



Utah Housing Corporation

Special Board Meeting

March 21, 2024

Utah Housing Corporation

2479 Lake Park Blvd

West Valley City, UT 84120

**NOTICE OF SPECIAL MEETING
UTAH HOUSING CORPORATION
MARCH 21, 2024**

PUBLIC NOTICE is hereby given that Utah Housing Corporation (UHC) will hold a SPECIAL Meeting commencing at 9:00 a.m. Thursday, March 21, 2024.

Trustees of UHC will participate via in person or video conference originated by the President. Within the meanings accorded by Utah law, the Meeting shall be an Electronic Meeting, and the Anchor Location shall be the UHC Offices at 2479 South Lake Park Blvd., West Valley City, Utah. In compliance with the Americans with Disabilities Act, persons requesting special accommodations during the meeting should notify UHC not less than 24 hours prior to the meeting.

To join the meeting via Zoom, please go to

<https://us02web.zoom.us/j/89936647388?pwd=ZDJmZHNnckh3eE4yM0VwSTZtCDZuUT09>

The agenda will be substantially as follows:

1. Approval of minutes:
 - Monthly Board Meeting, February 1, 2024
 - Special Board Meeting, February 12, 2024
2. Disclosure of Trustees' Interests
3. Resolution 2024-10, Approval of Internal Audit Department 2024 Audit Plan
4. Resolution 2024-11, Authorizing the purchase of Unity Place Apartments
5. Non-Action Items/Reports

UTAH HOUSING CORPORATION



David C. Damschen
President & CEO

UTAH HOUSING CORPORATION
Minutes of Monthly Board Meeting
February 1, 2024

PARTICIPANTS

UHC Trustees in Person:

Patricia Sheffield, Chair
Annette Lowder, Vice Chair
Darryle Rude, Trustee
Kirt Slaugh, Designee-Trustee
Rebecca Banner, Designee-Trustee
Rob Allphin, Trustee
Lori Fleming, Trustee
Jonathan Hardy, Trustee

UHC Trustees via Teleconference

UHC Trustee—Excused

Jessica Norie, Trustee

Guests in Person:

Ryan Warburton, Gilmore & Bell
Jacob Carlton, Gilmore & Bell
Clay Hardman, Gilmore & Bell

Guests Via Teleconference:

Jodi Bangerter, Gilmore & Bell
Erik Fronberg, Salt Lake City
Housing Stability Division, (Housing and
Consumer Protection Analyst)

UHC Staff in Person:

David Damschen, President and CEO
Jonathan Hanks, Senior Vice President and COO
Rhonda Pregeant, Executive Assistant/Records Officer
Valerie Terry, Internal Audit Director
Ariane Gibson, VP Financial Services/Controller
Matt Maher, VP Financial Analysis
Vonya Thompson, Financial Analysis Manager

UHC Staff via Teleconference:

Claudia O’Grady, VP of Multifamily Finance & Development
Anna Sullivan, Housing Credit Allocation Manager

UHC Staff—Excused

Cleon Butterfield, Senior Vice President and CFO

Trustees of Utah Housing Corporation (UHC or Utah Housing) and UHC staff met for the Monthly Meeting on Thursday, February 1, 2024, at 1:30 PM MDT with attendance in person and via teleconference. In accordance with Utah’s Open and Public Meetings Act (OPMA), the meeting was an electronic meeting and the anchor location was Utah Housing Corporation’s offices located at 2479 S Lake Park Blvd, West Valley City, UT.

Patricia Sheffield, Board Chair, called the meeting to order and welcomed everyone. The Chair recognized Rebecca Banner, Designee for the Utah Department of Workforce Services. The Chair then asked Mr. Damschen to confirm compliance with the Open and Public Meetings Act (OPMA).

Mr. Damschen reported that Notice and Agenda of the Monthly Meeting and material addressing agenda items had been distributed to Trustees and posted on the Utah Public Notice website in advance of the meeting in compliance with the OPMA.

The Chair then determined for the record that a quorum of Trustees was present, as follows:

Patricia Sheffield, Chair
Annette Lowder, Vice Chair
Darryle Rude, Trustee
Kirt Slaugh, Designee-Trustee
Rebecca Banner, Designee-Trustee
Lori Fleming, Trustee
Rob Allphin, Trustee
Jonathan Hardy, Trustee

The Chair excused the following trustees:
Jessica Norie, Trustee

The Chair called for the first agenda item.

1. Approval of the Minutes of the December 7, 2023 Monthly Meeting

The Trustees had been provided with a copy of the written minutes of the December 7, 2023 Monthly Meeting in their board packets. The Trustees acknowledged they had sufficient time to review these minutes. Ms. Sheffield asked for any discussion on the minutes as presented.

Following any further discussion, the Chair called for a motion.

**MOTION: TO APPROVE THE WRITTEN MINUTES OF THE
MONTHLY MEETING OF DECEMBER 7, 2023**

Made by: Jonathan Hardy
Seconded by: Lori Fleming

Ms. Sheffield called for a vote on the motion:

**Voted in Favor of the
Motion:**

Kirt Slaugh
Darryle Rude
Jonathan Hardy
Annette Lowder
Lori Fleming
Rob Allphin
Patricia Sheffield

**Voted Against the
Motion:**

Abstained From Voting:

Rebecca Banner

The Chair called for the next agenda item.

2. Disclosure of Trustees' Interests

Ms. Sheffield stated that the consolidated list of the disclosures of interests on file for each Trustee are contained in the board packet, and subject to any changes, will be attached to the minutes of this meeting.

Mrs. Pregeant asked each Trustee to affirm that their respective disclosures of interest on file were current. Each Trustee was called on and they responded as follows:

Kirt Slaugh	Yes
Darryle Rude	Yes
Rebecca Banner	Yes
Jonathan Hardy	Yes
Annette Lowder	Yes
Lori Fleming	Yes
Rob Allphin	Yes
Patricia Sheffield	Yes

The following is a consolidated list of the disclosures of interest on file for each Trustee:

Name of Trustee	Nature of Interest or Potential Interest
Patricia Sheffield (<i>chair</i>)	Presently retired from any employment and has no interests in any transactions with the Corporation.
Annette Lowder (<i>vice chair</i>)	Presently serving as Chief Operations Officer (COO) of InterCap Lending, Inc., a mortgage lender doing business in the state of Utah. InterCap Lending may originate mortgage loans for sale to the Corporation under its programs.
Jonathan Hardy	Presently serves as a consultant on affordable housing projects for BCG Holdings and its related real estate entities. This may include the application and management of projects that may seek and obtain low income housing tax credits and tax exempt bond financing from the Corporation. Current projects allocated include Victory Heights and Silos Affordable.
Jessica Norie	Presently serving as President of Artspace, a nonprofit which creates affordable live and work space to revitalize and promote stable, vibrant and safe communities. Artspace may be involved in the use of low income housing tax credits and tax exempt bond financing for affordable housing, and may manage housing or develop housing under the Corporation's programs.
Rob Allphin	Presently serving as an Executive Vice President of Momentum Loans, a mortgage lender doing business in the state of Utah. Momentum Loans may originate mortgage loans for sale to the Corporation under the Corporation's program.
Lori Fleming	Presently serving as an Associate Broker with Golden Spike Realty. Golden Spike Realty may be involved in real estate transactions that use mortgage loans under the Corporation's programs, and may serve as a marketing agent for various properties owned by the Corporation.
Kirt Slaugh (<i>designee of ex-officio</i>)	Presently serving as the Chief Deputy Treasurer for the State of Utah and has no interests in any transactions with the Corporation.
Darryle Rude (<i>ex-officio</i>)	Presently serving as the Commissioner of Financial Institutions for the State of Utah and has no interests in any transactions with the Corporation.
Rebecca Banner (<i>designee of ex-officio</i>)	Presently serving as the Deputy Director at the Utah Department of Workforce Services. The Department of Workforce services oversees the Olene Walker Housing Loan Fund, Private Activity Bond Review Board, Community Impact Board, and the Community Development Block Grant. Projects from these funds support the development of affordable housing utilizing federal and state funding sources.

The Chair called for the next agenda item.

3. **Resolution 2024-01, Authorizing the Issuance of an amount not to exceed \$100,000,000 Freddie Mac MBS or whole loan sales and update authorized employees**

A RESOLUTION OF UTAH HOUSING CORPORATION (“UHC”) AUTHORIZING THE PURCHASE OF NOT TO EXCEED \$100,000,000 OF SINGLE FAMILY MORTGAGE LOANS, THE SALE OF SUCH MORTGAGE LOANS TO FREDDIE MAC FOR CASH OR THE EXCHANGE OF SUCH MORTGAGE LOANS FOR FREDDIE MAC MORTGAGE-BACKED SECURITIES, THE SALE OF SUCH FREDDIE MAC MORTGAGE-BACKED SECURITIES, AND AUTHORIZING ALL DOCUMENTS REQUIRED IN CONNECTION THEREWITH AND AUTHORIZING THE TAKING OF ALL OTHER ACTIONS NECESSARY TO THE COMPLETION OF THE TRANSACTIONS CONTEMPLATED BY THIS RESOLUTION AND RELATED MATTERS.

Mr. Damschen stated that this Resolution addresses UHC’s capital markets funding needs projected for UHC’s conventional single family loan program for the coming year. Mr. Maher stated that this will also allow the addition of the Investor Relations Manager, (currently Vonya Thompson), to the list of employees allowed to effect trades, which will improve efficiency.

Ms. Sheffield asked if there were any comments or discussion from the Board, and following brief discussion asked for a motion to adopt the Resolution.

Motion: **AUTHORIZING THE ISSUANCE OF AN AMOUNT NOT TO EXCEED \$100,000,000 FREDDIE MAC MBS OR WHOLE LOAN SALES AND UPDATE AUTHORIZED EMPLOYEES**

Made by: **Darryle Rude**
Seconded by: **Rob Allphin**

Ms. Sheffield called for a vote on the motion:

Voted in Favor of the Motion:

Kirt Slaugh
Darryle Rude
Rebecca Banner
Jonathan Hardy
Annette Lowder
Lori Fleming
Rob Allphin
Patricia Sheffield

Voted Against the Motion:

Abstained From Voting:

The Chair called for the next agenda item.

4. **Resolution 2024-02, Authorizing UHC to issue and sell one or more series of Single Family Mortgage Bonds or other Securities in a total aggregate principal amount not to exceed \$1,100,000,000**

A RESOLUTION OF UTAH HOUSING CORPORATION (“UHC”) AUTHORIZING THE ISSUANCE AND SALE OF ONE OR MORE SERIES OF SINGLE FAMILY MORTGAGE BONDS OR OTHER SECURITIES IN A TOTAL AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$1,100,000,000; AUTHORIZING THE EXECUTION OF ONE OR MORE SERIES INDENTURES, BOND PURCHASE CONTRACTS, MORTGAGE PURCHASE AGREEMENTS, MASTER SECURITIES FORWARD TRANSACTION AGREEMENTS, AND OTHER DOCUMENTS REQUIRED IN CONNECTION THEREWITH AND AUTHORIZING THE TAKING OF ALL OTHER ACTIONS NECESSARY TO THE COMPLETION OF THE TRANSACTIONS CONTEMPLATED BY THIS RESOLUTION; AND RELATED MATTERS.

Mr. Damschen stated that this Resolution addresses UHC’s capital market funding needs projected for all non-conventional single family loan programs for the coming year.

Ms. Sheffield asked if there were any comments or discussion from the Board, and following brief discussion asked for a motion to adopt the Resolution.

Motion: **AUTHORIZING UHC TO ISSUE AND SELL ONE OR MORE SERIES OF SINGLE FAMILY MORTGAGE BONDS OR OTHER SECURITIES IN A TOTAL AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$1,100,000,000.**

Made by: **Jonathan Hardy**
Seconded by: **Rebecca Banner**

Ms. Sheffield called for a vote on the motion:

Voted in Favor of the Motion:

Kirt Slaugh
Darryle Rude
Rebecca Banner
Jonathan Hardy
Annette Lowder
Lori Fleming
Rob Allphin
Patricia Sheffield

Voted Against the Motion:

Abstained From Voting:

The Chair called for the next agenda item.

5. **Resolution 2024-03, 2nd South Apartments, authorizing the reimbursement of qualified expenditures with proceeds of multifamily housing revenue bonds in an amount not to exceed \$22,000,000**

A RESOLUTION OF UTAH HOUSING CORPORATION (“UHC”) EXPRESSING AN INTENT TO REIMBURSE CERTAIN QUALIFIED EXPENDITURES WITH PROCEEDS OF AN ISSUE OF MULTIFAMILY HOUSING REVENUE BONDS OR A TAX-EXEMPT MORTGAGE NOTE TO BE ISSUED IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$22,000,000 TO FINANCE THE ACQUISITION, CONSTRUCTION AND EQUIPPING OF A MULTIFAMILY HOUSING APARTMENT DEVELOPMENT; AND AUTHORIZING THE TAKING OF ALL OTHER ACTIONS NECESSARY TO THE CONSUMMATION OF THE TRANSACTIONS CONTEMPLATED BY THIS RESOLUTION; AND RELATED MATTERS.

6. **Resolution 2024-04, Bumper House Apartments, authorizing the reimbursement of qualified expenditures with proceeds of multifamily housing revenue bonds in an amount not to exceed \$34,100,000**

A RESOLUTION OF UTAH HOUSING CORPORATION (“UHC”) EXPRESSING AN INTENT TO REIMBURSE CERTAIN QUALIFIED EXPENDITURES WITH PROCEEDS OF AN ISSUE OF MULTIFAMILY HOUSING REVENUE BONDS OR A TAX-EXEMPT MORTGAGE NOTE TO BE ISSUED IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$34,100,000 TO FINANCE THE ACQUISITION, CONSTRUCTION AND EQUIPPING OF A MULTIFAMILY HOUSING APARTMENT DEVELOPMENT; AND AUTHORIZING THE TAKING OF ALL OTHER ACTIONS NECESSARY TO THE CONSUMMATION OF THE TRANSACTIONS CONTEMPLATED BY THIS RESOLUTION; AND RELATED MATTERS.

7. **Resolution 2024-05, Alta Fairpark Apartments, authorizing the reimbursement of qualified expenditures with proceeds of multifamily housing revenue bonds in an amount not to exceed \$23,650,000**

A RESOLUTION OF UTAH HOUSING CORPORATION (“UHC”) EXPRESSING AN INTENT TO REIMBURSE CERTAIN QUALIFIED EXPENDITURES WITH PROCEEDS OF AN ISSUE OF MULTIFAMILY HOUSING REVENUE BONDS OR A TAX-EXEMPT MORTGAGE NOTE TO BE ISSUED IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$23,650,000 TO FINANCE THE ACQUISITION, CONSTRUCTION AND EQUIPPING OF A MULTIFAMILY HOUSING APARTMENT DEVELOPMENT; AND AUTHORIZING THE TAKING OF ALL OTHER ACTIONS NECESSARY TO THE CONSUMMATION OF THE TRANSACTIONS CONTEMPLATED BY THIS RESOLUTION; AND RELATED MATTERS.

Mr. Damschen stated that Resolutions 2024-03, 2024-04, and 2024-05, are all three reimbursement resolutions. It was suggested that, in the interest of efficiency, these resolutions could be considered by the Board en bloc, and board trustees agreed.

Ms. Sheffield asked if there were any additional comments or discussion from the Board, and following brief discussion asked for a motion to adopt the Resolution.

Motion: **2ND SOUTH APARTMENTS, AUTHORIZING THE REIMBURSEMENT OF QUALIFIED EXPENDITURES WITH PROCEEDS OF MULTIFAMILY HOUSING REVENUE BONDS IN AN AMOUNT NOT TO EXCEED \$22,000,000; BUMPER HOUSE APARTMENTS, AUTHORIZING THE REIMBURSEMENT OF QUALIFIED EXPENDITURES WITH PROCEEDS OF MULTIFAMILY HOUSING REVENUE BONDS IN AN AMOUNT NOT TO EXCEED \$34,100,000; and ALTA FAIRPARK APARTMENTS, AUTHORIZING THE REIMBURSEMENT OF QUALIFIED EXPENDITURES WITH PROCEEDS OF MULTIFAMILY HOUSING REVENUE BONDS IN AN AMOUNT NOT TO EXCEED \$23,650,000.**

Made by: **Lori Fleming**
Seconded by: **Darryle Rude**

Ms. Sheffield called for a vote on the motion:

Voted in Favor of the Motion:	Voted Against the Motion:	Abstained From Voting:
Kirt Slaugh Darryle Rude Rebecca Banner Jonathan Hardy Annette Lowder Lori Fleming Rob Allphin Patricia Sheffield		

The Chair called for the next agenda item.

8. Resolution 2024-06, Silvercrest Apartments, authorizing a tax-exempt mortgage note not to exceed \$11,110,000

A RESOLUTION OF UTAH HOUSING CORPORATION (“UHC”) AUTHORIZING A TAX-EXEMPT MORTGAGE LOAN IN AN AMOUNT NOT TO EXCEED \$11,110,000 AND THE ISSUANCE AND DELIVERY BY UHC OF ITS MULTIFAMILY MORTGAGE REVENUE NOTE (SILVERCREST APARTMENTS) SERIES 2024 IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$11,110,000 TO FINANCE THE ACQUISITION, CONSTRUCTION AND EQUIPPING OF A MULTIFAMILY RENTAL HOUSING DEVELOPMENT; AUTHORIZING THE EXECUTION BY UHC OF A FUNDING LOAN AGREEMENT, A BORROWER LOAN AGREEMENT,

A TAX REGULATORY AGREEMENT AND OTHER DOCUMENTS REQUIRED IN CONNECTION THEREWITH; AND AUTHORIZING THE TAKING OF ALL OTHER ACTIONS NECESSARY TO THE CONSUMMATION OF THE TRANSACTIONS CONTEMPLATED BY THIS RESOLUTION; AND RELATED MATTERS.

Ms. O’Grady explained that the Salvation Army is developing this senior project. Mr. Damschen pointed out that the project represents a relatively novel use of 4% federal Low-Income Housing Tax Credits. Ms. O’Grady commented on the Salvation Army’s experience as a developer in other states, and suggested their interest in the Utah market is a welcome development.

Ms. Sheffield asked if there were any additional comments or discussion from the Board, and following brief discussion asked for a motion to adopt the Resolution.

Motion: **SILVERCREST APARTMENTS, AUTHORIZING A TAX-EXEMPT MORTGAGE NOTE NOT TO EXCEED \$11,110,000.**

Made by: **Lori Fleming**
Seconded by: **Rob Allphin**

Ms. Sheffield called for a vote on the motion:

Voted in Favor of the Motion:	Voted Against the Motion:	Abstained From Voting:
Kirt Slauch Darryle Rude Rebecca Banner Jonathan Hardy Annette Lowder Lori Fleming Rob Allphin Patricia Sheffield		

The Chair called for the next agenda item.

9. Resolution 2024-07, Amendment of UHC Bylaws

A RESOLUTION AMENDING THE UTAH HOUSING CORPORATION BYLAWS.

Mr. Damschen stated that this change allows a designee appointed by the Director of the Department of Workforce Services to be someone outside of that agency.

Ms. Sheffield asked if there were any additional comments or discussion from the Board, and following brief discussion asked for a motion to adopt the Resolution.

Motion: **AMENDMENT OF UHC BYLAWS.**

Made by: **Jonathan Hardy**
Seconded by: **Lori Fleming**

Ms. Sheffield called for a vote on the motion:

**Voted in Favor of the
Motion:**

Kirt Slaugh
Darryle Rude
Rebecca Banner
Jonathan Hardy
Annette Lowder
Lori Fleming
Rob Allphin
Patricia Sheffield

**Voted Against the
Motion:**

Abstained From Voting:

The Chair called for the next agenda item.

Reports and Non-Action Items

- **Operating Reports:** Summary memos from Mr. Butterfield and Mr. Hanks were included in the Board Packet in relation to the operating reports.
- **Upcoming Events:**
 - The next scheduled monthly meeting is March 7, 2024.

The Chair announced that the meeting was adjourned with a motion from Lori Fleming.

UTAH HOUSING CORPORATION
Minutes of SPECIAL Board Meeting
February 12, 2024
Virtual Meeting

PARTICIPANTS

UHC Trustees in Person:

UHC Trustees via Teleconference

Annette Lowder, Vice Chair
Darryle Rude, Trustee
Kirt Slaugh, Designee-Trustee
Rebecca Banner, Designee-Trustee
Rob Allphin, Trustee
Lori Fleming, Trustee
Jonathan Hardy, Trustee

UHC Trustee—Excused

Patricia Sheffield, Chair
Jessica Norie, Trustee

Guests in Person:

Guests Via Teleconference:

Jacob Carlton, Gilmore & Bell
Jodi Bangerter, Gilmore & Bell

UHC Staff in Person:

UHC Staff via Teleconference:

David Damschen, President and CEO
Jonathan Hanks, Senior Vice President and COO
Cleon Butterfield, Senior Vice President and CFO
Rhonda Pregeant, Executive Assistant/Records Officer
Claudia O’Grady, VP of Multifamily Finance & Development

UHC Staff—Excused

Valerie Terry, Internal Audit Director

Trustees of Utah Housing Corporation (UHC or Utah Housing) and UHC staff met for a SPECIAL Meeting on Monday, February 12, 2024, at 3:00 PM MDT with attendance via teleconference. In accordance with Utah’s Open and Public Meetings Act (OPMA), the meeting was an electronic meeting and the anchor location was Utah Housing Corporation’s offices located at 2479 S Lake Park Blvd, West Valley City, UT.

Annette Lowder, Board Vice Chair, called the meeting to order and welcomed everyone. She then determined for the record that a quorum of Trustees was present, as follows:

Annette Lowder, Vice Chair
Darryle Rude, Trustee
Kirt Slaugh, Designee-Trustee
Rebecca Banner, Designee-Trustee
Lori Fleming, Trustee
Rob Allphin, Trustee
Jonathan Hardy, Trustee

The Vice Chair excused the following trustees:

Patricia Sheffield, Chair
Jessica Norie, Trustee

The Vice Chair called for the first agenda item.

1. Disclosure of Trustees' Interests

Ms. Lowder stated that the consolidated list of the disclosures of interests on file for each Trustee are contained in the board packet, and subject to any changes, will be attached to the minutes of this meeting.

Mrs. Pregeant asked each Trustee to affirm that their respective disclosures of interest on file were current. Each Trustee was called on and they responded as follows:

Kirt Slaugh	Yes
Darryle Rude	Yes
Rebecca Banner	Yes
Jonathan Hardy	Yes
Annette Lowder	Yes
Lori Fleming	Yes
Rob Allphin	Yes

The following is a consolidated list of the disclosures of interest on file for each Trustee:

Name of Trustee	Nature of Interest or Potential Interest
Patricia Sheffield (chair)	Presently retired from any employment and has no interests in any transactions with the Corporation.
Annette Lowder (vice chair)	Presently serving as Chief Operations Officer (COO) of InterCap Lending, Inc., a mortgage lender doing business in the state of Utah. InterCap Lending may originate mortgage loans for sale to the Corporation under its programs.
Jonathan Hardy	Presently serves as a consultant on affordable housing projects for BCG Holdings and its related real estate entities. This may include the application and management of projects that may seek and obtain low income housing tax credits and tax exempt bond financing from the Corporation. Current projects allocated include Victory Heights and Silos Affordable.
Jessica Norie	Presently serving as President of Artspace, a nonprofit which creates affordable live and work space to revitalize and promote stable, vibrant and safe communities. Artspace may be involved in the use of low income housing tax credits and tax exempt bond financing for affordable housing, and may manage housing or develop housing under the Corporation's programs.
Rob Allphin	Presently serving as an Executive Vice President of Momentum Loans, a mortgage lender doing business in the state of Utah. Momentum Loans may originate mortgage loans for sale to the Corporation under the Corporation's program.
Lori Fleming	Presently serving as an Associate Broker with Golden Spike Realty. Golden Spike Realty may be involved in real estate transactions that use mortgage loans under the Corporation's programs, and may serve as a marketing agent for various properties owned by the Corporation.
Kirt Slaugh (designee of ex-officio)	Presently serving as the Chief Deputy Treasurer for the State of Utah and has no interests in any transactions with the Corporation.

Darryle Rude (<i>ex-officio</i>)	Presently serving as the Commissioner of Financial Institutions for the State of Utah and has no interests in any transactions with the Corporation.
Rebecca Banner (<i>designee of ex-officio</i>)	Presently serving as the Deputy Director at the Utah Department of Workforce Services. The Department of Workforce services oversees the Olene Walker Housing Loan Fund, Private Activity Bond Review Board, Community Impact Board, and the Community Development Block Grant. Projects from these funds support the development of affordable housing utilizing federal and state funding sources.

The Vice Chair called for the next agenda item.

2. Resolution 2024-08, Reservation of Federal 4% Housing Tax Credits

A RESOLUTION OF UTAH HOUSING CORPORATION (“UHC”) AUTHORIZING THE RESERVATION OF FEDERAL AND STATE LOW-INCOME HOUSING TAX CREDITS AS AUTHORIZED BY TITLE 59, CHAPTER 10, PART 1010, AND TITLE 59, CHAPTER 7, PART 607, UTAH CODE ANNOTATED 1953, AS AMENDED TO ISSUE ALLOCATION CERTIFICATES PRESCRIBED BY THE STATE TAX COMMISSION SPECIFYING THE PERCENTAGE OF THE ANNUAL FEDERAL TAX CREDIT THAT A TAXPAYER MAY TAKE AS AN ANNUAL CREDIT AGAINST UTAH INCOME TAX (THE “STATE TAX CREDIT”) IN ACCORDANCE WITH CRITERIA AND PROCEDURES BASED ON THE UTAH CODE AND INCORPORATED IN THE ALLOCATION PLAN.

Ms. O’Grady stated that this Resolution is regular tax credit resolution relating to the Silvercrest Apartments project in Ogden.

Ms. Lowder then asked if there were any additional comments or discussion from the Board, and following brief discussion asked for a motion to adopt the Resolution.

Motion: ***RESERVATION OF FEDERAL 4% HOUSING TAX CREDITS***

Made by: **Lori Fleming**
Seconded by: **Rob Allphin**

Ms. Lowder called for a vote on the motion:

Voted in Favor of the Motion:

Kirt Slaugh
Darryle Rude
Rebecca Banner
Jonathan Hardy
Annette Lowder
Lori Fleming
Rob Allphin

Voted Against the Motion:

Abstained From Voting:

The Vice Chair called for the next agenda item.

3. Resolution 2024-09, Authorizing the Borrowing Capacity of Confluence Cottages, LLC

A RESOLUTION OF UTAH HOUSING CORPORATION AS THE MEMBER AND MANAGER OF CONFLUENCE COTTAGES, LLC AUTHORIZING THE BORROWING UNDER THE HOUSING DEVELOPMENT LENDING FACILITY (HDLF) IN AN AMOUNT NOT TO EXCEED \$4,995,000.

Ms. O’Grady stated that Confluence Cottages LLC is a single-asset entity created by UHC, and UHC is the sole managing member. This project will construct rental housing for workforce households between 80%-115% AMI. This project will not utilize tax credits for its financing. UHC will serve as the developer of this project, and work in partnership with the Housing Authority of Southeastern Utah under a Memo of Understanding between both parties. Upon completion and stabilization, UHC will exit the LLC and have the Housing Authority enter the LLC as the sole owner of the project. UHC is both the borrower and the lender for this project, utilizing funding from UHC’s HDLF. UHC is being treated as any other borrower. This is not a money-making project for UHC, but it aligns strongly with UHC’s mission. Resources are very limited in the Moab area to do a project like this, which is why UHC is taking initiative on the development of the project.

Ms. Lowder asked if there were any additional comments or discussion from the Board, and following a brief discussion asked for a motion to adopt the Resolution.

Motion: AUTHORIZING THE BORROWING CAPACITY OF CONFLUENCE COTTAGES, LLC.

Made by: Jonathan Hardy
Seconded by: Darryle Rude

Ms. Lowder called for a vote on the motion:

Voted in Favor of the Motion:

Kirt Slaugh
Darryle Rude
Rebecca Banner
Jonathan Hardy
Annette Lowder
Lori Fleming
Rob Allphin

Voted Against the Motion:

Abstained From Voting:

The Vice Chair announced that the meeting was adjourned with a motion from Lori Fleming.

Utah Housing Corporation
Board of Trustees Disclosures of Interest
As Of: March 21, 2024

Name of Trustee	Nature of Interest or Potential Interest
Patricia Sheffield (<i>chair</i>)	Presently retired from any employment and has no interests in any transactions with the Corporation.
Annette Lowder (<i>vice chair</i>)	Presently serving as Chief Operations Officer (COO) of InterCap Lending, Inc., a mortgage lender doing business in the state of Utah. InterCap Lending may originate mortgage loans for sale to the Corporation under its programs.
Darryle Rude (<i>ex-officio</i>)	Presently serving as the Commissioner of Financial Institutions for the State of Utah and has no interests in any transactions with the Corporation.
Kirt Slaugh (<i>designee of ex-officio</i>)	Presently serving as the Chief Deputy Treasurer for the State of Utah and has no interests in any transactions with the Corporation.
Steve Waldrip (<i>designee of ex-officio</i>)	Presently serving as the Senior Advisor on Housing Strategy and Innovation for Utah Governor Spencer Cox, and has no interests in any transactions with the Corporation.
Jonathan Hardy	Presently serves as a consultant on affordable housing projects for BCG Holdings and its related real estate entities. This may include the application and management of projects that may seek and obtain low income housing tax credits and tax exempt bond financing from the Corporation. Current projects allocated include Victory Heights and Silos Affordable.
Jessica Norie	Presently serving as President of Artspace, a nonprofit which creates affordable live and work space to revitalize and promote stable, vibrant and safe communities. Artspace may be involved in the use of low income housing tax credits and tax exempt bond financing for affordable housing, and may manage housing or develop housing under the Corporation's programs.
Rob Allphin	Presently serving as an Executive Vice President of Momentum Loans, a mortgage lender doing business in the state of Utah. Momentum Loans may originate mortgage loans for sale to the Corporation under the Corporation's program.
Lori Fleming	Presently serving as an Associate Broker with Golden Spike Realty. Golden Spike Realty may be involved in real estate transactions that use mortgage loans under the Corporation's programs, and may serve as a marketing agent for various properties owned by the Corporation.

MEMORANDUM

To: UHC Trustees
From: David Damschen, President
Date: March 7, 2024
Subject: Resolution 2024-10 Approval of Internal Audit Department 2024 Audit Plan

Recommendation:

It is recommended that the Trustees approve Resolution 2024-10 Approval of Internal Audit Department 2024 Audit Plan (Exhibit A).

Background:

Utah Housing Corporation's (UHC's) Board effectively oversees UHC's operations and funding activities. The Internal Audit Department was created at UHC based on the recommendations of the Audit Committee in January 2022. Internal Audit's role is to provide independent assurance that the organization's risk management, governance, and internal control processes are operating effectively. Approval of the Internal Audit Department 2024 Audit Plan will provide the department with the required authority to complete its processes.

Approval of the audit plan will be completed annually. The audit plan details the audits to be completed based on the anticipated available resources. Audit planning is a critical responsibility of the Internal Audit Department. When done effectively, audit planning creates efficiency throughout the audit workflow and supports optimal allocation of limited resources. The audit plan ensures that all areas of the process are covered and receiving appropriate attention. The Internal Audit Department 2024 Audit Universe, Schedule, and Budget (Exhibit B) and 2024 Audit Universe Detail (Exhibit C) are provided for informational purposes.

Adoption of resolution 2024-10 will provide the Internal Audit Department at UHC with the tools required to complete audit engagements appropriately and to optimally utilize resources. Internal Audit will help UHC meet its objectives by bringing a systematic, disciplined approach to evaluate and improve the effectiveness of risk management, control, and governance processes.

RESOLUTION NO. 2024-10

A RESOLUTION OF THE UTAH HOUSING CORPORATION APPROVAL OF INTERNAL AUDIT DEPARTMENT 2024 AUDIT PLAN

WHEREAS, the Legislature of the State of Utah, at its 1975 regular session, adopted Chapter 190, Laws of Utah, 1975, currently known and cited as the Utah Housing Corporation Act, which has been codified as Title 63H, Chapter 8, Utah Code Annotated 1953, as amended (the “Act”); and

WHEREAS, there was created by the Act, an independent body politic and corporate constituting a public corporation, currently known and identified as “Utah Housing Corporation” (“UHC”), to serve a public purpose and to act for the public benefit by improving the health, safety and welfare of the citizens of the State of Utah; and

WHEREAS, the Act declares that UHC shall comply with the Open and Public Meetings Act; the Utah Public Finance Website; and the Government Records Access and Management Act; and

WHEREAS, the Act establishes that UHC has and may exercise all powers necessary or appropriate to carry out the purposes of this chapter, including to have perpetual succession as a body politic and corporate, constituting a public corporation, and to adopt, amend, and repeal bylaws, rules, policies, and procedures for the regulation of its affairs and the conduct of its business; and

WHEREAS, the Act establishes that UHC is governed by a Board of Trustees who may delegate to one or more of its agents, representatives, or employees administrative duties that the Trustees consider proper; and

WHEREAS, the Act declares that the President shall administer, manage, and direct the affairs and activities of UHC in accordance with the policies, control, and direction of the Trustees; and

WHEREAS, the Act declares that the President shall keep a record of the proceedings of the corporation and maintain and be custodian of the books, documents, and papers filed with the corporation and the minute book or journal of the corporation; and

WHEREAS, the Trustees desire to approve internal controls, best practices and policies and to establish fair and enforceable procedures and guidelines to enable the President to administer, manage, and direct the affairs and activities of UHC and to engage, compensate, supervise and regulate employees that are necessary and desirable to carry out the operations authorized by the Act.

**NOW, THEREFORE, BE IT RESOLVED BY UTAH HOUSING CORPORATION,
AS FOLLOWS:**

All actions previously taken by UHC and by the Trustees and officers of UHC directed toward

the actions contemplated hereunder are hereby ratified and approved.

All resolutions of UHC or parts thereof, inconsistent herewith, are hereby repealed to the extent only of such inconsistency.

If any provision of this resolution should be held invalid, the invalidity of such provision shall not affect the validity of any of the other provisions of this resolution.

The Utah Housing Corporation Internal Audit Department Documents incorporated herein by reference which contain the Internal Audit Department's 2024 Annual Audit Plan, are hereby adopted and effective on the date hereof.

The President is authorized, subject to concurrence of the Audit Committee Chair, to approve changes to the document herein authorized which may be necessary or appropriate under changing conditions and unanticipated situations and challenges which are not inconsistent with the provisions of this resolution, the Act, and Bylaws of UHC or the laws of Utah or the United States.

The President shall not less often than every five years provide the Trustees with such revisions as described in the foregoing paragraph.

This Resolution shall become effective immediately upon its adoption.

PASSED AND APPROVED BY THE UTAH HOUSING CORPORATION THIS 7th DAY OF MARCH, 2024

(SEAL)

Chair

ATTEST:

President

Internal Audit Department 2024 Audit Plan - Exhibit A

1	Housing Credit (State) and Qualified Allocation Plan (QAP)
2	CROWN Annual Asset Reviews
3	Review of Tax Forms Issued by UHC for MFD (Form 8609, 8610, 8823)
4	Mortgage Banking Post-Purchase Process and Controls
5	Mortgage Loan Tax Process and Controls
6	Mortgage Loan Servicing Collection Activity Process and Controls
7	Loss Mitigation Process
8	Petty Cash and Petty Cash Reimbursement Process
9	Cash Receipts and Postings
10	Wire Transfers
11	Budget Review
12	Loan Delivery Process and Controls
13	Application Program Development and Change
14	Security of Confidential Information
15	External Review of IA Department QA (Quality Assurance)
16	Board Actions and Resolutions Implementation
17	Fraud Awareness Training
18	Syntrio SOC 2 Review
19	BlackKnight SOC 1 Review
20	Emphasys SOC 2 Review
21	Paylocity SOC 1 Review
22	PowerLender SOC 2 Review
23	PowerSeller SOC2 Review
24	Sage Intacct SOC 1 Review
25	Sage Intacct SOC 2 Review
26	Utah Retirement Systems (URS) SOC 1 Review
27	Wells Fargo SOC 2
28	Onbase Hyland Cloud SOC 2
29	Fortigate SOC 2
30	Newcourse SOC 1
31	Last Pass SOC 2
32	8 x 8 SOC 2
33	Applicant Pro SOC 2
34	TENA SOC 2
35	Verkada SOC 2
36	Zoom SOC 2
37	Docusign SOC 2

Internal Audit Department 2024 Audit Universe, Schedule, & Budget

Exhibit B



				--Hours Budgeted--			
Audit Area	Last Completed	Suggested Audit Hours	Target Audit Frequency (in years)	2024	2025	2026	2027+
Human Resources (HR) and Administrative Services							
Human Resources - Compliance with Laws and Policies	2023	120	4				120
Record Imaging Process and Controls	N/A	120	4				120
Employee Management Cycle: Hiring to Termination	N/A	120	4			120	
Multifamily Finance and Development- MFD (Low Income Tax Credits & Programs)							
Housing Credit (State) and Qualified Allocation Plan (QAP)	N/A	120	3	120			
Allocation of Low-Income Housing Tax Credits (9% and 4%)	2022	120	3				120
Multifamily Finance Compliance - Asset Management /On-Site Audits	2023	120	3				120
FHA Risk Sharing	N/A	120	3			120	
Housing Development Lending Facility (HDLF)	N/A	120	3			120	
Credits to Own (CROWN) Program	2022	120	3				120
Real Estate Acquisition Program (REAP)	2023	120	3				120
CROWN Annual Asset Reviews	2023	40	1	20	20	20	20
CROWN Community Fund Application Compliance Review	N/A	80	2		80		
Review of Tax Forms Issued by UHC for MFD (Form 8609, 8610, 8823)	N/A	40	4	40			
Mortgage Banking (Single Family)							
Mortgage Banking Pre-Purchase Process and Controls	2022	120	3				120
Mortgage Banking Post-Purchase Process and Controls	N/A	120	3	120			
First Time Homebuyers Program (HB 240)	N/A	120	3		120		
Mortgage Loan Servicing							
Escrow (Mortgage Insurance Premium -MIP & Private Mortgage Insurance-PMI) Process and Controls	N/A	60	3		80		
Escrow Hazard Insurance Review	N/A	80	4			80	
Year-End Escrow Process (Form 1098 and 1099)	N/A	60	5				60
Mortgage Loan Tax Process and Controls	N/A	80	3	80			
Mortgage Cashiering Process and Controls	2023	80	3				80
Payoff (Paid in Full) Process and Controls	N/A	80	3			80	
New Loans Process and Controls	2022	80	3				80
Re-Conveyance Process	N/A	80	3			80	
Mortgage Loan Servicing Collection Activity Process and Controls	N/A	80	3	80			
Claims Review	N/A	80	3		80		
Foreclosure and Eviction Process and Controls	2022	80	3				80
Bankruptcy Process and controls	2023	80	3				80
Loss Mitigation Process	N/A	80	3	80			
Property Preservation & Property Inspections Process	N/A	80	3				80
Review External Audits (if any) from Ginnie Mae, Freddie Mac, Fannie Mae, HUD	2023	20	1	10	10	10	10
Financial Services (Accounting)							
Petty Cash and Petty Cash Reimbursement Process	2023	10	1	10	10	10	10
Cash Receipts and Postings	N/A	120	3	120			
Cash Disbursements (Accounts Payable)	2022	120	3				120
Credit Card Usage and Controls (P-Card)	2023	120	4				120
Tax Reporting and Payments (include W-2 and Tax Documents)	N/A	120	4				120
Financial Statements	N/A	N/A	1	---External Auditors---			
Subsidiary Ledgers, General Ledgers, Journal Entries	N/A	40	4		40		
Electronic Payments Review (Wire Transfer, ACH)	N/A	40	4	40			
Purchasing (Procurement) and Accounts Payable	2022	120	4				80
Travel Process, Controls, and Documentation	2023	80	4				80
Vehicle Usage and Controls	N/A	80	4			80	
EFT-Change-Controls	N/A	80	4		80		
Payroll Process, Controls, and Documentation	2023	120	4				120
CROWN Mortgage Financing	N/A	120	4			120	
Tuition Reimbursement Policies and Controls	N/A	80	4		80		
Budget Review	2023	40	1	40	40	40	40
Financial Analysis (Capital Markets)							
Insurance Process and Policy Coverage	N/A	40	4		40		

Lender Annual Re-Certification Process	2023	20	4				20
Loan Delivery Process and Controls	N/A	120	3	120			
Interest Rate Risk Management (Hedging)	2023	120	3				120
Compliance Review	N/A	120	3		120		
Information Technology							
System Data Integrity / Access Controls	2023	120	4				120
Application Program Development and Change	N/A	120	4	120			
Third Party IT Applications	N/A	120	4				120
Telecommunications	N/A	120	4		120		
Web Penetration Testing	N/A	N/A	4	---Consultants---			
e-Business	N/A	60	4				60
Laptop Review	2022	60	4				60
Office Physical Computer Security	2023	60	4				60
IT Password Control Review	N/A	60	4			60	
Remote Connection Access and Controls	2022	120	4				120
Business Continuity Plans and Practices	N/A	120	4			120	
IT Governance and Strategic Plan	N/A	80	4			80	
Controls over Software Licensing	N/A	80	4		80		
Common Drive Confidential Information	N/A	40	4				40
Cybersecurity Analysis of External Review (if any)	N/A	40	1	---Consultants---			
Security of Confidential Information	N/A	80	4	80			
Records Management Protection and Back-Up	N/A	120	4				120
Furniture and Equipment (Fixed Assets)	N/A	80	4		80		
Change Management System Review	N/A	120	4			120	
Special Audits or Assignments							
External Review of IA Department QA (Quality Assurance)	N/A	120	5	120			
Follow-Up on Previous Audit Recommendations	2023	20	1	20	20	20	20
Audit Work Paper Review	2023	20	1	20	20	20	20
Consulting	2023	20	1	20	20	20	20
Internal Audit Quality Assurance Improvement Process (QAIP)	2023	20	1	20	20	20	20
Whistleblower Hotline Monitoring and Reporting	2023	20	1	10	10	10	10
Board Actions and Resolutions Implementation	2023	40	1	40	40	40	40
Fraud Risk Assessment	2023	140	4				140
Organizational Culture	N/A	140	4		140		
Fraud Awareness Training	2023	40	1	40	40	40	40
SOC 1 and 2 Reviews							
Syntrio SOC 2 Review	2023	10	1	10	10	10	10
BlackKnight SOC 1 Review	2023	10	1	10	10	10	10
Emphasys SOC 2 Review	2023	10	1	10	10	10	10
Paylocity SOC 1 Review	2023	10	1	10	10	10	10
PowerLender SOC 2 Review	2023	10	1	10	10	10	10
PowerSeller SOC2 Review	2023	10	1	10	10	10	10
Sage Intacct SOC 1 Review	2023	10	1	10	10	10	10
Sage Intacct SOC 2 Review	2023	10	1	10	10	10	10
Utah Retirement Systems (URS) SOC 1 Review	2023	10	1	10	10	10	10
Wells Fargo SOC 2	2023	10	1	10	10	10	10
Onbase Hyland Cloud SOC 2	2023	10	1	10	10	10	10
Fortigate SOC 2	2023	10	1	10	10	10	10
Newcourse SOC 1	2023	10	1	10	10	10	10
Last Pass SOC 2	2023	10	1	10	10	10	10
8 x 8 SOC 2	2023	10	1	10	10	10	10
Applicant Pro SOC 2	2023	10	1	10	10	10	10
TENA SOC 2	2023	10	1	10	10	10	10
Verkada SOC 2	2023	10	1	10	10	10	10
Zoom SOC 2	2023	10	1	10	10	10	10
DocuSign SOC 2	2023	10	1	10	10	10	10
Potential SOC 1 and SOC 2 Reviews (TBD)	2023	20	1	20	20	20	20

Subtotals	Hours	6,930	1,590	1,610	1,650	3,390
	Count	100	44	45	44	62

Audit plan is developed based on feedback from UHC and is subject to change based on availability and resources.

Audit names and details may be updated and subject to change based on scope and audit work.

Changes are in blue

Internal Audit Department 2024 Audit Universe Detail



Exhibit C

Audit Area	Additional Detail
Human Resources (HR) and Administrative Services	
Human Resources - Compliance with Laws and Policies	Determine compliance with HR policies and procedures
Record Imaging Process and Controls	Ensure records are complete, readily accessible, properly stored and protected
Employee Management Cycle: Hiring to Termination	Document the process from hiring personnel through termination, review policies for consistencies and best practices
Multifamily Finance and Development- MFD (Low Income Tax Credits & Programs)	
Housing Credit (State) and Qualified Allocation Plan (QAP)	State tax credit used with federal tax credit program, matching costs State with Federal dollars. Rules on implementing tax allocation program.
Allocation of Low-Income Housing Tax Credits (9% and 4%)	Allocation of tax credits, performed on an annual basis (9% and 4% credits).
Multifamily Finance Compliance - Asset Management /On-Site Audits	On-site audits of low income housing units and awarding of low income housing tax credit process.
FHA Risk Sharing	Review the Multifamily risk sharing process at UHC (FHA)
Housing Development Lending Facility (HDLF)	Covers all other programs \$15.5 million approximately, funding pool for Board approved program site improvements (not Crown)
Credits to Own (CROWN) Program	Rent to own program for 15 years and then can be sold to person renting at the end of that time. Construction and permanent housing.
Real Estate Acquisition Program (REAP)	Acquire vacant lots, site improvement, or infrastructure development (approx \$2.25M)
CROWN Annual Asset Reviews	Annual (rotation) review of CROWN properties to verify documents are available and collected before 15 years
CROWN Community Fund Application Compliance Review	Comm. fund that has about 7-8 million dollars in funds that housing providers can apply for grants. HD reviews applications and approves or denies.
Review of Tax Forms Issued by UHC for MFD (Form 8609, 8610, 8823)	Review forms issued by UHC - Form 8609 - The amount of the 4% tax credits
Mortgage Banking (Single Family)	
Mortgage Banking Pre-Purchase Process and Controls	The process to review and purchase a loan. Review Internal Controls & Software used to underwrite & approve mortgages. Quality Control.
Mortgage Banking Post-Purchase Process and Controls	The process after a loan is purchased, UHC does not close, client is lender.
First Time Homebuyers Program (HB 240)	The process Mortgage Banking takes to administer the First Time Homebuyers Program established in 2023
Mortgage Loan Servicing	
Escrow (Mortgage Insurance Premium -MIP & Private Mortgage Insurance-PMI) Process and Controls	Ensure proper controls over loan escrow - MPI and PMI
Escrow Hazard Insurance Review	Ensure proper controls over loan escrow - Hazard Insurance, MPI and PMI
Year-End Escrow Process (Form 1098 and 1099)	Year end Escrow process - 1098 and 1099
Mortgage Loan Tax Process and Controls	Evaluate controls on tax process
Mortgage Cashiering Process and Controls	Ensure proper controls on loan servicing payments
Payoff (Paid in Full) Process and Controls	Process for when a loan is paid off (paid in full) and the process to appropriately process the loan finality
New Loans Process and Controls	Determine if processes and controls are in place regarding new loans
Re-Conveyance Process	When a loan is paid in full the process to re-convey the loan appropriately
Mortgage Loan Servicing Collection Activity Process and Controls	Process for collection activity between 30, 60, 90, or 120 days
Claims Review	Ensure proper claims review, also includes Property Conveyance to HUD
Foreclosure and Eviction Process and Controls	Evaluate the foreclosure process and controls, also includes evictions process (an eviction is rare and haven't had one recently)
Bankruptcy Process and controls	Ensure controls over bankruptcy processes. Two types, Chapter 7 and Chapter 13 bankruptcy
Loss Mitigation Process	Review controls over the loss mitigation processes
Property Preservation & Property Inspections Process	Property preservation, and property inspection process
Review External Audits (if any) from Ginnie Mae, Freddie Mac, Fannie Mae, HUD	Review and follow-up on any recommendations from external audits
Financial Services (Accounting)	
Financial Analysis (Matt / Vonya / Howard)	Financial Analysis (Matt / Vonya / Howard)
Petty Cash and Petty Cash Reimbursement Process	Surprise petty cash audit and review of petty cash reimbursements during the year
Cash Receipts and Postings	Evaluate controls over receipt and posting to accounts
Cash Disbursements (Accounts Payable)	Ensure proper control over payments
Credit Card Usage and Controls (P-Card)	Review internal controls over the use of office credit cards
Tax Reporting and Payments (include W-2 and Tax Documents)	Ensure compliance with IRS and Utah law for reporting and payment of taxes, review W-2 and other statements
Financial Statements	Performed by external auditors
Subsidiary Ledgers, General Ledgers, Journal Entries	Controls over the general ledger and journal entries
Electronic Payments Review (Wire Transfer, ACH)	Evaluate internal controls over wire transfers, ACH, and also vendors paid through the vendor website
Purchasing (Procurement) and Accounts Payable	Determine if controls are in place to ensure compliance with purchasing policy
Travel Process, Controls, and Documentation	Review internal controls to ensure compliance with travel policy
Vehicle Usage and Controls	Evaluate appropriate use of office vehicles and fuel purchases
EFT Change Controls	Evaluate input and change controls over electronic fund transfer process
Payroll Process, Controls, and Documentation	Determine if internal controls related to payroll process are in place and functioning, including raises, COLA/Merits, promotions.
CROWN Mortgage Financing	Process after construction loan closes and mortgage is brought into UHC
Tuition Reimbursement Policies and Controls	Review the tuition reimbursement policies/procedures & test the process for internal tuition reimbursement, including certifications and trainings.
Budget Review	Review the annual budget process annually
Financial Analysis (Capital Markets)	
Financial Analysis (Matt / Vonya / Howard)	Financial Analysis (Matt / Vonya / Howard)
Insurance Process and Policy Coverage	Review insurance coverage policies
Lender Annual Re-Certification Process	April 1st email goes out from Comergence (SP?), then have 30-60 days to supply audited financial statements and review
Loan Delivery Process and Controls	Funding in Financial Analysis, controls over selling mortgages and packaging them.
Interest Rate Risk Management (Hedging)	Controls over interest rate risk management in financial analysis
Compliance Review	Review the compliance department processes and procedures
Information Technology	
System Data Integrity / Access Controls	Review access controls to prevent or detect unauthorized changes to application programs
Application Program Development and Change	Evaluate controls to ensure proper testing and controls over program changes
Third Party IT Applications	Evaluate controls over third party information technology applications
Telecommunications	Evaluate telecommunication system and controls
Web Penetration Testing	Consultant review to ensure office information is protected against unauthorized external access
e-Business	Review controls regarding electronic business transactions with vendors and customers (also do SOC review for external vendors)
Laptop Review	Ensure adequate security and accounting of laptop computers
Office Physical Computer Security	Determine if the physical security of the data center is adequate
IT Password Control Review	Evaluate controls over passwords
Remote Connection Access and Controls	Review controls over connectivity to IT systems from outside the office
Business Continuity Plans and Practices	Evaluate the business continuity plan
IT Governance and Strategic Plan	Evaluate IT Governance and strategic plan for UHC
Controls over Software Licensing	Determine if adequate controls are in place to ensure compliance with software licensing requirements
Common Drive Confidential Information	Determine if sensitive information can be viewed in common local area network drives (Share drive)
Cybersecurity Analysis of External Review (if any)	Review RFP with IT for Cybersecurity, be part of process, review results from external audit & ensure recommendations are being implemented
Security of Confidential Information	Security over confidential personal information
Records Management Protection and Back-Up	Determine if records are adequately managed
Furniture and Equipment (Fixed Assets)	Review the process to safeguard and track office furniture and equipment

Change Management System Review	Review of the IT Ticket system for changes being requested
Special Audits or Assignments	
External Review of IA Department QA (Quality Assurance)	Review by external independent provide like, Institute Internal Auditors, to determine compliance with standards
Follow-Up on Previous Audit Recommendations	Determine implementation of audit recommendations
Audit Work Paper Review	Review of Audit work papers and reports
Consulting	As UTHC programs develop in size and complexity over the years, additional items may arise that require attention.
Internal Audit Quality Assurance Improvement Process (QAIP)	Annual internal review to ensure compliance with applicable auditing standards
Whistleblower Hotline Monitoring and Reporting	Review and respond to internal and external allegations
Board Actions and Resolutions Implementation	Evaluate implementation of boards actions and resolutions
Fraud Risk Assessment	Address controls in place to prevent or detect internal financial fraud by office employees
Organizational Culture	Identify culture challenges and opportunities, benchmark current culture and review current trends
Fraud Awareness Training	Prepare and present a fraud awareness training for all UHC staff
SOC 1 and 2 Reviews	
Syntrio SOC 2 Review	Review SOC report exceptions and update complementary user entity controls
BlackKnight SOC 1 Review	Review SOC report exceptions and update complementary user entity controls
Emphasys SOC 2 Review	Review SOC report exceptions and update complementary user entity controls
Paylocity SOC 1 Review	Review SOC report exceptions and update complementary user entity controls
PowerLender SOC 2 Review	Review SOC report exceptions and update complementary user entity controls
PowerSeller SOC2 Review	Review SOC report exceptions and update complementary user entity controls
Sage Intacct SOC 1 Review	Review SOC report exceptions and update complementary user entity controls
Sage Intacct SOC 2 Review	Review SOC report exceptions and update complementary user entity controls
Utah Retirement Systems (URS) SOC 1 Review	Review SOC report exceptions and update complementary user entity controls
Wells Fargo SOC 2	Review SOC report exceptions and update complementary user entity controls
Onbase Hyland Cloud SOC 2	Review SOC report exceptions and update complementary user entity controls
Fortigate SOC 2	Review SOC report exceptions and update complementary user entity controls
Newcourse SOC 1	Review SOC report exceptions and update complementary user entity controls
Last Pass SOC 2	Review SOC report exceptions and update complementary user entity controls
8 x 8 SOC 2	Review SOC report exceptions and update complementary user entity controls
Applicant Pro SOC 2	Review SOC report exceptions and update complementary user entity controls
TENA SOC 2	Review SOC report exceptions and update complementary user entity controls
Verkada SOC 2	Review SOC report exceptions and update complementary user entity controls
Zoom SOC 2	Review SOC report exceptions and update complementary user entity controls
Docusign SOC 2	Review SOC report exceptions and update complementary user entity controls
Potential SOC 1 and SOC 2 Reviews (TBD)	Review SOC report exceptions and update complementary user entity controls

Subtotals

Audit plan is developed based on feedback from UHC and is subject to change based on availability and resources.

Audit names and details may be updated and subject to change based on scope and audit work.

Changes are in blue

M E M O R A N D U M

To: UHC Trustees

From: David C. Damschen
President

Date: March 21, 2024

Subject: Resolution 2024-11, Acquisition of Unity Place Apartments, Vernal, Utah

Recommendation:

It is recommended that the Trustees adopt Resolution 2024-11 authorizing the expenditure of UHC resources for the acquisition of the Unity Place Apartments (the “Project”), located in Vernal, Utah. In authorizing the acquisition, UHC will prevent the foreclosure of the first mortgage secured by the Project and become its short-term owner. But for this acquisition by UHC, the foreclosure of the mortgage would be completed and the Low-Income Housing Credit Agreement and Declaration of Restrictive Covenants (the “LURA”) would be terminated.

Background:

The Project is a 22-unit low-income housing tax credit (“LIHTC”) development located in Vernal, Utah. The original sponsor, developer, and owner was the Uintah Basin Assistance Council (name since changed to Uintah Basin Housing (“UBH”)), which is the local housing authority of Uintah County with a staff of two and a governing board of directors. The Project was awarded 2005 federal, 9% LIHTCs in the annual amount of \$222,000, and upon expiration of the 15-year compliance period, the investor, Homestead Capital, exited the ownership entity, leaving UBH as the sole owner.

The Project was originally financed with the proceeds of the sale of the tax credits and a first-lien mortgage from Wells Fargo Bank. Other financing for the Project included a subordinate, low-interest loan from the Olene Walker Housing Loan Fund. Total development costs in 2005 were \$3,194,855. In February 2023, the Wells Fargo debt was purchased by National Loan Acquisitions Company (“NLAC”), with a balloon payment of the outstanding debt due on December 21, 2023.

UBH defaulted on the balloon payment of \$150,678.66 due to NLAC on December 21, 2023. UHC received a copy of the Notice of Default and Election to Sell from the Trustee early in January 2024. UHC staff immediately reached out to UBH and learned that UBH had no plan or ability to pay the debt. Further, the executive director and board chair indicated a desire to no longer own or manage the property, having concluded they have insufficient staff capacity. If the NLAC debt, plus fees and interest, is not paid in full by April 3, 2024, the Trustee will execute foreclosure sale, which would terminate the LURA and its affordability restrictions. Faced with the loan default, initiation of foreclosure proceedings, and the corresponding short timeframe to either cure the default or take the necessary steps to market and sell the property to a qualified LIHTC buyer, UBH determined it was unable to prevent the foreclosure or complete a transaction with a qualified LIHTC buyer.

Project Description:

The 22 units are a mix of 2- and 3-bedrooms, serving households between 38% and 54% AMI. UHC last conducted a physical inspection in December 2023. Minor physical deficiencies were reported, many of which have been corrected. Four units are currently vacant, three of which are rent-ready. One vacant unit requires repair of a water leak and damage caused by an improperly sealed shower pan. Over the last year, the Project has experienced a vacancy rate of approximately 15%-18%. General deferred maintenance issues also exist, stemming from poor property management and insufficient capital reinvestment. The Project has struggled to provide UHC-required financials and operating reports in a timely manner. For many years, the owner has not raised rents to the maximum allowed under the program, and as a result has foregone significant revenue. In 2023, the estimated lost revenue was approximately \$72,000. The current LURA has an expiration date of December 2104.

Other LIHTC projects in the Uintah Basin report current vacancy rates between 3.13% and 6.25%. One property is reporting a higher vacancy rate, 15%, which is due to a new owner who has recently implemented a rent increase. All are achieving rents as high as 46% of area median income for 2- and 3-bedroom units.

Capital Needs:

The total initial cash required from UHC is approximately \$300,000, with a breakdown as follows:

- Approximately \$160,000 for the acquisition of the property. This is the amount necessary to pay off the NLAC balance, plus fees and interest.
- \$105,000 to pay accounts payable owing as of February 29, 2024. These include approximately \$99,000 to UBH for reimbursements, payroll, and management fees dating back to 2020, and approximately \$6,000 for 2023 property taxes.
- Approximately \$35,000 for immediate repairs and operating expenses during the transition period while rent revenue is stabilized. Rent stabilization is expected to be achieved when all units are rented and rent levels are gradually adjusted to (or close to) allowed rents under the program, anywhere from 6-12 months.

The exact amounts of the payoff to NLAC, accounts payable, and immediate repairs and operating expenses are unknown. Therefore, UHC is requesting approval of a not-to-exceed amount of \$350,000 for the initial purchase and an additional \$150,000 for ongoing operating or other unforeseen expenses that arise during UHC's ownership of the Project. Expenditures made by UHC will be recouped upon resale of the Project.

The Olene Walker Housing Loan Fund loan balance of approximately \$332,197.23 will be assumed by UHC and paid through net operating income of the property.

Professional property management services will be contracted with The Sellers Group. The Sellers Group performs third-party management for many other LIHTC owners throughout the state, including in the Uintah Basin. UHC will immediately begin a process to identify a qualified, long-term owner who will recapitalize the property through either resyndication or other means, possibly a UHC Risk Share loan. UHC expects to recoup all of its capital investment when the project is sold to a new owner.

RESOLUTION NO 2024-11

A RESOLUTION OF UTAH HOUSING CORPORATION AUTHORIZING THE ACQUISITION OF UNITY PLACE APARTMENTS.

WHEREAS, the Legislature of the State of Utah, at its 1975 regular session, adopted Chapter 190, Laws of Utah, 1975, currently known and cited as the Utah Housing Corporation Act, which has been codified as Title 63H, Chapter 8, Utah Code Annotated 1953, as amended (the “Act”); and

WHEREAS, there was created by the Act, an independent body politic and corporate constituting a public corporation, currently known and identified as “Utah Housing Corporation” (the “UHC”), to serve a public purpose and to act for the public benefit by improving the health, safety and welfare of the citizens of the State of Utah; and

WHEREAS, a public purpose of UHC is to provide and preserve affordable, decent, safe and sanitary residential housing to low and moderate income persons; and

WHEREAS, the Act recognizes “there are private organizations and governmental entities throughout Utah that are endeavoring to improve the availability of housing for low and moderate income persons and families, but many of these organizations and entities lack expertise and financial resources to act efficiently and expeditiously in these efforts;” and

WHEREAS, the Act empowers UHC to expend money to serve a public purpose in improving or otherwise benefitting the people of this state and make and execute contracts necessary in the performance of its duties; and

WHEREAS, pursuant to Section 63H-8-301(19) of the Act, UHC has the power to purchase, own and operate residential housing for the benefit, in whole or in part, of low and moderate income persons, if UHC makes reasonable efforts to sell that residential housing to a housing sponsor; and

WHEREAS, UHC allocated federal low-income housing tax credits (“LIHTC”) to Unity Place Apartments (the “Project”) and recorded a Low-Income Housing Credit Agreement and Declaration of Restrictive Covenants (the “LURA”) on the Project; and

WHEREAS, National Loans Acquisition Company (“NLAC”) holds a first mortgage lien on the Project, secured by a promissory Note and Deed of Trust, under which Uintah Basin Housing (“UBH”), as owner, was obligated to make a balloon payment on December 21, 2023;

WHEREAS, UBH did not make the required payment and NLAC elected to file a Notice of Default and Election to Sell and provided a copy of said notice to UHC; and

WHEREAS, UHC desires to acquire the Project to prevent a foreclosure and subsequent termination of the LURA by satisfying the debt owed to NLAC, assuming the subordinate debt owed to the Olene Walker Housing Loan Fund, and paying accounts payable owed by UBH to various parties.

NOW, THEREFORE, BE IT RESOLVED BY UTAH HOUSING CORPORATION, AS FOLLOWS:

Section 1. All actions previously taken (not inconsistent with the provisions of this resolution) by UHC and by the officers of UHC directed toward the reservation and allocation of LIHTC are hereby ratified and approved.

Section 2. Words used in the foregoing recitals shall have the same meanings when used in the body of this resolution.

Section 3. If any provisions of this resolution should be held invalid, the invalidity of such provision shall not affect the validity of any of the other provisions of this resolution.

Section 4. Authorization is hereby given for UHC to: 1) purchase, own and operate the Project; 2) complete a one-time transfer of up to \$350,000 from the operating fund to the Housing Development fund for the purchase, and the payment of currently outstanding Project payables; 3) assume the Project's outstanding debt; and 4) transfer up to \$150,000 from the operating fund to the Housing Development fund to cover operating or other Project-related expenses during the time UHC owns the Project.

Section 5. The President is authorized to take all steps necessary to effectuate the transaction and to subsequently take reasonable efforts to sell the Project to a housing sponsor.

Section 6. The President is authorized to approve any additional terms, provisions, alterations, changes or additions in any document herein authorized and approved which may be necessary or appropriate and which are not inconsistent with the provisions of this resolution, the Act and the rules and bylaws of UHC.

Section 7. The appropriate officials of UHC, including the Chair and the President or the President's designee, are each authorized and directed to execute and deliver on behalf of UHC all additional certificates and documents and to perform all other acts they deem necessary or appropriate in order to implement and carry out the matters authorized in this resolution and agreed to in the documents authorized herein.

Section 8. Except as otherwise disclosed to the trustees of the Board of UHC prior to the adoption of this resolution, no trustee or employee of UHC has any interest, direct or indirect, in the transactions contemplated by UHC hereunder.

Section 9. All resolutions of UHC or parts thereof, inconsistent herewith, are hereby repealed to the extent only of such inconsistency.

Section 10. This resolution shall become effective immediately upon its adoption.

PASSED AND APPROVED BY UTAH HOUSING CORPORATION THIS 21ST DAY OF MARCH, 2024.

Chair

(SEAL)

ATTEST:

President

MEMORANDUM

To: UHC Trustees

From: Cleon P. Butterfield, CPA
Senior Vice President and CFO

Date: March 21, 2024

Subject: Operating Report Summary and Trends

Summary:

The January 31, 2024 financial statements and the operating reports dated January 31, 2024 shows both the impact of higher interest rates; the impact of our blended tax-exempt bond rate; and UHC management team's ability to bring new programs and capital sources to help mitigate the negative affordable housing environment we are in. UHC loan production has been surprisingly strong as average home acquisition price has stabilized as the market levels. These factors have contributed to the higher dollar volume of production and the higher number of units financed under UHC's programs. The higher interest rate environment adversely impacts the one-time premium investors are willing to pay for program loans securitized in mortgage-backed securities, diminishing the profitability of our single family funding and marketing activities. UHC has gone to a more traditional bonding mechanism for 70 percent of its program capital.

Analysis:

- The Single Family Program Capital Sources table in blue shows a multi-year perspective of UHC's capital sources totaled by calendar year. During this calendar year the major three active sources have been: GNMA Securities Sold; Tax Exempt GNMA Securities Sold; Tax-exempt and Taxable Bonds issuance. In addition, there have also been a small amount of volume for Freddie whole conventional loan sales and some CRA Participation Pools. All of these sources have provided \$732.5 million in funding for affordable housing programs during the first seven months of the fiscal year. The average net premium for the taxable MBS Securities sold has decreased nearly 247 basis points (2.47%) lower than the multiyear average. Our average net premium on the Tax Exempt Mortgage Securities (TEMS) has been 2.43 for the calendar year about 57 bps less than last year and about 21 bps better than the standard GNMA MBS. Because of these decreases in profitability and the ability to achieve a lower interest rate UHC has moved to issuing more bonds for its single family capital source. UHC believe over the next twelve months 70 percent of it capital will come from bonding rather than the TBA markets. The net present value (NPV) of those projected bonds will be between 350 and 250 basis points (3.5 % - 2.50%) depending on the prepayment speeds, which we believe will be more profitable for UHC and produce a lower interest rate on the mortgage loans for the lower income homebuyers.
- The set of pie charts summarize UHC's program production, differentiating by capital source. Total volume of production for the first seven months of this fiscal year is \$732.5 million, funding 1,978 loans for an average of \$370,300 per unit. This fiscal year's production is over 180% of last fiscal year to date. The fiscal year to date production implies projected FY 2024 totals should be around \$1.25 billion, funding 3,400 homes as the fiscal year concludes.
- Financial Analysis Dashboard: The SF loan pipeline reflects a 58/37/4/1 % split in the pipeline production between **firstHome** loans; **FHA/VA**, **HFA Advantage**; and for **Score**. The FHA/VA with its buy down option was the preferred product by our homebuyers, but the firstHome is now the preferred since we have started allowing buy downs. The market is becoming a buyer's market with sellers willing to pay points for closing costs or buy downs. These options that we are providing allow homebuyer the ability to select the UHC loan product that best fits their income and circumstances.

- Month-end Unaudited Financial Statements, which consolidate hundreds of individual self-balancing entities consisting of bond issues and housing programs, as analyzed:
 - An analysis of the Balance Sheet shows that the Corporation's total assets are over \$2.5 billion and 21.7 percent higher than the fiscal year ended June 30, 2023. The fair market value adjustment (FMV) has now changed directions as the interest rate environment has lowered and as the mix of balance sheet investments has changed with the new bonding activity. The FMV adjustment is now positive \$13.9 M and adds to net income. This valuation is mainly for our large portfolio of MBS investments. It will continue to trend in the opposite direction as interest rates until the portfolio has a mix both higher and lower coupons. This adjustment is also noted below in the Statement of Revenue and Expenses section since it impacts both statements. The analysis also shows that the volume of prepayments has slowed down and the mortgage loan portfolio held on the balance sheet has increased producing changes in the mix between mortgage loans held as investment and MBS held as investments and how they are valued.
 - The Statement of Revenue and Expenses analysis indicates that fiscal year net income is \$21.8 million before Fair Market Value (FMV) adjustment. This amount is favorable when compared with the forecasted amount of \$17.9 million. The two biggest contributors to this increase in net income, this fiscal year, is higher interest revenue and additional other fees across the Corporation. The main driver of net income has traditionally been the Gain on Sale of Loans, which varies with the interest rate environment and our pricing decisions. The Gain on Sale of Loans revenue for the fiscal year is \$11.6 million as compared with our Forecasted gain of \$11.8 million. Again showing a stable revenue in a very volatile mortgage market.
 - The budget summary indicates that the Corporation is on track with the overall annual budget that the board approved for the fiscal year. The General and Administrative Budget is at 51.3 for the fiscal year, which is 56% complete. The Mortgage Servicing Budget shows its staffing budgets and other budgets came in under year-to-date budget at 46.7% for the fiscal year. Capital Acquisitions continues to represent a shift to software as a service and ongoing capital projects that will carry over into the new fiscal year. More detail can be provided as needed.

Single Family Program
Secondary Market Capital Sources
as of 1/31/24

GNMA Securities Sold					
Fiscal Year	Avg Pass Thru Rate	Avg Servicing Fee (bps)	GNMA Security Amounts	Avg Net Premium	Net Premium Amt Rec'd
2009-18 Total/Avg.	4.04%	35.6	\$ 2,728,747,782	105.42%	\$ 147,877,052
2018-19 Total/Avg.	4.93%	33.1	\$ 311,275,318	104.54%	\$ 14,140,910
2019-20 Total/Avg.	4.12%	33.8	\$ 402,561,810	104.63%	\$ 18,644,076
2020-21 Total/Avg.	2.89%	32.1	\$ 890,635,605	105.55%	\$ 49,461,153
2021-22 Total/Avg.	3.38%	33.6	\$ 687,316,372	103.27%	\$ 22,500,684
2022-23 Total/Avg.	5.67%	50.1	\$ 387,976,004	102.17%	\$ 8,415,782
2023-24 YTD Total/Avg.	6.05%	44.6	\$ 286,123,365	102.22%	\$ 6,341,140
GNMA YTD Totals/Avg.	4.23%	36.5	\$ 5,694,636,256	104.70%	\$ 267,380,797

Tax Exempt GNMA Sold					
Fiscal Year	Avg Pass Thru Rate	Avg Servicing Fee (bps)	GNMA Security Amounts	Avg Net Premium	Net Premium Amt Rec'd
2013-18 Total/Avg.	3.49%	36.9	\$ 1,082,051,398	104.52%	\$ 51,017,666
2018-19 Total/Avg.	4.41%	44.0	\$ 345,793,903	103.98%	\$ 13,761,604
2019-20 Total/Avg.	3.74%	29.7	\$ 316,466,240	104.44%	\$ 14,043,724
2020-21 Total/Avg.	2.47%	28.9	\$ 401,076,536	105.03%	\$ 20,172,605
2021-22 Total/Avg.	2.83%	37.9	\$ 454,748,374	104.08%	\$ 18,539,391
2022-23 Total/Avg.	5.48%	51.9	\$ 233,980,301	102.33%	\$ 5,447,252
2023-24 YTD Total/Avg.	6.37%	50.4	\$ 73,262,925	102.49%	\$ 1,824,922
Tax Exempt GNMA Totals/Avg.	3.88%	38.9	\$ 2,907,379,677	104.29%	\$ 124,807,164

FNMA/Freddie Whole Loans Sold					
Fiscal Year	Avg Pass Thru Rate	Avg Servicing Fee (bps)	Principal	Avg Net Premium	Net Premium Amt Rec'd
2017-18 Total/Avg.	4.94%	25.0	\$ 42,251,481	104.90%	\$ 2,069,404
2018-18 Total/Avg.	4.76%	30.3	\$ 298,852,858	104.39%	\$ 13,128,648
2018-19 Total/Avg.	5.44%	25.0	\$ 62,981,023	103.75%	\$ 2,363,684
2019-20 Total/Avg.	5.03%	25.0	\$ 29,702,963	104.32%	\$ 1,283,562
2020-21 Total/Avg.	4.40%	25.0	\$ 3,466,454	106.36%	\$ 220,498
2021-22 Total/Avg.	5.47%	25.0	\$ 2,044,409	104.30%	\$ 87,850
2022-23 Total/Avg.	6.16%	25.0	\$ 27,993,108	102.67%	\$ 747,220
2023-24 Total/Avg.	6.58%	25.0	\$ 44,675,135	102.49%	\$ 1,111,323
FNMA Totals/Avg.	5.21%	27.1	\$ 469,715,950	104.03%	\$ 18,942,785

FNMA/Freddie Securities Sold					
Fiscal Year	Avg Pass Thru Rate	Avg Servicing Fee (bps)	FNMA Security Amounts	Avg Net Premium	Net Premium Amt Rec'd
2014-15 Total/Avg.	3.66%	25.0	\$ 55,104,925	104.92%	\$ 2,708,875
2015-16 Total/Avg.	3.79%	25.0	\$ 109,811,589	104.55%	\$ 5,000,534
2016-17 Total/Avg.	3.75%	25.0	\$ 91,524,409	104.45%	\$ 4,074,838
2017-18 Total/Avg.	4.11%	25.0	\$ 212,365,248	104.19%	\$ 8,902,181
2018-19 Total/Avg.	4.50%	25.0	\$ 288,348,811	103.29%	\$ 9,474,121
2019-20 Total/Avg.	4.12%	25.0	\$ 149,444,752	104.26%	\$ 6,373,134
2020-21 Total/Avg.	3.60%	25.0	\$ 24,445,313	105.11%	\$ 1,248,686
FNMA Totals/Avg.	3.93%	25.0	\$ 931,045,047	104.06%	\$ 37,782,370

CRA Participation Pools Sold					
Fiscal Year	Avg Pass Thru Rate	Weighted Avg Loan Rate	Principal	Avg Spread	Anticipated Annual Income
2012-18 Total/Avg. (UBS/AMEX)	2.70%	4.029%	\$ 266,548,792	1.32%	\$ 3,642,580
2019-20 Total/Avg. (AMEX)	2.21%	4.260%	\$ 25,552,951	2.05%	\$ 523,324
2022-23 Total/Avg. (UBS)	4.96%	6.271%	\$ 25,181,556	1.31%	\$ 330,130
2023-24 YTD Total/Avg. (UBS)	4.97%	6.458%	\$ 14,087,459	1.49%	\$ 209,621
CRA Totals/Avg.	3.21%	4.642%	\$ 331,370,758	1.43%	\$ 4,705,656

Taxable Bonds (2012 Indenture)					
Fiscal Year	Avg Pass Thru Rate	Weighted Avg Loan Rate	Principal	Avg Spread	Anticipated Annual Income
2012-13 Total/Avg.	2.20%	3.663%	\$ 67,915,872	1.46%	\$ 993,609
2013-14 Total/Avg.	2.88%	4.438%	\$ 71,872,327	1.56%	\$ 1,123,364
2014-15 Total/Avg.	2.60%	4.084%	\$ 51,350,858	1.48%	\$ 762,047
2015-16 Total/Avg.	2.51%	4.085%	\$ 72,013,717	1.58%	\$ 1,136,376
2016-17 Total/Avg.	2.80%	4.300%	\$ 30,004,782	1.50%	\$ 450,072
2017-18 Total/Avg.	2.69%	4.195%	\$ 10,703,696	1.51%	\$ 161,091
2012-18 Total/Avg.	2.61%	4.13%	\$ 303,861,252	1.52%	\$ 4,626,559
2018-19 Total/Avg.	3.64%	5.186%	\$ 39,860,434	1.55%	\$ 618,235
2019-20 Total/Avg.	3.17%	5.392%	\$ 188,947,791	2.22%	\$ 4,202,199
2020-21 Total/Avg.	1.88%	3.475%	\$ 27,194,948	1.60%	\$ 434,983
2021-22 Total/Avg.	2.61%	3.805%	\$ 64,562,149	1.20%	\$ 772,809
2022-23 Total/Avg.	5.45%	6.437%	\$ 48,455,779	0.99%	\$ 606,899
2023-24 YTD Total/Avg.	5.70%	7.121%	\$ 25,080,019	1.42%	\$ 356,387
Taxable Bonds Totals/Avg.	2.95%	4.460%	\$ 672,882,353	1.51%	\$ 11,261,685

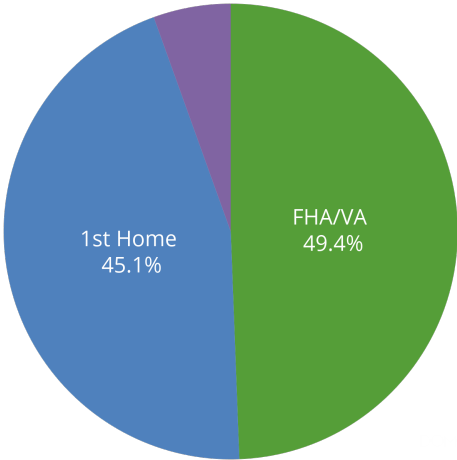
2019 Indenture					
Fiscal Year	Avg Pass Thru Rate	Weighted Avg Loan Rate	Principal	Avg Spread	Anticipated Annual Income
2015-16 Total/Avg.	2.82%	3.94%	\$ 65,084,595	1.125%	\$ 732,202

Calendar Year Purchased Loans - As of January 31st, 2023

Purchased Loans CY 2024 by Program Type

246Total Loans

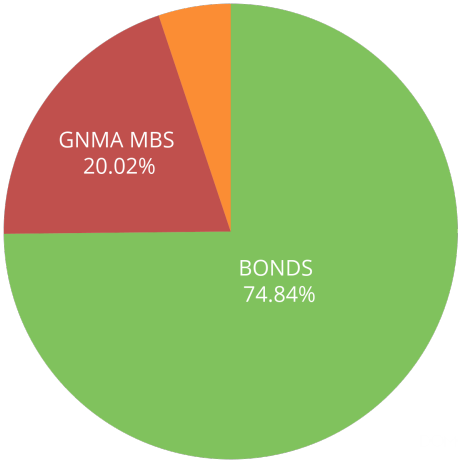
FHA/VA	44.8M	49.4%
1st Home	40.9M	45.1%
HFA Advantage	5.00M	5.51%



Purchased Loans CY 2024 By Capital Source

\$97,270,810Total Amount

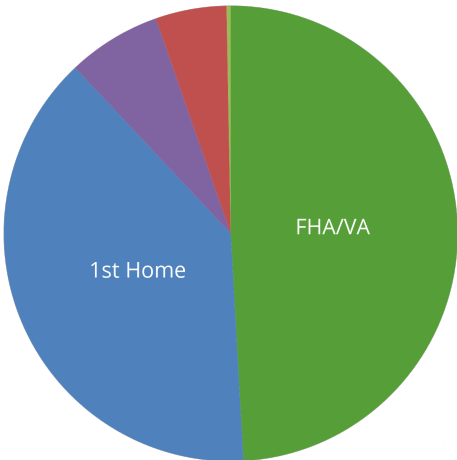
BONDS	\$72.8M	74.8%
GNMA MBS	\$19.5M	20.0%
FNMA/FREDDIE	\$5.00M	5.14%



Purchased Loans CY 2023 by Program Type

2,582Total Loans

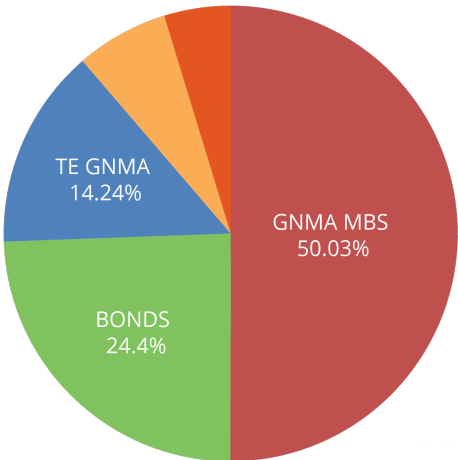
FHA/VA	\$469,963,846
1st Home	\$371,947,717
HFA Advantage	\$63,911,874
Home Again	\$48,416,901
Score	\$2,801,219



Purchased Loans CY 2023 By Capital Source

\$957,041,557Total Amount

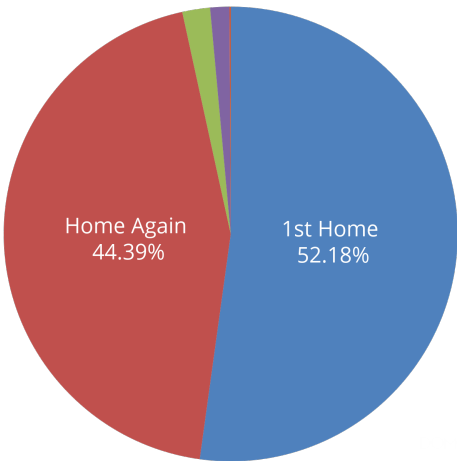
GNMA MBS	\$479M	50.0%
BONDS	\$234M	24.4%
TE GNMA	\$136M	14.2%
FNMA/FREDDIE	\$63.1M	6.59%
CRA	\$45.3M	4.73%



Loan Production and Capital Sources - CY

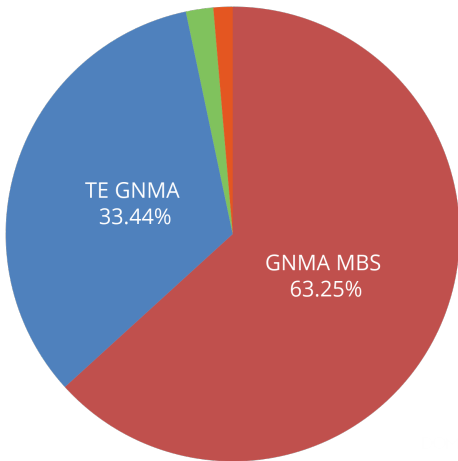
Purchased Loans CY 2022 by Program Type
2,124Total Loans

1st Home	\$409M	52.2%
Home Again	\$348M	44.4%
Score	\$15.5M	1.98%
HFA Advantage	\$10.7M	1.37%
FSR	\$659K	0.08%



Purchased Loans CY 2022 By Capital Source
\$784,565,853Total Amount

GNMA MBS	\$496M	63.2%
TE GNMA	\$262M	33.4%
BONDS	\$15.3M	1.95%
FNMA/FREDDIE	\$10.7M	1.37%

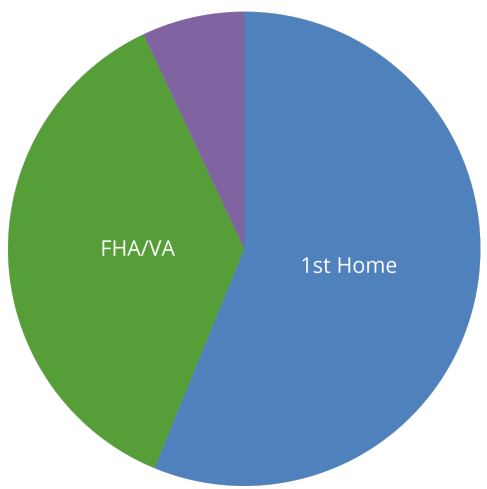


UHC Financial Analysis Dashboard - February 26th, 2024

Previous Week's Reservations

70 Total Reservations

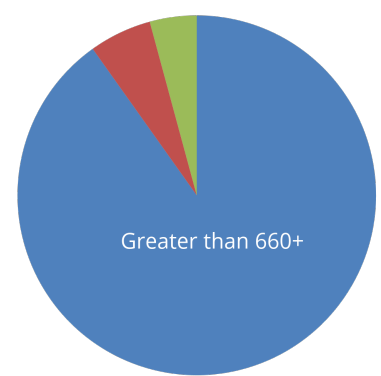
1st Home	\$14,403,223
FHA/VA	\$9,427,428
HFA Advantage	\$1,797,180



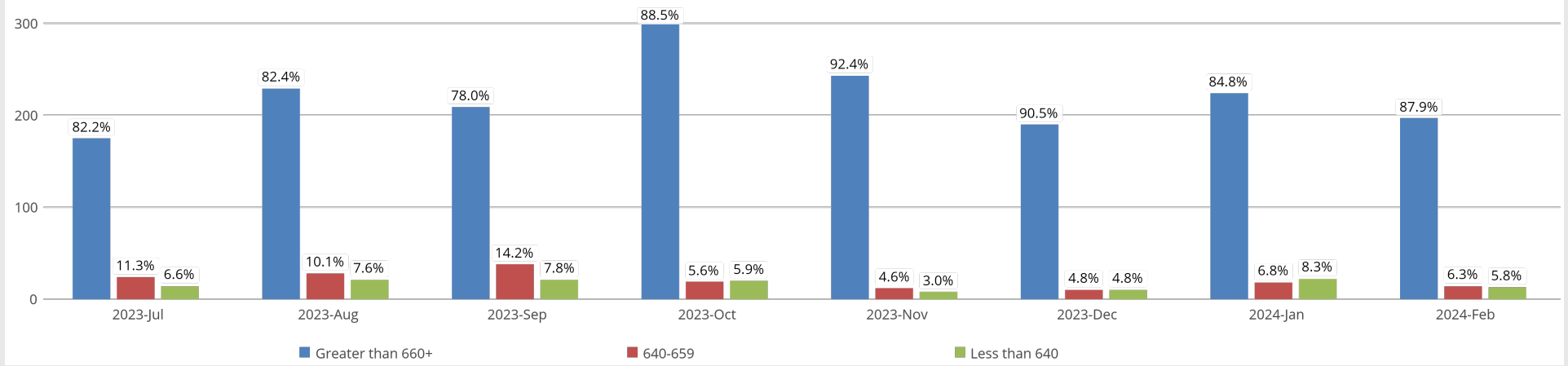
Previous Weeks Credit Scores

Total
71

Greater than 660+	64
640-659	4
Less than 640	3

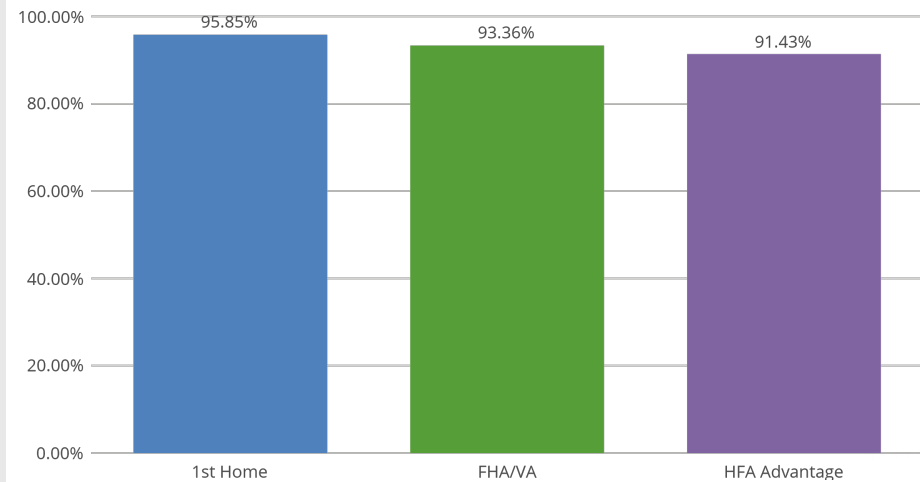


Total Loans with Credit Scores Under 660 - Percent of Monthly Loans by Credit Score - Purchased Loans by Month



Financial Analysis Dashboard

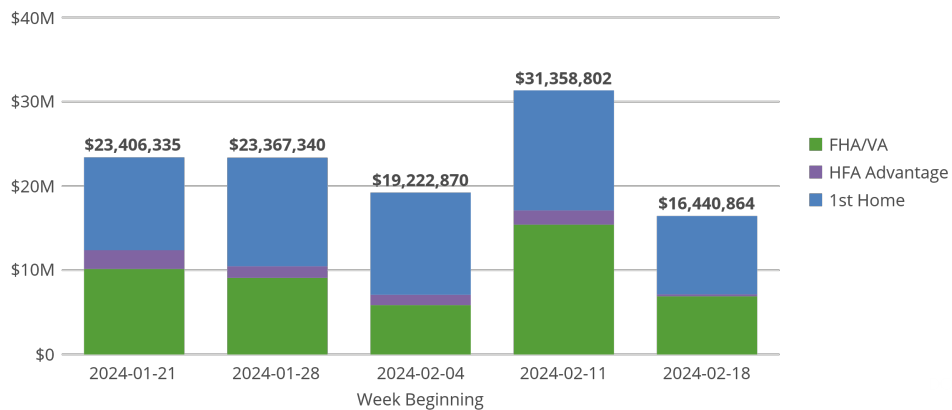
Pull Through - Previous 60 Days



Weekly Purchases

by Week

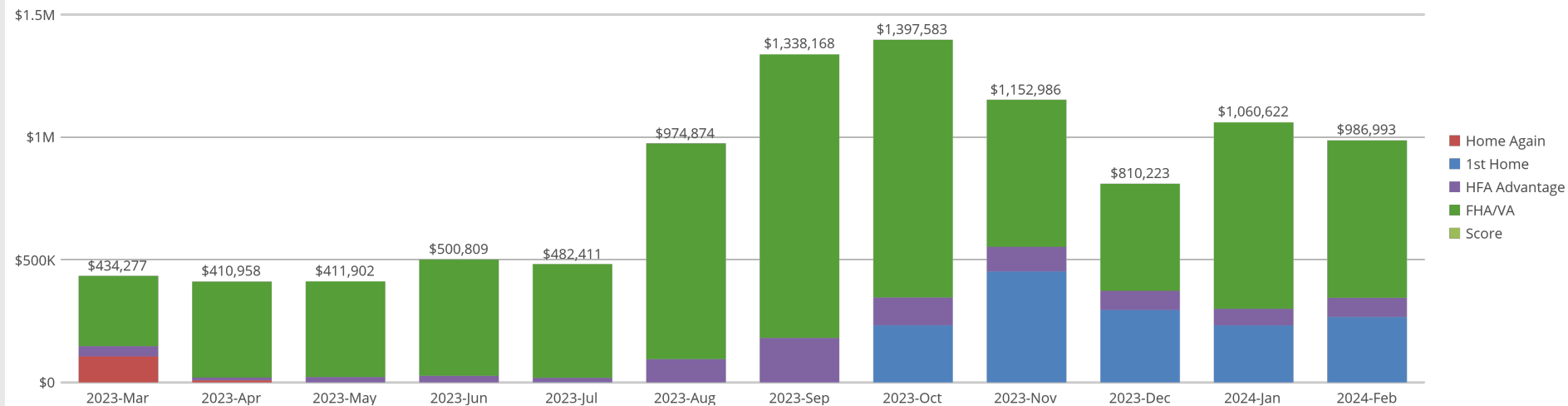
302 Total 5 Week Loan Count



Buydown Amounts - Purchased Loans

by Month

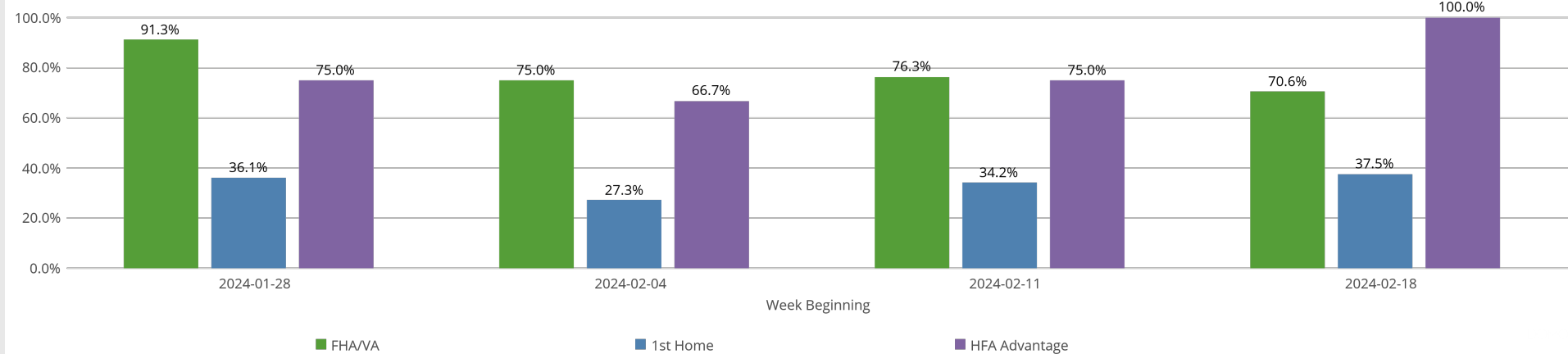
\$9,961,805 Total Buydown Amount



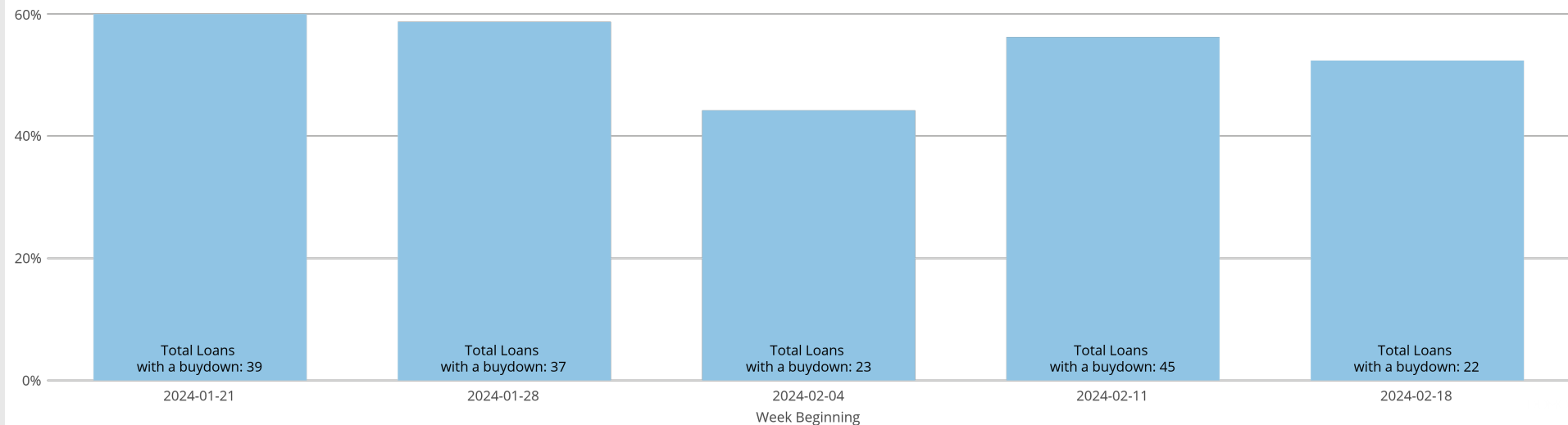
Percent of Purchased Loans with a Buydown Amount by Program

by Week

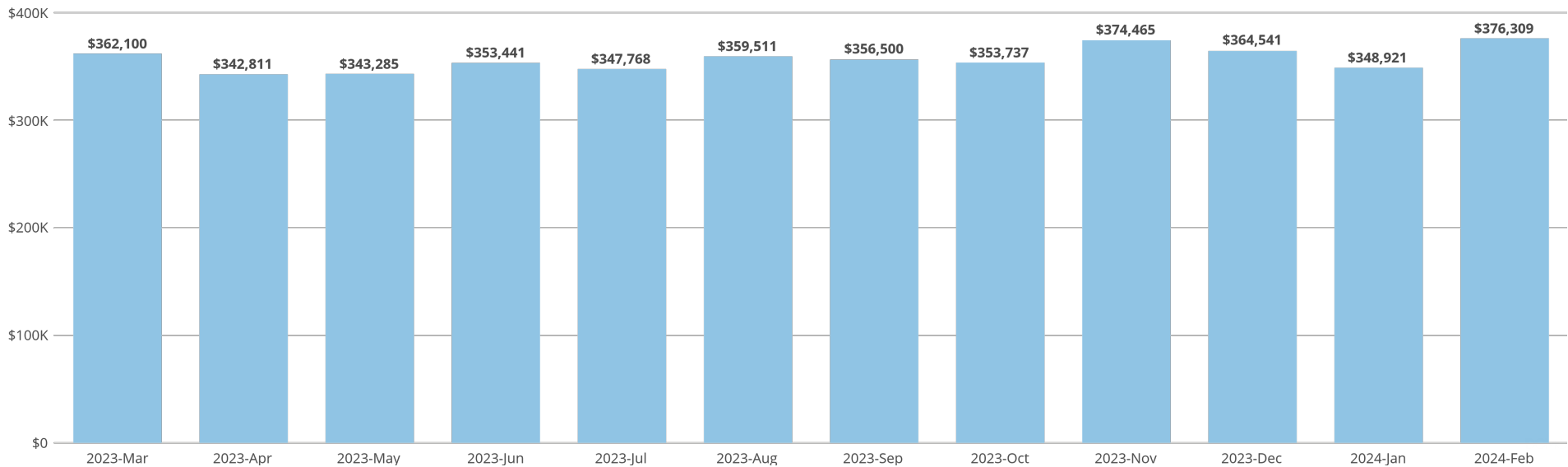
53.59% Percent of Loans with a Buydown Amount



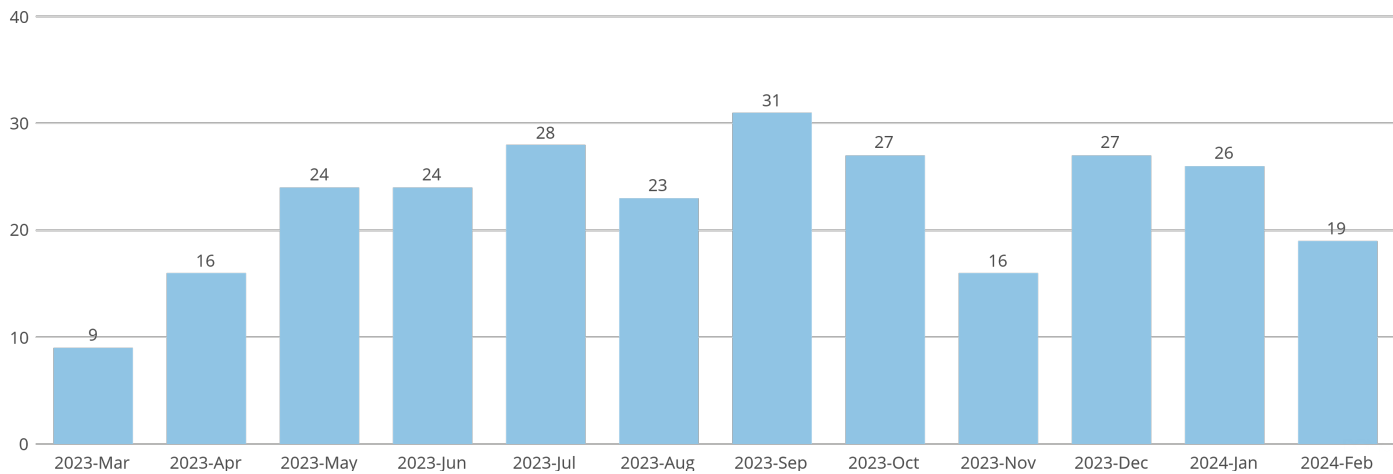
Weekly Buydown Count - Purchased Loans



Average Original Loan Amount - 1st Mortgages - Purchased Loans - Rolling 12 Months
by Month



Total TPO Loans - FY 2024 by Lock Date
by Month

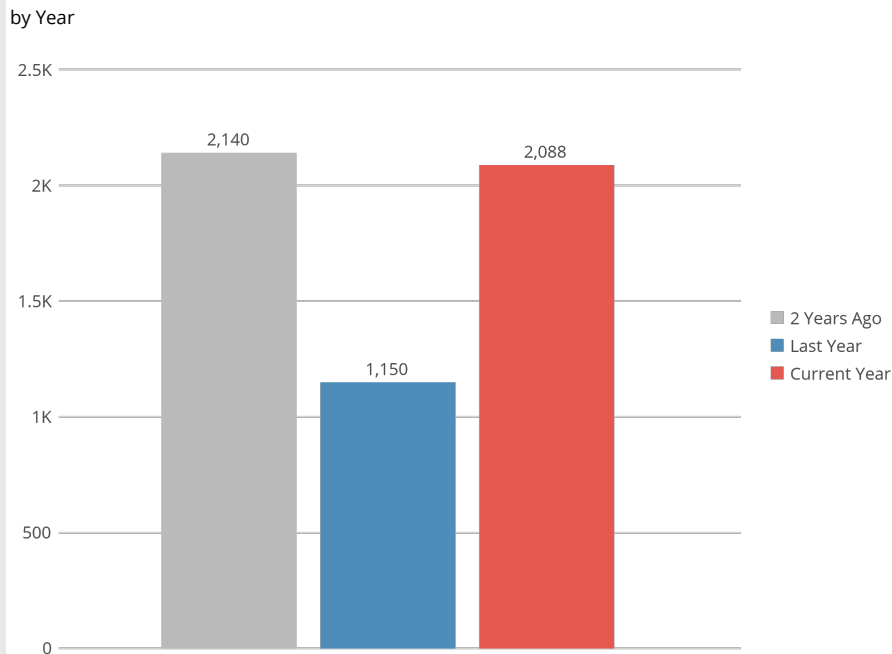


% of TPO Loans - FY 2024

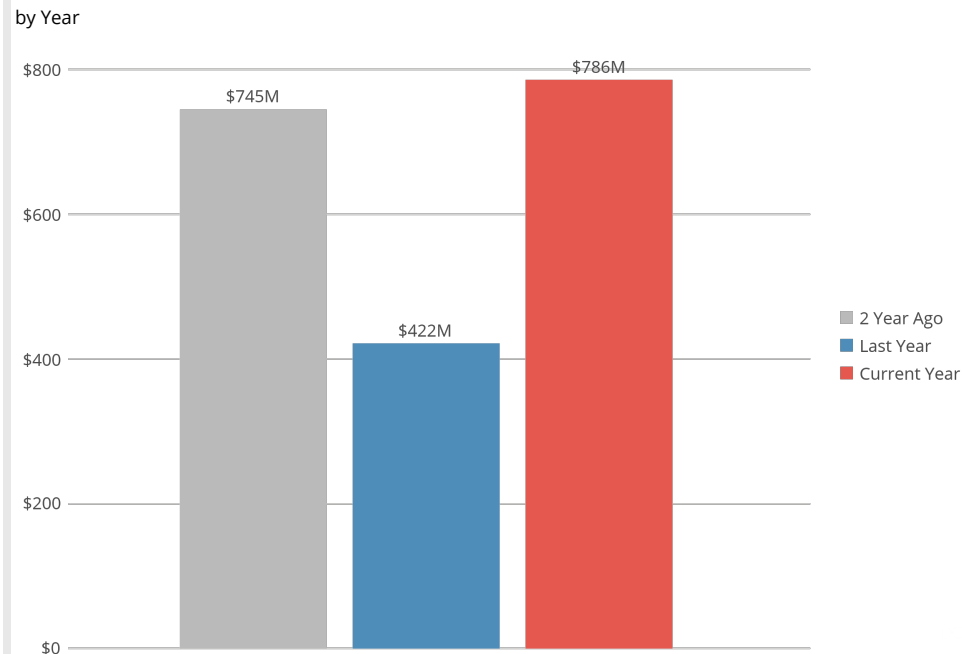
6.97%

Financial Analysis Dashboard

FY Reservation Count - 2024



FY Reservation Amount - In millions - 2024



FY Reservation Count vs 2023 (YTD)



FY Reservation AMT vs 2023 (YTD)



FY Reservation Count vs 2022 (YTD)

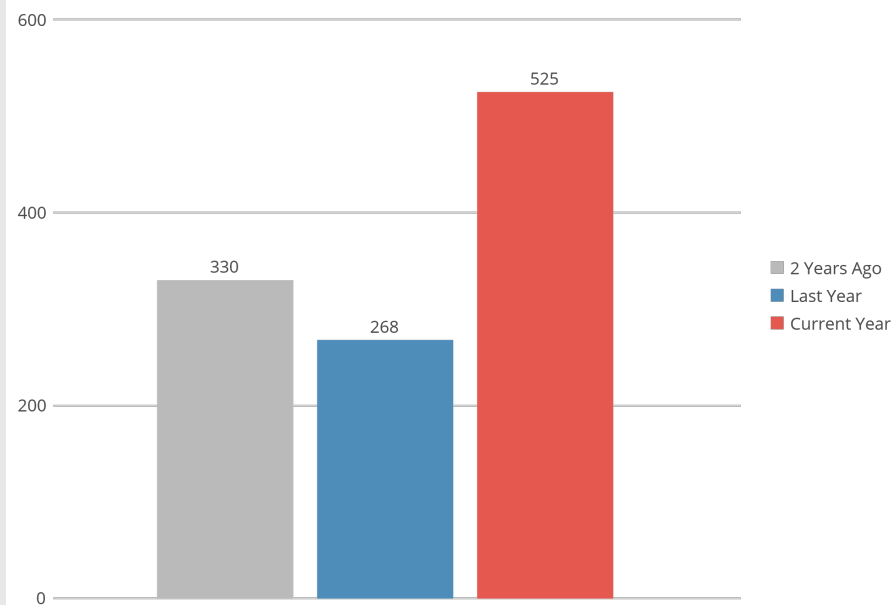


FY Reservation AMT vs 2022 (YTD)



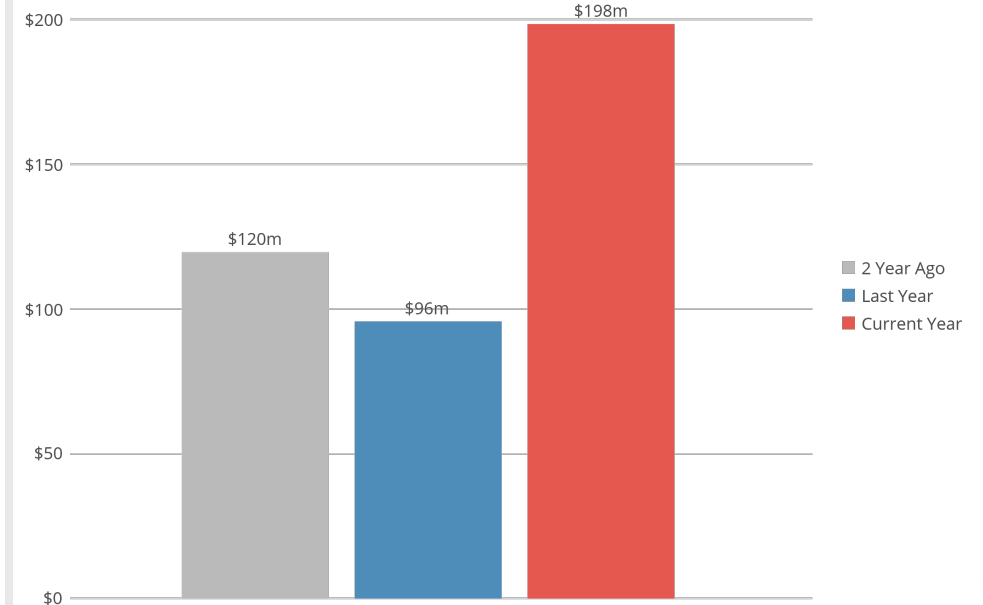
CY Reservation Count - 2024

by Year



CY Reservation Amount - 2024

by Year



CY Reservation Count vs 2023 (YTD)

195.9%

CY Reservation AMT vs 2023 (YTD)

207.35%

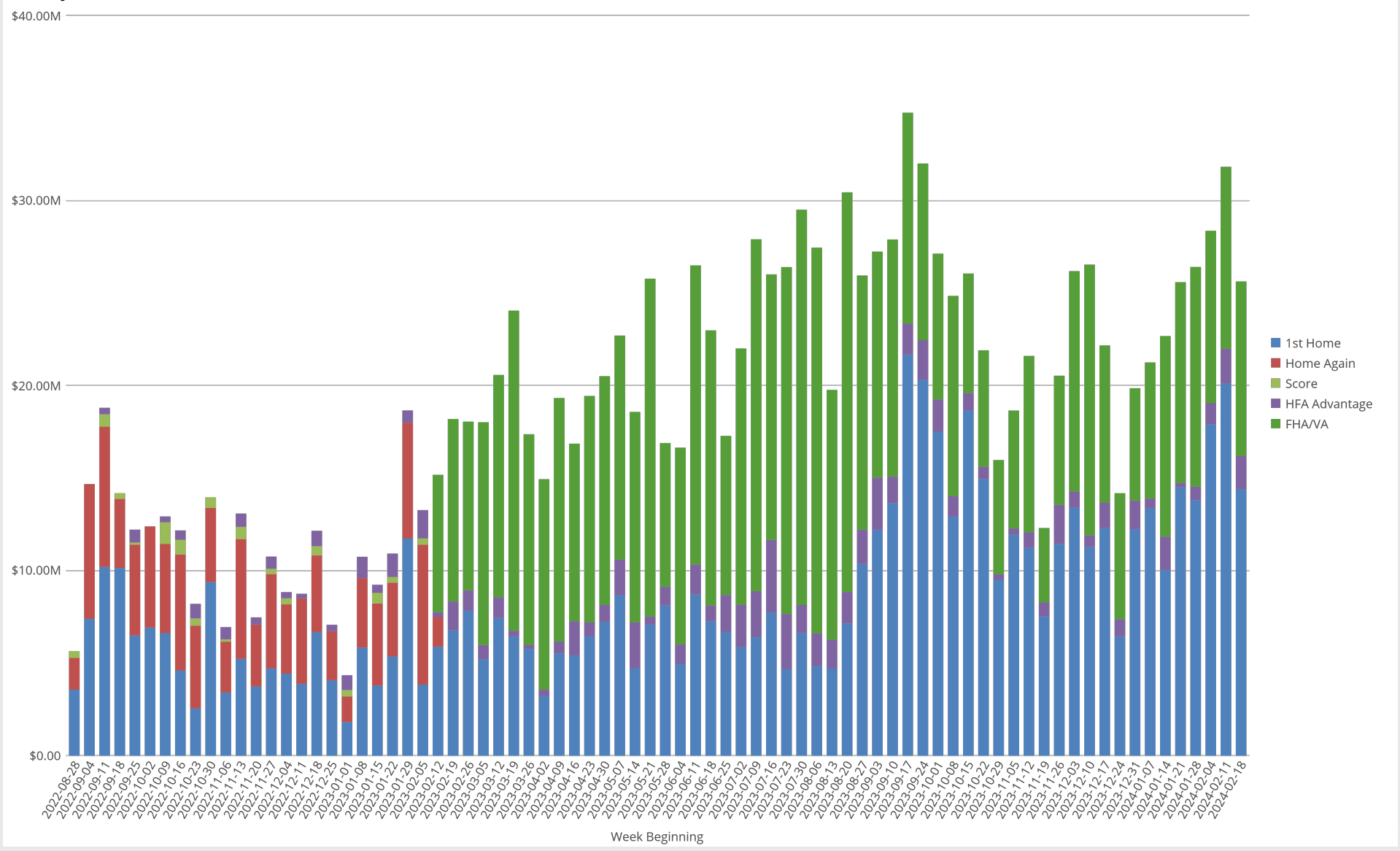
CY Reservation Count vs 2022 (YTD)

159.09%

CY Reservation AMT vs 2022 (YTD)

165.87%

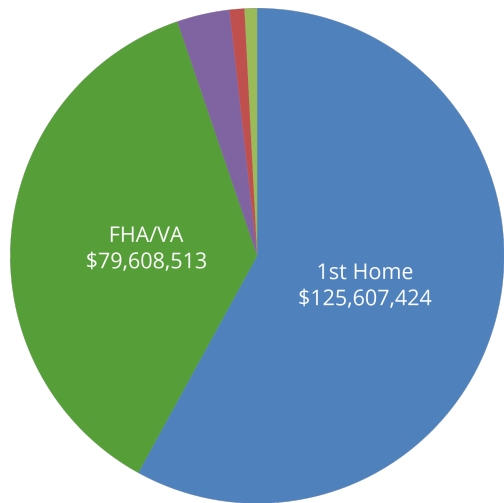
Weekly Reservations



Financial Analysis Dashboard

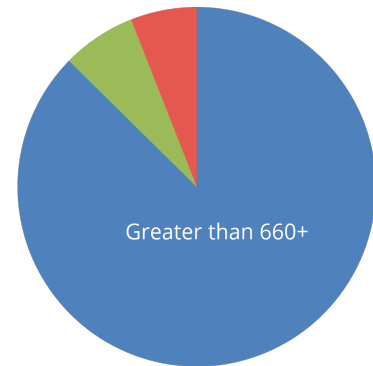
Pipeline Amount
\$216,576,618Total Amount

1st Home	\$126M	58%
FHA/VA	\$79.6M	36.8%
HFA Advantage	\$7.47M	3.45%
Home Again	\$2.11M	0.97%
Score	\$1.78M	0.82%



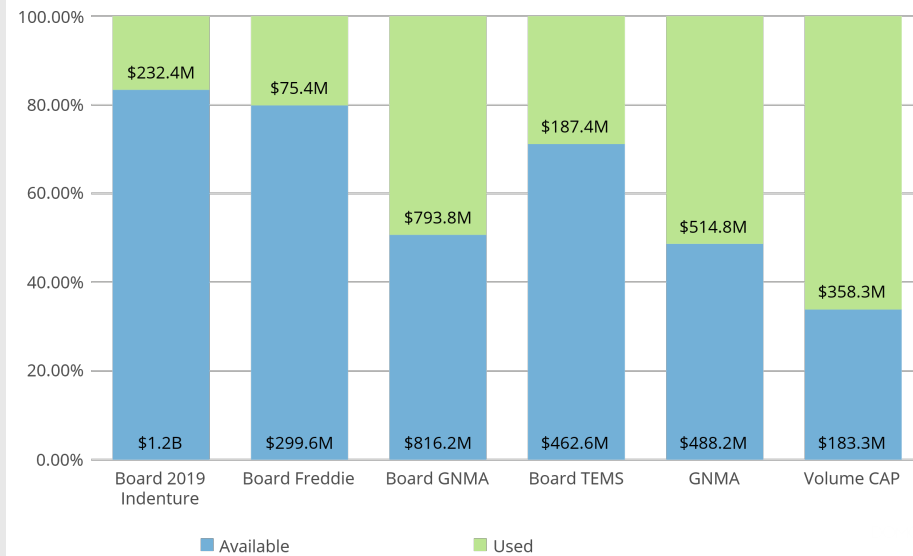
Credit Scores - Entire Pipeline
586Total Loans

Greater than ...	512	87.4%
Less than 640	39	6.66%
640-659	35	5.97%

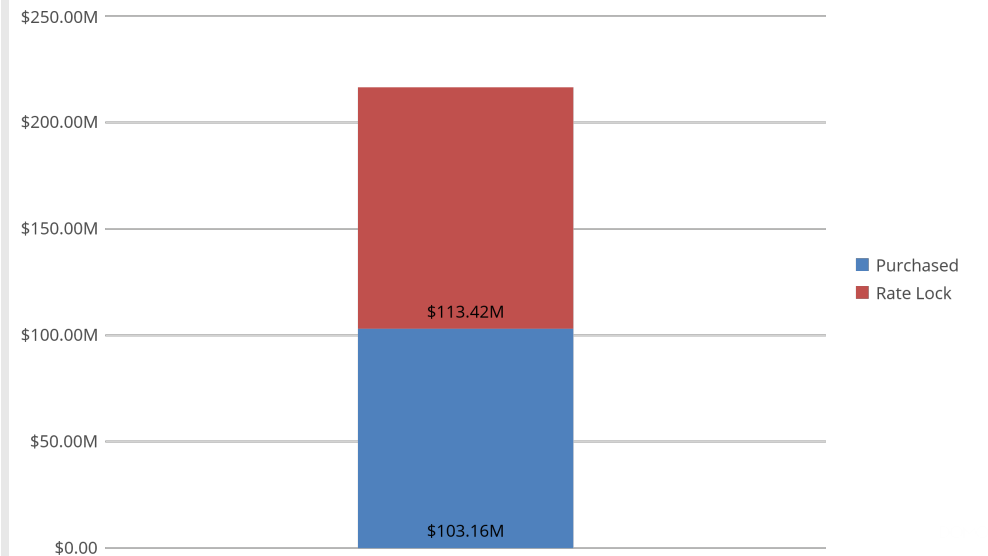


Total
586

Program Authority

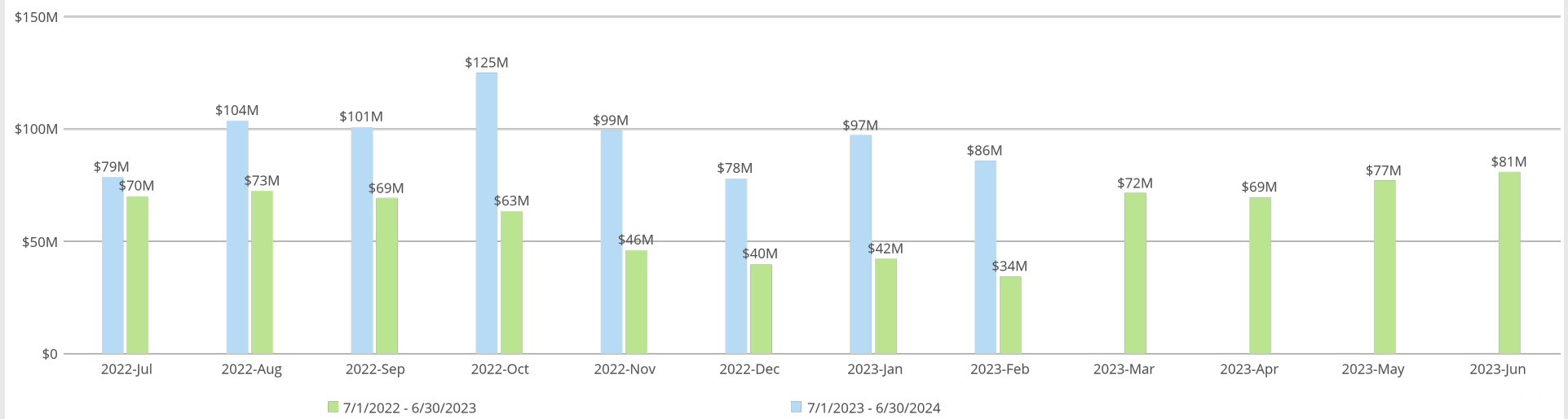


Loan Pipeline Snapshot

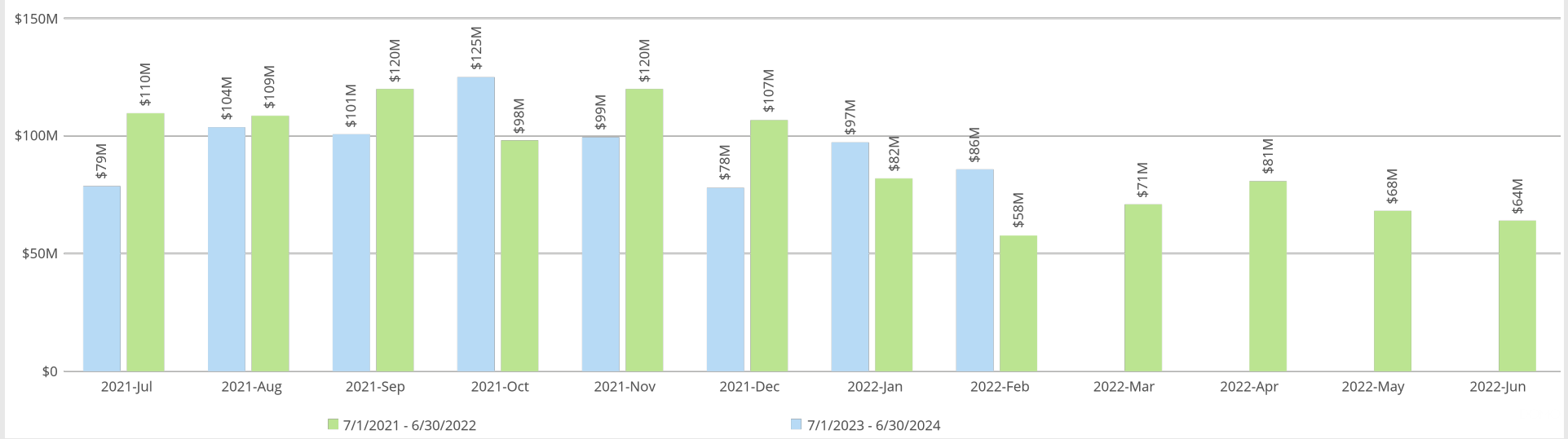


Financial Analysis Dashboard

Monthly Purchases - FY 2023 vs FY 2024
by Month

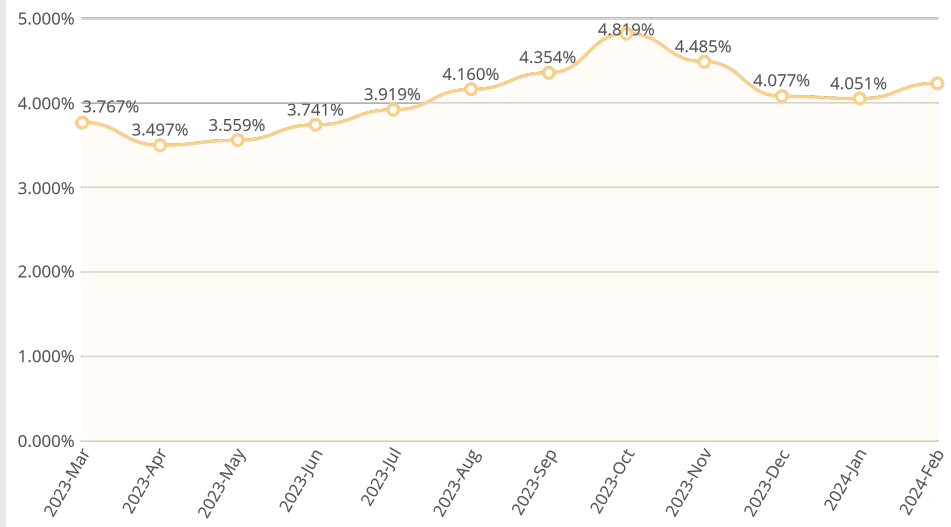


Monthly Purchases - FY 2022 vs FY 2024
by Month



Average 10 Year Treasury Rate

by Month

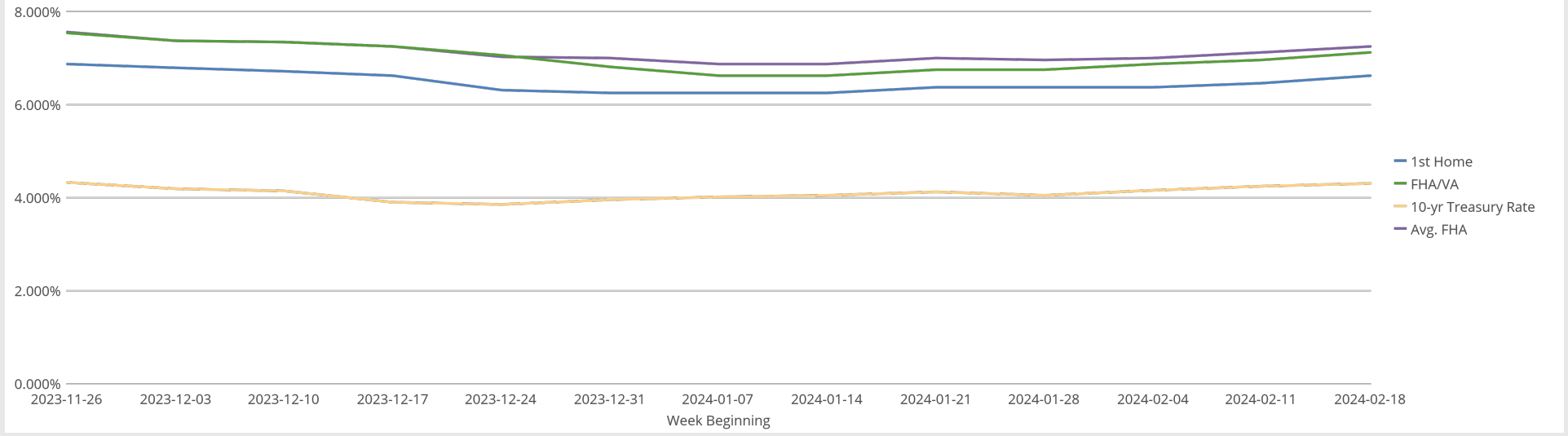


10 Year vs. 2 Year Spread



Rate Tracker

by Week



Utah Housing Corporation
BALANCE SHEET
As of January 31, 2024

	Operating Fund	Mortgage Servicing	Single Family	Housing Development	January 31, 2024	06/30/2023		
	Actual	Actual	Actual	Actual	Total	Total	Difference	%
Assets								
Cash and Cash Equivalents	(7,247,581)	21,782,929	152,701,180	3,163,029	170,399,557	218,056,016	(47,656,459)	(21.86) %
Encumbered Cash	(1,706)	20,827,462	-	29,144,564	49,970,320	60,651,133	(10,680,813)	(17.61) %
Trustee Investments	-	-	1,562,888,994	-	1,562,888,994	1,166,501,014	396,387,981	33.98 %
Mortgage Loans Available for Sale	-	-	145,249,248	-	145,249,248	101,904,876	43,344,371	42.53 %
Mortgage Loans Held for Investment	2,019,320	525,308	327,663,436	21,256,336	351,464,399	312,548,266	38,916,133	12.45 %
Second Mortgages	-	-	192,934,966	-	192,934,966	175,258,318	17,676,648	10.09 %
Accounts Receivable	4,053,401	2,607,086	58,232	315,743	7,034,462	1,839,387	5,195,075	282.44 %
Notes Receivable	-	-	-	6,260,014	6,260,014	2,339,678	3,920,336	167.56 %
Mortgage Servicing Rights	-	33,384,828	-	-	33,384,828	30,347,866	3,036,962	10.01 %
Interest Receivable- Mortgages	4,482	-	3,369,246	328,721	3,702,449	3,094,091	608,358	19.66 %
Interest Receivable- Investments	-	-	6,262,370	-	6,262,370	4,461,375	1,800,995	40.37 %
Net Pension Asset	-	-	-	-	-	-	-	-
Deferred Outflows of Resources	2,787,626	-	2,007,397	-	4,795,023	2,787,626	2,007,397	72.01 %
Capital Assets	7,261,405	-	-	-	7,261,405	7,445,967	(184,562)	(2.48) %
Other Assets	788,081	(33,204)	4,586	140,836	900,299	1,144,588	(244,289)	(21.34) %
Total Assets	9,665,027	79,094,409	2,393,139,655	60,609,243	2,542,508,334	2,088,380,201	454,128,133	21.75 %
Liabilities and Net Position								
Liabilities								
Notes Payable	2,019,320	-	69,392,414	-	71,411,734	48,150,065	23,261,669	48.31 %
Bonds Payable	-	-	1,429,922,904	-	1,429,922,904	1,250,647,215	179,275,689	14.33 %
Bonds Payable- General Obligation	-	-	27,665,000	-	27,665,000	29,180,000	(1,515,000)	(5.19) %
Bonds Payable- Taxable	-	-	427,796,000	-	427,796,000	218,872,000	208,924,000	95.45 %
Bonds Payable- Variable	-	-	-	-	-	-	-	-
Warehouse Line of Credit Payable	-	-	-	-	-	-	-	-
Derivative Instrument	-	-	2,007,397	-	2,007,397	-	2,007,397	-
Accrued Interest Payable	5,072	-	6,410,016	-	6,415,087	8,260,376	(1,845,288)	(22.34) %
Escrow Payable	-	20,827,462	-	-	20,827,462	35,229,727	(14,402,265)	(40.88) %
Other Payable	4,990,427	380,661	23,680,378	1,654,426	30,705,893	7,651,106	23,054,786	301.33 %
Net Pension Liability	4,642,408	-	-	-	4,642,408	4,642,408	-	-
Deferred Inflow or Resources	20,236	-	-	-	20,236	535,281	(515,045)	(96.22) %
Unearned Income	5,476	-	-	-	5,476	5,476	-	-
Inter-Company Payable (Receivable)	(47,792,549)	57,524,071	(9,731,522)	-	-	-	-	-
Total Liabilities	(36,109,610)	78,732,194	1,977,142,587	1,654,426	2,021,419,596	1,603,173,654	418,245,943	26.09 %
Net Position	45,774,637	362,215	415,997,068	58,954,817	521,088,738	485,206,547	35,882,190	7.40 %
Total Liabilities and Net Position	9,665,027	79,094,409	2,393,139,655	60,609,243	2,542,508,334	2,088,380,201	454,128,133	21.75 %

Statements are unaudited and without opinion

Utah Housing Corporation
STATEMENT OF REVENUE AND EXPENSES
As of January 31, 2024

	Operating Fund	Mortgage Servicing	Single Family	Housing Development	January 31, 2024	January 31, 2023	January 31, 2024		
	Actual	Actual	Actual	Actual	Total	Total	Forecasted	Forecast Difference	%
Net Income									
Operating Revenue									
Interest Income- Mortgages	34,401	-	20,652,031	421,356	21,107,789	14,613,477	16,094,167	5,013,622	31.15 %
Interest Income- Investments	699,485	227,022	34,865,203	2,455	35,794,165	23,322,133	28,490,291	7,303,874	25.64 %
Service Fees	-	9,299,529	-	-	9,299,529	7,042,987	7,422,917	1,876,612	25.28 %
Late Fees	79,454	628,621	-	-	708,074	572,479	583,334	124,740	21.38 %
Fee Income	3,409,581	78,049	-	904,445	4,392,075	6,283,700	3,569,183	822,892	23.06 %
Gain on Sale of Loans	-	5,172	11,596,402	-	11,601,574	9,210,182	11,848,142	(246,568)	(2.08) %
Other	7,641	167	3,024	11,833	22,665	13,342	39,375	(16,709)	(42.44) %
Total Operating Revenue	4,230,562	10,238,560	67,116,660	1,340,089	82,925,871	61,058,300	68,047,409	14,878,463	21.86 %
Expenditures									
Interest Expense	29,293	-	33,251,457	-	33,280,751	21,331,685	23,187,500	10,093,250	43.53 %
Servicing Rights Amortization	-	6,849,997	-	-	6,849,997	7,502,859	8,691,667	(1,841,670)	(21.19) %
Mortgage Servicing Fees	-	-	1,169,028	-	1,169,028	921,086	1,166,666	2,361	0.20 %
Salaries and Benefits	6,843,589	2,042,805	-	-	8,886,394	8,801,227	9,761,086	(874,691)	(8.96) %
General and Administrative	2,169,192	983,543	113,565	10,670	3,276,970	3,043,532	3,872,120	(595,150)	(15.37) %
Capital Acquisitions	411,908	-	-	-	411,909	471,427	775,659	(363,750)	(46.90) %
Servicing Losses	-	-	-	-	-	2,151	29,166	(29,166)	(100.00) %
Perpetual Program Costs	1,500	-	4,233,132	2,131,595	6,366,226	1,504,097	2,293,084	4,073,143	177.63 %
Loan Loss Reserve/Bad Debt	-	-	801,784	-	801,784	247,400	280,000	521,784	186.35 %
Total Expenditures	9,455,482	9,876,345	39,568,966	2,142,265	61,043,059	43,825,465	50,056,948	10,986,111	21.95 %
Total Net Income Before FMV Adjustment	(5,224,920)	362,215	27,547,694	(802,176)	21,882,813	17,232,835	17,990,461	3,892,352	21.64 %
Fair Market Value Adjustment	-	-	13,999,378	-	13,999,377	(22,932,129)	-	13,999,378	-
Total Net Income Before Transfers	(5,224,920)	362,215	41,547,072	(802,176)	35,882,190	(5,699,294)	17,990,461	17,891,730	99.45 %
Transfers	(405,465)	-	10,405,465	(10,000,000)	-	-	-	-	-
Total Net Income	(4,819,455)	362,215	31,141,607	9,197,824	35,882,190	(5,699,294)	17,990,461	17,891,730	99.45 %

Statements are unaudited and without opinion

Utah Housing Corporation
General and Administrative Budget
As of January 31, 2024

	Year Ending 06/30/2024	Month Ending 01/31/2024			Year To Date 01/31/2024		
	Annual Budget	Monthly Budget	Actual	Monthly Variance	Year to Date	% of Budget	Budget Variance
Expenses							
Salaries and Benefits	12,853,940	1,071,162	1,156,999	(85,837)	6,843,589	53.24 %	6,010,351
Administrative							
Professional Development	401,000	33,416	32,210	1,207	177,520	44.27 %	223,480
Office and Administrative	738,700	61,559	58,011	3,547	391,498	53.00 %	347,202
Program Development	122,500	10,208	646	9,562	25,098	20.49 %	97,402
Building/Systems and Equipment	1,676,300	139,692	147,724	(8,032)	961,658	57.37 %	714,642
Board of Trustees	63,000	5,250	2	5,247	21,519	34.16 %	41,481
Communication and Promotion	107,300	8,941	8,506	437	35,547	33.13 %	71,753
Professional Services	1,008,850	84,071	32,163	51,908	449,734	44.58 %	559,116
Other	0	0	(180)	179	0	0.00 %	0
Total Administrative	4,117,650	343,137	279,082	64,055	2,062,574	50.09 %	2,055,076
Capital Acquisitions	738,700	61,559	2,550	59,008	179,396	24.29 %	559,304
Total Expenses	17,710,290	1,475,858	1,438,631	37,226	9,085,559	51.30 %	8,624,731

Utah Housing Corporation
Mortgage Servicing Budget
As of January 31, 2024

	Year Ending 06/30/2024	Month Ending 01/31/2024			Year To Date 01/31/2024		
	Annual Budget	Monthly Budget	Actual	Monthly Variance	Year to Date	% of Budget	Budget Variance
Expenses							
Salaries and Benefits	3,879,350	323,279	355,804	(32,525)	2,042,805	52.66 %	1,836,545
Administrative							
Professional Development	47,300	3,942	4,081	(139)	16,142	34.13 %	31,158
Office and Administrative	12,000	1,000	57	943	2,922	24.35 %	9,078
Program Development	6,000	500	160	340	2,337	38.95 %	3,663
Building/Systems and Equipment	1,089,220	90,768	79,882	10,886	500,077	45.91 %	589,143
Professional Services	555,100	46,259	23,256	23,003	294,788	53.11 %	260,312
MBS Pool Interest Expense	500,000	41,666	16,165	25,501	131,378	26.28 %	368,622
Other	80,000	6,667	2,049	4,618	35,899	44.87 %	44,101
Total Administrative	2,289,620	190,802	125,651	65,151	983,543	42.96 %	1,306,077
Capital Acquisitions	30,000	2,500	0	2,500	0	0.00 %	30,000
Servicing Losses	50,000	4,167	0	4,167	0	0.00 %	50,000
Servicing Rights Amortization	14,900,000	1,241,666	978,571	263,095	6,849,997	45.97 %	8,050,003
Total Expenses	21,148,970	1,762,414	1,460,026	302,388	9,876,345	46.70 %	11,272,625

M E M O R A N D U M

To: UHC Trustees
From: Jonathan A. Hanks, COO
Date: March 11, 2024
Subject: Operating Report

SF Mortgage Activity Report (through 2/29/2024)

- FY '24 loan purchases **up** YOY 78% (\$) and 76% (#)
- FY '24 1st mortgages with UHC DPA 2nd mortgage - 77% vs. 97% last year (approx. \$8MM less in DPA funded)
- February purchases **up** YOY 176% (\$) and 149% (#)
- CY '24 purchases **up** YOY 150% (\$) and 135% (#)
- First-time Homebuyer Assistance Program (see attached)

SF Portfolio Performance as of 2/29/2024

- 1st mortgage portfolio: 16,152 loans, \$4.24BB; 2nd mortgage (DPA) portfolio: 13,356 loans, \$195.3MM
- Delinquency statistics (compared to December):
 - Total delinquency down 170 bps
 - 30-60 day delinquencies down 172 bps
 - 90+ day delinquencies up 3 bps
 - Loans in foreclosure down by 5 bps
- Loans in loss mitigation down by 9 bps over December (208 loans or 1.29% of portfolio)

February 2024 Foreclosure Aging Report

# of months since origination	0-12	13-36	37-60	61 or more	TOTAL
# of loans	1	15	4	10	30

Multifamily Lending & Housing Development Updates

- Moab Community Land Trust: Closed on lot lease, executed construction contract, and issued Notice to Proceed

UTAH FIRST-TIME HOMEBUYER ASSISTANCE PROGRAM

Program Data as of March 3, 2024

DWELLING TYPE	
Townhomes/Attached Planned Unit Development (PUD)	492
Single Family/Detached PUD	131
Condominiums	117
Manufactured Homes	1

*includes reservations approved and awaiting funds

TOP CITIES WITH IDENTIFIED PROPERTIES	
Saratoga Springs	16%
Spanish Fork	8%
Magna	8%
Eagle Mountain	7%
Riverton	7%
All other cities	54%

TOP COUNTIES WITH IDENTIFIED PROPERTIES	
Utah	43%
Salt Lake	17%
Tooele	9%
Washington	8%
Weber	5%
All other counties	18%



619 reservations funded,
totaling
\$12,341,373



92 reservations awaiting
funds, totaling
\$1,840,000



\$19,937
average assistance amount



\$90,683
average annual income



\$381,115
average home purchase price



1,589
reservations remaining*
*includes reservations awaiting approval
and canceled reservations

Program administered by:



TO LEARN MORE, CONTACT:

801-902-8200

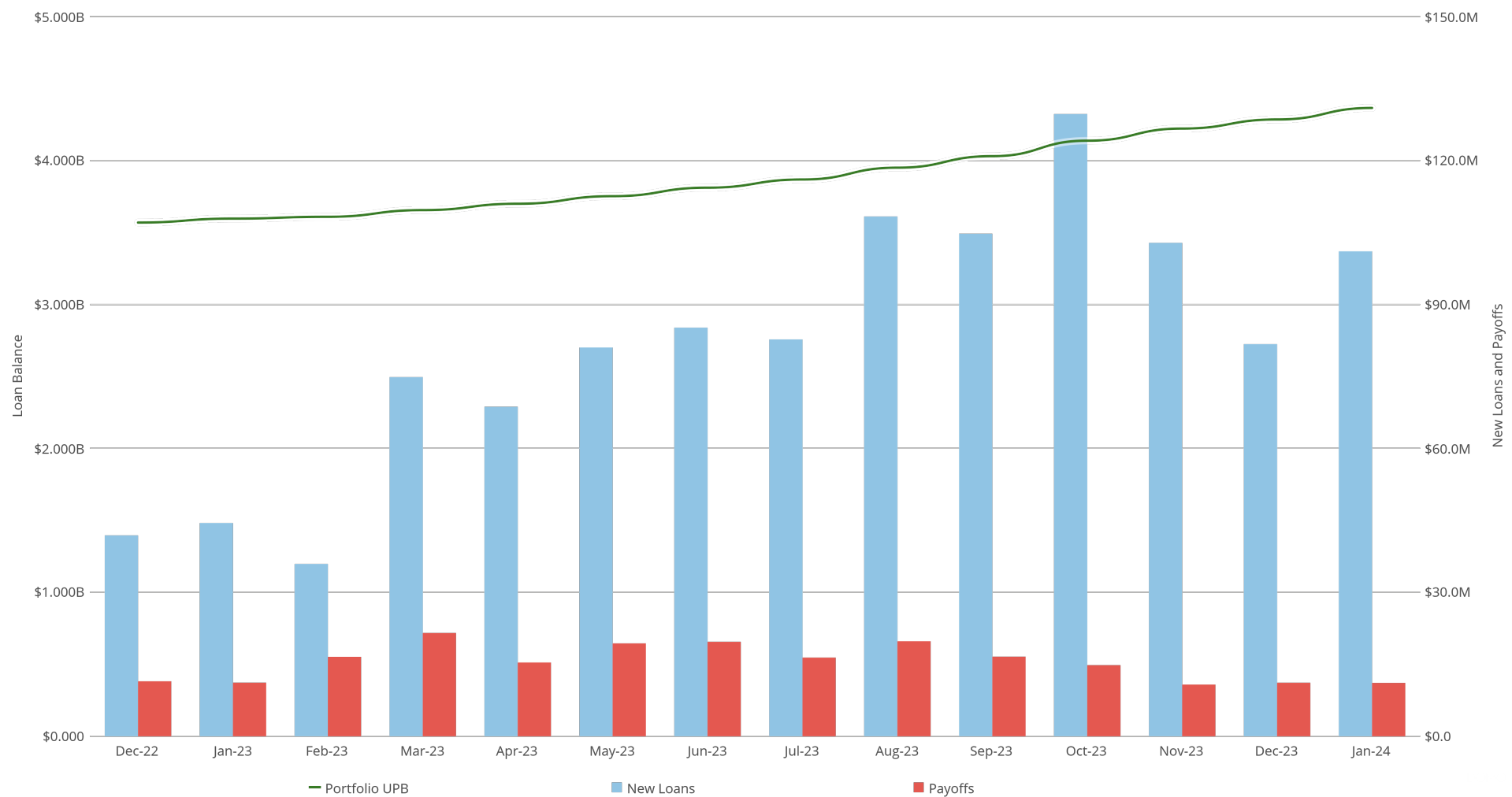
www.utahhousingcorp.org

UTAH'S HOUSING FINANCE AGENCY

Monthly Single Family Loan Stats

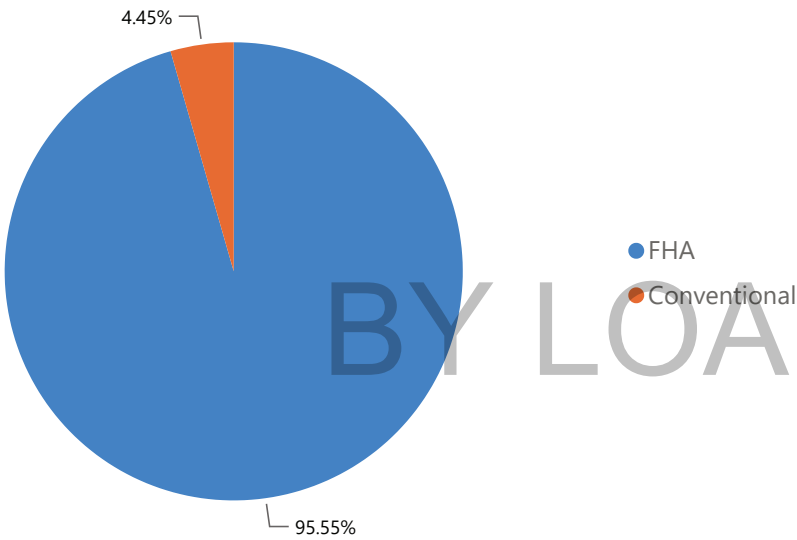
As of January 31st, 2023

Monthly Single Family Mortgage Loan Activity
by Month

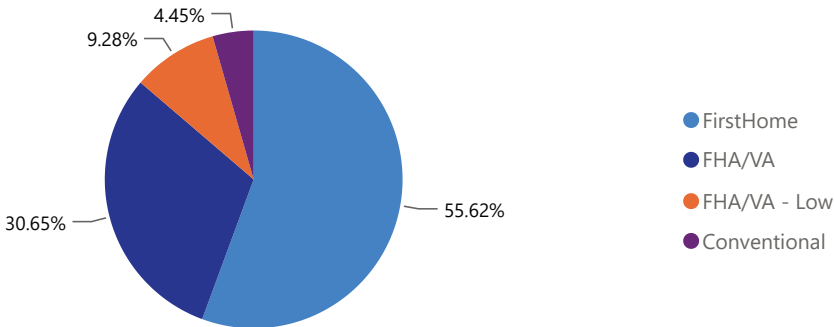


Utah Housing 1st Mortgage Portfolio Breakdown
As of 02/29/2024

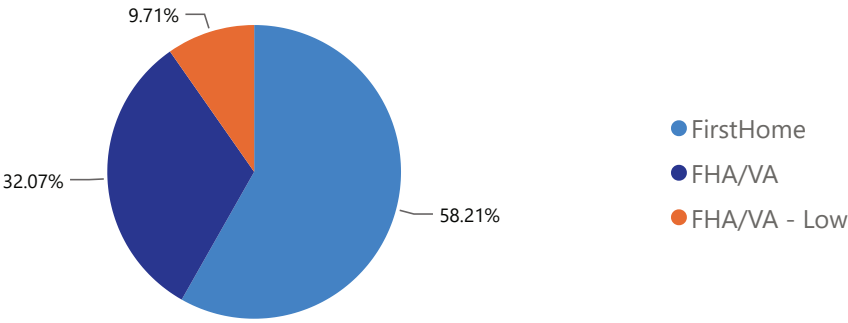
Loan Type by Count



Loan Program by Count



FHA Program by Count



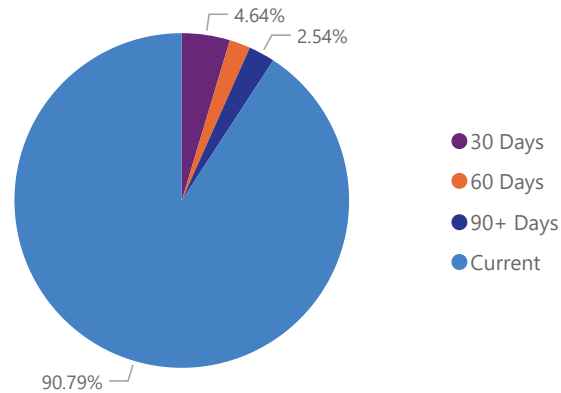
Loan Program Breakdown	Count of Loans
FirstHome	8984
FHA/VA	4950
FHA/VA - Low	1499
Conventional	719
Total	16152

Utah Housing 1st Mortgage Portfolio Breakdown As of 02/29/2024

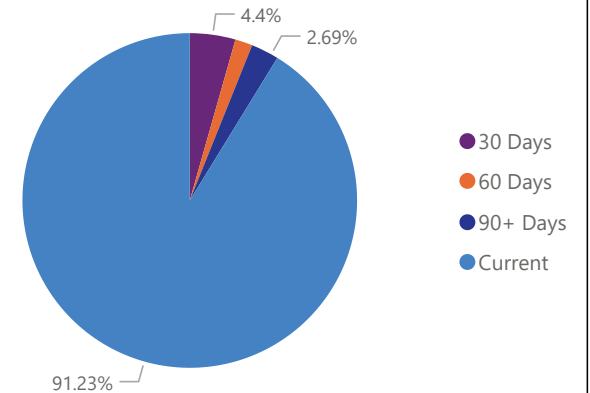
Loan Program Breakdown	Loan Count	Percent of Total
FirstHome	8984	55.62%
FHA/VA	4950	30.65%
FHA/VA - Low	1499	9.28%
Conventional	719	4.45%
Total	16152	100.00%

DLQ Levels	Loan Count	Percent of Total
30 Days	783	4.85%
60 Days	332	2.06%
90+ Days	437	2.71%
Current	14600	90.39%
Total	16152	100.00%

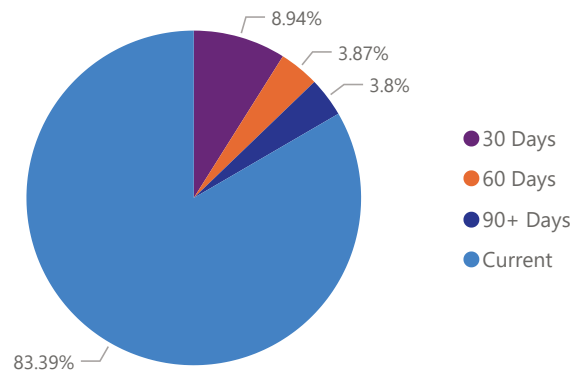
FirstHome Delinquency



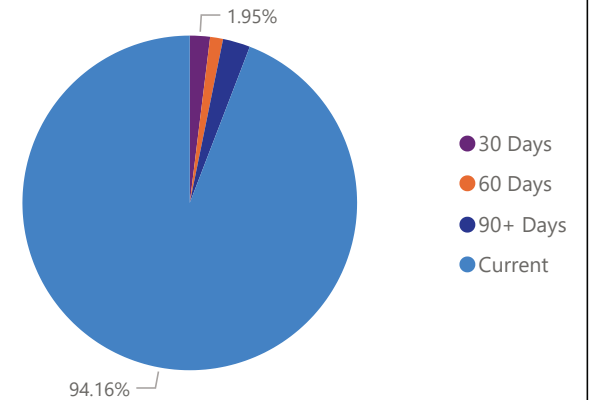
FHA/VA Delinquency



FHA/VA - Low Delinquency



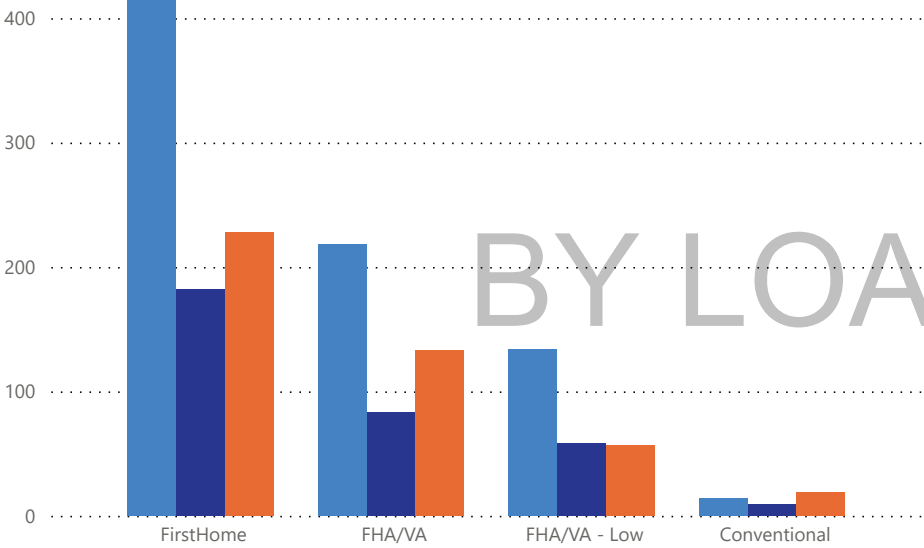
Conventional Delinquency



Utah Housing 1st Mortgage Portfolio Breakdown As of 02/29/2024

Loan Program Delinquency Breakdown

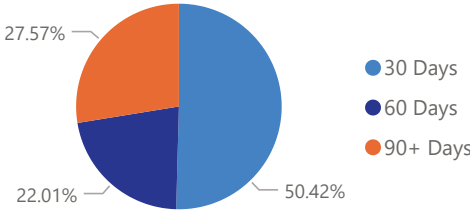
30 Days 60 Days 90+ Days



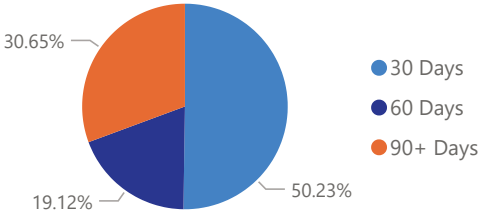
Loan Program Breakdown	Count of Loans
FirstHome	827
FHA/VA	434
FHA/VA - Low	249
Conventional	42
Total	1552

DLQ Levels	Count of Loans
30 Days	783
60 Days	332
90+ Days	437
Total	1552

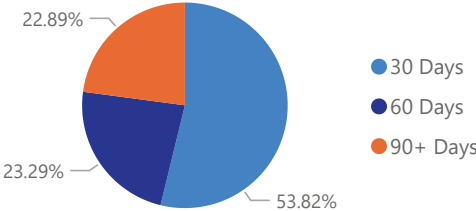
FirstHome Delinquency



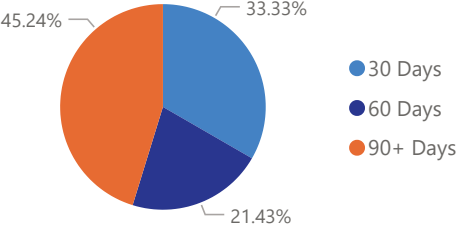
FHA/VA Delinquency



FHA/VA - Low Delinquency

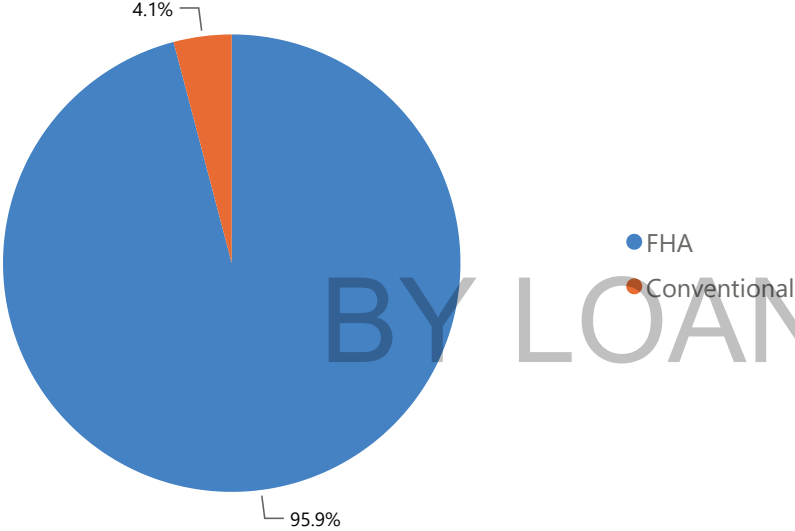


Conventional Delinquency

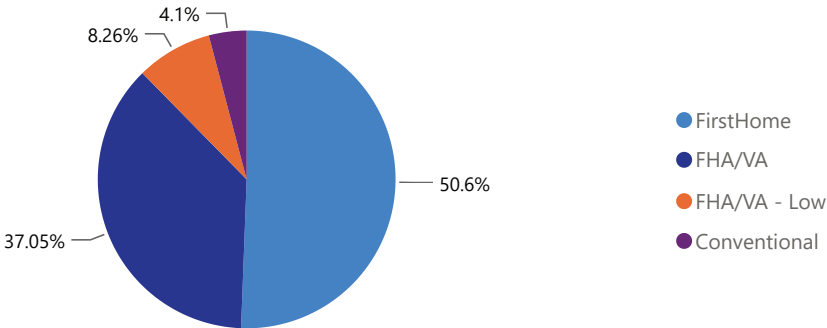


Utah Housing 1st Mortgage Portfolio Breakdown
As of 02/29/2024

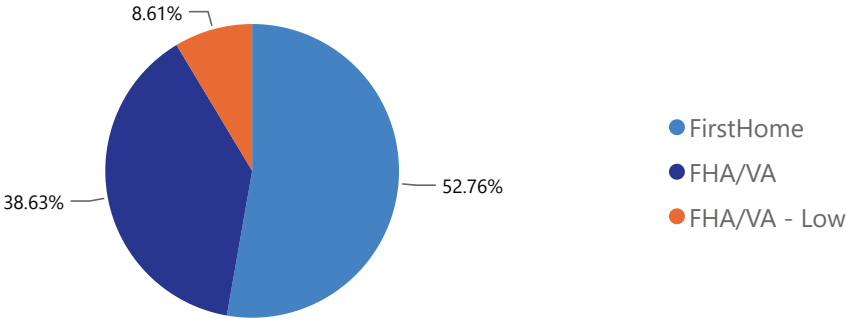
Loan Type by UPB Amount



Loan Program by UPB Amount



FHA Program by UPB Amount



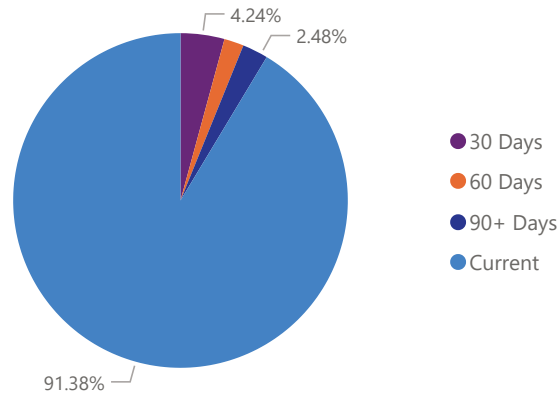
Loan Program Breakdown	UPB
FirstHome	\$2,145,807,604.55
FHA/VA	\$1,570,994,469.58
FHA/VA - Low	\$350,143,665.07
Conventional	\$173,698,436.85
Total	\$4,240,644,176.05

Utah Housing 1st Mortgage Portfolio Breakdown As of 02/29/2024

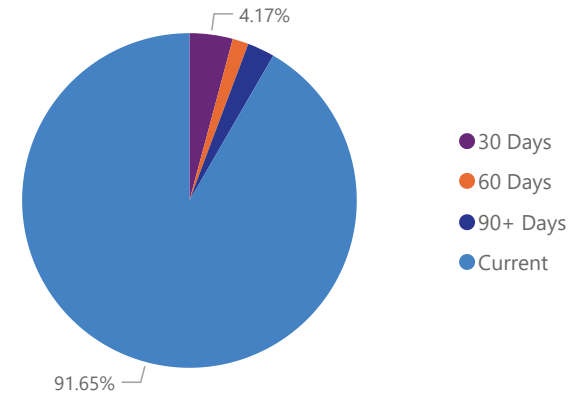
Loan Program Breakdown	UPB	Percent of Total
FirstHome	\$2,145,807,604.55	50.60%
FHA/VA	\$1,570,994,469.58	37.05%
FHA/VA - Low	\$350,143,665.07	8.26%
Conventional	\$173,698,436.85	4.10%
Total	\$4,240,644,176.05	100.00%

DLQ Levels	UPB	Percent of Total
Current	\$3,862,946,954.67	91.09%
30 Days	\$188,877,052.54	4.45%
90+ Days	\$110,472,088.36	2.61%
60 Days	\$78,348,080.48	1.85%
Total	\$4,240,644,176.05	100.00%

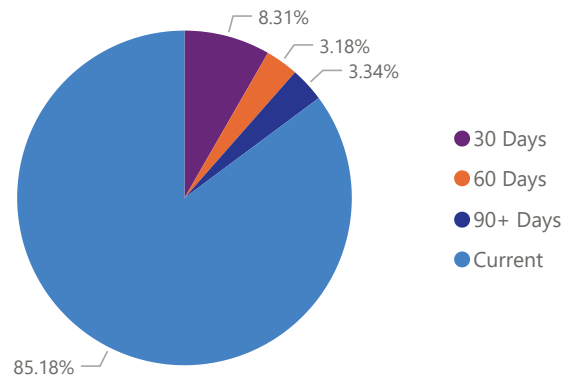
FirstHome Delinquency



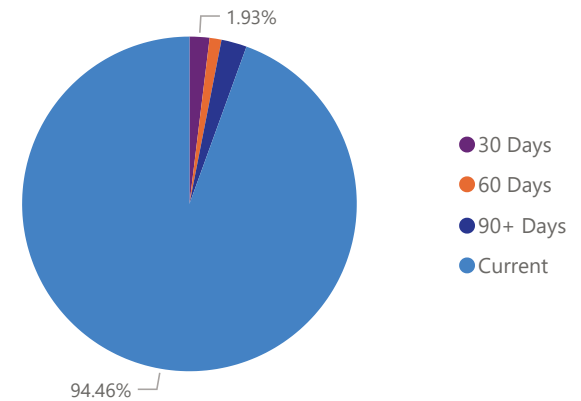
FHA/VA Delinquency



FHA/VA - Low Delinquency



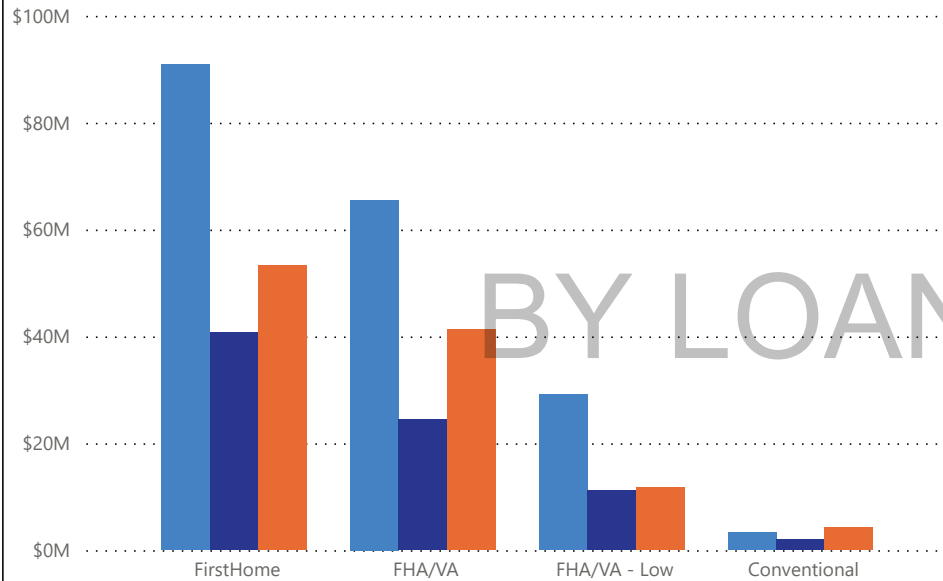
Conventional Delinquency



Utah Housing 1st Mortgage Portfolio Breakdown As of 02/29/2024

Loan Program Delinquency Breakdown 12/31/2023

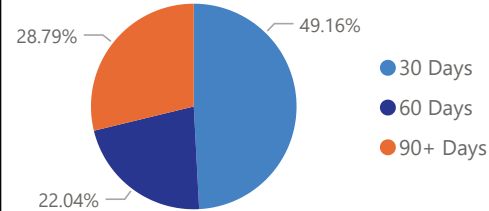
30 Days 60 Days 90+ Days



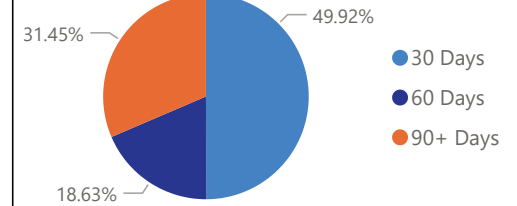
Loan Program Breakdown	UPB
FirstHome	\$184,939,657.57
FHA/VA	\$131,235,102.55
FHA/VA - Low	\$51,903,976.13
Conventional	\$9,618,485.13
Total	\$377,697,221.38

DLQ Levels	UPB
30 Days	\$188,877,052.54
60 Days	\$78,348,080.48
90+ Days	\$110,472,088.36
Total	\$377,697,221.38

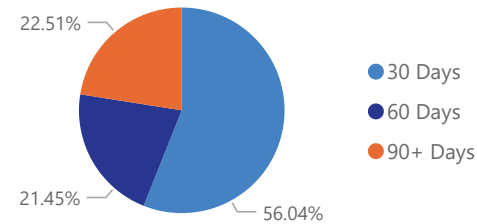
FirstHome Delinquency



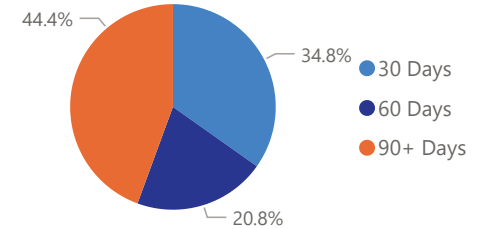
FHA/VA Delinquency



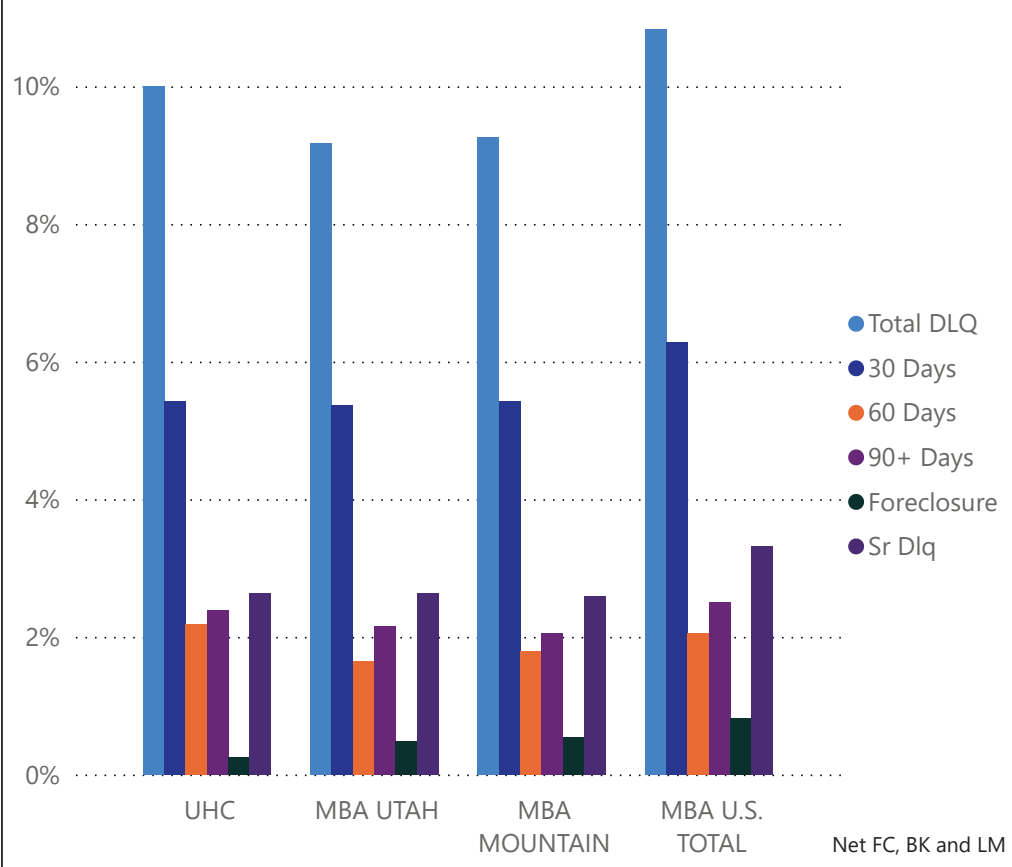
FHA/VA - Low Delinquency



Conventional Delinquency

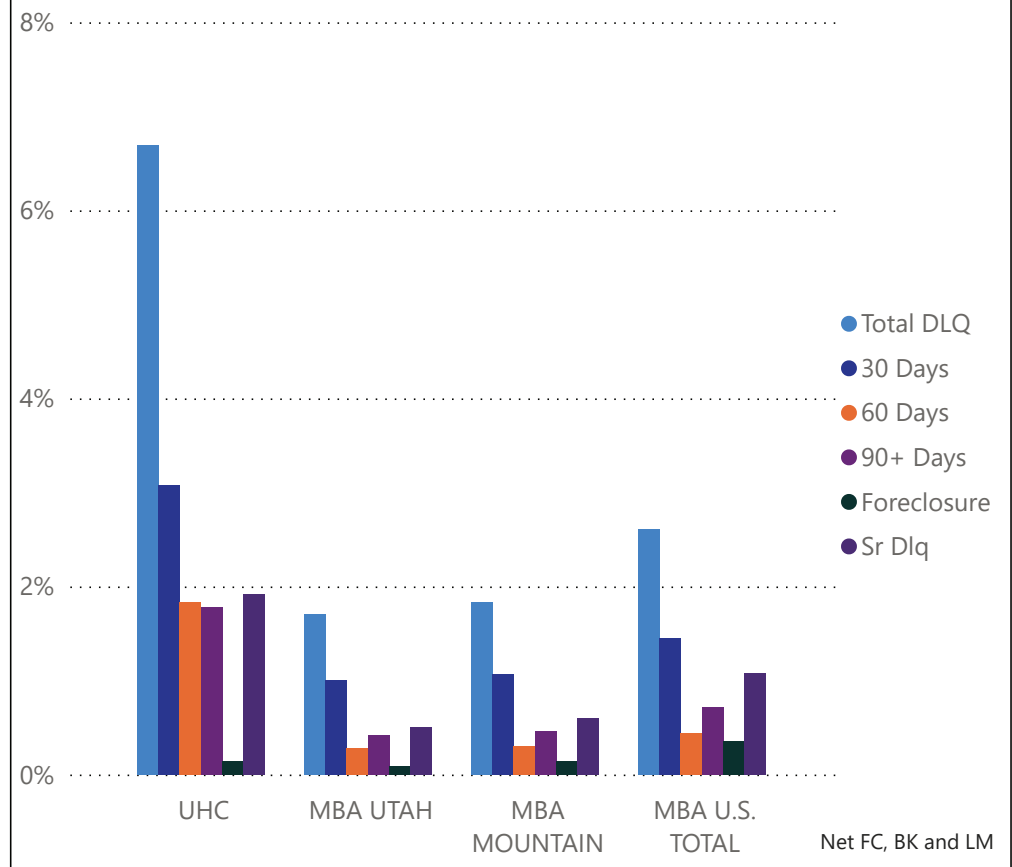


UHC vs MBA Servicing Q4: FHA FRM Loans



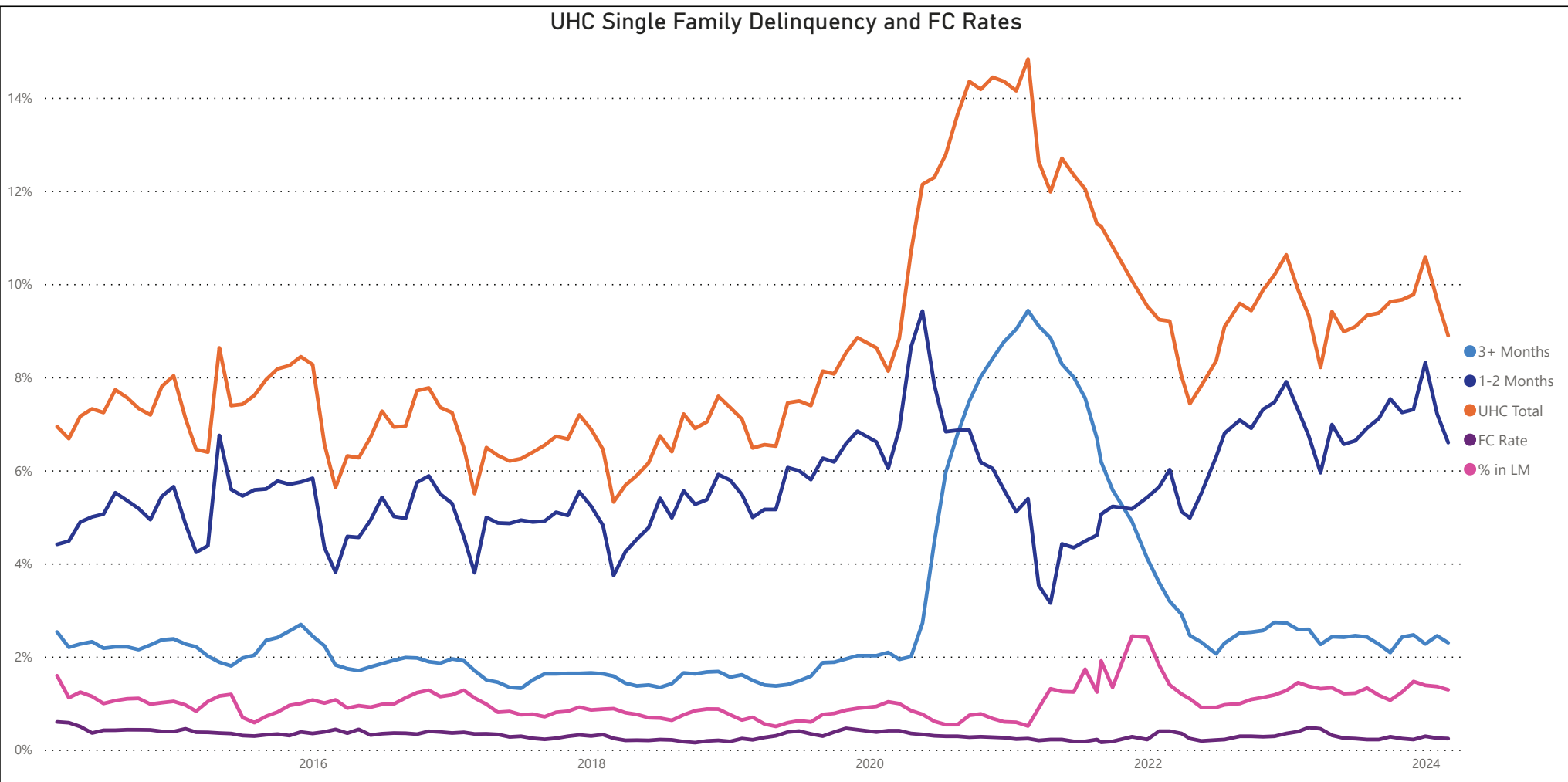
UHC vs MBA Servicing Q4: FHA FRM Loans						
Org-Area (groups)	Total DLQ	30 Days	60 Days	90+ Days	Foreclosure	Sr Dlq
UHC	10.01%	5.43%	2.19%	2.39%	0.25%	2.64%
MBA UTAH	9.18%	5.37%	1.65%	2.16%	0.48%	2.64%
MBA MOUNTAIN	9.27%	5.43%	1.79%	2.05%	0.54%	2.59%
MBA U.S. TOTAL	10.83%	6.28%	2.05%	2.50%	0.82%	3.32%

UHC vs MBA Servicing Q4: Conventional FRM Loans



UHC vs MBA Servicing Q4: Conventional FRM Loans						
Org-Area (groups)	Total DLQ	30 Days	60 Days	90+ Days	Foreclosure	Sr Dlq
UHC	6.69%	3.08%	1.83%	1.78%	0.14%	1.92%
MBA UTAH	1.71%	1.01%	0.28%	0.42%	0.09%	0.51%
MBA MOUNTAIN	1.83%	1.07%	0.30%	0.46%	0.14%	0.60%
MBA U.S. TOTAL	2.61%	1.45%	0.44%	0.72%	0.36%	1.08%

UHC Single Family Delinquency and FC Rates



2/28/2014



2/29/2024



Active FHA Portfolio as of 01/31/2024

