

**Request for Action
By the Trustees of the
Affordable Housing Trust Fund**

Approval of Reallocation and Authorization for the Housing 2030 Preservation Program

1. Summary of Request

This Request for Action (“RFA”) is for approval of a reallocation of existing Affordable Housing Trust Fund (“AHT”) funds in the amount of \$5,000,000 from the Preservation Loan Program Fund (the “PLP”) to the newly created Housing 2030 Preservation Program (“Housing 2030 Preservation”). Housing 2030 Preservation is being established in conjunction with the Rhode Island Executive Office of Housing to provide a flexible source of capital for the preservation of existing affordable housing.

Rhode Island Housing and Mortgage Finance Corporation (“RIHousing”) has approximately 15,000 affordable apartments in its portfolio. In addition, more than 1,500 affordable residential homes have been financed under the state’s HOME Investment Partnerships Program. Many of these developments were constructed and rehabilitated in the 1990s and are beyond their initial 15-year tax credit compliance term. Several developments lack adequate reserves to conduct necessary improvements to ensure residents are housed in a safe and healthy environment. Thus, there is a need to upgrade these affordable apartments and homes to meet health and safety standards, make necessary capital improvements, and address physical deterioration due to wear and tear.

The Rhode Island Executive Office of Housing has allocated \$5,000,000 in Affordable Housing Bond funds to be used to address this growing pipeline of projects in need of support and has requested that the AHT use its existing PLP funds to match such allocation in accordance with the Housing 2030 Preservation guidelines.

2. Recommendation

RIHousing staff recommends the approval of the resolutions set forth at Attachment B, which authorize a reallocation of existing PLP funds in the amount of \$5,000,000 to finance the Housing 2030 Preservation Program, which is more particularly described in the draft program guidelines set forth in Attachment A.

3. Attachments

- A. Program Guidelines (Draft)
- B. Resolution

ATTACHMENT A
Draft Program Guidelines
Attached

ATTACHMENT B

Resolution of the Trustees of the Affordable Housing Trust Fund

- Whereas,** the Affordable Housing Trust Fund (the “AHT”) was created by Rhode Island Housing and Mortgage Finance Corporation for the purpose of making housing opportunities more affordable for low- and moderate- income residents of the State of Rhode Island; and
- Whereas,** in conjunction with funding from the Rhode Island Executive Office of Housing, the AHT desires to establish a financing program to provide a flexible source of capital to be utilized for the preservation of existing affordable housing (the “Housing 2030 Preservation Program” or “Program”); and
- Whereas,** a reallocation of \$5,000,000 in funding from the AHT’s current preservation of existing affordable housing program, the Preservation Loan Program Fund, is necessary to capitalize the Housing 2030 Preservation Program; and
- Whereas,** the terms of said Program are set forth in proposed program guidelines attached as Attachment A; and

NOW, THEREFORE, IT IS HEREBY:

- Resolved,** that the Affordable Housing Trust Fund, acting by and through its Trustees, is hereby authorized to (i) establish a Housing 2030 Preservation Program substantially as described in Attachment A, and (ii) reallocate and commit \$5,000,000 for purposes of funding the Housing 2030 Preservation Program;
- Resolved,** that the Executive Director, Deputy Executive Director, and the Chief Financial Officer of RIHousing, each acting singly, be and hereby are authorized and empowered to take any and all actions necessary or desirable to carry out the foregoing resolutions.