

HEALTHCARE MORTGAGEE ADVISORY COUNCIL

Financing Seniors Housing for America



2025 H^MA^C Conference



Marty, We've got to Go Back!

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Remember when....

Yes, there was a time this year when non-critical repairs were not eligible in a 232/223(f) financing!

Remember When....



Waiting, waiting, waiting...

Underwriting Queue and Processing Times

There was a time this year when the HUD queue had over 130+ applications awaiting underwriter assignment and applications were taking 80-days in underwriting!

And in the not-so-distant past...

We had to navigate significant staffing reductions within ORCF and OGC as well as a 43-day government shutdown!

But I promise....it hasn't all been bad!



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We Trusted the Process!

ORCF committed to process improvement and the results spoke volumes!

Month	# Firm Commitments Issued	Avg. Calendar Days in UW
Through September 4, 2025	6	38
August 2025	51	45
July 2025	64	50
June 2025	46	49
May 2025	51	50
April 2025	61	54
March 2025	32	58
February 2025	22	74
January 2025	29	79
Oct - Dec. 2024	84 (avg. 28 per month)	80

Big Ideas...The Express Lane

ORCF rolled out the Express Lane, helping further reduce the queue timing and allowing straight forward applications to obtain commitments faster!



2025

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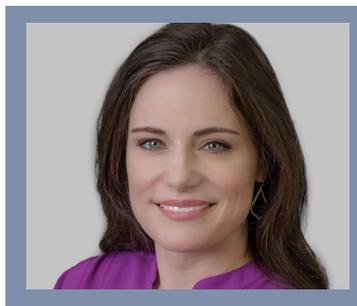
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