



PRESENTATION TO
ECONOMIC DEVELOPMENT AND WORKFORCE
SERVICES INTERIM COMMITTEE
AUGUST 19, 2015

Fourteen Independent Entities by Type and Utah Code Section

Heber Valley Historic Railroad Authority 63H-4-102	School and Institutional Trust Land Administration 53C-1-201	Utah Communications Authority 63H-7-201	Utah Dairy Commission 4-22-2
Utah Energy Infrastructure Authority 63H-2-201	Utah State Railroad Museum Authority 63H-5-102	Utah State Reirement Office (URS) 49-11-201	Utah Science Center Authority 63H-3-103
School and Insitutional Trust Fund Office* 53D-1-201	Military Installation Development Authority 63H-1-201	Utah Housing Corporation 63H-8-101	Utah State Fair Corporation 63H-8-704
Utah Capital Investment Corporation 63M-1-1207	Workers Compensation Fund 31A-33-102	<div style="display: flex; justify-content: space-around; align-items: center;"> <div style="display: flex; align-items: center;"> <div style="width: 15px; height: 15px; background-color: #c00000; margin-right: 5px;"></div> Independent State Agency </div> <div style="display: flex; align-items: center;"> <div style="width: 15px; height: 15px; background-color: #90c000; margin-right: 5px;"></div> Pubic Corporation </div> <div style="display: flex; align-items: center;"> <div style="width: 15px; height: 15px; background-color: #0070c0; margin-right: 5px;"></div> Quasi-Public Corporation </div> </div>	

Housing Authorities

Sorry, UHC does not provide any direct monthly rental assistance to tenants. We will help you contact a housing authority near you who can help you with monthly rent payments.

- [CACHE COUNTY AREA](#)
- [WEBER COUNTY AREA](#)
- [DAVIS COUNTY AREA](#)
- [SALT LAKE COUNTY AREA](#)
- [UTAH COUNTY AREA](#)
- [OTHER AREAS OF THE STATE](#)

CACHE COUNTY AREA

Bear River Regional Housing Authority 170 North Main Street Logan, UT 84321 Phone: 435-752-7242 Fax: 435-752-6962	Logan City Housing Authority 170 North Main Street Logan, UT 84321 Phone: 435-752-7242 Fax: 435-752-6962
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WEBER COUNTY AREA

Housing Authority of Ogden City 2661 Washington Blvd., Suite 2 Ogden, UT 84401 Phone: 801-627-5851 Fax: 801-627-6012	Weber County Housing Authority 237 26th Street, Suite 134 Ogden, UT 84401 Phone: 801-399-8691
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DAVIS COUNTY AREA

Davis County Housing Authority 352 South 200 West, Suite 1 Farmington, UT 84025 Phone: 801-451-2587 Fax: 801-451-2587	
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SALT LAKE COUNTY AREA

Housing Authority of Salt Lake City 1776 South West Temple Salt Lake City, UT 84115 Phone: 801-487-2161 Fax: 801-487-3641	Housing Authority of Salt Lake County 3595 Main Street Salt Lake City, UT 84115 Phone: 801-284-4400 Fax: 801-284-4406
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West Valley City Housing Authority 4522 West 3500 South West Valley City, UT Phone: 801-963-3320	
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UTAH COUNTY AREA

Housing Authority of Utah County 240 East Center Street Provo, UT 84606-3162 Phone: 801-373-8333 Fax: 801-373-2270	Provo City Housing Authority 650 West 100 North Provo, UT 84601 Phone: 801-852-7080 Fax: 801-373-6560
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OTHER AREAS OF THE STATE

Beaver City Housing Authority P.O. Box 1670 Beaver, UT 84713 Phone: 435-438-2935	Cedar City Housing Authority 364 South 100 East Cedar City, UT 84720 Phone: 435-586-8462 Fax: 435-865-9397
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Emery County Housing Authority 95 East Main, Room 220 Castle Dale, UT 84513 Phone: 435-381-2902 Fax: 435-381-5644	Grand County Housing Authority 321 East Center Street Moab, UT 84532 Phone: 435-259-5891 Fax: 435-259-4938
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Housing Authority of Carbon County 251 South 1600 East #2647 Price, UT 84501 Phone: 435-637-5170 Fax: 435-637-5178	Myton City Housing Authority 58 East 100 North(83-11) Roosevelt, UT 84066 Phone: 435-722-3952 Fax: 435-722-2170
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New Horizon - Richfield 145 East 100 North Richfield, UT 84701 Phone: 435-896-9294 Fax: 435-896-4655	Roosevelt City Housing Authority 192 South 100 East Phone: 435-722-5858 Fax: 435-722-5810
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St. George Housing Authority 975 North 1725 West #101 St. George, UT 84720 Phone: 435-628-3648 Fax: 435-986-0960	Tooele County Housing Authority 118 East Vine Tooele, UT 84074 Phone: 435-882-7875 Fax: 435-882-7894
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Uintah Basin Assistance Council 58 East 100 North(83-11) Roosevelt, UT 84066 Phone: 435-722-3952 Fax: 435-722-2170	
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UTAH HOUSING

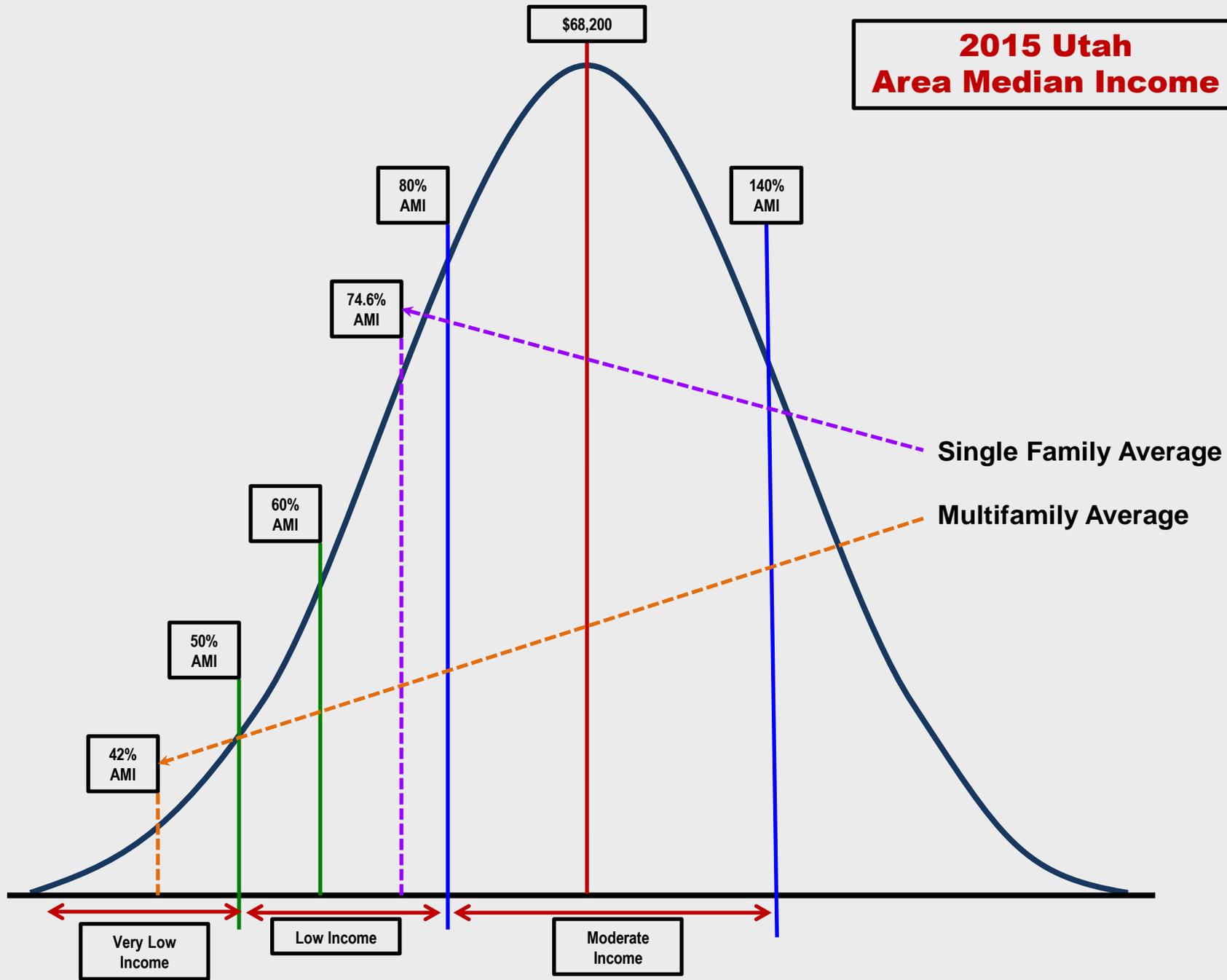
SINGLE FAMILY

LOAN PROGRAMS

UHC LOAN PROGRAM MONTHLY PAYMENT COMPARISON

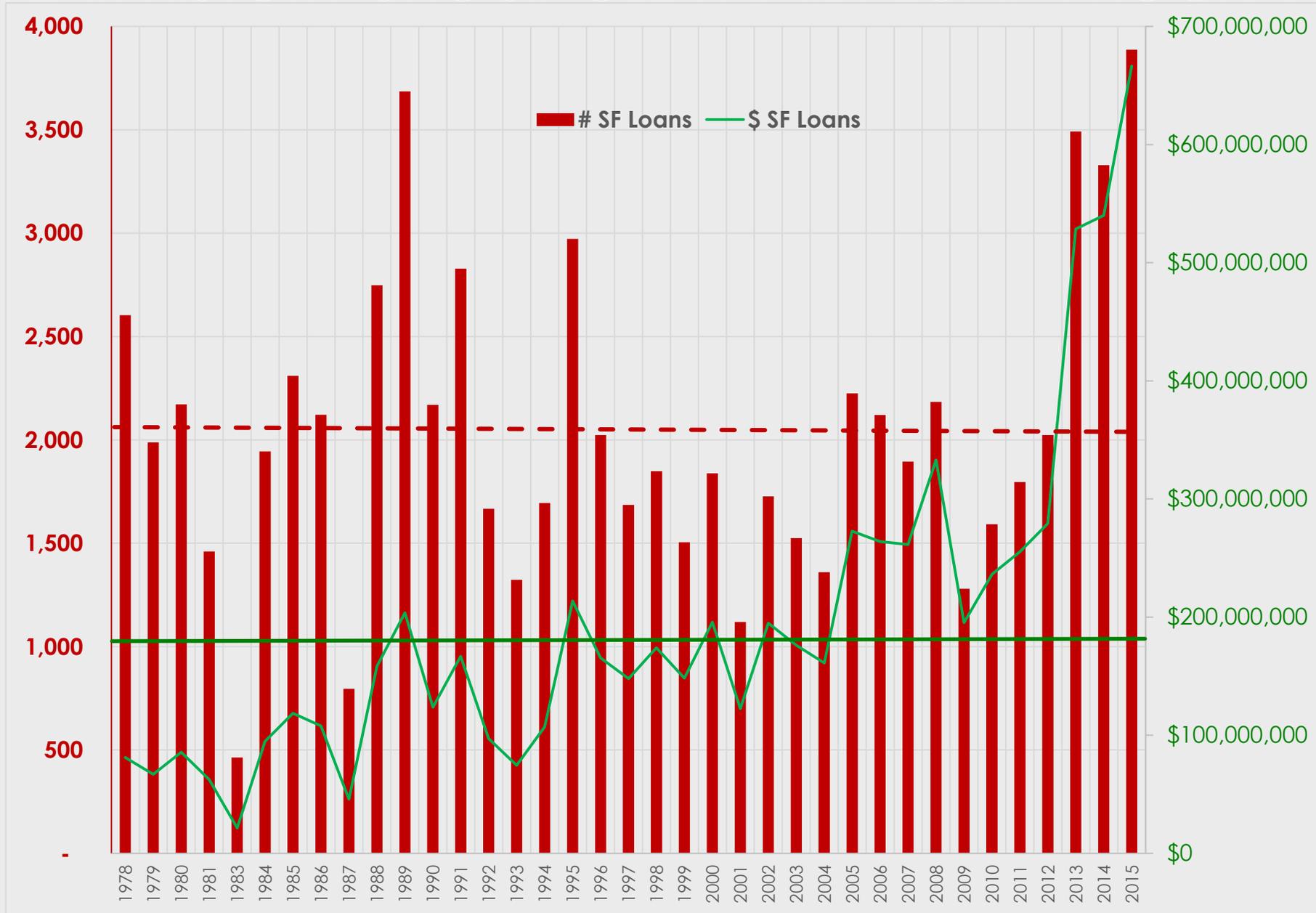
	FirstHome FHA Mortgage 660+ FICO	Home Again FHA Mortgage 660+ FICO	Score FHA Mortgage 620-659 FICO	NoMI Conventional Mtg (97%) 700+ FICO
Sales Price (example)	\$175,000	\$ 175,000	\$ 175,000	\$ 175,000
Base First Mortgage	\$168,875	\$168,875	\$168,875	\$169,750
MI Premium- Up-front MIP	1.75%	1.75%	1.75%	0
MI Premium- Annual %	0.85%	0.85%	0.85%	0
Gross First Mortgage (includes MIP)	\$171,830	\$171,830	\$171,830	\$169,750
Note Rate	4.00%	4.250%	4.750%	5.000%
Monthly P&I Payment	\$820.34	\$845.30	\$896.35	\$911.25
Monthly MI Payment	\$121.71	\$121.71	\$121.71	\$0.00
Total monthly payment (no taxes or hazard insurance)	\$942.06	\$967.01	\$1,018.06	\$911.25
Amount required for downpayment	\$6,125	\$6,125	\$6,125	\$5,093
Production percentage (since 08/01/2013)	47%	19%	14%	20%
Capital funding sources	1, 2, 3 or 4	1, 3, or 4	1, 3, or 4	5
Sources of Capital:				
1 GNMA MBS				
2 GNMA Tax-exempt MBS				
3 Industrial Bank Participation Pools (CRA)				
4 Taxable Bonds				
5 Fannie Mae				

**2015 Utah
Area Median Income**

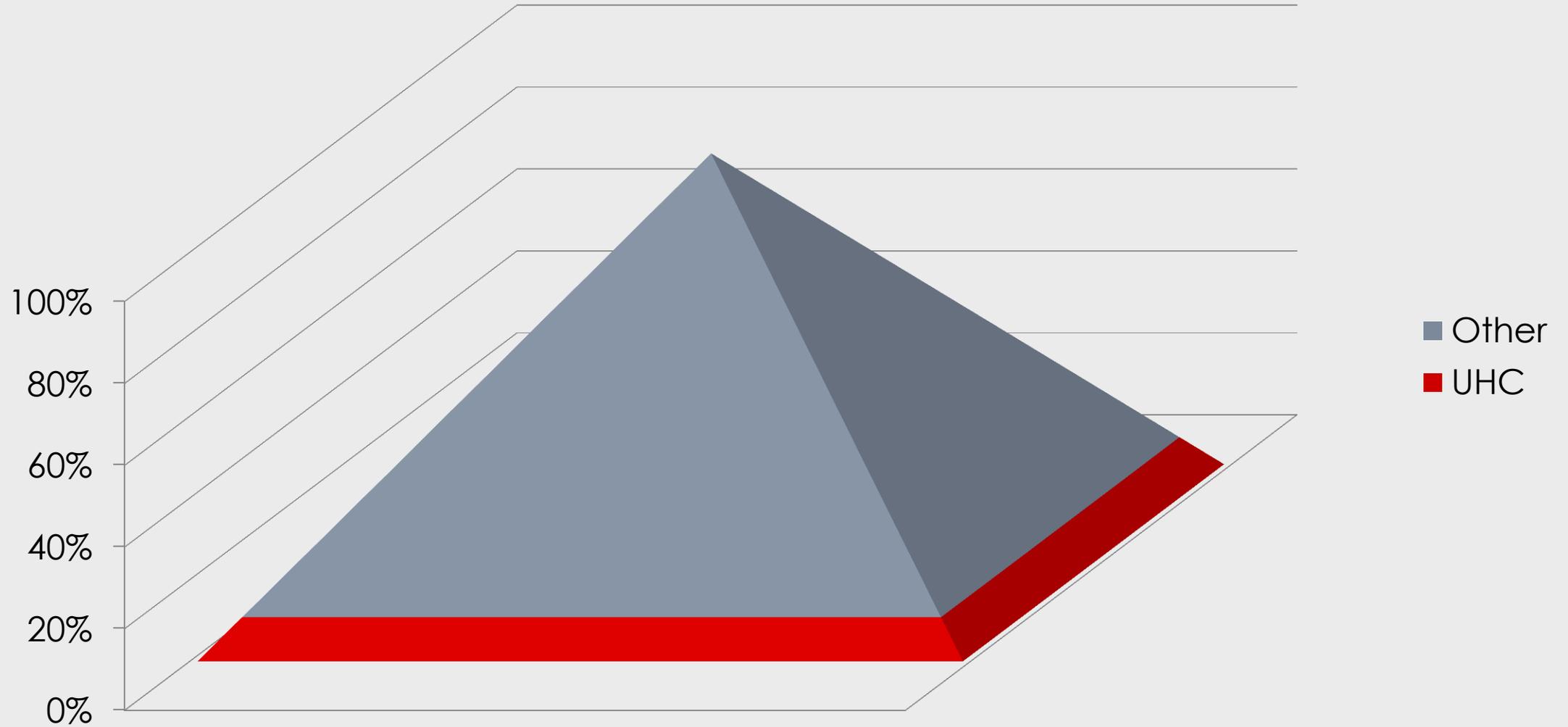


County Distribution of UHC Single Family Loans						
County	Population Estimate	% of Population	FY 2015 Loans	FY 2015 Distribution	77-'15 Loans	77-'15 Loan Distribution
Beaver	6,461	0.22%	4	0.10%	45	0.06%
Box Elder	51,518	1.75%	46	1.18%	1,179	1.56%
Cache	118,343	4.02%	94	2.42%	3,068	4.07%
Carbon	20,660	0.70%	20	0.51%	580	0.77%
Daggett	1,117	0.04%	0	0.00%	3	0.00%
Davis	329,692	11.20%	546	14.04%	10,285	13.64%
Duchesne	20,380	0.69%	20	0.51%	632	0.84%
Emery	10,631	0.36%	4	0.10%	205	0.27%
Garfield	5,024	0.17%	1	0.03%	49	0.06%
Grand	9,429	0.32%	3	0.08%	47	0.06%
Iron	47,269	1.61%	21	0.54%	570	0.76%
Juab	10,486	0.36%	7	0.18%	200	0.27%
Kane	7,254	0.25%	2	0.05%	109	0.14%
Millard	12,606	0.43%	6	0.15%	133	0.18%
Morgan	10,608	0.36%	6	0.15%	73	0.10%
Piute	1,484	0.05%	0	0.00%	8	0.01%
Rich	2,293	0.08%	0	0.00%	27	0.04%
Salt Lake	1,091,742	37.10%	1,491	38.35%	29,887	39.63%
San Juan	15,251	0.52%	2	0.05%	51	0.07%
Sanpete	28,477	0.97%	8	0.21%	348	0.46%
Sevier	20,773	0.71%	4	0.10%	255	0.34%
Summit	39,105	1.33%	7	0.18%	79	0.10%
Tooele	61,598	2.09%	102	2.62%	1,150	1.53%
Uintah	36,867	1.25%	72	1.85%	579	0.77%
Utah	560,974	19.06%	621	15.97%	12,992	17.23%
Wasatch	27,714	0.94%	4	0.10%	159	0.21%
Washington	151,948	5.16%	126	3.24%	1,375	1.82%
Wayne	2,723	0.09%	0	0.00%	15	0.02%
Weber	240,475	8.17%	671	17.26%	11,303	14.99%
Total	2,942,902	100.00%	3,888	100.00%	75,406	100.00%

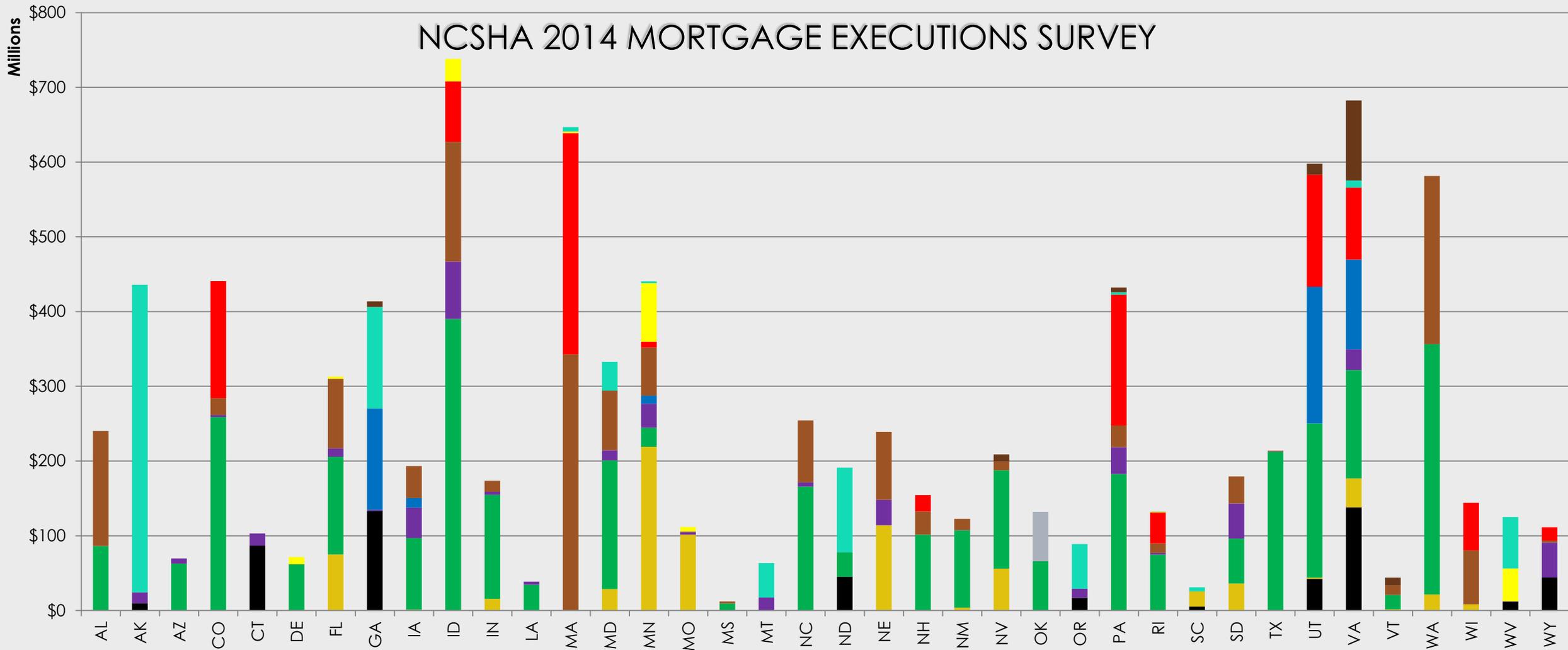
38 YEAR HISTORY UHC SINGLE FAMILY LOAN PROGRAM



UTAH HOUSING FUNDED 8.7% OF ALL UTAH LOANS IN 2014

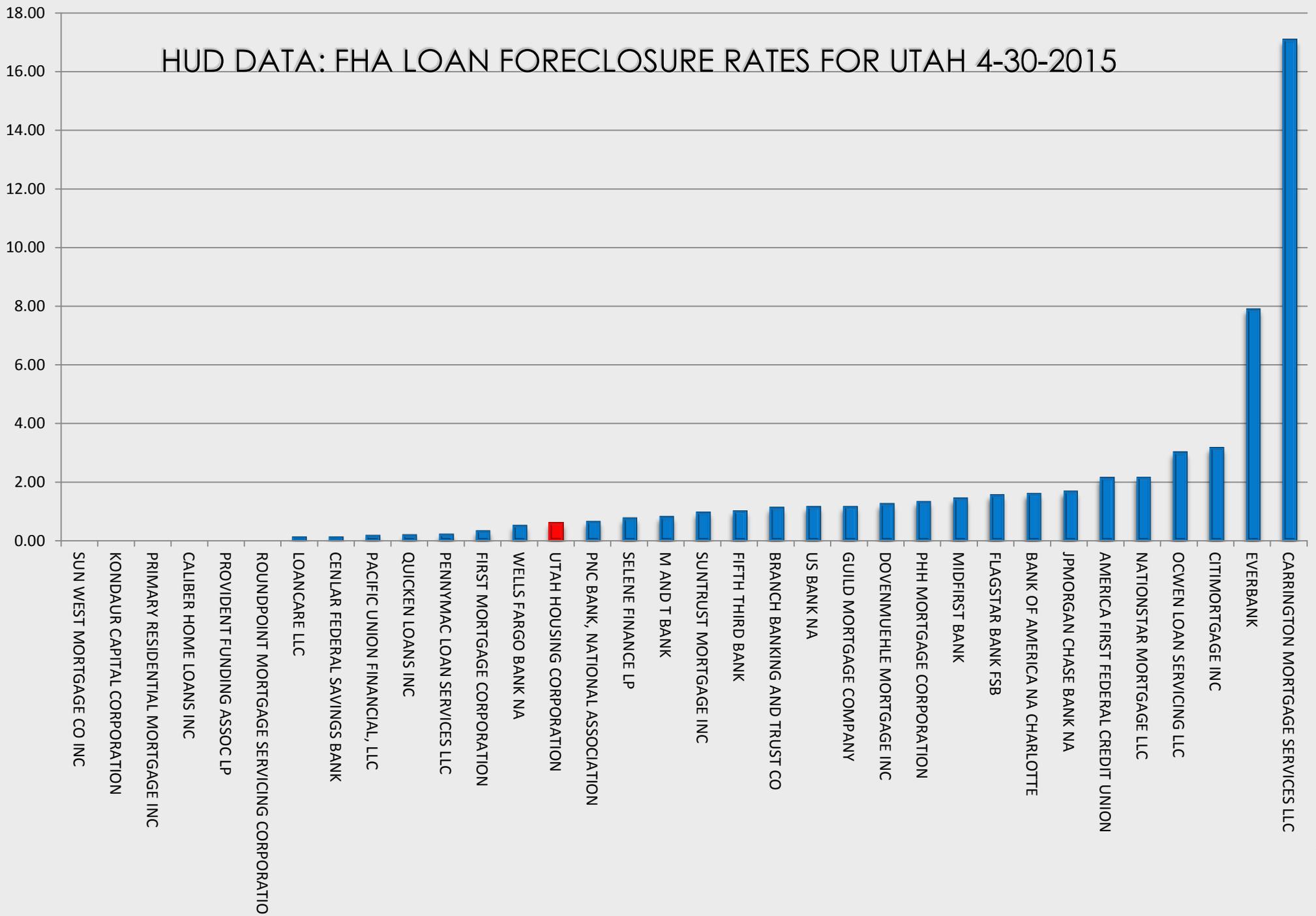


NCSHA 2014 MORTGAGE EXECUTIONS SURVEY



- FHA—Not securitized through Ginnie Mae
- Loans securitized through Ginnie Mae—using the TBA market
- Pass-through bond financing
- Fannie Mae HFA Preferred Risk Sharing (No MI)
- Freddie Mac Home Possible Advantage for HFAs
- Federal Home Loan Bank
- Other
- Loans securitized through Ginnie Mae—not using the TBA market
- USDA Rural Housing
- Fannie Mae HFA Preferred (with MI)
- Other Fannie Mae
- Other Freddie Mac
- Loans originated and held in HFA portfolio

HUD DATA: FHA LOAN FORECLOSURE RATES FOR UTAH 4-30-2015

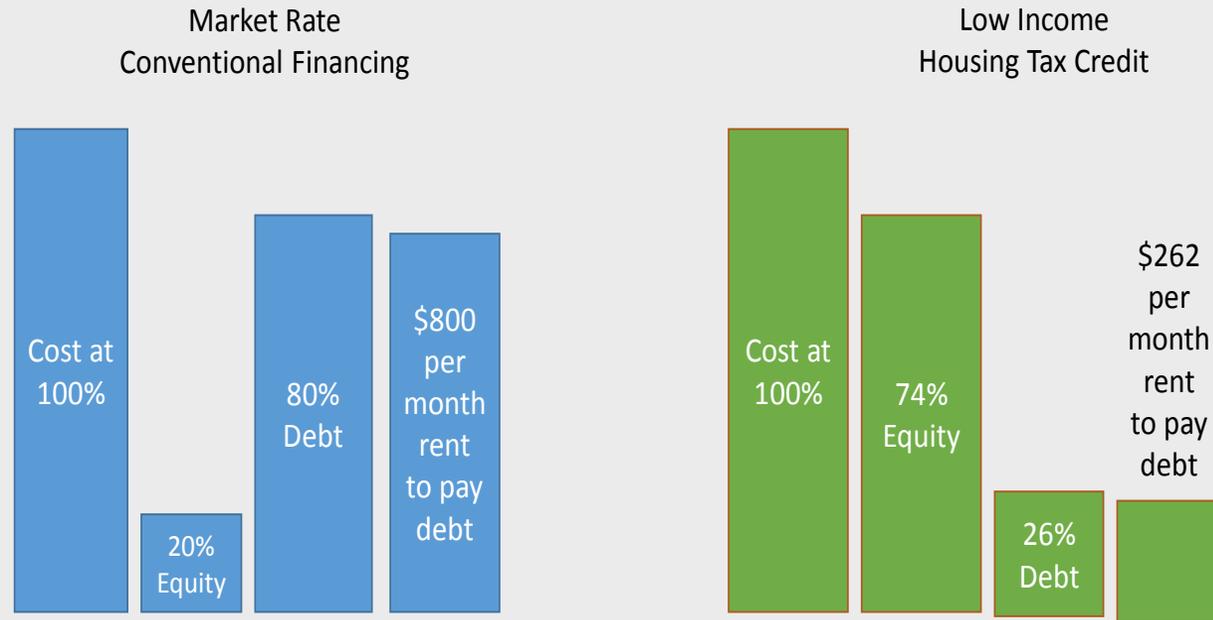




UTAH HOUSING

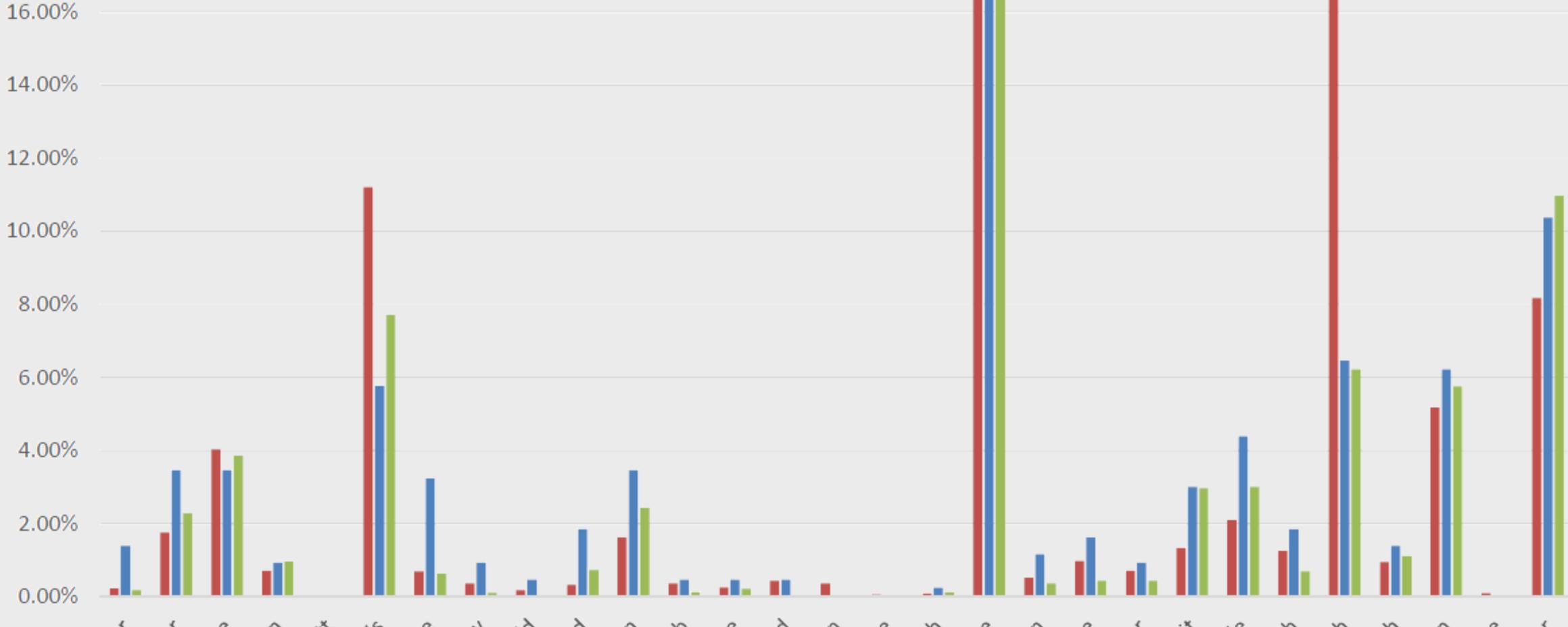
MULTIFAMILY LOW INCOME HOUSING TAX CREDIT PROGRAM

Two Identical 72 Unit Rental Projects



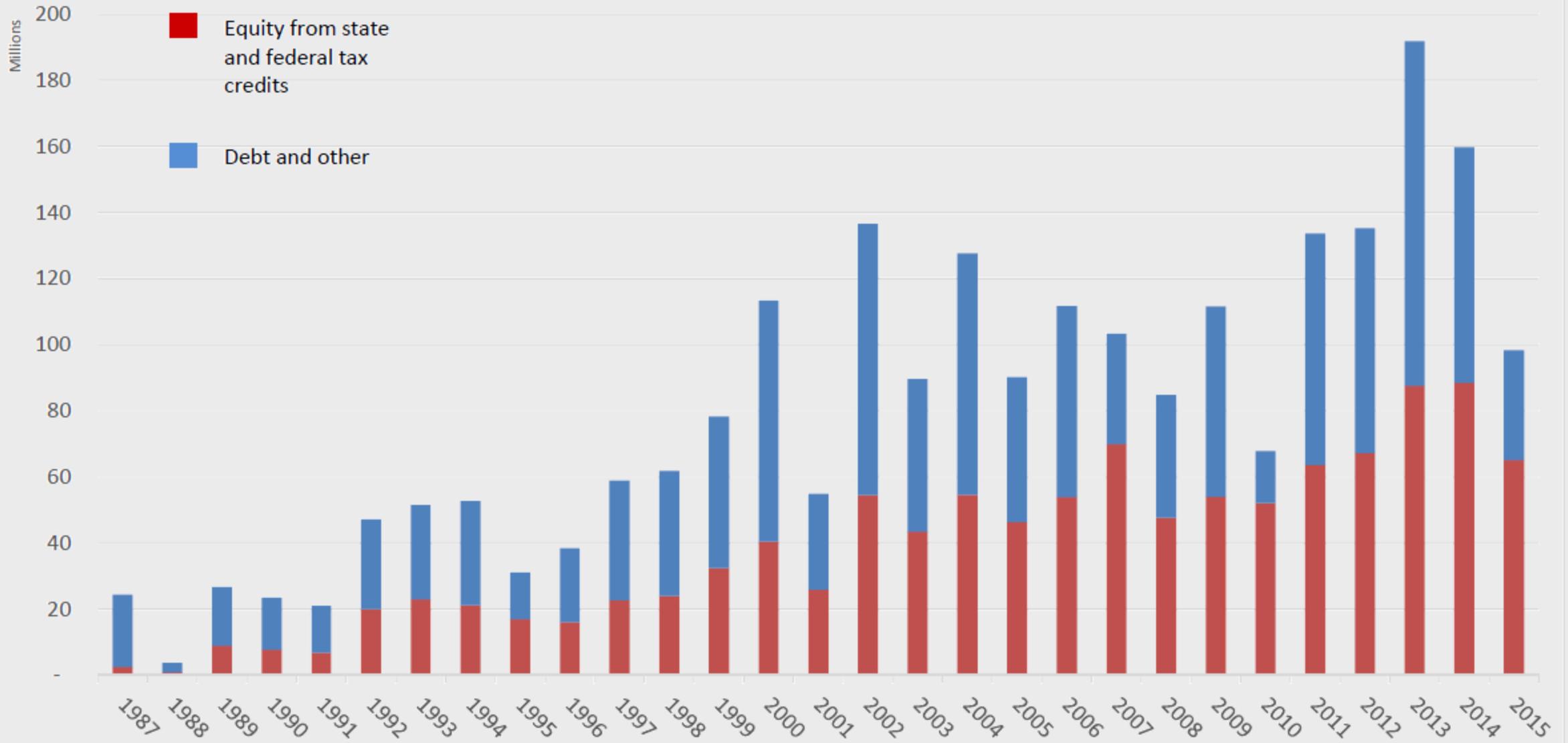
Percentage of Population, Projects, and Units by County

■ 37.10%
■ 36.18%
■ 48.75%



■ % State Population
 ■ % LIHTC Projects
 ■ % LIHTC Units

Total Leveraged Investment, LIHTC Projects 1987-2015



Homeless Units, As Segment of LIHTC Units

