

**MEMO**

**To:** Board of Commissioners  
**From:** Carol Ventura  
**Date:** January 20, 2022  
**Subject:** Monthly Update

**PROGRAM NEWS**

**HOMEOWNERSHIP**

Product	2020 Actual (units)	2021 Goals (units)	2021 Units (as of 12/31/21)	2021 Funded (as of 12/31/21)
	<b>Closed/Funded</b>			
<i>First Mortgage</i>	1,593	1,500	1,712	\$486.7 million
<i>FirstHomes Tax Credit</i>	218	200	142	-

Homeownership lending finished the year strong with 192 first mortgages funded on volume of \$58 million in December 2021. For the year, the team exceeded first mortgage unit goals by 14% and 2020 production by 7%. The \$486.6 million in 2021 represents the highest volume on record.

FirstHomes Tax Credit (MCC) production fell short of the 2021 goal and last year's production. The reduced volume is largely attributed to a greater-than-anticipated percentage of borrowers opting for MRB-funded mortgages (government-insured) rather than Conventional financing.

**LOAN SERVICING/ASSET MANAGEMENT**

Program	As of 12/31/20	2020 Portfolio value	As of 12/31/21	Portfolio value as of 12/31/21
<b>RIH Single-Family Portfolio</b>	22,436 loans	\$2.12 billion	20,479 loans	\$2.07 billion *
<b>Multi-Family Portfolio</b>	661 loans	\$1.04 billion	677 loans	\$940.99 million *
<b>MSS Single-Family Portfolio</b>	7,316 Loans	\$654.51 million	6540 Loans	\$584.05 million
<b>Madeline Walker Portfolio</b>	385 liens	\$2.85 million	253 liens	\$1.71 million
<b>REO Portfolio</b>	20 homes	\$1.67 million	17 homes	\$1.39 million

\*Includes loans serviced for others i.e., loans sold TBA, Federal Program loans, Conduit loans

**Delinquency Update:** In December 2021, we saw a decrease in overall delinquency of 591 delinquent loans for a total of 1,369 delinquent loans out of our active portfolio of 11,049 loans. This is a delinquency rate of 12.39%. In December 2020, the active portfolio was 12,144 loans of which 1960 loans were delinquent. This is a delinquency rate of 16.14%. The **number of seriously delinquent loans** (90+ days) was 768 (6.95%) in December 2021, compared to 1206 (9.93%) in December 2020.

**Covid Impact:** Since March 18, 2020, 2,385 RIHousing borrowers have reached out to our Loan Servicing Division to request forbearance assistance due to financial hardship related to COVID-19. Of those borrowers, 1557 have decided they no longer need assistance due to stimulus relief or have resumed their payments using a loss mitigation option resulting in 828 active forbearance agreements as of December 31, 2021.

Approximately 66.7% of borrowers who have requested forbearance assistance have FHA insured mortgages. On April 1, 2020, FHA announced a new post forbearance home retention option for borrowers facing financial hardship resulting from COVID-19. Under the COVID-19 National Emergency Standalone Partial Claim (NESPC), HUD will advance deferred payments of principal, interest, taxes and insurance to reinstate borrowers at the end of their financial hardship. Most of the borrowers with FHA insured mortgages will qualify for this post forbearance home retention option. As of December 31st, 826 RIHousing borrowers have reinstated their mortgage using the NESPC.

**Homeowner Assistance Fund:** On January 10<sup>th</sup> we launched the state’s Homeowner Assistance Fund Program. We communicated the opening widely and notified all registrants on our webpage that the portal was open. By close of business **January 10, 2022, 1312** households had started an application and **333** had completed and submitted their application.

**DEVELOPMENT**

Program	2020 Actual (Firm Commitment)	2021 Goals	2021 YTD as of 12/31/21 (Firm Commitment)
<b>9% LIHTC</b> (Rental Production)	158 units (3 deals)	180 units (3 deals)	170 units (3 deals)
<b>4% LIHTC</b> (Rental Production & Preservation)	104 (1 deal)	400 units (6 deals)	270 units 4 deals
<b>Preservation Deals w/o LIHTCs</b>	579 units (5 deals)	900 units (8 deals)	463 units (5 deals)
<b>Workforce Housing Innovation Challenge Loan Program</b>	93 units, 38 of which will be workforce assisted (2 deals)	150 units (6 deals)	74 WFH units (301 total units) 4 deals

<b>Preservation Revitalization Loan Fund</b> (\$3 million)	0	Rolling Application until funds are spent	0
<b>Preservation Loan Fund</b> (\$10 million)	0	Rolling Application until funds are spent	241 units (4 deals)
<b>2018 Capital Magnet Fund</b> (\$6.4 million over three years)	\$1,544,493 (262 units)	Rolling Application until funds are spent	154 units (3 deals)
<b>2020 Capital Magnet Fund *</b> (\$5.225 million over three years)	Awarded April 2021	Rolling Application until funds are spent	131 units (2 deals)

*\*CMF 2020- Effective Date, April 15, 2020; RIH has 2-year commitment of 599 units, 3 years to disburse funds, 5 years to complete projects*

**LIHTC:** On December 20<sup>th</sup>, we received 12 applications seeking \$12.5MM in LIHTC to construct 692 units in 9 communities across the state. We have \$2.95MM in 2022 LIHTC to allocate. All the applications were submitted through the new One Stop Application system.

**Acquisition and Revitalization Program (“ARP”):** On December 15<sup>th</sup> we received 17 ARP applications seeking \$27.8MM in ARP funds.

**Lead Grant:** HUD has approved our request to expand the current Lead Grant beyond the original 4 census tracts in Central Falls and Pawtucket designated in the contract. The expansion now includes 19 census tracts - of Central Falls, 9 more areas in Pawtucket as well as 2 areas in East Providence and Newport.

**HOME/ARP Allocation Plan:** The HOME/ARP Allocation Plan was submitted to HUD on December 23rd. The plan proposes the following uses (i) \$9.1MM for development activities, (ii) \$3MM for supportive services, \$300K for capacity building for homeless service providers and \$1MM for administration and planning.

**LEASED HOUSING AND RENTAL SERVICES**

**RentReliefRI Update:** The RentReliefRI program reached an important milestone earlier this month, reaching over \$100 million in rental and utility assistance funds disbursed to over 12,500 Rhode Island renter households.

RIHousing is partnering with National Grid to assist potentially eligible customers who have overdue utility payments that occurred during the COVID-19 pandemic. Members of our Policy and Communications teams have been working closely with National Grid on a series of outreach and communication efforts to raise awareness of the rental and utility assistance available via the RentReliefRI program. National Grid customers who have been pre-screened and may be eligible for assistance have received hard copy mailings, eblasts, and phone calls encouraging them to apply. Once approved, RentReliefRI funds will be credited to their National Grid accounts. The assistance will reduce or clear the utility arrearages of many low- and moderate-income customers, helping these households get back on track from the effects of the pandemic. To date, over 3,550 National Grid customers have responded to our collective efforts, applying for approximately \$3.4 million in utility assistance from the RentReliefRI program.

**Family Self-Sufficiency:** On December 28, 2021 RIHousing was notified by HUD that our annual FSS application was funded in the amount of \$280,000. This is the largest FSS award for both RIHousing and the state.

**Multifamily Compliance:** The Multifamily Compliance department has reported their year-end monitoring statistics for 2021. Implementation of remote file reviews enabled the team to continue to provide effective oversight throughout the pandemic, ensuring that our rental developments continue to operate in accordance with the terms of their regulatory covenants, including affordability requirements unique to each property.

- 124 Management Occupancy Reviews (MOR's) completed for properties in our Section 8 portfolio. Acknowledged by HUD as being the largest number of MOR's performed by any contract administrator in the nation.
- 12 full Low Income Housing Tax Credit (LIHTC) reviews completed in the last quarter of 2021. These included on site physical inspections of developments, including a sampling of occupied units under strict Covid-19 safety precautions in an effort to protect RIH staff and residents.
- 162 remote file and occupancy reviews completed for the LIHTC and HOME portfolios.

## COMMUNICATIONS

### MEDIA COVERAGE

- **The Public's Radio (Dec 21):** [Central Falls steps up enforcement of RI housing code to prevent lead poisoning](#)
- **The Center Square (Dec 17):** [General Assembly to take up ARPA spending bills in January](#)
- **Boston Globe (Dec 16):** [Small homes could make a big difference amid R.I. housing crisis](#)
- **WPRI-TV (Dec 11):** [Nesi's Notes \(eviction tool\)](#)
- **The Valley Breeze (Dec 9):** [Report: Lincoln still far short of affordable housing goal](#)
- **Warwick Beacon (Dec 9):** [No quick fix to housing need, but we must continue working](#)
- **Newport Daily News (Dec 6):** [\\$4 million allocated for Newport Co. affordable housing projects. When will building begin?](#)

### COMMUNICATIONS & OUTREACH

#### RECENT EVENTS

**RentReliefRI Onsite Assistance:** We continue to participate in onsite informational and application assistance efforts across the state:

- **RentReliefRI Onsite Application Assistance at CCRI (December 18):** We partnered with the Governor's office and CCRI to offer an onsite assistance event on Saturday, December 18 at CCRI's Providence campus. The Governor's office and CCRI helped promote the event statewide and we were able to assist just over 80 renters.
- **DCYF Onsite Application Assistance at Communities 4 People (December 30):** In partnership with Communities 4 People, we offered onsite assistance to youth aging out of DCYF care. We were able to assist 19 young adults.

## GOVERNMENT RELATIONS

### FEDERAL

- **Build Back Better Act Stalls in Senate:** After extensive negotiations between the White House and Senate Democrats, President Biden’s social policy agenda, the Build Back Better Act, is currently stalled in the Senate, with the chamber’s 50 Democrats unable to agree on a package. Negotiations took a pause over Congress’ holiday break and are expected to resume in the near future.

### STATE

- **General Assembly Passes Governor McKee’s “Down-Payment” Proposal:** On January 4, 2022, before convening the 2022 session, the General Assembly closed out the 2021 session by passing Governor McKee’s “Down-Payment” Proposal, which appropriates \$119 million of the State’s \$1.1 billion in State Fiscal Recovery Funds provided by the American Rescue Plan Act. The proposal includes \$15 million for the development of affordable housing units, \$12 million for the acquisition of properties for redevelopment as affordable housing, \$1.5 million for expanding housing navigation and stabilization services to address the rise in pandemic-related homelessness, \$500,000 for broadband services, and \$500,000 dedicated to expanding programmatic and administrative capacity for affordable housing in Rhode Island.
- **Municipal Engagement:** RIHousing staff continues to meet with municipal leaders throughout the State to discuss new ways to create meaningful partnerships to advance our mission. Recent meetings include the Mayors of Pawtucket and East Providence, as well as the Town Managers of both Barrington and Warren.

## EXECUTIVE

RIHousing has an organization-wide Ethics Policy which was presented to you at the December 16, 2021 Board of Commissioners meeting. Quasi-public agencies like RIHousing are required to maintain a policy that implements the State Code of Ethics. Marilena will be emailing you a copy of the policy and corresponding Ethics Certification Form that we need all Commissioners to complete and return to her. Please be on the lookout for this communication.