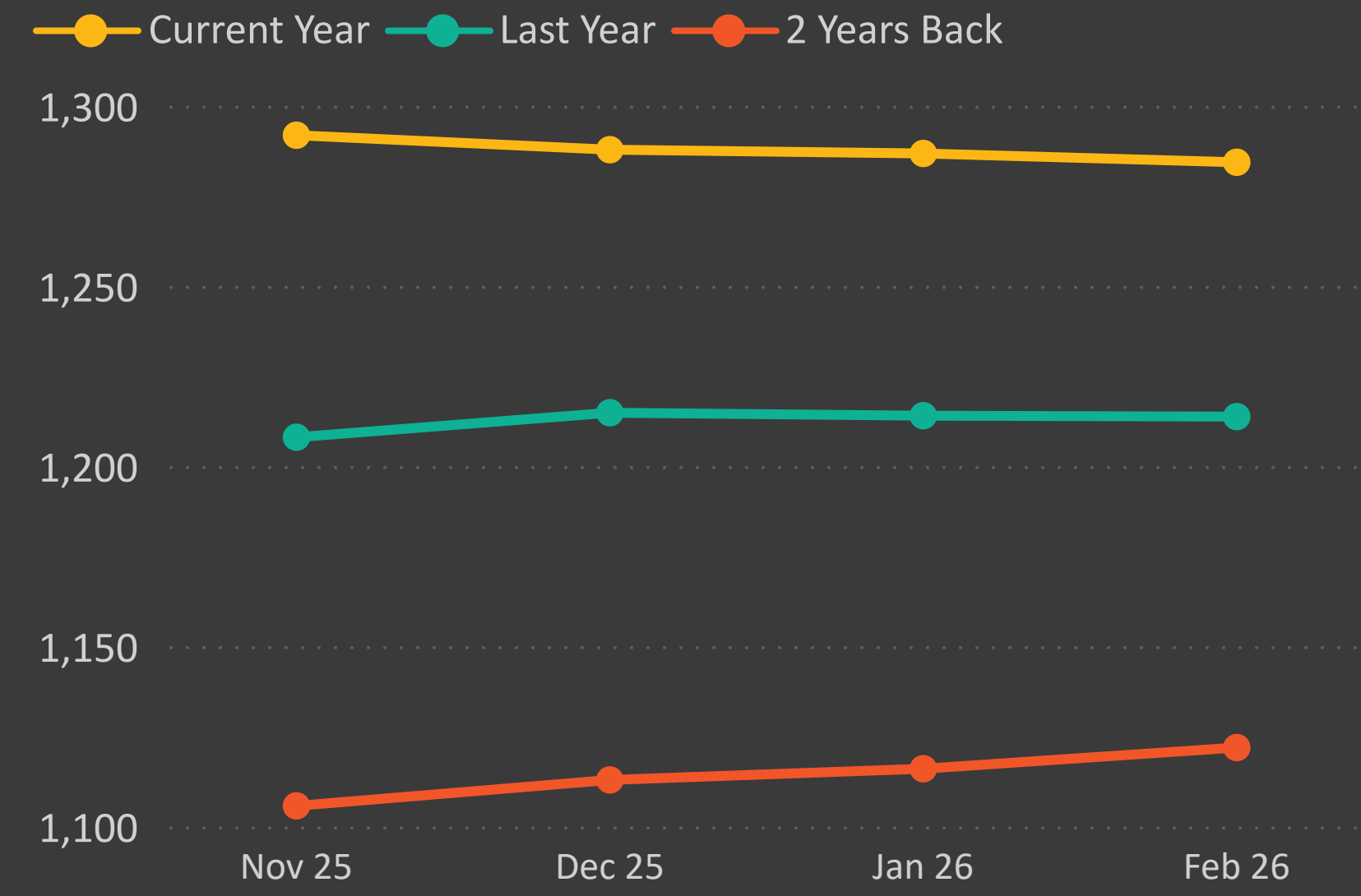
Average T&I Trend over Years



Escrow Advance Trend over Years



Average P&I Trend over Years



STATE

ID

LOAN TYPE

All

Current UPB Volume

\$10.36bn

Current UPB Units

46,701

Average UPB Volume

\$221.80K

Seconds Volume

\$121.84M

Seconds Units

13,732

Seconds Average

\$8.87K

Product Performance

LOAN PRODUCT

All

11/1/2025

DELINQUENCY BUCKETS

All

2/28/2026

Number of First Time Home Buyers

Y

31,762

N

28,671

UPB by DQ Buckets

46.68%

25.93%

12.76%

14.64%

DQ Buckets:

30-59

60-89

90-119

120+

Delinquency Heatmap Across States and Counties

Vancouver

Seattle

Portland

Salt Lake City

Denver

Avg Household Income by Date

County	Average Income
ADA	\$102,273
BANNOCK	\$85,261
BINGHAM	\$99,361
BONNEVILLE	\$88,876
CANYON	\$94,354
CASSIA	\$91,424
ELMORE	\$85,747
FRANKLIN	\$85,401
JEROME	\$83,850
KOOTENAI	\$107,745
LATAH	\$78,787
MINIDOKA	\$81,802
OWYHEE	\$83,134
SHOSHONE	\$92,168
Total	\$94,388

Loan Product by Volume, DQ and Foreclosure Rates

LoanProduct	UPB Volume	UPB Units	DQ Rate	FLC Rate
FHA/RD	\$302,250,954	847	0.35%	
FHLMC HFA Advantage	\$115,983,742	319		
FNMA HFA Preferred Purchase	\$51,902,608	155		
VA	\$36,401,949	92		
FHLMC HFA Advantage REFI	\$17,015,194	47		
Govt Streamline Refi	\$16,944,768	43		
FNMA HFA Preferred REFI	\$13,452,249	37		
FHA Cash Out Refinance	\$10,168,990	32		
Conventional	\$4,681,770	15		
Conventional Cash Out Refi	\$4,678,760	18		
Total	\$578,431,080	1619	0.19%	

Total Complaints for this Fiscal Year

6

Avg Days to Acknowledge

1.80

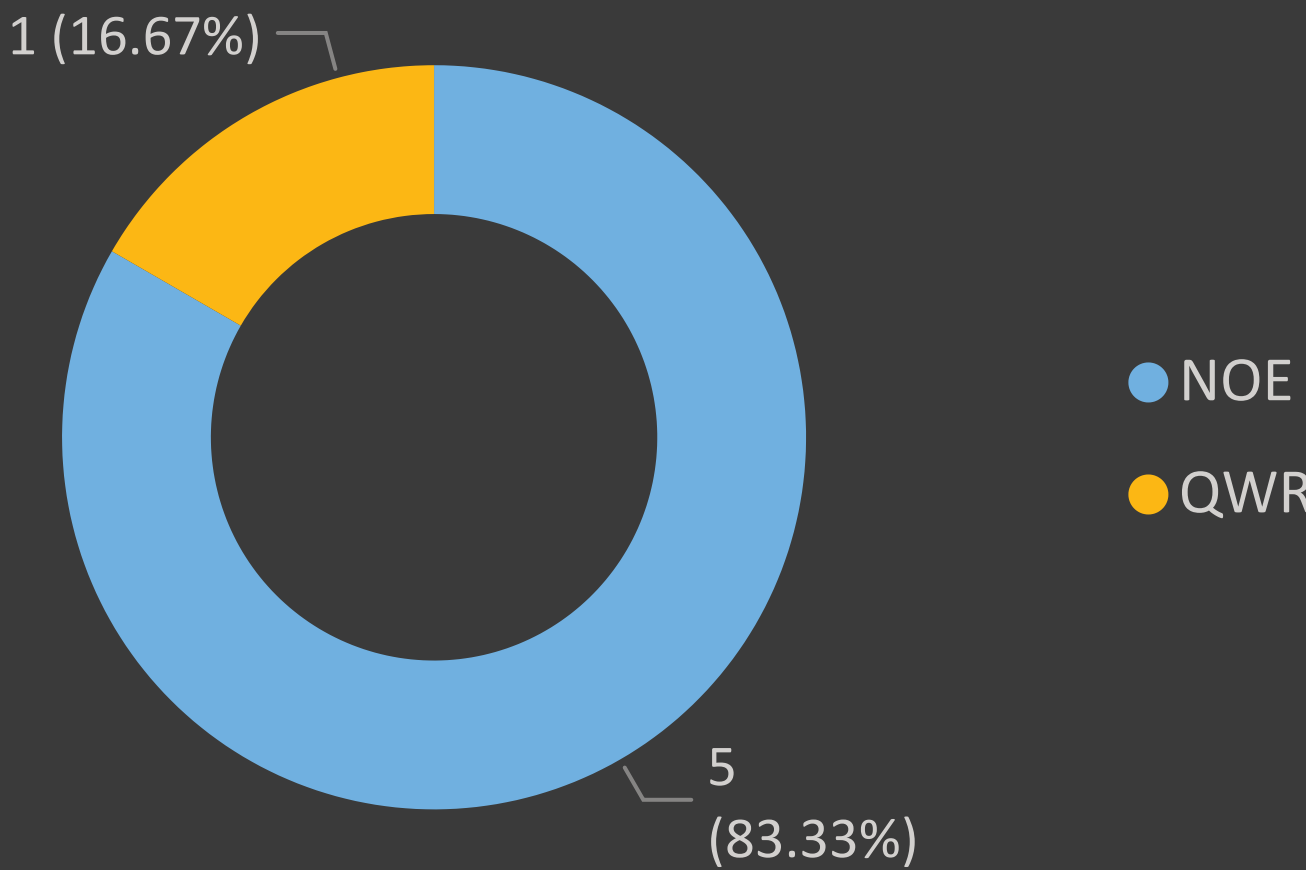
Avg Days to Respond

16.33

Days took to Acknowledge Summary	
1.80	4
Average	Max
1	1
Min	Median

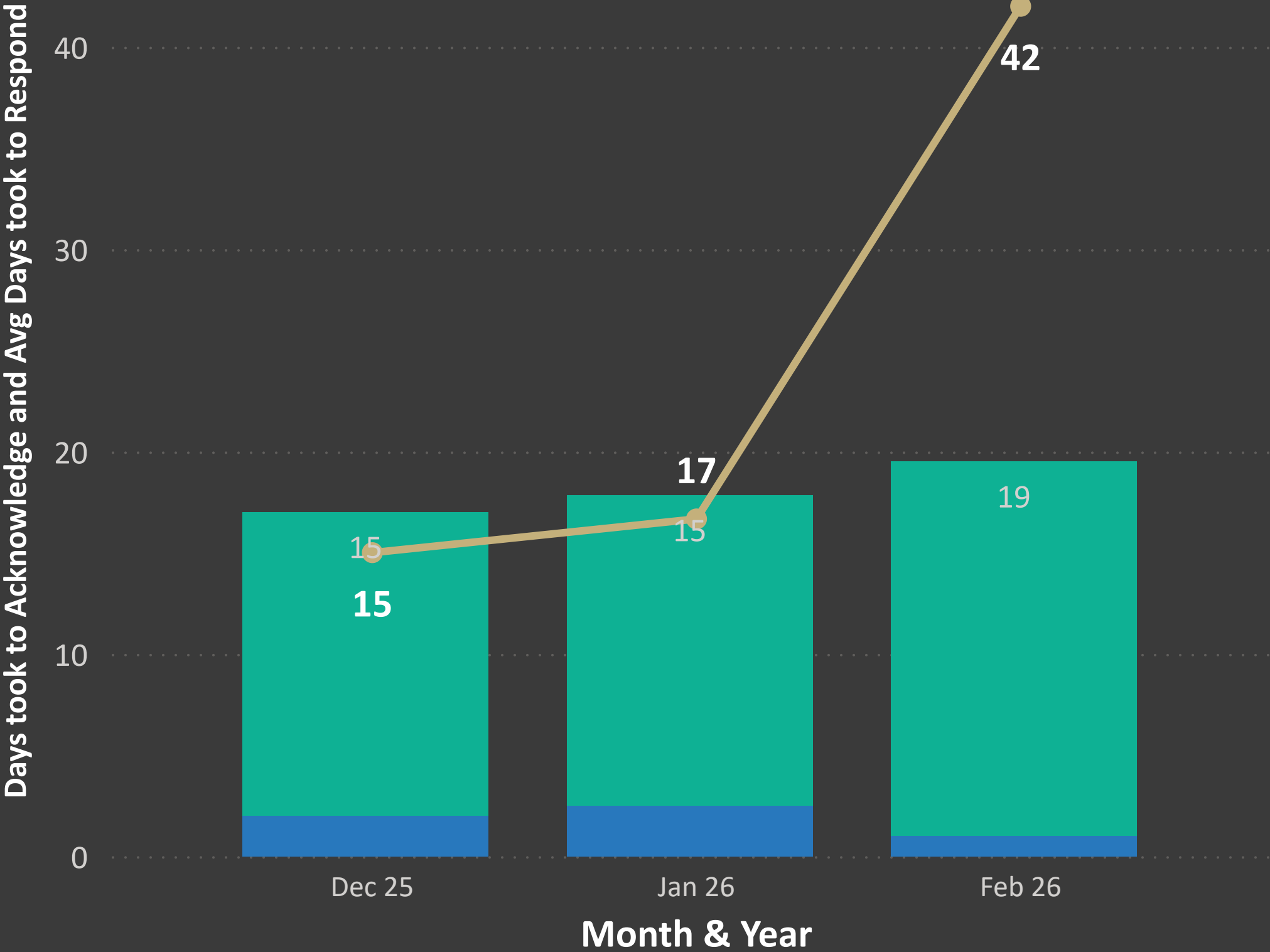
Days took to Respond Summary	
16.33	21
Average	Max
11	16
Min	Median

Total Complaints by Complaint Type

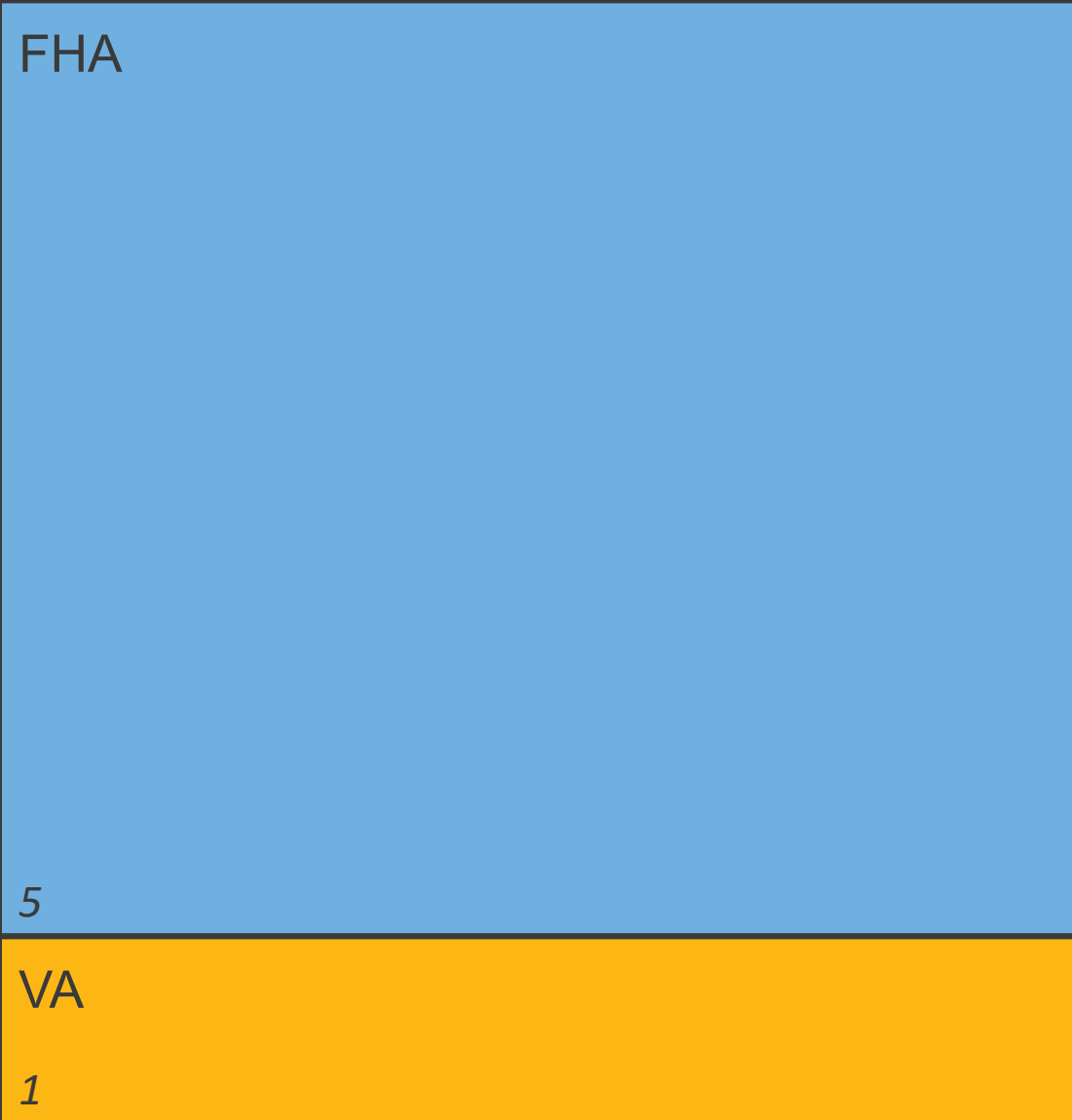


Comparing Average Response Time with Average Response Deadline

Days took to Acknowledge Avg Days took to Respond Days to Respond Deadline



Total Complaints by Loan Type



Total Complaints by Nature of Complaint

