

**RHODE ISLAND HOUSING AND MORTGAGE
FINANCE CORPORATION
(A COMPONENT UNIT OF THE STATE OF RHODE ISLAND)**

**Financial Statements and Supplementary Information
For the Six Months Ended December 31, 2013**

**RHODE ISLAND HOUSING AND MORTGAGE FINANCE CORPORATION
(A COMPONENT UNIT OF THE STATE OF RHODE ISLAND)**

**Financial Statements and Supplementary Information
As of and For the Six Months Ended December 31, 2013**

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Management's Discussion and Analysis

The accompanying basic financial statements include Rhode Island Housing and Mortgage Finance Corporation (the Corporation) and Affordability Housing Trust (the Trust, a component unit of the Corporation), collectively referred to as Rhode Island Housing.

This section of Rhode Island Housing's financial statements presents Rhode Island Housing's management's discussion and analysis of the Corporation's financial position and performance as of December 31, 2013 and 2012 and for the six months then ended. This discussion and analysis is intended to serve as an introduction to the Corporation's basic financial statements. The Corporation's basic financial statements, accompanying notes, and supplementary information should be read in conjunction with the following discussion.

Financial Highlights

The financial highlights (in millions) of the Corporation as of and for the Six Months Ended December 31, 2013 increased (decreased) as compared to 2012 are as follows:

	\$	%
Mortgage loans, gross	(16.2)	(0.9)
Investments	(10.0)	(3.7)
Cash and cash equivalents	(21.2)	(8.0)
Total Assets	(59.0)	(2.6)
Bonds and notes payable	(69.9)	(4.3)
Total net position	(5.3)	(1.8)
Total revenues	(2.9)	(6.0)
Total expenses	(2.9)	(5.9)
Operating income	(0.1)	(9.7)

Mortgage loans comprise the largest segment of the Corporation's asset base. During fiscal year 2013, the Corporation began selling loans to FNMA. In addition, in fiscal year 2014, the Corporation changed its funding platform from MRB's to selling its loans on the TBA. This, coupled with lower than historic levels of single family loan production, increased foreclosures and short sales and higher than normal prepayments, resulted in a decrease in the Single-family loan portfolio by approximately \$87.7 million from the period ended December 31, 2012. This reduction in Single Family loans was mitigated by an increase in the Operating loan portfolio of approximately \$27.4 million, due primarily to increases in the Hardest Hit Fund loan portfolio.

Bonds and notes payable are the largest component of liabilities and this category decreased by \$69.9 million from the period ended December 31, 2012. This decrease is directly related to current year maturities and pay-offs of bonds with mortgage prepayments.

Overview of the Financial Statements

The Corporation engages only in business-type activities; that is, activities that are financed in whole or in part by charges to external parties for services, with funding sources that are primarily external to the Corporation. As a result, the Corporation's basic financial statements include the statement of net position, the statement of revenues, expenses and changes in net position, the statement of cash flows, and the notes to the financial statements. These basic financial statements are designed to provide readers with a broad overview of the Corporation's finances, in a manner similar to a private-sector business.

The statement of net position presents information on the Corporation's assets, liabilities and net position. Over time, increases or decreases in the Corporation's net position may serve as an indicator of whether the financial position of the Corporation is improving or deteriorating. Other factors, both internal and external to the Corporation, should be considered when evaluating the Corporation's financial position. The statement of revenues, expenses and changes in net position presents information on how the Corporation's net position changed during the period reported.

All assets, liabilities, and changes in net position are reported using the accrual basis of accounting for governmental entities and are reported as soon as the underlying event giving rise to the asset or liability and resulting change in net position occurs, regardless of the timing of when a corresponding amount of cash is received or paid. Consequently, certain revenues and expenses reported in the statement of revenues, expenses and changes in net position will result in cash flows in future periods.

The Affordability Housing Trust is a separate legal entity created pursuant to a trust agreement initiated by the Corporation. The Trust is a private-purpose trust established to assist in activities that involve the creation and preservation of affordable housing in the State. All resources of the Trust, including income on investments and other revenues, are held in trust for the benefit of private and not-for-profit organizations. There is no requirement that any portion of the Trust's resources be preserved as capital. The Trust administers its affairs through its trustees, records its assets in segregated accounts and maintains financial records separate from the Corporation.

On July 1, 2013 the Corporation adopted Statement No. 65 of the GASB, *Items Previously Reported as Assets and Liabilities*. This change resulted in a restatement of net position as of July 1, 2013 and a change to the way certain expenses and income items are recorded. For the period ended December 31, 2013 and 2012 beginning net position was reduced by approximately \$5.9 million and \$5.8 million, respectively.

Operating Activity of the Corporation

The following tables summarize the components of operating income, before the adjustment required to record investments at fair value as required by Governmental Accounting Standards Board (GASB) Statement No. 31:

For the Six Months Ended December 31 (in thousands)			
	2013	2012	% Change
Revenues:			
Interest income on loans	\$ 38,037	\$ 39,979	(4.9)%
Interest on investments	4,122	4,057	1.6
Other	6,024	4,225	42.6
Total revenues	<u>48,183</u>	<u>48,261</u>	<u>(0.2)</u>
Expenses:			
Interest expense	27,670	29,795	(7.1)
Provision for loan losses	4,175	1,423	193.4
REO expenditures	1,341	2,427	(44.7)
Cost to sell loans	521	29	1696.6
Bond issuance costs	1,021	686	(48.8)
Operating expenses	8,925	10,009	(10.8)
Other	1,755	2,812	(37.6)
Total expenses	<u>45,408</u>	<u>47,181</u>	<u>(7.4)</u>
Operating income, before adjusting investments to fair value	<u>\$ 2,775</u>	<u>\$ 1,080</u>	<u>156.9%</u>

Operating income, after adjusting investments to fair value, was \$665 thousand for the six month period ended December 31, 2013, and \$1.8 million for the six month period ended December 31, 2012. GASB Statement No. 31, which requires investments to be recorded at fair value, caused a decrease in operating income of \$2.1 million in 2013 compared to an increase of \$544 thousand in 2012. Operating income, excluding the unrealized gains and losses on investments, increased to \$2.8 million in 2013.

Other revenue consists of loan related fees such as origination and late fees, fees received for the management and disbursement of funds for federal housing programs and gains on the sale of loans. Other revenue increased by 42.6% for the six month period ended December 31, 2013 due primarily to the change in funding platform implemented by the organization this year. The organization is now selling loans to Fannie Mae (FNMA) and selling mortgage backed securities (MBS) on the open market or the TBA ("to be announced") instead of funding them through mortgage revenue bonds.

Operating expenses associated with the operation of the Corporation (personnel services, other administrative expenses, and depreciation and amortization of other assets) amounted to \$8.9 million for the six month period ended December 31, 2013, a decrease of 10.8% from \$10 million in the six month period ended December 31, 2012. The Corporation underwent a restructuring during its budgeting process for fiscal year 2014. As a result, many program and operating expenses were cut, including personnel, in order to balance the budget.

REO expenditures are preservation costs incurred related to REO properties that are deemed to be non-recoverable based on a valuation analysis of the underlying properties. There were \$2.4 million of REO expenses recorded for the six month period ended December 31, 2012 and \$1.3 million for the same period in 2013. The decrease is due primarily to a decrease in the length of time properties are carried by Rhode Island Housing and a reduction in the overall REO portfolio.

Net interest income (interest on loans and investments less interest expense) is the largest component of the Corporation's operating income. Net interest income remained stable at \$14 million for the six month period ended December 31, 2013. Interest income on loans and investments decreased by approximately \$2 million to \$42 million for the six month period ended December 31, 2013. Net interest income as a percentage of average bonds and notes payable was 1.86% in 2013 and 1.76% in 2012. Interest income on loans as a percentage of total loans decreased from 4.67% in 2012 to 4.51% in 2013, while interest expense on bonds and notes decreased slightly from 3.68% in 2012 to 3.56% in 2013. This caused a net decrease in the spread margin (i.e., differential between loans and bonds) from .98% in 2012 to .95% in 2013. This is the result of various bond refundings and continued lower rates on new loans.

The Corporation's revenue recognition policy requires that upon occurrence of any loan's delinquency of ninety days versus its contractual requirement for payment, the accrual of interest income for that loan is ceased and any previous accrued interest income is reversed. The Corporation will commence accruing interest income on such loans once the loans are made current.

The provision for loan losses increased from \$1.4 million in 2012 to \$4.1 million in 2013 based on a review of the Corporation's loan portfolio and an analysis of its current characteristics. The primary economic factors incorporated into the allowance estimates are: (1) recent performance characteristics of the single-family portfolio and (2) net operating cash flows of the developments associated with multi-family loans.

For single-family loans, an estimate of loss reserve is based on current economic conditions and real estate depreciation. For the multi-family portfolios, a specific loan loss reserve analysis is performed for every loan demonstrating signs of financial strain. Cash flow projections are developed from the most recent audited financials for each of the sites which may be experiencing difficulty. For each of these sites an analysis of value is calculated and compared to the loan balance. This methodology is the same as that used in the formulation of the income approach found in standard real estate appraisals. Beyond the specific reserves derived above, a general reserve is also established. The general reserve is based on a range of reserve percentages applicable to each loan portfolio.

In December, 2009, the Corporation issued bonds under two indentures following the announcement by the United States Treasury Department of its intent to purchase bonds from state and local housing finance agencies. This program is part of a federal plan to help stabilize the United States housing market and provide families with access to affordable rental housing and homeownership. The Treasury Department agreed to purchase from the Corporation up to \$128 million of single-family bonds under the Home Funding Bonds indenture, and up to \$65.1 million of rental housing bonds under the Multi-Family Funding Bonds indenture. As of December 31, 2013, all available bonds have been issued under this program.

Financial Analysis of the Corporation

The following table summarizes certain financial information regarding the Corporation's financial position:

	December 31(in millions)		
	2013	2012	% Change
Loans receivable, net	\$ 1,688	\$ 1,704	(0.9)%
Investments	260	270	(3.7)
Cash and cash equivalents	245	266	(7.9)
Other assets	15	27	(44.4)
Total assets	2,208	2,267	(2.6)
Deferred outflows of resources	441	-	-
Bonds and notes payable	1,547	1,617	(4.3)
Total liabilities	1,922	1,975	(2.7)
Net Position:			
Invested in capital assets	9-	9	(5.6)
Restricted	208	219	(5.0)
Unrestricted	70	65	7.7

Net loans receivable decreased \$16 million or .9% from the previous comparable six month period. This decrease in loans is attributable to the increase in refinanced loans in FY 2013, as well as the change in funding model implemented in FY 2014, which resulted in the sale of loans. Bonds and notes payable totaled \$1.5 billion as of December 31, 2013 and \$1.6 billion as of December 31, 2012.

During the six month period ended December 31, 2013, the Corporation refunded \$84.2 million in single-family bonds prior to maturity under provisions in the bond resolutions that allow mortgage prepayments to be used for such purpose. In addition, the Corporation issued \$39.9 million in bonds to fund multi-family loans and redeemed \$28.8 million of bonds which were refunded prior to maturity under provisions in the bond resolutions that allow mortgage prepayments to be used for such purpose

As of December 31, 2013 and 2012, the net position-to-asset ratio was 13.0% and 12.9%, the loan-to-asset ratio was 76.4% and 75.2%, respectively. These ratios reflect the application of GASB Statement No. 31.

The Corporation's loan portfolio is primarily composed of single-family mortgage loans. As of December 31, 2013 and 2012, single-family residential mortgages in bond resolutions decreased from \$981 million to \$893 million and multi-family loans in bond resolutions increased to \$432 million from \$388 million.

The Corporation invests funds according to an investment policy, the primary goal of which is the preservation of capital and the minimization of risk. Other investment policy objectives include liquidity and maximization of yield. Under its current investment policy, the Corporation invests substantially all funds in United States Government and Agency securities or in guaranteed investment contracts with providers.

The Operating Fund is used to record the receipt of income not directly pledged to the repayment of specific bonds and notes, as well as to record expenses related to the Corporation's administrative functions and the provision for loan losses. The Operating Fund also is used for the purpose of recording funds to be utilized in the administration of various housing programs that are not covered by the Corporation's bond resolutions.

External Influences

With very few exceptions, most states are contending with the negative ramifications of the continued economic downturn occurring nationally. The most pronounced implication of the downturn is a high level of unemployment across the country. Rhode Island's unemployment rate is presently 9.1% while the national rate is 6.7%. The soft economy and the high level of unemployment produce an adverse effect for any lending institution. Notwithstanding the fact that households historically place a very high priority on making their mortgage payments to their mortgage lenders, there is an unavoidable ripple effect produced in a lending institution's delinquency statistics. High unemployment also negatively affects the resale value and the market equity in houses, since there are fewer households financially able to upgrade their housing burden in an economic downturn. The Corporation's loans (1) do not include sub-prime, (2) are conservatively underwritten and (3) represent financing of a borrower's first home; however the Corporation's delinquency experience is directly impacted by the high unemployment and economic burdens of the State's residents.

In February 2010 the U.S. Department of the Treasury established the Hardest Hit Fund to provide targeted aid to families in states hit hard by the economic and housing market downturn. Rhode Island was chosen to receive assistance as one of the states struggling with unemployment rates at or above the national average or steep home price declines greater than 20 percent since the housing market downturn. The Corporation is helping our borrowers through the application process, to obtain federal aid available through the Hardest Hit Fund to provide funds for mortgage payment assistance for unemployed or underemployed homeowners, funds for principal reduction and loan modification to help homeowners get into more affordable mortgages and help for homeowners transitioning out of their homes. As of January 31, 2013 the Corporation is no longer accepting applications.

As of October 1, 2011 the U.S. Department of Housing and Urban Development (HUD) has made changes to their Project Based Section 8 Contract Administration Program. Under the new Annual Contributions Contract, HUD reduced the number of tasks to be performed and reduced the associated administrative fees earned by the Corporation. The current contract has been extended by HUD through March 31, 2014. On August 6, 2013 HUD issued a Notice of Funding Availability to award the contract to Rhode Island Housing from January 1, 2014 through December 31, 2015, however, this is now under appeal.

Requests for Information

This management's discussion and analysis is designed to provide a general overview of the Corporation's finances. Questions concerning this report may be addressed to the Director of Finance, Rhode Island Housing and Mortgage Finance Corporation, 44 Washington Street, Providence, Rhode Island, 02903. The Corporation maintains a website at: www.rhodeislandhousing.org.

RHODE ISLAND HOUSING AND MORTGAGE FINANCE CORPORATION
(A Component Unit of the State of Rhode Island)
Combining Statements of Net Position
December 31, 2013

	<u>Operating Fund</u>	<u>Single-Family Fund</u>	<u>Multi-Family Fund</u>	<u>Total</u>
Assets				
Loans receivable	\$ 362,841,225	\$ 893,254,125	\$ 432,093,367	\$ 1,688,188,717
Less allowance for loan losses	(11,611,343)	(16,209,597)	-	(27,820,940)
Loans receivable, net	<u>351,229,882</u>	<u>877,044,528</u>	<u>432,093,367</u>	<u>1,660,367,777</u>
Investments	100,151,837	128,207,593	31,588,993	259,948,423
Accrued interest-loans	545,707	3,084,251	2,104,783	5,734,741
Accrued interest-investments	23,994	461,222	171,579	656,795
Cash and cash equivalents	60,484,656	87,122,926	97,175,463	244,783,045
Accounts receivable	12,546,823	-	-	12,546,823
Other assets, net	10,011,514	13,685,675	-	23,697,189
Interfund receivable (payable)	(18,597)	18,597	-	-
Total Assets	<u>\$ 534,975,816</u>	<u>\$ 1,109,624,792</u>	<u>\$ 563,134,185</u>	<u>\$ 2,207,734,793</u>
Deferred Outflows of Resources				
Loan origination costs	18,464	16,064	-	34,528
Hedging instruments	422,965	-	-	422,965
Total deferred outflows of resources	<u>441,429</u>	<u>16,064</u>	<u>-</u>	<u>457,493</u>
Liabilities				
Bonds and notes payable	\$ 98,743,022	\$ 974,710,100	\$ 473,269,468	\$ 1,546,722,590
Accrued interest payable on bonds and notes	142,129	8,816,633	3,406,303	12,365,065
Accounts payable and accrued liabilities	5,749,209	347,493	1,557,132	7,653,834
Fees, net	1,335,746	263,857	-	1,599,603
Escrow deposits	342,263,860	-	10,963,783	353,227,643
Total liabilities	<u>448,233,966</u>	<u>984,138,083</u>	<u>489,196,686</u>	<u>1,921,568,735</u>
Net Position				
Investment in capital assets	8,500,457	-	-	8,500,457
Restricted	8,697,117	125,502,773	73,937,499	208,137,389
Unrestricted	69,985,705	-	-	69,985,705
Total net position	<u>\$ 87,183,279</u>	<u>\$ 125,502,773</u>	<u>\$ 73,937,499</u>	<u>\$ 286,623,551</u>

RHODE ISLAND HOUSING AND MORTGAGE FINANCE CORPORATION
(A Component Unit of the State of Rhode Island)
Combining Statements of Revenues, Expenses and Changes in Net Position
For the Six Months Ended December 31, 2013

	<u>Operating Fund</u>	<u>Single-Family Fund</u>	<u>Multi-Family Fund</u>	<u>Total</u>
Operating revenues:				
Interest income on loans	\$ 3,295,367	\$ 21,363,183	\$ 12,124,303	\$ 36,782,853
Interest income attributable to internal servicing activities	1,254,290	-	-	1,254,290
Total interest income on loans	<u>4,549,657</u>	<u>21,363,183</u>	<u>12,124,303</u>	<u>38,037,143</u>
Income on investments:				
Earnings on investments	191,695	2,660,189	1,269,674	4,121,558
Net increase in fair value of investments	(118,775)	(1,341,911)	(648,155)	(2,108,841)
Fees	3,847,753	-	-	3,847,753
Servicing fee income	666,154	-	-	666,154
Gain on sale of loans	1,510,360	-	-	1,510,360
Total operating revenues	<u>10,646,844</u>	<u>22,681,461</u>	<u>12,745,822</u>	<u>46,074,127</u>
Operating expenses:				
Interest expense	824,319	20,054,309	6,791,593	27,670,221
Personnel services	6,221,272	-	-	6,221,272
Other administrative expenses	2,149,164	-	67,740	2,216,904
Housing initiatives	1,541,195	13,945	-	1,555,140
Provision for loan losses (recoveries)	-	4,175,000	-	4,175,000
REO expenditures	929,049	411,707	-	1,340,756
Bond issuance costs	727,007	-	294,062	1,021,069
Arbitrage rebate	-	50,000	150,000	200,000
Early retirement of debt	-	-	-	-
Depreciation and amortization of other assets	483,924	3,312	-	487,236
Costs to sell loans	103,346	69,159	348,706	521,211
State Rental Subsidy Program	-	-	-	-
Total operating expenses	<u>12,979,276</u>	<u>24,777,432</u>	<u>7,652,101</u>	<u>45,408,809</u>
Operating income (loss)	<u>(2,332,432)</u>	<u>(2,095,971)</u>	<u>5,093,721</u>	<u>665,318</u>
Transfers in (out)	<u>3,912,912</u>	<u>(538,366)</u>	<u>(3,374,546)</u>	<u>-</u>
Total change in net position	<u>1,580,480</u>	<u>(2,634,337)</u>	<u>1,719,175</u>	<u>665,318</u>
Net position, beginning of period, as restated	<u>85,602,799</u>	<u>128,137,110</u>	<u>72,218,324</u>	<u>285,958,233</u>
Net position, end of period	<u>\$ 87,183,279</u>	<u>\$ 125,502,773</u>	<u>\$ 73,937,499</u>	<u>\$ 286,623,551</u>

RHODE ISLAND HOUSING AND MORTGAGE FINANCE CORPORATION
(A Component Unit of the State of Rhode Island)
Combining Statements of Cash Flows
For the Six Months Ended December 31, 2013

	Operating Fund	Single-Family Fund	Multi-Family Fund	Total
Cash Flows from Operating Activities				
Interest on loans receivable	\$ 4,605,411	\$ 21,815,492	\$ 12,127,149	\$ 38,548,052
Repayment of loans receivable	33,977,678	68,479,268	2,111,345	104,568,291
Fees collected	4,277,966	(12,161)	-	4,265,805
Other receipts (disbursements), net	(3,330,697)	-	7,604,059	4,273,362
Loans disbursed	(39,819,077)	(33,496,333)	(12,966,514)	(86,281,924)
Accounts receivable, net	(705,991)	-	-	(705,991)
Loss on loans receivable	(389,690)	(4,325,973)	-	(4,715,663)
Loss on REO properties	(929,049)	(411,707)	-	(1,340,756)
Bond issuance costs	(727,007)	-	(294,062)	(1,021,069)
Personnel services	(6,221,272)	-	-	(6,221,272)
Other administrative expenses	(2,149,164)	-	(67,740)	(2,216,904)
Housing initiative expenses	(1,541,195)	(13,945)	-	(1,555,140)
Other assets	(217,122)	1,223,277	4,565	1,010,720
Arbitrage rebate	-	(50,000)	(150,000)	(200,000)
Accounts payable and accrued liabilities	(28,141)	50,000	150,000	171,859
Gain on sale of loans, net	965,586	(85,224)	(348,707)	531,655
Transfers from (to) other programs	3,912,912	(538,366)	(3,374,546)	-
Net cash provided by (used) for operating activities	(8,318,852)	52,634,328	4,795,549	49,111,025
Cash Flows from Noncapital Financing Activities:				
Proceeds from sale of bonds and notes	143,000,000	84,199,206	47,288,193	274,487,399
Payment of bond and note principal	(140,548,696)	(149,888,602)	(3,541,357)	(293,978,655)
Interest paid on bonds and notes	(876,739)	(21,696,411)	(7,168,886)	(29,742,036)
Net cash used for noncapital financing activities	1,574,565	(87,385,807)	36,577,950	(49,233,292)
Cash Flows from Investing Activities:				
Redemption of investments	1,764,975	5,045,397	6,923,605	13,733,977
Income on investments	193,197	2,674,439	1,415,554	4,283,190
Purchase of investments	(968,087)	(2,560,341)	(1,431,447)	(4,959,875)
Net cash provided by investing activities	990,085	5,159,495	6,907,712	13,057,292
Net Increase (Decrease) in Cash and Cash Equivalents	(5,754,202)	(29,591,984)	48,281,211	12,935,025
Cash and Cash Equivalents, beginning of period	66,238,858	116,714,910	48,894,252	231,848,020
Cash and Cash Equivalents, end of period	\$ 60,484,656	\$ 87,122,926	\$ 97,175,463	\$ 244,783,045

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RHODE ISLAND HOUSING AND MORTGAGE FINANCE CORPORATION
(A Component Unit of the State of Rhode Island)
Combining Statements of Cash Flows
For the Six Months Ended December 31, 2013

	<u>Operating Fund</u>	<u>Single-Family Fund</u>	<u>Multi-Family Fund</u>	<u>Total</u>
Reconciliation of operating income (loss) to net cash provided by (used) for operating activities:				
Operating income (loss)	\$ (2,332,432)	\$ (2,095,971)	\$ 5,093,721	\$ 665,318
Adjustments				
Earnings on investments	(193,197)	(2,674,439)	(1,415,554)	(4,283,190)
Net (increase) decrease in fair value of investments	118,775	1,341,911	648,155	2,108,841
Interest paid on bonds and notes	876,739	21,696,411	7,168,886	29,742,036
Transfer of investments and/or net position	3,912,912	(538,366)	(3,374,546)	-
(Increase) decrease in assets:				
Loans receivable/loss allowance	(6,231,089)	34,831,962	(10,855,169)	17,745,704
Accrued interest-loans	55,754	452,309	2,846	510,909
Accrued interest-investments	1,501	14,249	145,880	161,630
Accounts receivable	(705,991)	-	-	(705,991)
Other assets	266,802	1,226,589	4,565,000	1,497,956
Deferred outflows of resources	(441,429)	(16,064)	-	(457,493)
Increase (decrease) in liabilities:				
Accrued interest-bonds and notes	(52,419)	(1,642,102)	(377,294)	(2,071,815)
Accounts payable/accrued liabilities	(28,141)	50,000	150,000	171,859
Fees, net	(235,643)	(12,161)	-	(247,804)
Escrow deposits	(3,330,994)	-	7,604,059	4,273,065
Total adjustments	(5,986,420)	54,730,299	(298,172)	48,445,707
Net cash provided by (used) for operating activities	\$ (8,318,852)	\$ 52,634,328	\$ 4,795,549	\$ 49,111,025

RHODE ISLAND HOUSING AND MORTGAGE FINANCE CORPORATION
(A Component Unit of the State of Rhode Island)
Statement of Fiduciary Net Position - Private Purpose Trust Component Unit
December 31, 2013

Assets

Loans receivable	\$ 57,896,355
Less allowance for loan losses	(3,300,000)
Loans receivable, net	<u>54,596,355</u>

Investments	140,719
Accrued interest-loans	172,810
Accrued interest-investments	941
Cash and cash equivalents	16,470,837
Accounts receivable	238,467
Other assets, net	<u>2,357,264</u>

Total Assets	\$ <u><u>73,977,393</u></u>
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Liabilities

Accounts payable and accrued liabilities	\$ 384
Total liabilities	<u>384</u>

Net Position

Held in trust	\$ <u><u>73,977,009</u></u>
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RHODE ISLAND HOUSING AND MORTGAGE FINANCE CORPORATION
(A Component Unit of the State of Rhode Island)
Statement of Changes in Fiduciary Net Position - Private Purpose Trust Component Unit
For the Six Months Ended December 31, 2013

Revenues:	
Interest income on loans	\$ 1,054,696
Income on investments:	
Earnings on investments	4,517
Net decrease in fair value of investments	(1,061)
Trust Receipts	545,220
Total revenues	<u><u>1,603,372</u></u>
Expenses:	
Other administrative expenses	384
State Rental Subsidy Program	469,447
Total expenses	<u><u>469,831</u></u>
Total change in net position	1,133,541
Net position, beginning of period, as restated	<u>72,843,468</u>
Net position, end of period	<u><u>\$ 73,977,009</u></u>

Rhode Island Housing and Mortgage Finance Corporation
(A Component Unit of the State of Rhode Island)
Notes to Financial Statements
For the Six Months Ended December 31, 2013

1. Organization and Summary of Significant Accounting Policies

a. Organization and Description of Financial Reporting Entity

Rhode Island Housing and Mortgage Finance Corporation (the "Corporation") is a public instrumentality established in 1973 by an Act of the Rhode Island General Assembly. The Corporation was created to originate loans and administer other activities in order to expand the supply of housing available to persons of low and moderate income and to stimulate the construction and rehabilitation of housing and health care facilities in the State of Rhode Island (the "State"). It has the power to issue negotiable notes and bonds to achieve its corporate purpose. The notes and bonds do not constitute a debt of the State, and the State is not liable for the repayment of such obligations.

The Corporation is considered a component unit of the State and is included in the State's comprehensive annual financial report.

The Corporation is exempt from federal and state income taxes.

In evaluating the inclusion of other separate and distinct legal entities as component units within its financial reporting structure, the Corporation applies the criteria prescribed by Governmental Accounting Standards Board (GASB) Statement No. 14, as amended by GASB Statement Nos. 39 and 61. Through the application of GASB Statement Nos. 14, 39 and 61 the accompanying financial statements present the Corporation and the Affordability Housing Trust (the "Trust"), a component unit over which the Corporation has control and for which the Corporation has financial accountability. Control over and financial accountability for the Trust is determined on the basis of appointment of a voting majority of the Trust's trustees. The Corporation and the Trust are collectively referred to herein as Rhode Island Housing.

b. Affordability Housing Trust

The Affordability Housing Trust is a separate legal entity created pursuant to a trust agreement initiated by the Corporation. The Trust is a private-purpose trust established to assist in activities that involve the creation and preservation of affordable housing in the State. All resources of the Trust, including income on investments and other revenues, are held in trust for the benefit of private and not-for-profit organizations. There is no requirement that any portion of the Trust's resources be preserved as capital. The Trust administers its affairs through its trustees, records its assets in segregated accounts and maintains financial records separate from the Corporation.

c. Financial Statement Presentation, Measurement Focus and Basis of Accounting

The Corporation engages only in business-type activities. Business-type activities are activities that are financed in whole or in part by fees charged to external parties. The accompanying statement of net position, statement of revenues, expenses and changes in net position, and statement of cash flows (enterprise fund financial statements) present the financial information of the Corporation.

Rhode Island Housing and Mortgage Finance Corporation
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Notes to Financial Statements
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The Corporation classifies its business-type activities into funds, reported as separate columns within the enterprise fund financial statements, each representing a fiscal and accounting entity with a self-balancing set of accounts segregated to carry on specific activities in accordance with bond resolutions established under various trust indentures, special regulations, restrictions, or limitations. All inter-fund activity has been eliminated from the combining totals in the accompanying financial statements.

The Operating Fund accounts for the receipt of income not directly pledged to the repayment of specific bonds and notes, expenses related to the Corporation's administrative functions, and for various housing program activities that are not covered by bond resolutions. The Operating Fund also accounts for the activities of the Corporation's two separate subsidiaries: Rhode Island Housing Equity Corporation, and Rhode Island Housing Development Corporation. The Single-Family Fund accounts for activities to finance ownership of single-family housing, ranging from one to four dwelling units, within the State by eligible persons and families. These activities include originating and purchasing from participating originating lenders qualified mortgages, as defined in bond resolutions. The Multi-Family Fund accounts for activities to finance the origination of multi-family loans secured by a lien constituting a first mortgage or to provide for the payment of debt issued for such purpose.

The Trust engages only in fiduciary activities. Separate financial statements are presented for the Trust since fiduciary activities are excluded from presentation in enterprise fund financial statements.

The Corporation and the Trust use the economic resources measurement focus and accrual basis of accounting. The accompanying financial statements have been prepared in conformance with generally accepted account principles (GAAP) for governments as prescribed by the Governmental Accounting Standards Board (GASB). GASB is the accepted standard setting body for establishing governmental accounting and financial reporting principles.

The Corporation has presented an unclassified statement of net position in accordance with financial institution industry trade practice. Although contractual terms define the principal amount of loans receivable to be received, and the amount of principal required to be paid on bonds and notes payable by the Corporation within one year from the statement of net position date, the actual principal amount of loans received and the actual amount of principal repaid on bonds and notes is affected significantly by changes in interest rates, economic conditions, and other factors. Consequently, the principal amount of loans receivable and the required principal repayable for bonds and notes based on contractual terms would not be representative of actual amounts expected to be received or paid, and such amounts are not reliably estimable.

Rhode Island Housing and Mortgage Finance Corporation
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The Corporation distinguishes between operating and non-operating revenues and expenses. Operating revenues and expenses generally result from providing services in connection with the Corporation's principal ongoing operations. Operating expenses include the cost of services provided, administrative expenses, and depreciation and amortization expense. All other revenues and expenses are reported as non-operating revenues and expenses.

d. Loans Receivable and Allowance for Loan Losses

Loans receivable are reported at their outstanding principal balance adjusted for any charge-offs and the allowance for loan losses.

Interest income from loans is recognized on the accrual basis. A loan is considered delinquent when a payment has not been made according to contractual terms. Accrual of income is suspended when a loan is delinquent for ninety days or more; all interest accrued for nonaccrual status loans is reversed against interest income and subsequently recognized as income when received. Loans are returned to accrual status when all amounts contractually due are brought current or the loans have been restructured and future payments are reasonably assured. Interest on loans which is deferred and payable by borrowers only from available cash flow or other specified sources is recorded as income when received.

Losses on loans are provided for under the allowance method of accounting. The allowance is increased by provisions charged to operating expenses and by recoveries of previously charged-off loans. The allowance is decreased as loans are charged-off.

The allowance is an amount that management believes will be adequate for loan losses based on evaluation of collectability and prior loss experience, known and inherent risk in the portfolio, changes in the nature and volume of the loan portfolio, overall portfolio quality, specific problem loans, the estimated value of the underlying collateral, current and anticipated economic conditions that may affect the borrower's ability to pay, and historical loss experience and the types of mortgage insurance or guarantee programs provided by outside parties. Substantially all loans are secured by real estate in Rhode Island; accordingly, the ultimate collectability of substantially all of the loans is susceptible to changes in market conditions in this area. Management believes the allowance for loan losses is adequate. While management uses available information to recognize losses on loans, evaluation assessments made by management are inherently subjective and future adjustments to the allowance may be necessary if future economic conditions differ substantially from the assumptions used in making the evaluation.

e. Cash and Cash Equivalents

Cash and cash equivalents represent funds on deposit with various financial institutions and funds held by the trustees of the various bond programs. Deposits held in financial institutions and all highly liquid investments, such as U.S. Treasury Bills and Notes, with original maturities of 90 days or less, are considered cash and cash equivalents.

Rhode Island Housing and Mortgage Finance Corporation
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Notes to Financial Statements
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f. Investments

Investments held by Rhode Island Housing consist of those permitted by the various bond resolutions and Rhode Island Housing's investment policy. Investments include securities of the U.S. Government and of U.S. Government agencies, securities guaranteed by the U.S. Government and U.S. Government agencies, savings accounts, and guaranteed investment contracts.

In accordance with GASB Statement No. 31, money market investments having a remaining maturity of one year or less at time of purchase are reported at amortized cost provided that the fair value of such investments is not significantly affected by the impairment of the credit standing of the issuer or by other factors. Investments in non-participating interest earning investment contracts, such as non-negotiable and non-transferable guaranteed investment contracts which are redeemable at contract or stated value rather than fair value based on current market rates and certificates of deposit with redemption terms that do not consider market rates, are reported at cost or amortized cost provided that the fair value of such contracts is not significantly affected by the impairment of the credit standing of the issuer or other factors. Investments not reported at cost or amortized cost are reported at fair value in accordance with GASB Statement No. 31. The fair value of securities is provided by an investment trustee as reported by recognized pricing firms. The reported amounts of investments not otherwise reported at fair value approximate their fair value.

All investment income, including changes in the fair value of investments, is reported as revenue in the Corporation's statement of revenues, expenses and changes in net position and in the Trust's statement of changes in fiduciary net assets. The Corporation records a liability for the portion of investment income that is rebateable to the United States government under Section 103A of the Internal Revenue Code, as amended, (the Code) for taxable bonds sold after 1981. The Code requires that such excess investment income be remitted to the Internal Revenue Service. Such rebateable investment income is included in accounts payable and accrued liabilities in the accompanying statement of net position and recorded within operating expenses in the statement of revenues, expenses and changes in net position.

g. Bond Issuance Costs, Premiums, Discounts and Early Retirements

In accordance with GASB 65, costs associated with issuing bonds are reported in the statement of revenues, expenses and changes in net position in in the year the bond is issued. In addition, when refinancing debt, the costs associated with the refinanced bond are also reported in the statement of revenues, expenses and changes in net position in the year in which the bond is refinanced.

Premiums and discounts are capitalized and amortized using a method that approximates the interest method over the life of the related issue or to the date the Corporation has the option to redeem the bonds.

The Corporation periodically retires bonds prior to their redemption date. Any premium paid on the call, related to the early retirement of bonds that are not refunded, are reported in the statement of revenues, expenses and changes in net position.

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h. Other Assets

Other assets of the Corporation are principally comprised of property and equipment, certain other real estate owned, and deferred servicing costs related to service release premiums paid to participating originating lenders for origination of single-family loans. The Corporation depreciates property and equipment on a straight-line basis over the assets' estimated lives, which range from 3-40 years.

The Corporation states its other real estate owned acquired through or in lieu of foreclosure at the lower of cost or fair value at the date of foreclosure. Fair value of such assets is determined based on independent appraisals and other relevant factors. Other real estate owned in the Single-Family Fund are at least partially insured or guaranteed by outside parties and it is anticipated that the Corporation will recover substantially all of the balance of these assets through such insurance and from proceeds from the sale of the underlying properties. The Corporation holds such properties for subsequent sale in a manner that will allow maximization of value. Carrying costs relating to other real estate owned are recorded in the operating fund.

i. Deferred Outflows of Resources

Fair values of both hedging derivatives and investment derivatives (if any) are presented on the combining Statements of Net Position, either as a derivative liability (negative fair value) or as a derivative asset (positive fair value). The change in the total fair value of derivatives that are determined to be effective hedges is recorded as a deferred inflow or outflow of resources on the Corporation's combining Statements of Net Position. The Corporation currently has one type of derivative outstanding: mortgage-backed security forward contracts.

The application of GASB 65 resulted in a change to the method in which the Corporation records its loan origination fees. Loan origination fees, net of direct costs, are to be recognized as an expense in the period incurred, not deferred and amortized over the life of the loans, as was previously done. Loan origination fees on loans which are held for sale are to be deferred until such a time that the loans are sold. Loan origination fees, net of direct costs, on loans held for sale are included in the Corporation's combining Statements of Net Position.

j. Net Position

Net position is classified in the following three components: invested in capital assets, restricted, and unrestricted. Invested in capital assets consists of all capital assets, net of accumulated depreciation. Restricted net position consists of net position for which constraints are placed thereon by external parties, such as lenders, grantors, contributors, laws and regulations of other governments, or imposed by law through constitutional provisions or enabling legislation. Unrestricted net position consists of net position not included in invested in capital assets or restricted net position.

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The Corporation classifies all net position amounts associated with its bond resolutions as restricted net position. Under bond indentures, all assets assigned to these programs are pledged for the benefit of the bondholders of each program; consequently, the Corporation classifies all such amounts, while retained in the bond programs, as restricted. Transfers from the bond programs to the Operating Fund are made when transfers are approved and authorized by the Corporation's management and such amounts are not specifically required to be retained within the bond program. Transfers during the period ended December 31, 2013 include cash transfers for reimbursement of activities in support of the bond program.

At December 31, 2013, restricted net position in the Operating Fund, comprised of the amount of assets required to be pledged as collateral to a lender in excess of outstanding amounts borrowed, as well as assets restricted for federal programs totaled \$8,697,117.

k. Interest Income on Loans

The Corporation presents two categories of interest income on loans. The first category, "interest income on loans," represents interest income earned net of the component of the mortgagors' payments payable to all mortgage servicing entities (including the Corporation's Operating Fund) as compensation for monthly servicing. The second category, "interest income attributable to internal servicing activities," represents that portion of interest income attributable to compensation for mortgage servicing for those loans serviced by the Corporation. Together, these two components comprise interest income on loans owned by the Corporation.

l. Use of Estimates

Management has made a number of estimates and assumptions relating to the reporting of assets and liabilities and revenues and expenses and disclosure of contingent assets and liabilities when preparing the financial statements in conformity with accounting principles generally accepted in the United States. Actual results could differ from those estimates.

m. Recent Accounting Pronouncements

Effective for the fiscal year ending June 30, 2014, Rhode Island Housing adopted Statement No. 65 of the GASB, *Items Previously Reported as Assets and Liabilities* (GASB 65). GASB 65 requires that certain items no longer be reported in statements of net position since they do not meet the definition of either assets, liabilities, deferred outflows of resources or deferred inflows of resources. In addition, GASB 65 requires that certain items previously reported as assets or liabilities be reported as deferred inflows or outflows of resources. As a result of adopting GASB 65, Rhode Island Housing restated beginning net position for deferred bond issuance costs, deferred fees, and origination costs paid to lenders in previous years. This restatement resulted in an increase (decrease) by (\$11,550,424), (\$336,528) and \$5,968,780 in the Single-Family Fund, Multi-Family Fund and the Operating Fund, respectively. This restatement also resulted in an increase in net position in AHT by \$1,983,906.

Rhode Island Housing and Mortgage Finance Corporation
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2. Restricted Assets

The Corporation maintains various trust and escrow accounts required by applicable bond covenants for the benefit of bondholders and others, and all such accounts are considered restricted in this context. Also, restricted assets principally include Mortgage Lenders Reserve Accounts because their use is restricted by agreements between the Corporation and mortgage lenders, escrow funds received from borrowers and advance funds received from the U.S. Department of Housing and Urban Development (HUD) for the use in HUD programs.

At December 31, 2013, all assets in the Corporation's Single-Family and Multi-Family Funds; and \$154,692,730 of investments and cash and cash equivalents and \$211,824,968 of loans receivable and other assets in the Corporation's Operating Fund are restricted.

3. Loans Receivable

The Corporation provides single-family mortgage loans to qualified borrowers in the State of Rhode Island. The mortgage loans are generally required to be insured through the Federal Housing Administration (FHA), guaranteed by the Department of Veterans Administration (VA) or USDA Rural Development, or conventionally financed with traditional primary mortgage insurance. Under the single-family program guidelines, conventionally financed single-family mortgage loans with an initial loan-to-value ratio of greater than 80% are insured by private mortgage insurance carriers. As these loans amortize and the loan to-value ratio falls below 80%, the private mortgage insurance coverage may be terminated.

The single-family mortgage loan balances in the Single Family Fund are insured, subject to maximum insurable limits described below:

Private Mortgage Insurance	\$ 475,050,624
FHA Insurance	171,101,937
VA Guaranteed	11,746,671
USDA/RD Guaranteed	14,475,381
Uninsured	220,879,512
Total	\$ 893,254,125

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The FHA program insures the repayment of the unpaid principal amount of the mortgage upon foreclosure and conveyance of title to the Secretary of HUD. The insurance proceeds are usually paid in cash, but at the discretion of the Secretary may be settled through issuance of twenty-year debentures. The VA mortgage loan guarantee covers from 25% up to 50% of the original principal amount of a loan up to a maximum of \$60,000, depending on the loan amount. Private mortgage insurers must be qualified to insure mortgages purchased by the Federal Home Loan Mortgage Corporation or Fannie Mae and must be authorized to do business in the State. Private mortgage insurance typically covers between 6% and 35% of claims depending upon the premium plan and coverage selected when the loan is originated. The risk exists that if these private mortgage insurance companies are not able to honor claims, these loans would be considered uninsured.

The Corporation has entered into a risk-sharing agreement with HUD whereby HUD will provide partial mortgage insurance on affordable multifamily housing developments financed by the Corporation. The risk of loss to the Corporation varies from 50% to 90% depending on the level of participation by HUD. In the Multi-Family Fund and Operating Fund, loan balances at December 31, 2013 of \$285,964,336 and \$8,137,567, respectively, are insured under such agreements subject to maximum participation limits. At December 31, 2013, loan balances of \$11,107,713 in the Affordability Housing Trust are also insured under such agreements.

In both the Single-Family Fund and the Multi-Family Fund, 98% of the loan portfolio is in first lien position. In the Operating Fund and the Affordability Housing Trust Fund, 30% and 55%, respectively, of the loan portfolio is in first lien position.

The payment of interest by borrowers on certain loans recorded in the Corporation's Operating Fund, Single-Family Fund and Multi-Family Fund is deferred and is payable by borrowers only from available cash flow, as defined in the loan agreements, or other specified sources. Interest income on such loans is recorded only when received from the borrower. For the Six Months Ended December 31, 2013, interest received under such deferred loan arrangements was \$333,720 in the Operating Fund and \$33,713 in the Single-Family Fund. In addition, the Corporation administers certain federal and state loan programs, which are either deferred forgivable loans or non-interest bearing. Loans under these programs totaled \$202,732,896 as of December 31, 2013.

At December 31, 2013, principal outstanding under such deferred loan arrangements is as follows:

Operating Fund:	
Single-family loans	\$ 86,956,457
Multi-family loans	178,400,231
Subtotal	<u>265,356,688</u>
Single-Family Fund:	
Single-family loans	<u>10,564,081</u>
Total	<u><u>\$ 275,920,769</u></u>

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Certain loans recorded in the Corporation's Operating Fund and Single-Family Fund are on non-accrual status due to delinquency over 90 days. At December 31, 2013, principal outstanding under such non-accrual status loans is as follows:

Operating Fund:	
Single-family loans	\$ 3,913,474
Multi-family loans	1,414,658
Subtotal	<u>5,328,132</u>
Single-Family Fund:	
Single-family loans	56,414,951
 Total	 <u><u>\$ 61,743,083</u></u>

A summary of the changes in the allowance for loan losses is as follows:

Balance at beginning of period	\$ 28,361,603
Loans charged off, net of recoveries	(2,456,918)
Write down of REO properties	(2,258,745)
Provisions for loan losses	<u>4,175,000</u>
 Balance at end of period	 <u><u>\$ 27,820,940</u></u>

In addition to the allowance for loan losses, the Corporation maintains an escrow account funded by certain mortgage lenders (the "Mortgage Lender's Reserve Account"). This Mortgage Lenders Reserve Account equals a percentage of the outstanding principal balance of certain mortgage loans purchased from an applicable mortgage lender and is available to the Corporation in the event the proceeds realized upon the default and foreclosure of any covered mortgage loan is less than the amount due to the Corporation. At December 31, 2013, the Mortgage Lenders Reserve Account totaled \$881,671.

4. Cash and Cash Equivalents and Investments

Cash and Cash Equivalents Rhode Island Housing assumes levels of custodial credit risk for its cash and cash equivalents. Custodial credit risk is the risk that in the event of a financial institution failure, Rhode Island Housing's deposits may not be returned to it. Cash and cash equivalents are exposed to custodial credit risk as follows: A) uninsured and uncollateralized; B) uninsured and collateralized with securities held by the financial institution trust departments in the Corporation's or Trust's name; and C) uninsured and collateralized with securities held by financial institution trust departments or agents which are not held in the Corporation's or Trust's name.

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The State requires that certain uninsured deposits of the State and State Agencies be collateralized. Section 35-10.1-7 of the General Laws of the State, dealing with the collateralization of public deposits, requires all time deposits with maturities of greater than 60 days and all deposits in institutions that do not meet its minimum capital standards as required by its Federal regulator be collateralized. Rhode Island Housing does not have any additional policy in regard to custodial credit risk for its deposits.

Principally all cash and cash equivalents are categorized as Category A in the Single-Family Fund and the Multi-Family Fund and as Category C in the Operating Fund.

Investments The primary objective of Rhode Island Housing in implementing its investment program is preservation of capital. All investments are to be made in a manner to minimize any risk which would jeopardize the safety of the principal invested. The second objective is to maintain sufficient liquidity in a manner that matches cash flow requirements. The third objective is to maximize yield after first satisfying the first two objectives. Other major considerations include diversification of risk and maintenance of credit ratings.

Interest rate risk is the risk that changes in interest rates will adversely affect the fair value of an investment in a debt instrument. As a means of limiting its exposure to fair value losses arising from rising interest rates, the Board of Commissioners' (the Board) approved investment policy for the Corporation's Operating Fund limits the maximum maturities or repricing maturities as follows:

Maturity	Maximum investment
Less than one year	100%
One to five years	25%
Greater than five years	0%

The Operating Fund holds one investment with a maturity of greater than 5 years. This investment is a marketable security that is used for collateral in support of a long-term letter of credit.

While each of the bond resolutions contains investment policies which describe acceptable investments, there are no specific policies for percentage maximum investments with respect to the Single-Family Fund, Multi-Family Fund, and the Trust (collectively referred to as the Other Funds). Nonetheless, Rhode Island Housing attempts to match asset and liability maturities as closely as practicable. The Corporation manages interest rate risk by considering many variables such as mortgage prepayment frequency and expected asset lives and then utilizing interest sensitivity gap (segmented time distribution) and simulation analysis. Although Rhode Island Housing generally will limit maturities to less than five years in all funds, sometimes it is necessary to invest in longer term securities in revenue and debt service accounts to better match the long-term fixed-rate bond liabilities.

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Included in United States Government Obligations are mortgage-backed securities backed by government-insured single-family mortgage loans originated under Rhode Island Housing's program guidelines. These securities are pass-through securities which require monthly payments by an FHA-approved or Fannie Mae-approved lender and are guaranteed by either the Government National Mortgage Association (GNMA) or Fannie Mae. The securities are subject to interest rate risk due to prepayments before maturity and the fair value of the securities which will vary with the change in market interest rates. The Corporation does not expect to realize a loss on the sale of the securities as they are intended to be held to maturity. The securities are held by the Single Family and Operating Funds and are carried at fair value totaling \$125,236,065 at December 31, 2013.

Credit risk is the risk that an issuer or other counterparty to an investment will not fulfill its obligations. The current Board-approved policy requires all investments in the Operating Fund to be rated at least Single A by a nationally recognized rating agency. Each of the bonded resolutions in the Single-Family Fund and Multi-Family Fund contain policies that generally require investments that do not impair the existing ratings on the related bonds. The Trust has no minimum rating requirements.

Concentration of credit risk is the risk of loss attributed to the magnitude of an investment in a single issuer regardless of its credit history. The Board approved policy for the Operating Fund limits the amount that may be invested with any one issuer as follows:

United States Government Obligations	100% of portfolio
United States Agency Obligations	100% of portfolio
Repurchase Agreements	50% of portfolio
Collective Short-Term Funds	25% of portfolio
All other investments	10% of portfolio

Although there are no specific concentration policies for maximum percentage of investments, Rhode Island Housing attempts to diversify as much as possible given the limited number of issuers of AAA-rated investments.

At December 31, 2013, all Operating Fund investments were invested in U.S. Government and Agency securities, with no concentration of more than 5% of total Operating Fund investments in any particular agency for which the investments were not secured by the U.S. Government.

Custodial credit risk is the risk that, in the event of the failure of the counterparty, Rhode Island Housing will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. The policy in the Operating Fund is that all purchases are held in a safekeeping or custodial account at an approved safekeeping agent of the Corporation in the Corporation's name. At December 31, 2013, there were no investments in the Operating Fund subject to custodial credit risk.

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There are no other specific custodial credit risk policies for the other funds. Most of Rhode Island Housing's investments in other funds are either in Guaranteed Investment Contracts (GICs) in bonded resolutions, which are direct investments not subject to custodial credit risk, or in accounts managed by a financial advisory firm with underlying investments restricted to U.S. Government and Agency securities. At December 31, 2013, there were no investments in any of the other funds subject to custodial credit risk.

As established in the Board approved investment policy, the Corporation has the ability to enter into interest rate swap agreements and other similar interest rate related derivative instruments to reduce interest rate mismatches between its loan and investment assets and its bond and note liabilities. These types of derivative instruments expose the Corporation to certain risks including credit risk, interest rate risk, and counterparty risk. At December 31, 2013, the Corporation entered into certain commitments to sell loans, which exposes the Corporation to interest rate risk as discussed further in footnote #8.

5. Other Assets

Other assets consisted of the following at December 31, 2013:

Real estate owned	\$ 14,308,214
Capital assets, net	8,116,527
Purchased mortgage servicing rights, net	1,280,522
Other assets	(12,639)
Total	\$ 23,692,624

Depreciation expense related to capital assets for the six months ended December 31, 2013 was \$273,564. Amortization expense related to purchased mortgage servicing rights and deferred adverse market fees for the six months ended December 31, 2013 was \$213,672.

Other assets of AHT consisted of federal program properties totaling \$2,357,264 at December 31, 2013.

6. Bonds and Notes Payable

The Corporation issues serial bonds and term bonds under various bond resolutions to provide permanent financing for the origination or purchase from participating originating lenders of single-family loans, to provide permanent financing for qualified housing developments, and to provide financing for other purposes.

The Corporation obtains principally first and second mortgage liens on real property financed. The Corporation assigns such liens to the respective bonds when the mortgage loans are permanently financed using bond proceeds. Bonds and notes are secured by related revenues and assets of the respective programs in which the related bonds and notes payable are reported.

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The provisions of the applicable trust indentures require or allow for the redemption of bonds by the Corporation through the use of unexpended bond proceeds and excess funds accumulated primarily through the prepayment of mortgage loans. All outstanding bonds are subject to redemption at the option of the Corporation, in whole or in part at any time after certain dates, as specified in the respective bond series indentures.

Principal on all bonds is payable semi-annually. Interest on all bonds is payable semi-annually, except for compound interest bonds which is payable at maturity. Term bonds require the Corporation to establish a sinking fund in the year preceding any term bond mandatory redemption.

The Corporation is required by the Internal Revenue Service as well as its various bond resolutions to comply with certain tax code provisions and bond covenants. The most significant of these include the following: all debt payments must be current, annual reports and budgets must be filed with the trustee, and the Corporation must comply with various restrictions on investment earnings from bond proceeds. The Corporation's management believes it was in compliance with these covenants as of December 31, 2013.

Bonds and notes payable at December 31, 2013 are as follows:

Operating Fund Bonds and Notes:

Federal Home Loan Bank	
Due 2014 to 2020, interest from .30% to 2.47%	\$ 16,000,000
General Obligation Bonds Series 2008:	
Mandatory tender bonds, due 2018, interest at 2.49%	5,000,000
Notes Payable, due 2027 to 2030, interest from 5.275% to 6.25%	6,743,022
Lines of Credit, payable on demand, interest at variable rates	<u>71,000,000</u>
Total Operating Fund	<u>98,743,022</u>

Single-Family Fund:

Homeownership Opportunity Bonds and Notes:

Series 10-A:	
Term bonds, due 2022 to 2027, interest at 6.50%	2,000,000
Series 15-A:	
Term bonds, due 2024, interest at 6.85%	2,000,000

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Series 46-T:	
Term bonds, due 2034, interest at variable rate	15,000,000
Series 48-T:	
Term bonds, due 2034, interest at variable rate	15,000,000
Series 49-A:	
Serial bonds, due 2014 to 2015, interest from 4.00% to 4.10%	3,580,000
Term bonds, due 2017 to 2034, interest from 4.20% to 4.75%	4,105,000
	<u>7,685,000</u>
Series 49-B:	
Term bonds, due 2020 to 2035, interest from 4.40% to 4.80%	27,035,000
Series 50-A:	
Serial bonds, due 2014, interest at 3.85%	3,005,000
Term bonds, due 2017 to 2034, interest from 4.00% to 4.65%	16,240,000
	<u>19,245,000</u>
Series 50-B:	
Term bonds, due 2035, interest at 4.60%	38,365,000
Series 51-A:	
Serial bonds, due 2014 to 2017, interest from 3.95% to 4.125%	7,215,000
Term bonds, due 2026 to 2033, interest from 4.65% to 4.85%	29,215,000
	<u>36,430,000</u>
Series 51-B:	
Term bonds, due 2036, interest at 5.00%	2,480,000
Series 52-A:	
Serial bonds, due 2014 to 2018, interest from 4.05% to 4.30%	5,545,000
Term bonds, due 2021 to 2033, interest from 4.50% to 4.80%	11,740,000
	<u>17,285,000</u>
Series 52-B:	
Term bonds, due 2028 to 2036, interest from 4.90% to 5.00%	23,640,000
Series 53-A:	
Serial bonds, due 2014 to 2017, interest from 3.90% to 4.05%	8,885,000
Term bonds, due 2034, interest at 4.60%	3,150,000
	<u>12,035,000</u>
Series 53-B:	
Term bonds, due 2021 to 2046, interest from 4.70% to 5.00%	41,070,000

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Series 54:	
Term bonds, due 2026 to 2046, interest from 4.65% to 4.90%	60,675,000
Series 55-A:	
Serial bonds, due 2014 to 2017, interest from 3.80% to 3.95%	7,430,000
Term bonds, due 2034, interest at 4.50%	2,280,000
	<u>9,710,000</u>
Series 55-B:	
Serial bonds, due 2017 at 4.375%	1,110,000
Term bonds, due 2022 to 2047, interest from 4.55% to 4.85%	55,940,000
	<u>57,050,000</u>
Series 56-A:	
Serial bonds, due 2014 to 2015, interest from 4.55% to 4.65%	1,875,000
Term bonds, due 2017 to 2047, interest from 4.75% to 5.20%	57,360,000
	<u>59,235,000</u>
Series 56-B1-T:	
Term bonds, due 2047, interest at 6.074%	2,930,000
Series 57-A:	
Serial bonds, due 2014 to 2017, interest from 4.00% to 4.25%	5,895,000
Term bonds, due 2034, interest at 5.00%	475,000
	<u>6,370,000</u>
Series 57-B:	
Term bonds, due 2022 to 2027, interest from 5.15% to 5.25%	19,095,000
Series 58-A:	
Term bonds, due 2023 to 2037, interest from 5.05% to 5.50%	30,005,000
Series 59-A:	
Serial bonds, due 2014 to 2017, interest from 3.625% to 4.125%	8,885,000
Term bonds, due 2034, interest at 5.15%	3,215,000
	<u>12,100,000</u>
Series 60-A1:	
Serial bonds, due 2014 to 2017, interest from 3.875% to 4.30%	6,020,000
Series 60-B:	
Serial bonds, due 2017, interest at 5.00%	90,000
Series 61-A:	
Serial bonds, due 2014 to 2023, interest from .75% to 3.05%	14,725,000
Series 61-B:	
Term bonds, due 2026 to 2042, interest from 3.45% to 4.15%	8,840,000

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Series 61-C:	
Serial bonds, due 2014 to 2020, interest from 1.25% to 3.00%	26,675,000
Term bonds, due 2034, interest at 4.00%	6,500,000
	<u>33,175,000</u>
Series 62-A:	
Serial bonds, due 2014 to 2021, interest from .75% to 3.125%	8,900,000
Series 62-B:	
Serial bonds, due 2021 to 2022, interest from 3.125% to 3.25%	4,025,000
Term bonds, due 2024 to 2028, interest from 3.50% to 4.00%	10,975,000
	<u>15,000,000</u>
Series 62-C:	
Serial bonds, due 2014 to 2022, interest from 1.50% to 3.875%	18,135,000
Term bonds, due 2022 to 2028, interest from 3.875% to 4.50%	38,985,000
	<u>57,120,000</u>
Series 63-A:	
Term bonds, due 2027 to 2040, interest from 3.50% to 4.00%	18,205,000
Series 63-B:	
Term bonds, due 2032 to 2042, interest from 3.80% to 4.125%	3,815,000
Series 63-C:	
Serial bonds, due 2014 to 2022, interest from 1.05% to 3.50%	11,775,000
Term bonds, due 2025, interest at 3.75%	3,680,000
	<u>15,455,000</u>
Series 63-T:	
Term bonds, due 2042, interest at variable rate	24,605,000
Series 64-T:	
Serial bonds, due 2014 to 2018, interest from .30% to 2.58%	29,145,000
Term bonds, due 2023 to 2034, interest from 3.00% to 5.00%	55,050,000
	<u>84,195,000</u>
Unamortized bond premium	1,456,693
Subtotal	<u>808,041,693</u>
Home Funding Bonds and Notes:	
Series 1-A:	
Serial bonds, due 2014 to 2021, interest from 2.25% to 4.125%	9,595,000
Term bonds, due 2024 to 2027, interest from 4.25% to 4.625%	9,680,000
	<u>19,275,000</u>

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Notes to Financial Statements
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Series 2, Subseries 2A: Term bonds, due 2041, interest at 3.16%	27,270,000
Series 2, Subseries 2B: Term bonds, due 2041, interest at 2.63%	20,820,000
Series 2, Subseries 2C: Term bonds, due 2041, interest at 2.73%	31,740,000
Series 3: Serial bonds, due 2014 to 2020, interest from 1.50% to 3.20%	7,050,000
Term bonds, due 2025 to 2028, interest from 4.00% to 4.10%	10,265,000
	17,315,000
Series 4: Serial bonds, due 2014 to 2022, interest from 1.15% to 3.50%	6,780,000
Term bonds, due 2026 to 2028, interest from 4.05% to 4.20%	5,985,000
	12,765,000
Series 5: Term bonds, due 2028 to 2040 , interest from 2.75% to 3.05%	36,815,000
Unamortized bond premium	668,407
Subtotal	166,668,407
Total Single-Family Fund	974,710,100
Multi-Family Fund:	
Multi-Family Housing Bonds:	
1995 Series A: Term bonds, due 2017, interest at 6.15%	520,000
1998 Series A: Term bonds, due 2018, interest at 5.375%	565,000
Subtotal	1,085,000
Housing Bonds:	
2001 Series A: Term bonds, due 2015, interest at 5.30%	1,490,000
2001 Series B-2T: Term bonds, due 2031, interest at variable rate	3,540,000
2003 Series A-2T: Term bonds, due 2034, interest at variable rate	20,600,000

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2003 Series B-2T:	
Term bonds, due 2035, interest at variable rate	8,815,000
2004 Series A-1A:	
Serial bonds, due 2014 to 2016, interest from 4.25% to 4.50%	540,000
Term bonds, due 2025 to 2033, interest from 5.00% to 5.10%	6,335,000
	<u>6,875,000</u>
2004 Series A-1B:	
Term bonds, due 2016 to 2045, interest from 4.50% to 5.35%	3,100,000
2004 Series B-1A:	
Serial bonds, due 2014 to 2015, interest from 3.60% to 3.70%	30,000
Term bonds, due 2025 to 2045, interest from 4.55% to 4.85%	1,890,000
	<u>1,920,000</u>
2004 Series B-1B-1:	
Serial bonds, due 2014 to 2015, interest from 4.00% to 4.10%	270,000
Term bonds, due 2045, interest at 4.90%	12,875,000
	<u>13,145,000</u>
2004 Series B-1B-2:	
Serial bonds, due 2014 to 2015, interest from 4.00% to 4.10%	55,000
Term bonds, due 2025 to 2035, interest from 4.65% to 4.90%	860,000
	<u>915,000</u>
2004 Series B-2T:	
Term bonds, due 2015 to 2030, interest from 4.85% to 5.57%	3,230,000
2005 Series A-1A:	
Serial bonds, due 2014 to 2015, interest from 4.15% to 4.25%	840,000
Term bonds, due 2025 to 2035, interest from 4.75% to 4.875%	17,230,000
	<u>18,070,000</u>
2005 Series A-1B:	
Term bonds, due 2035, interest at 4.90%	270,000
2005 Series A-2T:	
Term bonds, due 2015 to 2018, interest from 5.14% to 5.29%	915,000
2006 Series A-1:	
Serial bonds, due 2014 to 2016, interest from 3.95% to 4.05%	800,000
Term bonds, due 2022 to 2043, interest from 4.50% to 4.75%	19,680,000
	<u>20,480,000</u>
2007 Series A-1:	
Serial bonds, due 2014 to 2017, interest from 4.15% to 4.35%	1,295,000
Term bonds, due 2027 to 2048, interest from 4.80% to 5.00%	29,680,000
	<u>30,975,000</u>

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2007 Series A-2T:	
Term bonds, due 2027, interest at 5.608%	1,140,000
 2007 Series B-1A/B:	
Serial bonds, due 2014 to 2017, interest from 4.20% to 4.50%	830,000
Term bonds, due 2022 to 2049, interest from 5.05% to 5.50%	24,405,000
	25,235,000
 Unamortized bond premium	 156,022
Subtotal	160,871,022
 Multi-Family Funding Bonds:	
2009 Series A, Subseries 2009A-1:	
Term bonds, due 2051, interest at 3.01%	51,000,000
 2009 Series A, Subseries 2009A-2:	
Term bonds, due 2051, interest at 2.32%	14,100,000
 2010 Series A:	
Serial bonds, due 2014 to 2021, interest from 1.875% to 4.00%	4,780,000
Term bonds, due 2025 to 2035, interest from 4.625% to 5.25%	15,550,000
	20,330,000
 2011 Series A:	
Serial bonds, due 2014 to 2017, interest from 1.30% to 2.50%	655,000
Term bonds, due 2021 to 2032, interest from 3.125% to 4.625%	4,310,000
	4,965,000
Subtotal	90,395,000
 Multi-Family Development Bonds:	
2010 Series 1:	
Serial bonds, due 2014 to 2021, interest from 1.90% to 4.25%	535,000
Term bonds, due 2025 to 2051, interest from 4.75% to 5.875%	8,285,000
	8,820,000
 2013 Series 1-AB:	
Serial bonds, due 2014 to 2023, interest from .40% to 2.85%	4,245,000
Term bonds, due 2015 to 2048, interest from .85% to 4.125%	39,275,000
	43,520,000
 2013 Series 2-T:	
Serial bonds, due 2014 to 2023, interest from .718% to 3.218%	18,160,000
Term bonds, due 2027 to 2036, interest from 3.768% to 4.606%	36,725,000
	54,885,000

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For the Six Months Ended December 31, 2013

2013 Series 3-A:	
Term bonds, due 2014 to 2016, interest from 0.30% to .85%	3,450,000
2013 Series 3-B:	
Serial bonds, due 2015 to 2024, interest from .60% to 3.85%	305,000
Term bonds, due 2028 to 2048, interest from 4.375% to 5.20%	2,195,000
	<u>2,500,000</u>
2013 Series 3-C:	
Term bonds, due 2028 to 2030, interest from 4.375% to 4.60%	8,795,000
2013 Series 3-D:	
Serial bonds, due 2016 to 2024, interest from 1.85% to 4.80%	1,780,000
Term bonds, due 2017 to 2028, interest from 4.375% to 5.20%	14,980,000
	<u>14,980,000</u>
2013 Series 4-T:	
Serial bonds, due 2014 to 2018, interest from 0.626% to 2.224%	4,400,000
Term bonds, due 2023 to 2030, interest from 4.207% to 5.257%	3,970,000
	<u>8,370,000</u>
Unamortized bond discount	(46,554)
Subtotal	<u>147,053,446</u>
Multi-Family Mortgage Revenue Bonds:	
1998 Series A:	
Term bonds, due 2028, interest at variable rate	1,805,000
Series 2006 (University Heights Project):	
Term bonds, due 2039, interest at variable rate	26,700,000
Series 2006 (Sutterfield Project):	
Term bonds, due 2039, interest at variable rate	7,000,000
Series 2006 (The Groves):	
Term bonds, due 2040, interest at variable rate	30,950,000
Series 2013 (Grace Church)	
Term bonds, due 2015, interest at variable rate	7,410,000
Subtotal	<u>73,865,000</u>
Total Multi-Family Fund	<u>473,269,468</u>
Total Bonds And Notes Payable	<u><u>\$ 1,546,722,590</u></u>

Rhode Island Housing and Mortgage Finance Corporation
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Notes to Financial Statements
For the Six Months Ended December 31, 2013

The Operating Fund's lines of credit were established with financial institutions primarily to make funds available for the origination, or purchase from participating originating lenders, of single-family loans prior to the time such loans are funded by bond proceeds received by the issuance of bonds under the Single-Family Fund. At December 31, 2013, the Corporation may borrow up to a maximum of \$90,000,000 under various revolving loan agreements expiring between January 2014 and August 2015. Borrowings under the lines of credit are payable on demand and are unsecured. In the Operating Fund, one line of credit in the amount of \$11,000,000 has a variable interest rate, which was 1.918% at December 31, 2013. The remaining lines of credit of \$60,000,000 have fixed rates, which range from 1.155%-1.49% at December 31, 2013.

Homeownership Opportunity Bonds Series 46-T, 48-T, and 63-T, Housing Bonds 2001 Series B-2T, 2003 Series A-2T and 2003 Series B-2T bear interest at a taxable variable rate established monthly or quarterly, which range from .48% - 1.17% at December 31, 2013. The Multi-Family Mortgage Revenue Bonds bear interest at a tax exempt rate established weekly, which range from .05% - 1.71% at December 31, 2013.

7. Commitments and Contingencies

The Corporation is party to financial instruments with off-balance-sheet risk in connection with its commitments to provide financing. Such commitments expose the Corporation to credit risk in excess of the amounts recognized in the accompanying statement of net position. The Corporation's exposure to credit loss in the event of nonperformance by the borrowers is represented by the contractual amount of such instruments. The Corporation uses the same credit policies in making commitments as it does for on-balance-sheet instruments.

Total credit exposure as a result of loan commitments at December 31, 2013 is as follows:

Fund	Commitments
Operating Fund	\$ 24,002,825
Single-Family Fund	1,620,272
Multi-Family Fund	2,430,203
AHT Fund	7,165,306
Total	\$ 35,218,606

Commitments to extend credit are agreements to lend to a borrower as long as there is no violation of any condition established in the contract. Commitments generally have fixed expiration dates or other termination clauses. The Corporation evaluates each borrower's credit worthiness on a case-by-case basis. Interest rates on approved loan commitments are principally fixed rates.

Rhode Island Housing and Mortgage Finance Corporation
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Notes to Financial Statements
For the Six Months Ended December 31, 2013

The Corporation is party to a standby letter of credit agreement whereby the Corporation guarantees payment of principal and interest to bondholders in the event of nonperformance by the borrower. The Corporation's exposure to credit loss is represented by the contractual amount of the letter of credit, up to a maximum of \$1,991,649 at December 31, 2013. The Corporation also entered into a confirming letter of credit agreement with a financial institution whereby the financial institution guarantees payment of principal and interest to bondholders in the event of nonperformance by both the borrower and the Corporation. The Corporation holds a marketable security as collateral to support this confirming letter of credit. Subsequent to December 31, 2013, the letter of credit agreement was satisfied when the borrower paid it's note in full.

The Corporation has entered into contracts with six developments under the Neighborhoods Opportunity Program to fund projects over the next ten years for a total of \$1,300,000.

The Corporation is party to certain claims and lawsuits which are being contested, certain of which Rhode Island Housing and respective legal counsel are unable to determine the likelihood of an unfavorable outcome or the amount or range of potential loss. In the opinion of management, the ultimate liability with respect to these actions and claims will not have a material adverse effect on either the financial position or the results of operations of Rhode Island Housing.

Rhode Island Housing is exposed to various risks of loss related to torts; theft of, damage to, or destruction of assets; errors or omissions; injuries to employees; or acts of God for which Rhode Island Housing carries commercial insurance. Neither Rhode Island Housing nor its insurers have settled any claims which exceeded Rhode Island Housing's insurance coverage in any of the last nine fiscal years. There have been no significant reductions in any insurance coverage from amounts in the prior year. Rhode Island Housing also is self-insured for unemployment compensation, and no accrual has been recorded in the accompanying financial statements for claims expected to arise from services rendered on or before December 30, 2013 because Rhode Island Housing officials are of the opinion that, based on prior experience, such claims will not be material.

Rhode Island Housing and Mortgage Finance Corporation
(A Component Unit of the State of Rhode Island)
Notes to Financial Statements
For the Six Months Ended December 31, 2013

8. Derivative Instruments

In July 2013, the Corporation converted its loan funding platform from a mortgage revenue bond program to a program primarily financed through the sale of whole loans and mortgage-backed securities guaranteed by Fannie Mae and Ginnie Mae as to timely payment of principal and interest. The securities represent pools of qualified first mortgage loans originated by Rhode Island Housing approved lenders. Under this program, the Corporation periodically enters into forward contracts to sell the securities to investors before the securities are ready for delivery (referred to as a “to-be-announced” or “TBA Mortgage-Backed Security Contract”). The corporation enters into TBA Mortgage-Backed Security Contracts to hedge the interest rate risk for loan commitments made to originating mortgage lenders. TBA Mortgage-Backed Security Contracts are derivative instruments due to one or more of the following factors that are not designated at the time the Corporation and the investor enter into the transaction: settlement factors; the reference rates or interest rates the security will bear; and notional amounts in the form of the principal amount of the future Mortgage-Backed Securities. In addition, payment to Rhode Island Housing by the investor is not required until the investor receives the security, enabling the investor to take a position on interest rates without making a payment. Finally, the TBA Mortgage-Backed Security Contracts may be “net settled” because neither party is required to deliver or purchase an asset to settle the TBA Mortgage-Backed Securities Contract.

At December 31, 2013, TBA Mortgage-Backed Securities Contracts with a total notional amount of \$5,790,300 and fair values of \$206,135 were outstanding. TBA Mortgage-Backed Security contracts are included in the combining Statements of Net Position as deferred outflows of resources. In addition, the Corporation entered into commitments to sell loans to Fannie Mae with a total notional amount of \$3,284,587 and fair values of \$143,961. These amounts are included in the combining Statements of Net Position as deferred outflows and resources.

9. Employee Benefits

Employee Benefit Plan

The Corporation has adopted an employee retirement plan created in accordance with Internal Revenue Code Section 401(a). The Corporation’s 401(a) money Purchase Pension Plan (the Plan) is a defined contribution plan, administered by ICMA Retirement Corporation. Regular full-time employees who meet certain requirements as to length of service are eligible. The Corporation contributes a set percentage of an employee’s annual eligible compensation to the Plan. The contribution requirements, and benefit provisions, are established and may be amended by management of the Corporation along with the Board of Commissioners. Contributions to the Plan for the six months ended December 31, 2013 totaled \$346,066. The assets of the Plan were placed under a separate trust agreement for the benefit of the applicable employees, and therefore are neither an asset nor a liability of the Corporation.

Rhode Island Housing and Mortgage Finance Corporation
(A Component Unit of the State of Rhode Island)
Notes to Financial Statements
For the Six Months Ended December 31, 2013

Post-employment Healthcare Plan

The Rhode Island Housing Retiree Healthcare Plan (RIHRHP) is a single-employer defined benefit healthcare plan administered by the Corporation. RIHRHP provides medical insurance benefits to eligible employees who retire from active full-time employment based on years of service and age. As of December 31, 2013, the plan included 16 retirees, 13 of which are receiving benefits, and 150 active employees. RIHRHP does not issue a stand-alone financial report.

The Corporation's annual other postemployment benefit (OPEB) cost is calculated based on the annual required contribution of the employer (ARC), an amount actuarially determined in accordance with the parameters of GASB Statement 45. The ARC represents a level of funding that, if paid on an ongoing basis, is projected to cover normal cost each year. For the six month period ended December 31, 2013, plan members receiving benefits contributed \$1,803 as their required contribution.

The OPEB cost for the six month period ended December 31, 2013, is as follows:

Required contribution	\$	187,638
Interest on OPEB obligation		77,468
Adjustment to required contribution		<u>(71,774)</u>
OPEB cost		193,332
Net estimated employer contributions		<u>(15,771)</u>
Increase in net OPEB obligation		177,561
Net OPEB obligation, beginning of period		<u>3,443,051</u>
Net OPEB obligation, end of period	\$	<u><u>3,620,612</u></u>
Percent of OPEB cost contributed in current period		8.8%

The net OPEB obligation is included in accounts payable and accrued liabilities in the accompanying statement of net position. The annual OPEB cost, the percentage of annual OPEB cost contributed to the Plan, and the net OPEB obligation for the three preceding fiscal years ended June 30 were as follows:

Fiscal Year Ended	Annual OPEB Cost	Employer Amount Contributed	Percentage Contributed	Net OPEB Obligation
June 30, 2011	\$ 351,467	\$ 25,120	7.1%	\$ 2,755,594
June 30, 2012	362,844	27,001	7.4%	3,091,437
June 30, 2013	374,572	22,958	6.1%	3,443,051

Funding Status and Funding Progress:

Under the reporting parameters, the Corporation's retiree health care plan is 0% funded with an estimated actuarial accrued liability exceeding actuarial assets by \$2,755,594 as of June 30, 2011, the most recent actuarial valuation date. As of December 31, 2013, the unfunded accrued liability as a percentage of covered payroll of \$3,600,176 was 77%.

Rhode Island Housing and Mortgage Finance Corporation
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Notes to Financial Statements
For the Six Months Ended December 31, 2013

Actuarial Methods and Assumptions

The actuarial valuations of an ongoing plan involve estimates of the value of reported amounts and assumptions about the probability of occurrence of events far into the future. Examples include assumptions about future employment, mortality, and the healthcare cost trend. Amounts determined regarding the ARC are subject to continual revision as actual results are compared with past expectations. The ARC was calculated based on the projected unit credit method, which provides for a systematic recognition of the cost of these anticipated payments. The yearly ARC is computed to cover the cost of benefits being earned by covered members as well as to amortize a portion of the unfunded accrued liability.

Projections of health benefits are based on the plan as understood by the Corporation and include types of benefits in force at the valuation date and the pattern of sharing benefit costs between the Corporation and its employees to that point. Actuarial calculations reflect a long-term perspective and employ methods and assumptions that are designed to reduce short-term volatility in actuarial accrued liabilities and the actuarial value of assets. Significant methods and assumptions included a 3.00% inflation rate, an investment rate of return of 4.50%, payroll growth of 3.00% and a 30 year open amortization period. The initial annual healthcare cost trend rate of 8.5%, declining to an ultimate rate of 4.50% after 8 years.

10. Segment Information

The Corporation has issued various revenue bonds to finance the activities of its Single-Family Fund and Multi-Family Fund. Investors in each revenue bond rely solely on the revenue stream generated from the activities associated with the specific revenue bonds for repayment. Segment information relating to these identifiable activities is presented in the accompanying statements of net position, statements of revenues, expenses and changes in net position and statements of cash flows.

11. Subsequent Events

The Corporation has instructed its trustee to redeem the following bonds outstanding:

<u>Date of Call</u>	<u>Principal Program</u>	<u>Outstanding</u>
January 17, 2014	Homeownership Opportunity Bonds	\$ 21,460,000
February 1, 2014	Housing Bond Program	29,185,000

RHODE ISLAND HOUSING AND MORTGAGE FINANCE CORPORATION
(A Component Unit of the State of Rhode Island)
Combining Statements of Net Position - Single-Family Fund
December 31, 2013

	Homeownership Opportunity Bond Program	Home Funding Bond Program	Single-Family Fund Totals
Assets			
Loans receivable	\$ 832,921,788	\$ 60,332,337	\$ 893,254,125
Less allowance for loan losses	(16,217,095)	7,498	(16,209,597)
Loans receivable, net	<u>816,704,693</u>	<u>60,339,835</u>	<u>877,044,528</u>
Investments	21,564,624	106,642,969	128,207,593
Accrued interest-loans	2,936,950	147,301	3,084,251
Accrued interest-investments	118,223	342,999	461,222
Cash and cash equivalents	76,715,414	10,407,512	87,122,926
Other assets, net	12,721,358	964,317	13,685,675
Interfund receivable	-	18,597	18,597
Total assets	<u>\$ 930,761,262</u>	<u>\$ 178,863,530</u>	<u>\$ 1,109,624,792</u>
Deferred Outflows of Resources			
Loan origination costs	<u>16,064</u>	<u>-</u>	<u>16,064</u>
Liabilities			
Bonds and notes payable	\$ 808,041,693	\$ 166,668,407	\$ 974,710,100
Accrued interest payable on bonds and notes	7,494,201	1,322,432	8,816,633
Accounts payable and accrued liabilities	347,493	-	347,493
Fees, net	263,857	-	263,857
Total liabilities	<u>816,147,244</u>	<u>167,990,839</u>	<u>984,138,083</u>
Net Position			
Net position, restricted	<u>\$ 114,630,082</u>	<u>\$ 10,872,691</u>	<u>\$ 125,502,773</u>

RHODE ISLAND HOUSING AND MORTGAGE FINANCE CORPORATION
(A Component Unit of the State of Rhode Island)
Combining Statements of Revenues, Expenses and Changes in Net Position - Single-Family Fund
For the Six Months Ended December 31, 2013

	Homeownership Opportunity Bond Program	Home Funding Bond Program	Single-Family Fund Total
Operating revenues:			
Interest income on loans	\$ 20,187,925	\$ 1,175,258	\$ 21,363,183
Income on investments:			
Earnings on investments	503,779	2,156,410	2,660,189
Net increase in fair value of investments	(297,182)	(1,044,729)	(1,341,911)
Total operating revenues	20,394,522	2,286,939	22,681,461
Operating expenses:			
Interest expense	17,427,357	2,626,952	20,054,309
Housing initiatives	13,945	-	13,945
Provision for loan loss	4,175,000	-	4,175,000
REO expenditures	411,707	-	411,707
Arbitrage rebate	50,000	-	50,000
Depreciation and amortization of other assets	1,020	2,292	3,312
Costs to sell loans	67,655	1,504	69,159
Total operating expenses	22,146,684	2,630,748	24,777,432
Operating income	(1,752,162)	(343,809)	(2,095,971)
Transfers in to (out of) net position	(538,366)	-	(538,366)
Total change in net position	(2,290,528)	(343,809)	(2,634,337)
Net position, beginning of period, as restated	116,920,610	11,216,500	128,137,110
Net position, end of period	\$ 114,630,082	\$ 10,872,691	\$ 125,502,773

RHODE ISLAND HOUSING AND MORTGAGE FINANCE CORPORATION
(A Component Unit of the State of Rhode Island)
Combining Statements of Net Position - Multi-Family Fund
December 31, 2013

	Multi-Family Housing Bond Program	Housing Bond Program	Multi-Family Mortgage Revenue Bond Program
Assets			
Loans receivable	\$ 922,780	\$ 156,744,295	\$ 73,357,267
Investments	17,794,347	12,611,971	-
Accrued interest-loans	5,921	976,072	27,142
Accrued interest-investments	69,311	100,797	-
Cash and cash equivalents	700,818	9,879,999	10,222,283
Total assets	\$ 19,493,177	\$ 180,313,134	\$ 83,606,692
Liabilities			
Bonds and notes payable	\$ 1,085,000	\$ 160,871,022	\$ 73,865,000
Accrued interest payable on bonds and notes	31,175	1,640,758	9,208
Accounts payable and accrued liabilities	258,584	1,293,983	4,565
Escrow deposits	-	1,247,726	9,716,057
Total liabilities	1,374,759	165,053,489	83,594,830
Net Position			
Net position, restricted	\$ 18,118,418	\$ 15,259,645	\$ 11,862

(Continued)

RHODE ISLAND HOUSING AND MORTGAGE FINANCE CORPORATION
(A Component Unit of the State of Rhode Island)
Combining Statements of Revenues, Expenses and Changes in Net Position - Multi-Family Fund
For the Six Months Ended December 31, 2013

	Multi-Family Housing Bond Program	Housing Bond Program	Multi-Family Mortgage Revenue Bond Program
Operating revenues:			
Interest income on loans	\$ 35,690	\$ 5,498,104	\$ 136,622
Income on investments:			
Earnings on investments	613,897	643,604	-
Net increase in fair value of investments	-	(799,922)	-
Total operating revenues	649,587	5,341,786	136,622
Operating expenses:			
Interest expense	31,174	3,297,064	36,309
Other administrative expenses	-	67,740	-
Bond issuance costs	-	-	-
Arbitrage rebate	150,000	-	-
Costs to sell loans	3,176	271,801	-
Total operating expenses	184,350	3,636,605	36,309
Operating income	465,237	1,705,181	100,313
Transfers out of net position	(3,996,824)	(5,475,692)	(98,043)
Total change in net position	(3,531,587)	(3,770,511)	2,270
Net position, beginning of period, as restated	21,650,005	19,030,156	9,592
Net position, end of period	\$ 18,118,418	\$ 15,259,645	\$ 11,862

(Continued)

RHODE ISLAND HOUSING AND MORTGAGE FINANCE CORPORATION
(A Component Unit of the State of Rhode Island)
Combining Statements of Net Position - Multi-Family Fund
December 31, 2013

	<u>Multi-Family Funding Bond Program</u>	<u>Multi-Family Development Bonds</u>	<u>Multi-Family Fund Total</u>
Assets			
Loans receivable	\$ 90,430,763	\$ 110,638,262	\$ 432,093,367
Investments	-	1,182,675	31,588,993
Accrued interest-loans	481,380	614,268	2,104,783
Accrued interest-investments	-	1,471	171,579
Cash and cash equivalents	11,179,781	65,192,582	97,175,463
Other assets, net	-	-	-
Total assets	<u>\$ 102,091,924</u>	<u>\$ 177,629,258</u>	<u>\$ 563,134,185</u>
Liabilities and Net Position			
Bonds and notes payable	\$ 90,395,000	\$ 147,053,446	\$ 473,269,468
Accrued interest payable on bonds and notes	747,066	978,096	3,406,303
Accounts payable and accrued liabilities	-	-	1,557,132
Escrow deposits	-	-	10,963,783
Total liabilities	<u>91,142,066</u>	<u>148,031,542</u>	<u>489,196,686</u>
Net Position			
Net position, restricted	<u>\$ 10,949,858</u>	<u>\$ 29,597,716</u>	<u>\$ 73,937,499</u>

RHODE ISLAND HOUSING AND MORTGAGE FINANCE CORPORATION
(A Component Unit of the State of Rhode Island)
Combining Statements of Revenues, Expenses and Changes in Net Position - Multi-Family Fund
For the Six Months Ended December 31, 2013

	<u>Multi-Family Funding Bond Program</u>	<u>Multi-Family Development Bonds</u>	<u>Multi-Family Total</u>
Operating revenues:			
Interest income on loans	\$ 2,892,217	\$ 3,561,670	\$ 12,124,303
Income on investments:			
Earnings on investments	2,128	10,045	1,269,674
Net increase in fair value of investments	-	151,767	(648,155)
Total operating revenues	<u>2,894,345</u>	<u>3,723,482</u>	<u>12,745,822</u>
Operating expenses:			
Interest expense	1,496,358	1,930,688	6,791,593
Other administrative expenses	-	-	67,740
Bond issuance costs	-	294,062	294,062
Arbitrage rebate	-	-	150,000
Costs to sell loans	68,281	5,448	348,706
Total operating expenses	<u>1,564,639</u>	<u>2,230,198</u>	<u>7,652,101</u>
Operating income	1,329,706	1,493,284	5,093,721
Transfers out of net position	68,281	6,127,732	(3,374,546)
Total change in net position	1,397,987	7,621,016	1,719,175
Net position, beginning of period, as restated	9,551,871	21,976,700	72,218,324
Net position, end of period	<u>\$ 10,949,858</u>	<u>\$ 29,597,716</u>	<u>\$ 73,937,499</u>