



"We're Housing Utah"

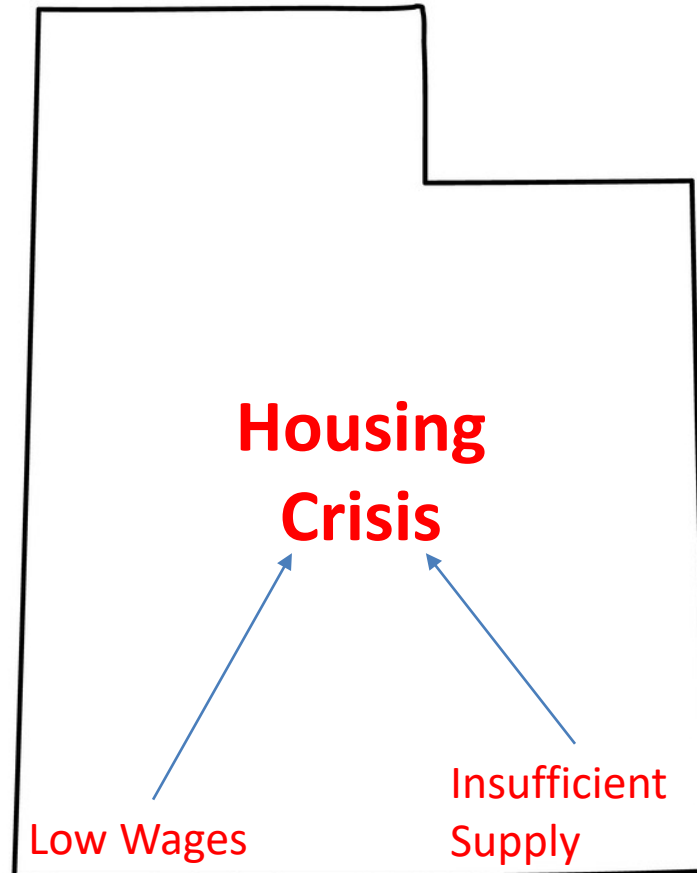


UTAH HOUSING CREDIT PROGRAM

Claudia O'Grady, Vice President
Multifamily Finance



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Source: US Census Bureau

AARP

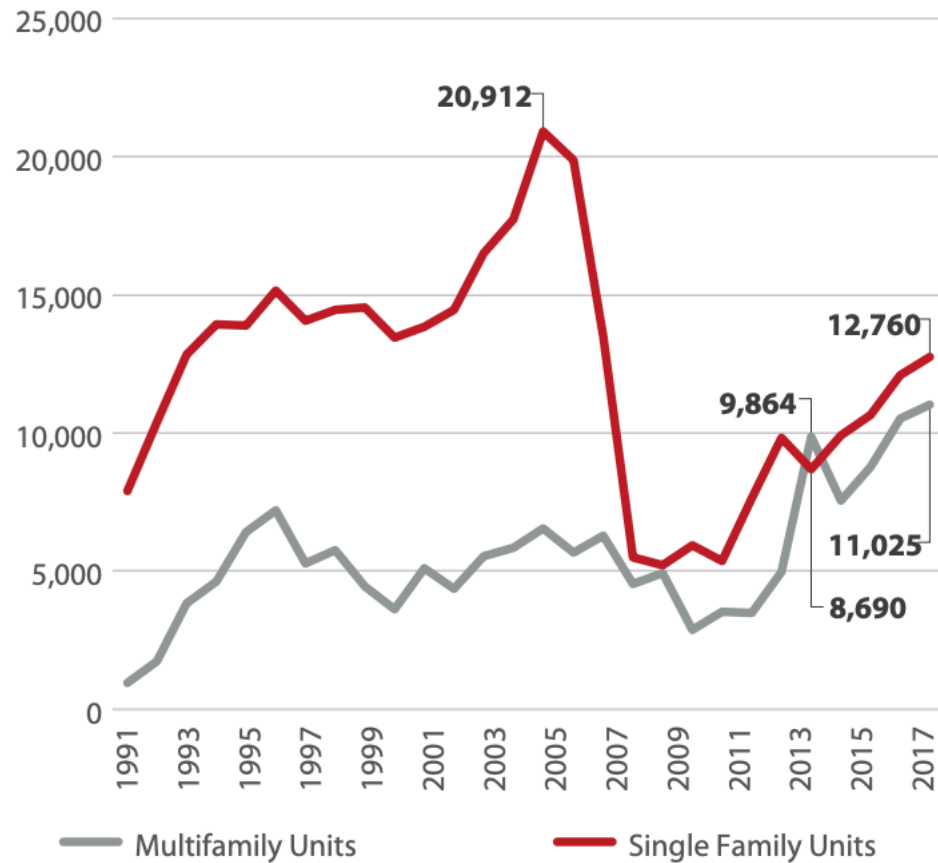
	2020 Population	2010 Population	+ People	+ %
Utah	3,271,616	2,763,885	507,731	18.4
Idaho	1,839,106	1,567,582	271,524	17.3
Texas	29,145,505	25,145,561	3,999,944	15.9
North Dakota	779,094	672,591	106,503	15.8
Nevada	3,104,614	2,700,551	404,063	15
Colorado	5,773,714	5,029,196	744,518	14.8



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Chart 3: Building Permits Issued for Single-Family and Multifamily Units in Utah



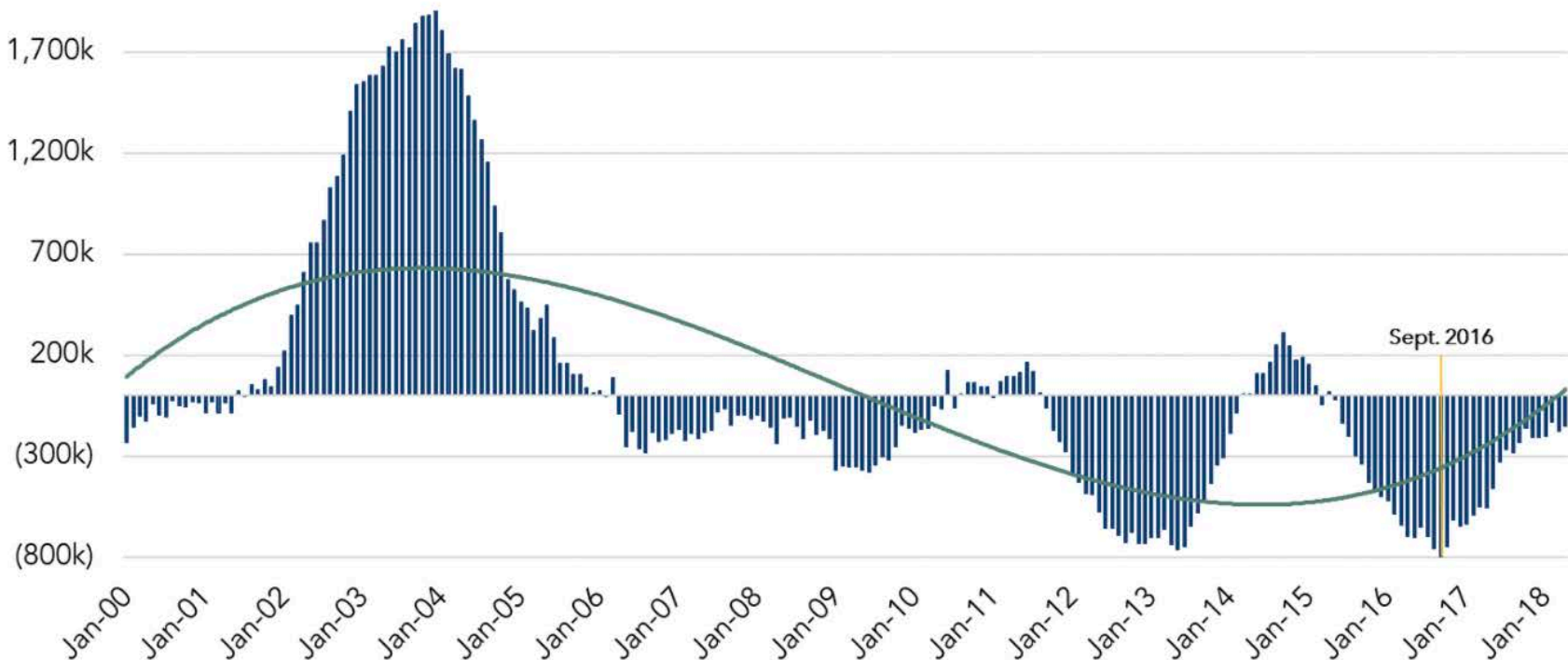


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Closing The Gap

Difference Between New Housing Units Completed (SAAR) and New Household Formation (2-Year Moving Average)



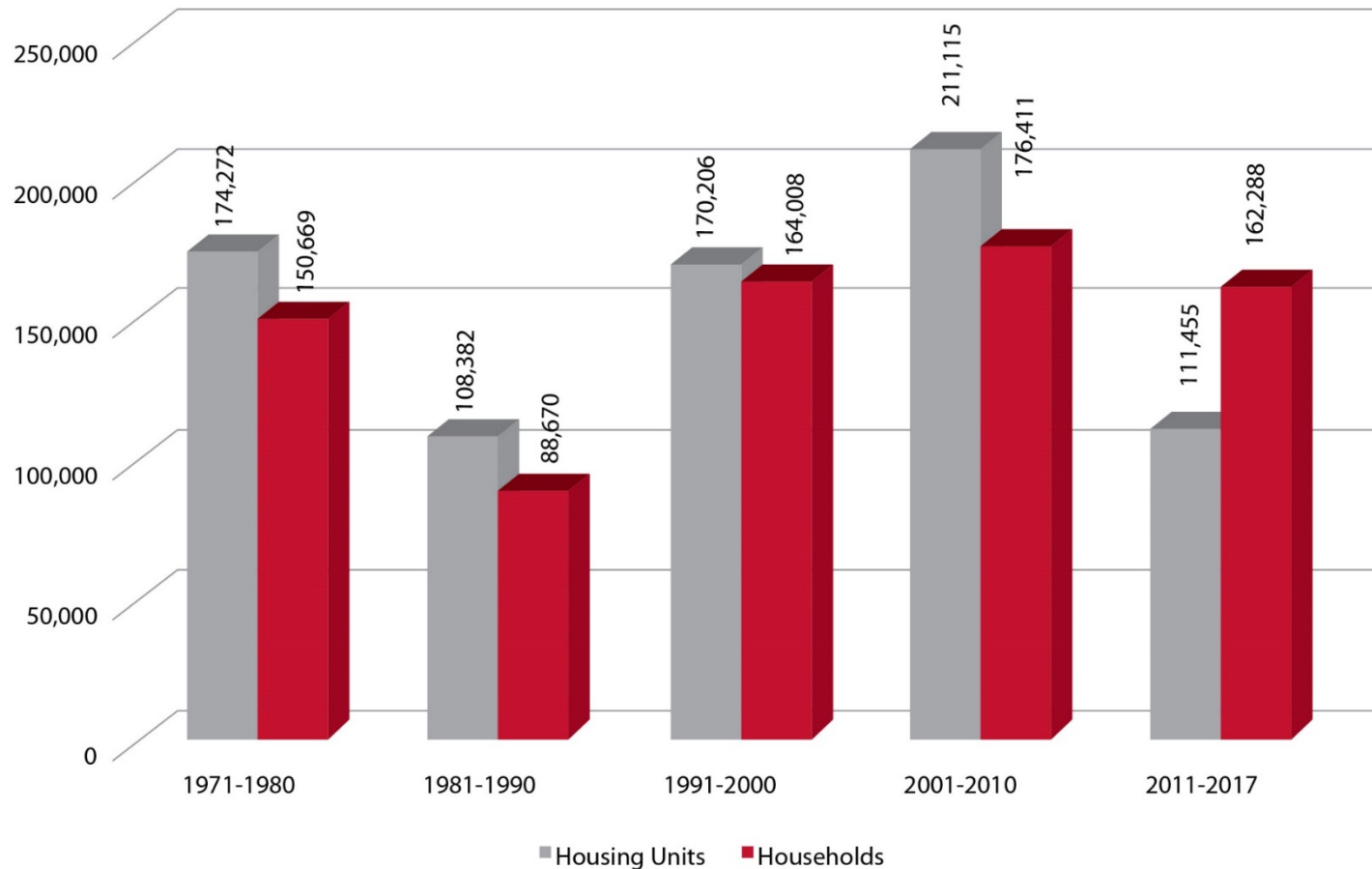
Source: Census Bureau, HUD (obsolescence rate of 0.31% of existing stock), April 2018



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Figure 2: Increase in Households Compared to Increase in Housing Units for Utah



Source: U.S. Census Bureau and Ivory-Boyer Construction Database.

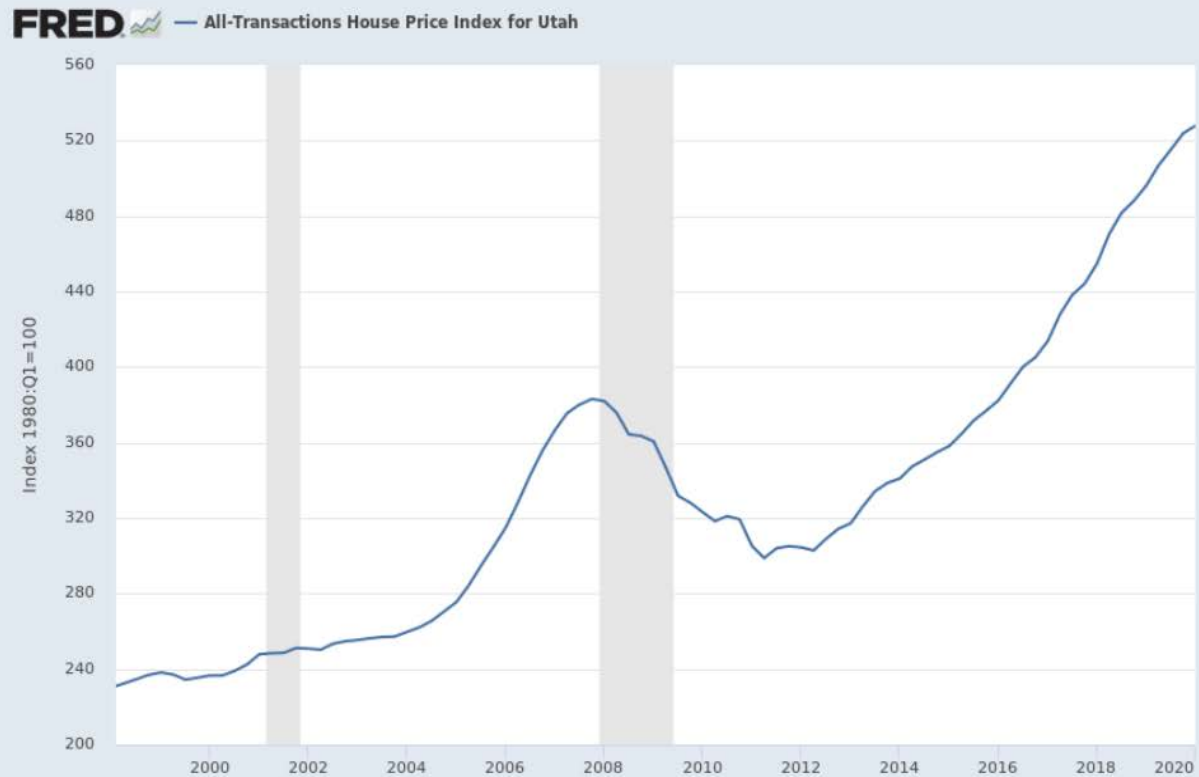


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Table 6: Utah Housing Prices

Housing prices have skyrocketed over the past two decades, significantly contributing to chronic economic insecurity in relation to real wage stagnation.



Source: U.S. Federal Housing Finance Agency

myf.red/g/uuf5

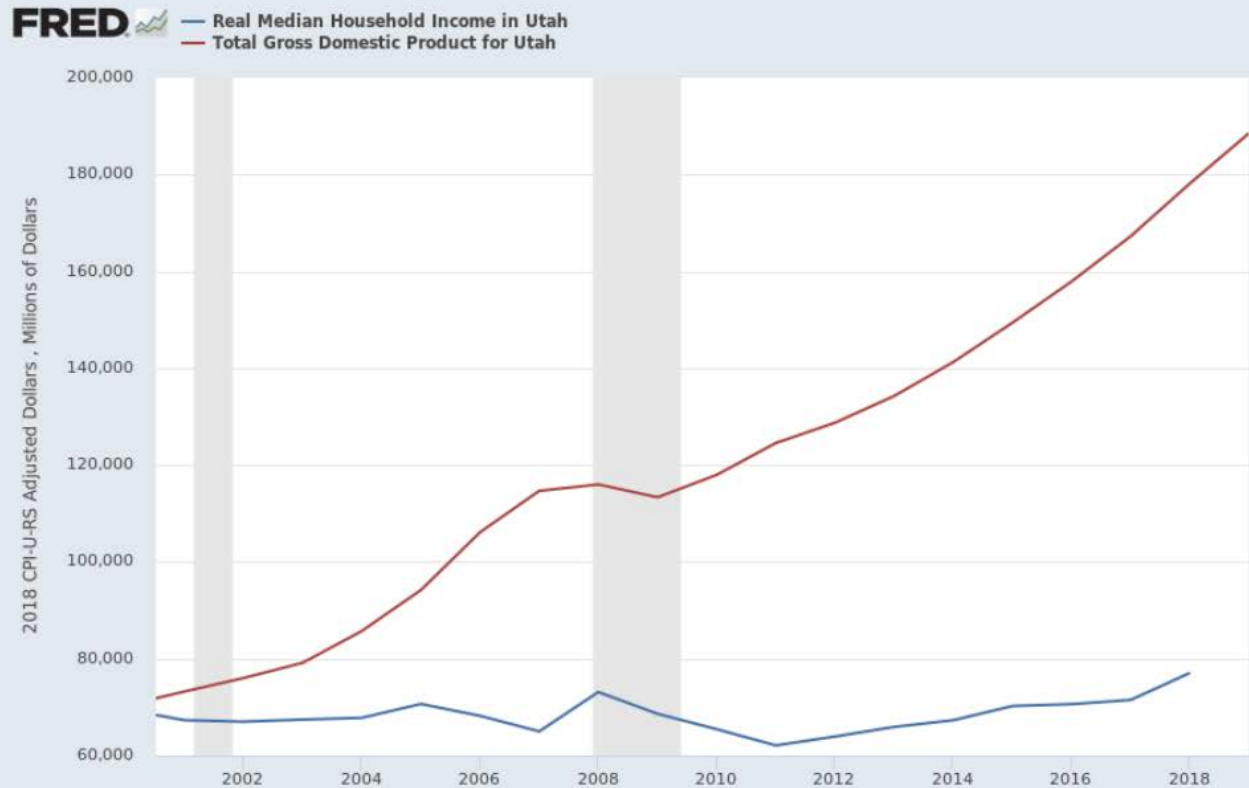


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**Table 1:
Utah Economic
Growth and
Real Median
Income**

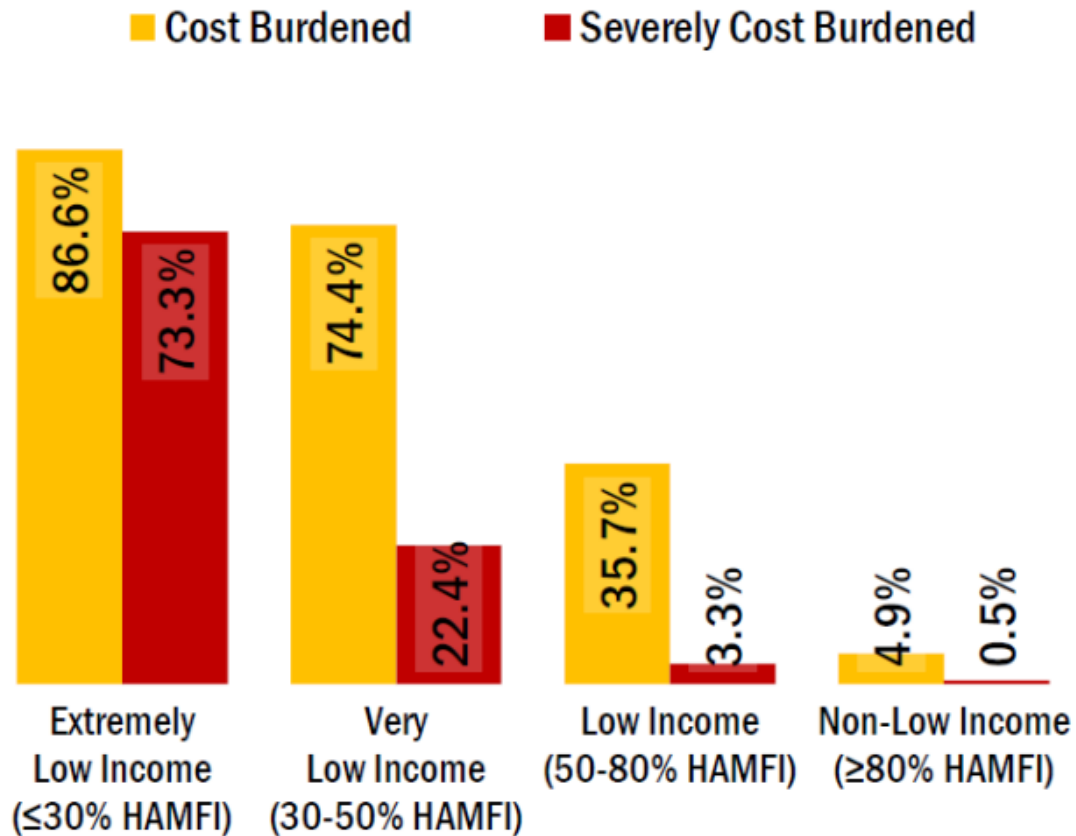
Slow and unequal wage growth stems from a growing wedge between overall productivity and the pay (wages and benefits) received by a typical worker.



Sources: U.S. Bureau of Economic Analysis, U.S. Census Bureau myf.red/g/urXa



State of Utah's Proportion of Cost Burdened Renter Households





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4% Housing Credit and Tax Exempt Bond Financed Projects

	Number of projects		10
	Number of units		2,372
	Bonds issued		\$317,904,099
	Housing Credits		\$19,057,753
	Total development costs		\$502,392,568
	Full time jobs created		4,187



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9% Housing Credit Projects			
		Number of projects	22
		Number of units	1,008
		Bonds issued	
		Housing Credits	\$14,886,807
		Total development costs	\$206,323,529
		Full time jobs created	1,718



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The Magnolia Apartments

Permanent Supportive Housing (PSH) project

65 units serving chronically homeless men and women.