



UTAH'S HOUSING FINANCE AGENCY

June 18, 2025

Economic Development and Workforce Services Interim Committee

David Damschen, President & CEO

Jonathan Hanks, COO

Andrew Nestlehut, CFO

Utah Housing Corporation

Utah Code 63H-8, Utah Housing Corporation Act:

- Original legislation passed **March 13, 1975**
- Legislation took effect **May 13, 1975**
- “Independent body politic and corporate, constituting a public corporation”
- “the corporation shall make every effort to ***make housing available in rural, inner city, and other areas experiencing difficulty in securing construction and mortgage loans, and to make decent, safe, and sanitary housing available to low income persons and families***” (63H-8-102(e))
- “[the corporation’s] activities serve a ***public purpose in improving or otherwise benefiting the people of this state, and that the necessity of enacting the provisions in this chapter is in the public interest and is so declared as a matter of express legislative determination.***” (63H-8-102(j))



Those Whom We Serve



- UHC serves low- to moderate-income Utahns and their families throughout the State of Utah.
- UHC is engaged in numerous dynamic public/private partnerships (“P3”), collaborating with private sector banking and lending institutions, developers, investors, nonprofit community partners, real estate agents, and others to achieve our mission through the administration and financing of programs which support affordable housing.

UHC's Mission:

Serving Utah's Housing Needs Through Finance and Innovation

Utah Housing Corporation

Single Family - Summary

- UHC is 100% self-funding
- Like a bank...with a public and social mission, UHC:
 - Raises capital through various means, primarily bonds
 - Acquires & services mortgage loans
 - Loans originated by a network of ~ 60 lending institutions
- Provides **down payment assistance**

In its 50 years, UHC has helped 115,000 low- and moderate-income Utah families to achieve homeownership

Financing Single Family Homeownership

- UHC provides down payment assistance (“DPA”) ~99% of the time
- Average DPA ~ \$20,000, or ~ 5% of 1st mortgage loan amount
- UHC services the DPA 2nd mortgages (**\$234.3MM** at April 30, 2025)
- Over 90% of all homebuyers are first-time
- Average purchase price ~ \$396,000
- Average 1st mortgage ~ \$386,000



FY24 Single Family Highlights



3,384
families assisted in achieving
home ownership
www.uthousing.org



\$1.27 billion
in loans funded



\$4.9 billion
total mortgage loan
portfolio serviced



\$19,704 average
amount of down payment
assistance provided



17,324
Families served by
mortgage loan servicing

Single Family Production Snapshot

Monthly Single Family Loan Stats

As of May 31st, 2025

Monthly Single Family Mortgage Loan Activity

by Month

\$6.000B

\$180.0M

Loan Balance

\$4.000B

\$120.0M

\$2.000B

\$60.0M

\$0.000

\$0.00

Apr-24 May-24 Jun-24 Jul-24 Aug-24 Sep-24 Oct-24 Nov-24 Dec-24 Jan-25 Feb-25 Mar-25 Apr-25 May-25

Portfolio UPB

New Loans

Payoffs

New Loans and Payoffs

Single-Family Loan Programs

FirstHome loan program is designed for families with lower incomes and a credit score of 660 or higher who are first time homebuyers. This program offers our lowest interest rates and more affordable monthly mortgage payments. A FirstHome mortgage is an FHA-insured loan.

FHA/VA mortgage loan program serves individuals and families of low-or-moderate income with a credit score of 620 or higher who are either first-time homebuyers or have previously owned a home.

HFA Advantage loan is a conventional loan product which requires a credit score of 700 or higher, carries a slightly higher interest rate than the FHA/VA Mortgage but a lower monthly mortgage insurance premium than available with an FHA-insured mortgage.

Down Payment Assistance

UHC offers down payment assistance in the form of a 30-year amortizing subordinate mortgage loan which can be combined with any of our first mortgage loan programs to help families that do not have sufficient funds for down payment or closing costs. 74% (down from 96% the previous year) of the families UHC helped to achieve homeownership during the 2024 fiscal year utilized down payment assistance.

UHC's investment in down payment assistance in fiscal year 2024 totaled \$49.6 million.



The Gannons, family of four, Spanish Fork



The Gordons, family of four, Spanish Fork

Utah Housing Corporation

Multifamily - Summary

- Administer federal & state Low-Income Housing Tax Credit programs
- Conduit issuer of tax-exempt multifamily private activity bonds
- Financed over **38,000** quality affordable rental housing units
- Capacity-building of local & rural housing authorities throughout the State
- Rural housing development and finance

FY 24 MULTIFAMILY HIGHLIGHTS



\$251,302,401

in tax-exempt private activity bonds issued



\$242,460,831

aggregate value of 4% & 9% federal tax credits allocated



1,714

affordable rental units financed



Skyline Arch

Moab Area Community Land Trust



Housing Development & Finance

CROWN Program

CROWN (CRedits to OWN) is a unique program that combines UHC's development and consulting services with federal LIHTC, UHC construction and permanent financing. It's a small but essential resource for affordable homeownership opportunities targeting mainly rural communities for Utahns earning up to 60% of AMI. Since the program began, UHC has developed and financed **479 CROWN homes** to lower-income Utahns and their families.

A CROWN tenant holds a right of first refusal to purchase the home at the end of a 15-year rental period and pays a sales price based on the outstanding debt remaining on the home, which includes a portion of the original tax credit equity used to finance the home. UHC applies a portion of the proceeds to the CROWN Community Fund. Thus far UHC has granted **\$11,459,536** from the Community Fund to participating, local governmental or nonprofit entities as a funding source for additional affordable housing in the communities they serve.

Housing Development & Finance

CROWN Program

24th & Fowler, Ogden



**Blue Lakes CROWN
Grantsville**

Housing Development & Finance

Habitat for Humanity

Located in Silver Creek Village near Park City, the newly-constructed 4-plex consists of 4-bedroom units that will house tenants earning less than 47% of the area median income (AMI). UHC allocated federal and state Low-Income Housing Tax Credits (LIHTC) which will generate approximately \$1.1 million in equity financing and provided approximately \$1.4 million in construction loan financing and \$108,000 in subordinate deferred term financing. UHC also acted as a consultant to the developer and provided project management services.



Confluence Cottages at Arroyo Crossing

Moab Area Community Land Trust

Confluence Cottages is a 24-unit development featuring one- and two-bedroom cottage homes (643 square feet to 785 square feet) that will rent to households making 80% to 115% of AMI. The land Confluence Cottages will be built on is part of the Arroyo Crossing Planned Unit Development (PUD), owned by the Moab Area Community Land Trust (MACLT). UHC has entered a ground lease with MACLT to finance and build the cottage homes. UHC is providing a \$4,677,954 construction loan toward the project, as well as providing development and project management services.



Additional Initiatives

- FHA-HFA Multifamily Risk Share Lending
- New 3.5% Deferred Down Payment Assistance Program
- FHA 203(k) Rehabilitation Mortgage Insurance Program

State-Funded Programs Emerge...& Grow

- Veterans Grant Program (FY2019)
- Law Enforcement & Correctional Officer Assistance (2022 GS)
- Expanded State Low-Income Housing Tax Credit (2023 GS)
- First-Time Homebuyer Program (2023 GS)

State-Funded Programs Emerge...& Grow

2025 General Session Summary

- **HB 360**, Utah Housing Corporation access to UHIP funding:
 - Legacy Cities Rental Conversion program
 - Construction finance of condos affordable to FTHBs
- **Fiscal year 2026 additional appropriations**
 - \$20MM to FTHB program
 - \$3MM to LE & Correctional Officer program

UTAH VETERAN FIRST-TIME HOMEBUYER GRANT

Grant Data as of June 13, 2025



BRANCH OF SERVICE

Air Force	51%
Army	34%
Marines	8%
Navy	6%
Coast Guard	1%
Info Not Provided	0%

211

grants funded, totaling

\$527,500



RESIDENCES BY COUNTY

Weber	36%
Davis	25%
Utah	12%
Salt Lake	12%
Box Elder	5%
Washington	3%
Tooele	2%
Cache	1%
Wasatch	1%
Morgan	1%
Sanpete	1%

\$2,500

grant amount



\$500,112

average home sales price



\$107,441

average annual income



38

grants remaining, totaling

\$95,000



GRANT USED FOR

Down Payment	100%
Other	0%

UTAH LAW ENFORCEMENT HOMEBUYER ASSISTANCE PROGRAM

Program Data as of June 13, 2025

OFFICER TYPE

Law Enforcement Officer	253
Correctional Officer	117
Division of Wildlife	1
Other	2
Total	373



373
funded, totaling
\$5,910,839



5
awaiting funds, totaling
\$125,000



\$408,887
average home sales price



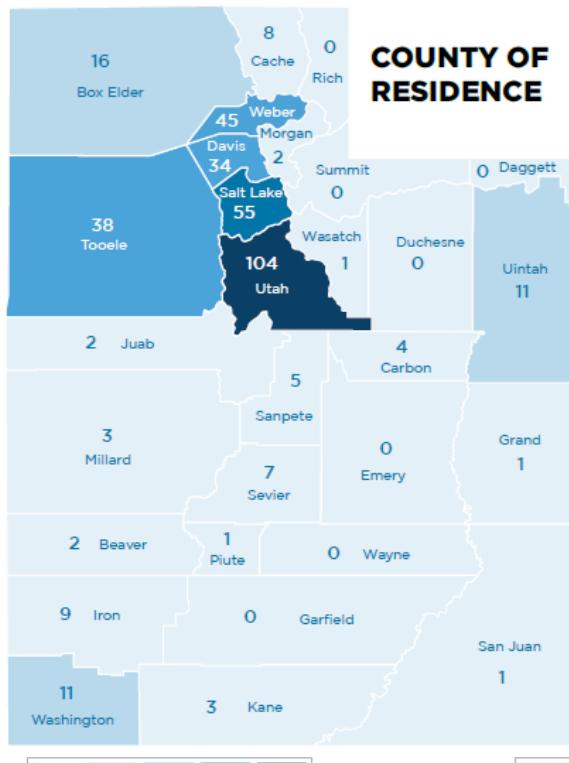
\$14,154
average assistance amount



56%
of officers would *not* have
purchased a home in Utah
without assistance



\$1,946,274
assistance funds remaining



No data

3

Program administered by:





UTAH FIRST-TIME HOMEBUYER ASSISTANCE PROGRAM

Program Data as of June 13, 2025

DWELLING TYPE

Townhomes/Attached Planned Unit Development (PUD)	66.2%
Single Family/Detached PUD	17.6%
Condominiums	15.8%
Manufactured Homes	0.4%



2,360 reservations funded, totaling
\$47,069,434

TOP CITIES WITH IDENTIFIED PROPERTIES

Saratoga Springs	16%
Eagle Mountain	11%
Tooele	8%
Spanish Fork	7%
Magna	6%
All other cities	52%



96 reservations approved & awaiting funds, totaling
\$1,920,000



\$19,945
average assistance amount



\$89,945
average annual income

TOP COUNTIES WITH IDENTIFIED PROPERTIES

Utah	44%
Salt Lake	19%
Tooele	9%
Washington	8%
Cache	4%
All other counties	16%



\$389,169
average home purchase price



1,029
reservations remaining*
*includes 33 reservations awaiting approval

Federal Low-Income Housing Tax Credit

9% Credit

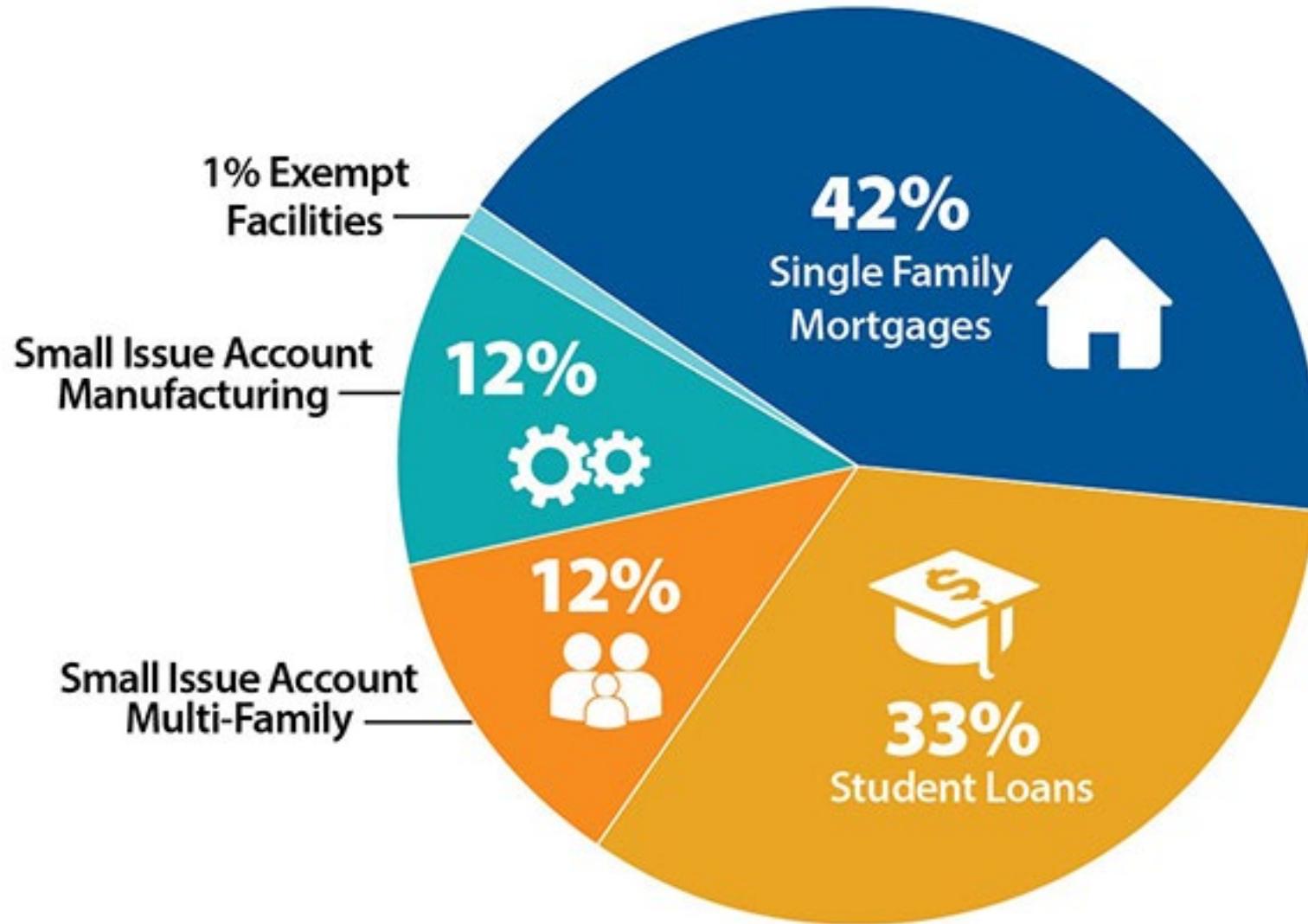
Awarded by UHC through a competitive application process, usually one round per year.

4% Credit

- Awarded by UHC through a noncompetitive process when coupled with Private Activity Bonds (“PABs”).
- PABs are awarded by the PAB Board through a competitive process.

*Each state is allotted 9% credits and PAB volume cap annually based on population

Tax-Exempt Private Activity Bond Volume Cap



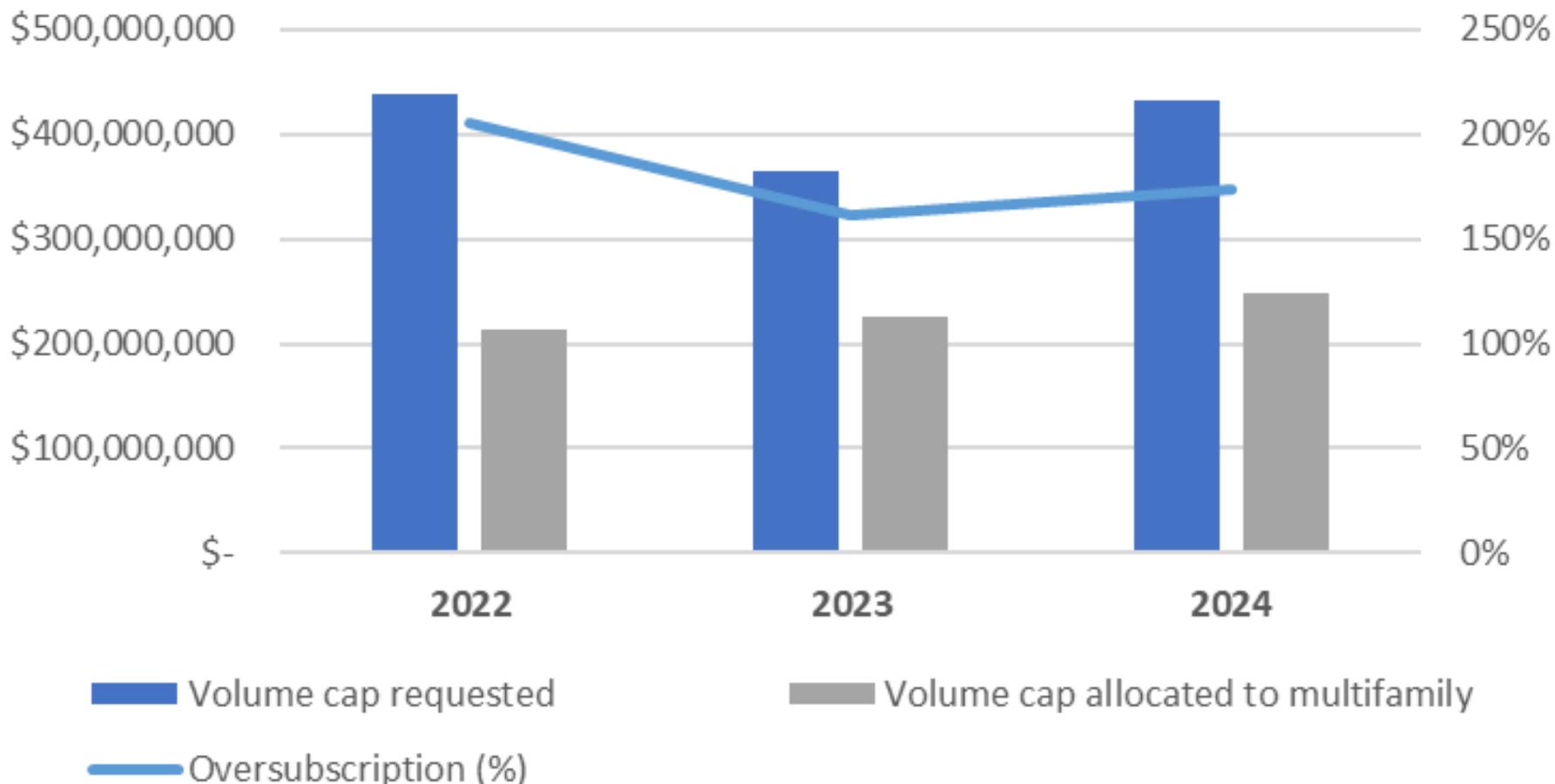
Tax-Exempt Private Activity Bond Volume Cap

Issues

- 33% set-aside to student loans – to zero?
- Small issue manufacturing & exempt facilities
 - To ~ 5% or less based on history?
- Inconsistencies in administration of MF housing volume cap
- Inadequacy of federal resources

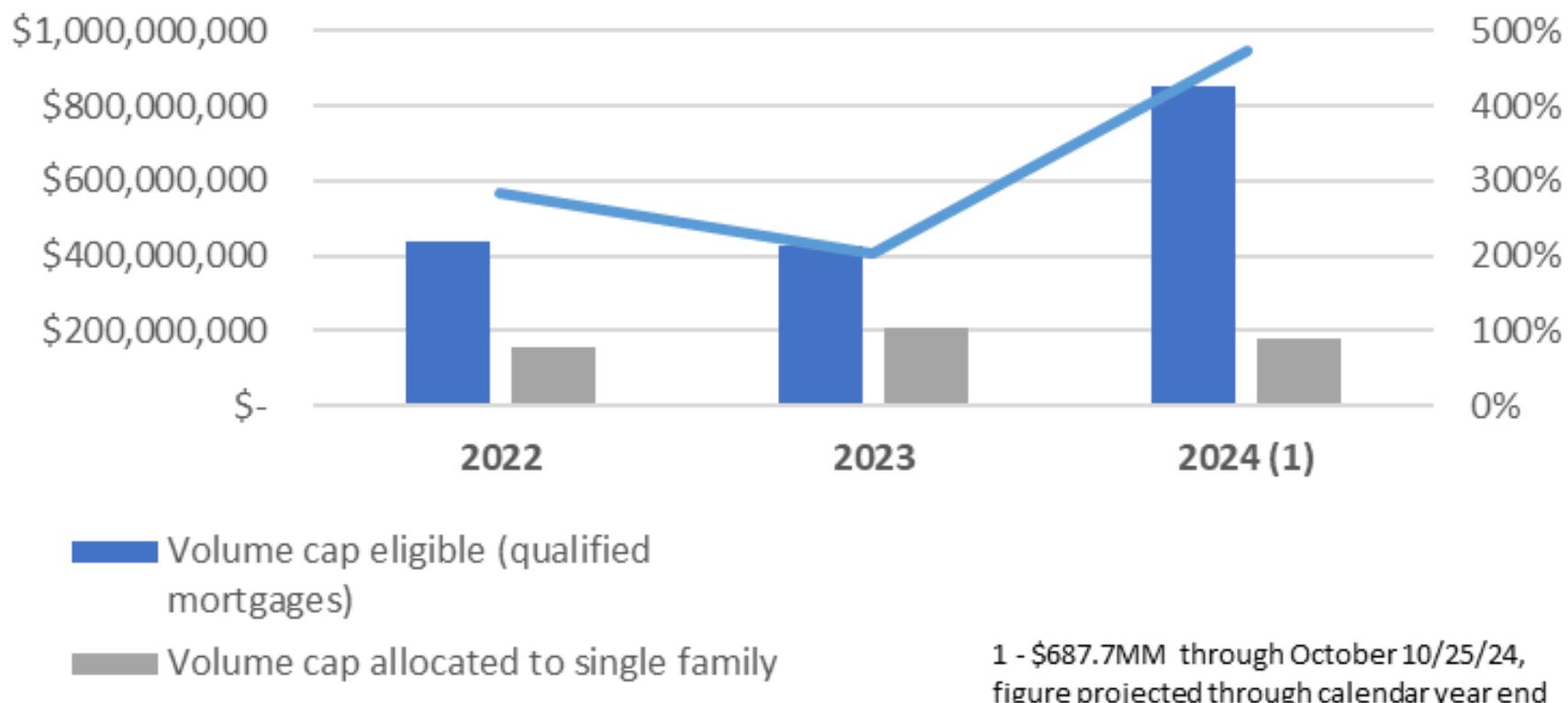
Gaps And Needs: MF Volume Cap

Inadequacy of PAB Volume Cap for Multifamily



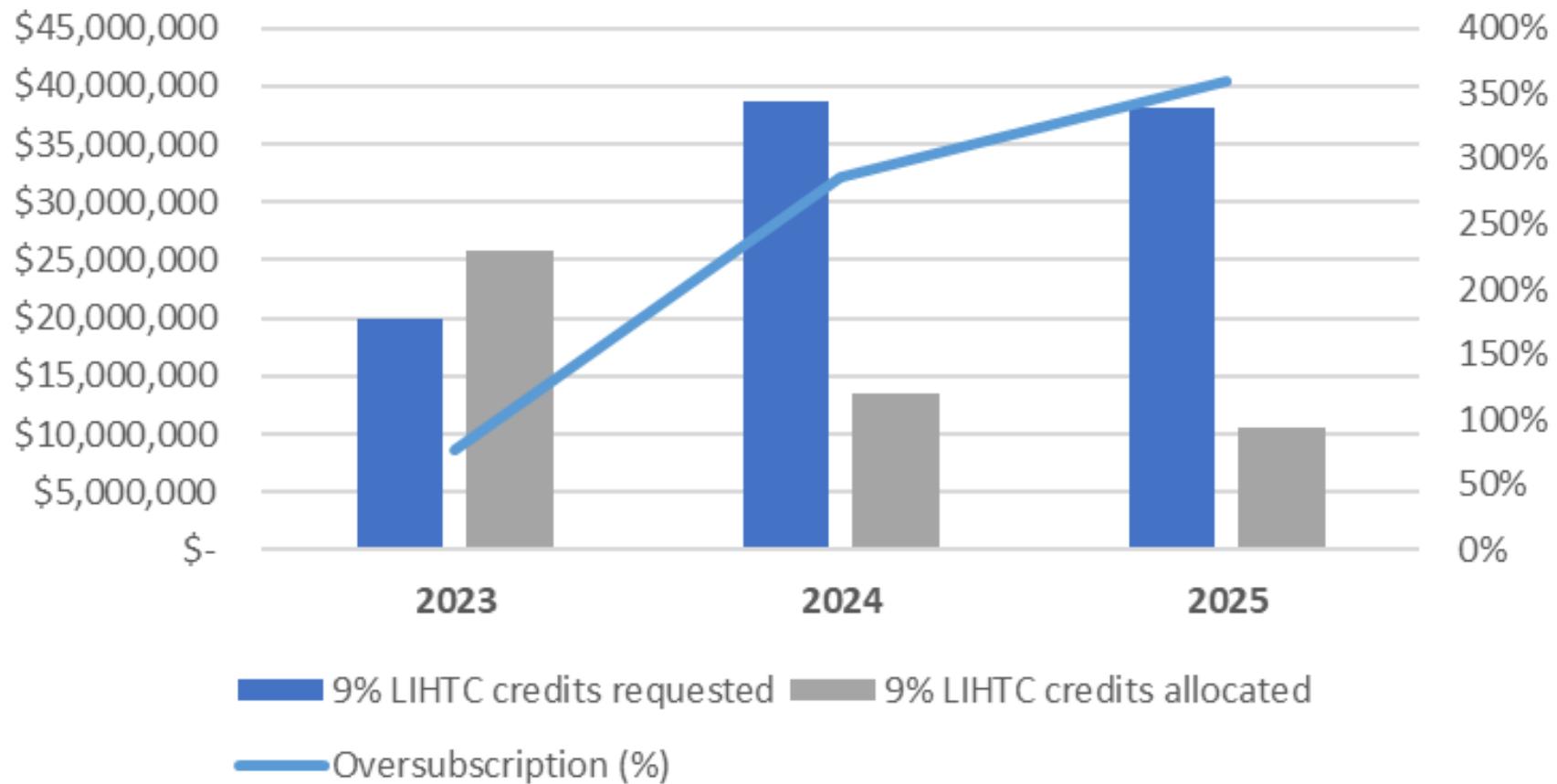
Gaps And Needs: SF Volume Cap

Inadequacy of PAB Volume Cap for Homeownership



Gaps And Needs: 9% LIHTC

Inadequacy of 9% LIHTC for Multifamily



2024 State Tax Credit Allocations

2024 Award Year Project Summary Table

LIHTC: Low-Income Housing Tax Credit | STC: State Tax Credit

PROJECT NAME	PROJECT ADDRESS	CITY	RURAL/URBAN	# OF LIHTC UNITS	TOTAL PROJECT COST	% FUNDED BY STC	% OF AMI	STC ANNUAL AMOUNT	STC EQUITY INVESTMENT	INVEST RATE	SET ASIDE UNITS (SEE LEGEND BELOW)
2nd South Apartments (dba Latitude Apts -2024-87)	950 W 200 S	Salt Lake City	U	104	\$34,562,227	10%	55%	\$575,000	\$3,335,000	58%	6A
Alta Fairpark	140 North 1000 West	Salt Lake City	U	165	\$41,027,800	10%	57%	\$700,000	\$4,060,000	58%	13A
Amasa Apartments	57 Kane Creek Blvd	Moab	R	50	\$23,930,129	16%	43%	\$700,000	\$3,850,000	55%	DV5; H5; A8
Dominguez Park III	3970 South 700 West	Millcreek	U	60	\$16,848,431	11%	44%	\$350,000	\$1,925,000	55%	6D; 5H; 7A
Moda Griffin	915 W North Temple	Salt Lake City	U	110	\$42,761,689	6%	60%	\$450,000	\$2,655,000	59%	6A
Promontory Place	1025 W North Temple	Salt Lake City	U	175	\$71,797,995	6%	59%	\$700,000	\$4,060,000	58%	14A
Sage Meadow Townhomes	410 W 400 M	Fillmore	R	39	\$16,524,220	16%	43%	\$474,085	\$2,607,468	55%	2DV; 2V; 5H; 8A
Saltair Lofts	107 S 800 W	Salt Lake City	U	68	\$30,631,160	18%	34%	\$1,000,000	\$5,400,000	54%	7D; 5H; 9A
Switchpoint Fairpark	130 N 2100 W	Salt Lake City	U	76	\$19,602,931	28%	30%	\$1,000,000	\$5,500,000	55%	76E62+; 20V; 76H; 20A
Valley West Apartments	450 N 100 W	Gunnison	R	20	\$9,917,757	8%	42%	\$150,000	\$825,000	55%	1V; 1DV; 4H; 6A
Liberty Corner	1265 S 300 W	Salt Lake City	U	200	\$126,352,914	2%	59%	\$350,000	\$2,170,000	62%	15A
44 North PSH (2nd Award)	44 & 48 N 1000 W	Salt Lake City	U	67	\$25,629,428	6%	30%	\$260,000	\$1,430,000	55%	67D; 67H; 9A
Lotus Fluence	120 N Washington Blvd.	Ogden	U	225	\$63,260,805	5%	60%	\$575,610	\$3,165,855	55%	12A
Folsom Apartments	947 W South Temple St.	Salt Lake City	U	108	\$53,818,424	4%	60%	\$350,000	\$2,362,500	68%	6A
				Totals:	1,467	\$576,665,910	10%	48%	\$7,364,695	\$43,345,823	57%

D: Persons with disabilities	V: Veterans	M: Mental illness
H: Homeless	E62+: Elderly 62+	HIV/AIDS: Persons with HIV/AIDS
A: ADA/Handicapped	E55+: Elderly 55+	DD: Developmentally disabled
R: Refugees	DV: Domestic violence	F: Maturing foster children

Food For Thought – Streamlining, Etc.

- Enhance efficiency and consistency of PAB volume cap administration
- Evaluate PAB allocations to student loans, small manufacturing, and exempt facilities
- Evaluate optimization of Olene Walker Housing Loan Fund programs
- Extension of the State Low-Income Housing Tax Credit