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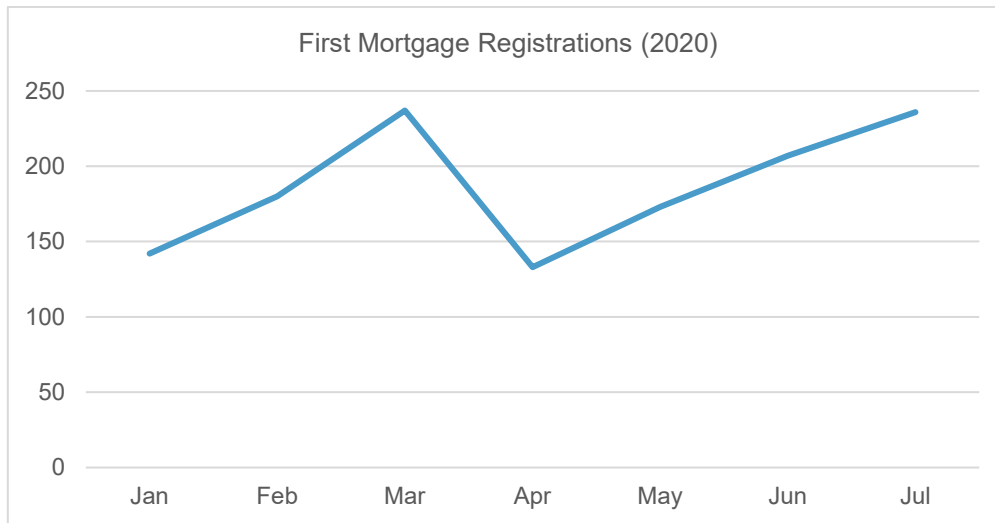
To: Board of Commissioners
From: Carol Ventura
Date: August 17, 2020
Subject: Monthly Update

PROGRAM NEWS

HOMEOWNERSHIP

Product	2019 Actual (units)	2020 Goals (units)	2020 Units (as of 7/31/20)	2020 Funded (as of 7/31/20)
	Closed/Funded			
<i>First Mortgage</i>	1,726	1,700	949	\$230.9 million
<i>FirstHomes Tax Credit</i>	449	340	106	-
<i>Spring7500</i>	624	n/a	335	\$2.5 million

Attractive mortgage interest rates have continued to buoy the local and national real estate markets. For the seven months ended July 31, 2020, first mortgage funding volume has reached \$230.9 million, an increase of 16% year-over-year. During the same period, first mortgage units have increased 2.5%.



LOAN SERVICING/ASSET MANAGEMENT

Program	As of 12/31/19	2019 Portfolio value	As of 7/31/20	Portfolio value as of 7/31/20
RIH Single-Family Portfolio	23,373 loans	\$2.14 billion	23,254 loans	\$2.17 billion
Multi-Family Portfolio	635 loans	\$964.21 million	656 loans	\$1.01 billion
MSS Single-Family Portfolio	7,587 Loans	\$654.58 million	7,586 Loans	\$668.33 million
Madeline Walker Portfolio	516 liens	\$4.00 million	458 liens	\$3.23 million
REO Portfolio	33 homes	\$4.19 million	30 homes	\$3.85 million

Delinquency Update: In July 2020, we saw an increase in overall delinquency of 615 delinquent loans for a total of 1,683 delinquent loans out of our active portfolio of 12,672 loans. This is a delinquency rate of 13.28%. In July 2019, the active portfolio was 12,519 loans of which 1068 loans were delinquent. This is a delinquency rate of 8.86%. The **number of seriously delinquent loans** (90+ days) was 945 (7.46%) in July 2020, compared to 246 (1.97%) in July 2019.

Covid Impact: Since March 18, 2020, 1,513 Rhode Island Housing borrowers have reached out to our Loan Servicing Department looking for forbearance assistance in making their mortgage payments due to financial hardship related to COVID-19. Of those borrowers, 234 have decided they no longer need assistance due to stimulus relief resulting in 1,279 active forbearance agreements as of July 31, 2020.

Approximately 68% 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, HUD will advance deferred payments of Principal, Interest, Taxes and Insurance to reinstate borrowers at the conclusion of their financial hardship. Most of the borrowers with FHA insured mortgages will qualify for this post forbearance home retention option. As of July 31, 2020, forty RIHousing borrowers have reinstated their mortgage using this Emergency Standalone Partial Claim.

DEVELOPMENT

Program	2019 Actual (Firm Commitment)	2020 Goals	2020 YTD (Firm Commitment)
9% LIHTC (Rental Production)	85 units (2 deals)	150 units (3 deals)	110 units (2 deals)
4% LIHTC (Rental Preservation)	829 units (5 deals)	600 units (5 deals)	0
Preservation Deals w/o LIHTCs	235 units (5 deals)	900 units (9 deals)	284 units (2 deals)
Workforce Housing Innovation Challenge Loan Program	N/A	90 units (3 deals)	93 units, 38 of which will be workforce assisted (2 deals)

Preservation Revitalization Loan Fund (\$3 million)	\$2,096,218 (153 units)	Rolling Application until money is spent	0
Preservation Loan Fund (\$10 million)	\$4,920,000 (199 units)	Rolling Application until money is spent	0
2017 Capital Magnet Fund (\$4.7 million over three years)	\$3,099,000 (637 units)	N/A	Funds fully committed
2018 Capital Magnet Fund * (\$6.4 million over three years)	\$1,544,493 (262 units)	Rolling Application until money is spent	0

**CMF 2018- Effective Date, March 7, 2019; RIH has 2-year commitment of 1,042 units, 3 years to disburse funds, 5 years to complete projects*

Multifamily: Staff is preparing for a HUD Risk-Sharing Program Assessment. There will be a series of interviews with RIHousing staff within the Development, Leased Housing & Rental Services, Finance and Executive Divisions with HUD personnel in August and September. The purpose of the assessment is to evaluate RIHousing’s compliance with its approved underwriting guidelines and all applicable HUD rules and federal regulations related to the HFA Risk-Sharing Program. This process was previously completed over five years ago and included audits of sample transactions completed by Program staff based in the Providence HD Office. This audit is being conducted by HUD Enforcement Staff and is much broader in scope. They will be looking at underwriting, asset management and the financial strength of the organization as a whole.

Capital Magnet Fund Program (CMF): RIHousing submitted its application to the CDFI Fund for \$13 million in Capital Magnet Funding. The CDFI Fund plans to award up to \$173.8MM in grants for the CMF FY2020 Round under this NOFA.

LEASED HOUSING AND RENTAL SERVICES

HomeSafe: HomeSafe provides one-time temporary financial assistance to eligible Rhode Island residents facing a short-term housing crisis. Assistance is available for COVID-19 and non-COVID-19 emergencies. To date, RIHousing has issued over \$125,000 in payments through approved community partners to assist 95 families.

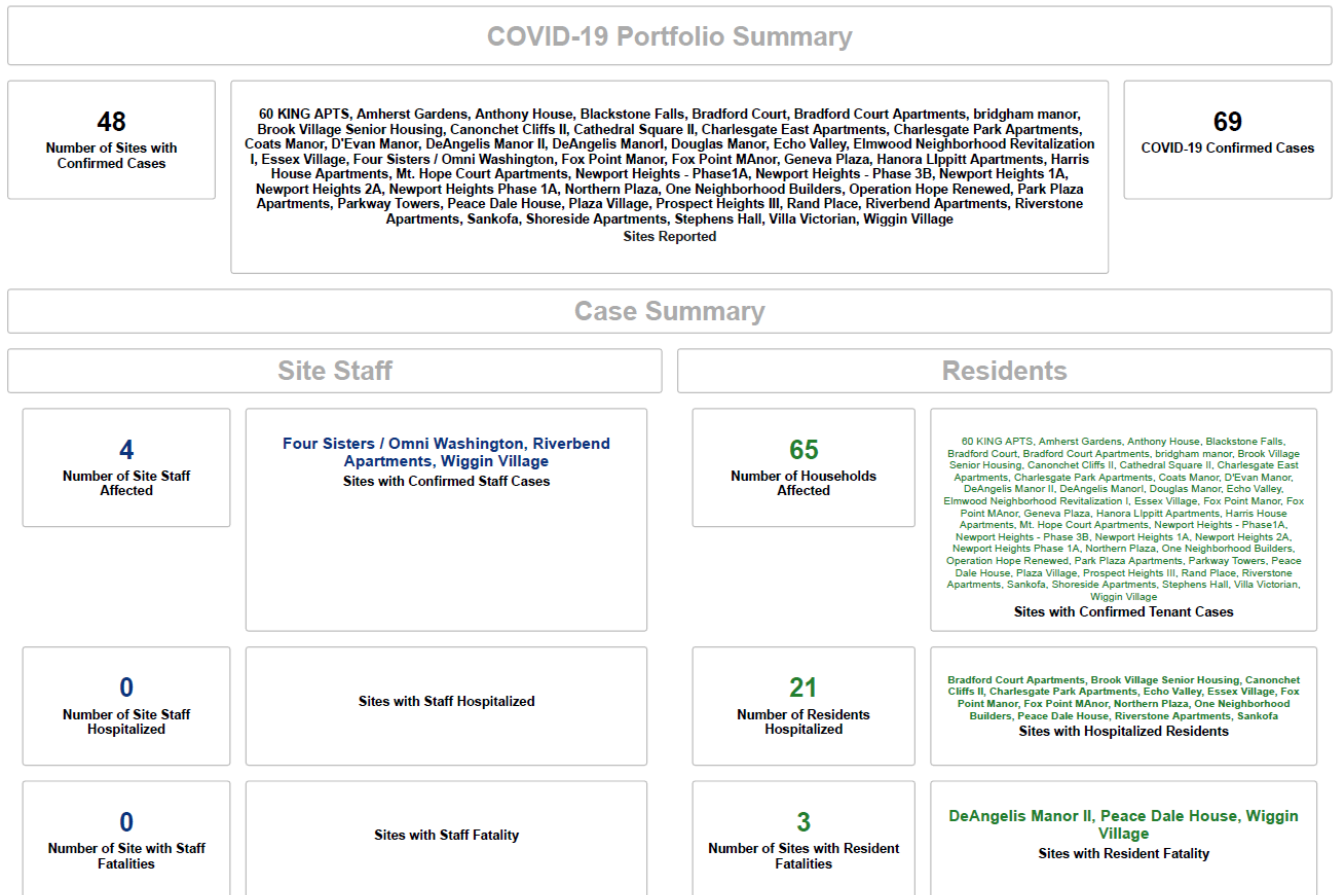
Housing Help RI: On July 22, the state entered into a Memorandum of Understanding with RIHousing to provide assistance in administering the Housing Help RI program. Based on that agreement, RIHousing is responsible for processing applications for all applicants with income between 50% and 80% of AMI and applicants with income between 30% and 50% of AMI who do not have an eviction notice. 509 Housing Help RI applications are being processed by RIHousing. The remainder of the applications (about 5,190) will continue to be processed by Crossroads. As of July 29th, the 509 applicants had been entered into RIHousing’s system and received a communication from RIHousing informing them on how to create an account, upload the needed documentation to verify eligibility, and giving them information on who to contact if they needed assistance. As of August 5th, the status of these applicants is as follows:

- 117 applicants have created accounts
- 55 are in the process of uploading their documents
- 62 have completed uploading documents and are being reviewed for eligibility by RIHousing staff
- 27 of the 62 have been deemed ineligible, 23 of these are below 30% income limit and have been referred to Crossroad
- 1 applicant is approved

Covid Impact: HUD has made supplemental funds available for properties receiving project-based rental assistance under the Section 8, Section 202, and Section 811 Programs to prevent, prepare for, and respond to COVID-19. It also will provide additional funds to maintain normal operations and take other necessary actions during the period that the program is impacted by coronavirus. Owners/Agents had a deadline of August 5, 2020 to submit their applications to HUD.

We continue to monitor the 205 loans (\$767MM) in our multifamily portfolio. As of July 31st, owners continue to maintain full compliance with debt service payment requirements.

Below is our updated multi-family portfolio dashboard for COVID-19 related cases:



COMMUNICATIONS

MEDIA COVERAGE

- **Congressman Jim Langevin (August 10):** RI Delegation Announces Over \$2.5M to Help Rlrs Access Housing During COVID-19 Crisis
- **Providence Business News (July 29):** New Housing Works Rhode Island Report Highlights Demand for Housing Bond
- **Boston Real Estate Times (July 17):** Dakota Partners Closes on Brookside Terrace, Phase 1; Awarded Financing for Phase 2
- **Providence Journal (July 14):** Companies Contracted to Replace Vacant Barbara Jordan Complex
- **New England Real Estate Journal (July 10):** Ivy Place to Bring 10 New Affordable Housing Units
- **Providence Business News (July 1):** Omni Development and Wingate Cos. to develop Barbara Jordan II apartments

- **GoLocal Prov (June 13):** Financial Incentives Available for Landlords to Rent to Rlers Who Have Housing Vouchers

UPCOMING EVENTS

RIHousing staff are developing a series of online webinars and trainings, including a Homebuyer Information webinar, Homebuyer Education class, and trainings for Lead contractors and HCVP landlords. The Homeownership division recently held a well-received online training for lender partners.

COVID-19 COMMUNICATIONS

We continue our efforts to keep our customers, clients, partners, elected officials and the general public updated and informed during the COVID-19 health crisis via a series of emails and updates to our website. The General COVID-19 webpage (www.rihousing.com/covid-19/) provides information and links to program updates and resources.

- RIHousing Mortgage Customers COVID-19 Resources: www.rihousing.com/covid19-customers
- Rhode Island Homeowners COVID-19 Resources: www.rihousing.com/covid19-rhode-island-homeowners/
- Homebuyers COVID-19 Resources: www.rihousing.com/covid19-homebuyers/
- Property Managers/Agents COVID-19 Resources: www.rihousing.com/covid19-property-owner-agents/

GOVERNMENT RELATIONS

FEDERAL

Coronavirus Relief Package: Congressional talks with the Administration on another coronavirus relief package have broken down and the Senate has recessed until September 8th. On August 8th, the President signed several Executive Orders to offer some limited interim relief measures including extending the federal unemployment boost but at a lower level (the exact level and details of how this would be implemented are not year clear); extending the suspension on federally assisted student loans through the end of the year; giving businesses the ability to suspend employee side payroll tax deduction; and directing Departments to evaluate the need to extend the eviction moratorium to prevent the spread of COVID-19 and identify any federal resources that might be available to help renters struggling to pay rent.

HUD Appropriations: On July 31st, the House passed the FY2021Transportation-HUD appropriations bill, although the funding package will likely not be finalized until after the fiscal year ends on September 30th. The Senate has yet to begin consideration of FY2021 Appropriations bills. The House bill includes a total of \$50.6 billion in appropriations, including:

- \$1.7 billion in HOME funds (+26% over FY20 levels)
- \$3.5 billion in CDBG funds (+3%)
- \$25.7 billion for Housing Choice Voucher programs (+8%)
- \$340 million for Lead & Healthy Homes programs (+17%)
- \$13 billion for Project Based Section 8 (+4%)

Foreclosure & Evictions Moratorium: On June 17th, federal mortgage backing agencies (including GSEs, FHA, USDA and VA) announced that the foreclosure moratorium for federally-backed single-family loans will be extended again to August 31st. The foreclosure moratorium was initially set to expire on May 15th, and had been previously extended until June 31st. The moratorium on evictions for federally-backed and federally-subsidized multifamily properties expired on July 21st.

FHFA Commissioner: On July 28th, Dana Wade was confirmed as the new FHA Commissioner. She previously served as the Acting Commissioner and Assistant Secretary for Housing. Senators Reed and Whitehouse voted against her nomination.

Affirmatively Furthering Fair Housing: On July 23rd, HUD terminated the Affirmatively Furthering Fair Housing regulations issued in 2015. Grantees will now be required to certify that they have taken actions that affirmatively further fair housing without the use of the previous assessment tool.

STATE

Hearings on Bond Proposals: Governor Raimondo submitted a revised request for General Obligation bonds to go on the November ballot. This request increased bonding by \$228 million (going from \$268.8 million to \$496.8 million). Included in the request was a \$40 million increase to the Housing and Community Revitalization Bond, bringing the total to \$65 million, with \$45 million dedicated to housing investments and \$20 million for community revitalization. On July 29th, the House Finance Committee held a hearing on the Governor's amended bond proposals. Carol Ventura provided remote testimony and RIHousing submitted written testimony supporting the proposed housing bond. The Senate Finance Committee has scheduled a hearing on the bond proposals for Tuesday, August 18.

Events: On July 21st, Treasurer Magaziner hosted a virtual town hall on housing investment in Rhode Island. Carol Ventura participated as a panelist.

HUMAN RESOURCES

COVID-19 Actions

Operations:

- COVID-19 related policies and procedures have been updated in accordance with Phase III requirements.
- Installation of Plexiglas separation for low-walled cubicles has been completed.
- Ongoing updates and reminders are being sent to employees regarding protocols, including requirements for masks and social distancing.
- The office is currently operating with a daily average of 85 employees; representing 38% of total staff. This is up modestly from 70 employees representing 31% in Phase II. Reopening RI guidelines set a maximum of 2/3 staffing level in an office setting.

Employee Stats as of August 3, 2020:

- 76 staff members are working from home
- 46 staff members are working in the office
- 99 staff members are working from both home and in office
- 5 employees working part-time
- No employees furloughed