

MEMO

To: Board of Commissioners
From: Carol Ventura
Date: September 23, 2021
Subject: Monthly Update

PROGRAM NEWS

HOMEOWNERSHIP

Product	2020 Actual (units)	2021 Goals (units)	2021 Units (as of 8/31/21)	2021 Funded (as of 8/31/21)
	Closed/Funded			
<i>First Mortgage</i>	1,593	1,500	1,082	\$296.5 million
<i>FirstHomes Tax Credit</i>	218	200	82	-

Despite escalating sales prices, first mortgage fundings in August 2021 reached a calendar year-to-date high with volume of \$42.2 million. Registrations were also strong (218 first mortgages) as August 2021 represented the most prolific month since July 2020.

LOAN SERVICING/ASSET MANAGEMENT

Program	As of 12/31/20	2020 Portfolio value	As of 8/31/21	Portfolio value as of 8/31/21
RIH Single-Family Portfolio	22,436 loans	\$2.12 billion	20,873 loans	\$2.05 billion *
Multi-Family Portfolio	661 loans	\$1.04 billion	666 loans	\$1.05 billion *
MSS Single-Family Portfolio	7,316 Loans	\$654.51 million	6812 Loans	\$604.04 million
Madeline Walker Portfolio	385 liens	\$2.85 million	290 liens	\$2.23 million
REO Portfolio	20 homes	\$1.67 million	16 homes	\$1.33 million

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

Delinquency Update: In August 2021, we saw a decrease in overall delinquency of 310 delinquent loans for a total of 1,479 delinquent loans out of our active portfolio of 11,292 loans. This is a delinquency rate of 13.10%. In August 2020, the active portfolio was 12,616 loans of which 1789 loans were delinquent. This is a delinquency rate of 14.18%. The **number of seriously delinquent loans** (90+ days) was 978 (8.66%) in August 2021, compared to 1059 (8.39%) in August 2020.

Covid Impact: Since March 18, 2020, 2,287 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,

1278 have decided they no longer need assistance due to stimulus relief or have resumed their payments using a loss mitigation option resulting in 1,009 active forbearance agreements as of August 31, 2021.

Approximately 66.4% 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 August 31st, 620 RIHousing borrowers have reinstated their mortgage using the NESPC.

DEVELOPMENT

Program	2020 Actual (Firm Commitment)	2021 Goals	2021 YTD as of 8/31/21 (Firm Commitment)
9% LIHTC (Rental Production)	158 units (3 deals)	180 units (3 deals)	131 units (2 deals)
4% LIHTC (Rental Preservation)	104 (1 deal)	400 units (6 deals)	131 units 2 deals
Preservation Deals w/o LIHTCs	579 units (5 deals)	900 units (8 deals)	150 units (3 deals)
Workforce Housing Innovation Challenge Loan Program	93 units, 38 of which will be workforce assisted (2 deals)	150 units (6 deals)	74 WFH units (301 total units) 4 deals
Preservation Revitalization Loan Fund (\$3 million)	0	Rolling Application until money is spent	0
Preservation Loan Fund (\$10 million)	0	Rolling Application until money is spent	241 units (4 deals)
2018 Capital Magnet Fund (\$6.4 million over three years)	\$1,544,493 (262 units)	Rolling Application until money is spent	114 units (2 deals)
2020 Capital Magnet Fund * (\$5.225 million over three years)	Awarded April 2021	Rolling Application until money is spent	91 units (1 deal)

**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*

Loan Closings: Two transactions closed in August. Women’s Development Corporation closed Pineview Apartments, a 40-unit new construction project in Exeter utilizing 4% LIHTC. ONE Neighborhood Builders completed the acquisition of Sutton Apartments in East Providence of 36 existing units of market rate housing that are now restricted to households with incomes from 30%-80% AMI.

Ancillary: The RFP for the next round of The Homeownership Investment Fund (HIF) Program was issued with applications due October 29. The HIF Program provides funding to support the development of homeownership opportunities for households up to 120% of AMI. On September 10, we received 33 Building Homes Rhode Island (BHRI) applications requesting \$54MM.

Federal Financing Bank – HUD Risk Sharing Initiative: On September 1, the Biden administration announced that it was reinstating the Federal Financing Bank (FFB) – HUD Risk Share program. This will allow RIHousing access to long term taxable debt at interest rates comparable to Ginnie Mae rates.

LEASED HOUSING AND RENTAL SERVICES

CoC: Each year RIHousing engages a consulting firm to monitor the Continuum of Care (CoC) on behalf of the CoC Board, as required by HUD. As some of you will remember, it wasn’t that long ago that the CoC program was struggling with compliance and issues related to poor performance. This last year RIHousing received remarkably positive feedback including this: “With all of the changes, it is also impressive that RIHousing and the subrecipients have been able to uphold a standard of service and recordkeeping, great to see!”

The U.S. Department of Housing and Urban Development (HUD) awarded RIHousing \$3.2 million to build systems to end youth homelessness in the state under HUD’s *Youth Homelessness Demonstration Program (YHDP)*. With our partners, we will deploy the funding for rapid rehousing, permanent supportive housing, transitional housing, and to fund innovative programs, such as host homes. YHDP will also support youth-focused performance measurement and coordinated entry systems.

Emergency Housing Vouchers: In May, HUD awarded RIHousing 117 Emergency Housing Vouchers (EHV) to deploy via the Housing Choice Voucher Program, in collaboration with the State’s Continuum of Care. After just 10 weeks of implementation the program has received all 117 referrals for the program, issued 66 vouchers and leased up 14 families at risk of homelessness. Additionally, the EHV program provided the financial support and flexibility for RIHousing to bring a Housing Navigator on board. Beverly Courneyer, a real estate professional with more than 20 years of experience joined us at the end of July and has already identified 15 new apartments in a rental market with less than low vacancy.

COMMUNICATIONS

MEDIA COVERAGE

- **Providence Journal (Sept 13):** [Opinion/Felix and Muñoz: Clinics could extend reach of eviction relief](#)
- **NBC 10 (Sept 2):** [Incomplete applications not only issue slowing rent relief in Rhode Island](#)
- **Patch.com (August 31):** [New Policies Make It Easier To Get Rental Assistance In RI](#)
- **What’s Up Newp (August 31):** [What’s Up Newp to host a Rent & Mortgage Relief – Virtual Panel Discussion on September 1](#)
- **Providence Journal (August 27):** [With US eviction moratorium struck down, RI advocates seek state ban](#)
- **Patch.com (August 25):** [City Of Providence: City Of Providence Breaks Ground On Roger Williams Park Gateway](#)

- **Providence Journal (August 24): Providence breaks ground on \$5 million Roger Williams Park entrance**
- **Providence Business News (August 24): \$1M park gateway project coming to South Providence business corridor**
- **Money.com (August 19): A State-by-State Guide to Emergency Rental Assistance**
- **Bond Buyer (August 13): Rhode Island agencies offer infrastructure and housing deals**

COMMUNICATIONS & OUTREACH

RentReliefRI: Leased Housing staff and our Communications team have been continuing their efforts to broaden our outreach and highlight the program to eligible tenants and landlords via a multi-channel approach, including paid advertising, earned media and grassroots efforts. Staff and partners continue to participate in in-person and virtual events and informational sessions. Recent virtual webinars include a bilingual informational session with Senator Sandra Cano, Rep. Leonela Felix and Rep. Karen Alzate. Staff are working closely with the Departments of Labor and Training and Health and Human Services, the City of Providence and several other municipalities on outreach efforts. Eviction Prevention Clinics are being planned in Pawtucket and Providence and we are expanding our presence in courthouses with the addition of the Wakefield Courthouse. Partners will be helping with onsite applications at the Central Falls Food Pantry in partnership with Progreso Latino. Staff continue to offer trainings for partner agencies on how to complete applications and serve as representatives for tenants.

Homeowner Assistance Fund RI (HAF-RI): To date, over 1,289 people have signed up for updates and notifications about the HAF-RI program on our new webpage (www.HAF-RI.com). Communications staff are working with the Homeownership division to create a series of marketing and communications materials to support the program launch and outreach efforts.

RECENT EVENTS

RentReliefRI Outreach in Providence (August 29): RIHousing staff joined with non-profit and community organizations for the Puerto Rican Bay Fest at India Point Park in Providence. The popular event provided an excellent opportunity for staff to distribute materials on the RentReliefRI program and answer questions of attendees.

Operation Stand Down RI (OSDRI) Annual Stand Down Weekend (Sept 17-18): RIHousing staff joined over 50 social service agencies, employers and non-profits at OSDRI's annual event. In its 30th year, the event provides veterans with access to important services and programs. RIHousing staff were on hand to share information on our rental programs, HelpCenter and LeadSafe Homes program.

UPCOMING EVENTS

Eviction Clinics: We are partnering with Rep. Leonela Felix and the Center for Justice on two upcoming Eviction Clinics in Pawtucket and Providence. The goal of these clinics is to provide one-on-one assistance to renters who need rent and/or utility assistance. Thursday, Sept 30 (6:00 pm -9:00 pm), George Wiley Center, 34 East Avenue, Pawtucket; Saturday, October 2 (9:00 am – 12:00 pm), DARE, 340 Lockwood Street, Providence.

Providence Public Schools RentReliefRI Clinics: We are partnering with the Providence School District, United Way, and community volunteers on multiple clinics at five Providence schools. Planned as a “one-stop, one-day” event, the goal is to provide one-on-one assistance to Providence school district families. Date: Saturday, October 2.

GOVERNMENT RELATIONS

FEDERAL

- **Eviction Moratorium Overturned by Supreme Court:** On August 26, the U.S. Supreme Court issued an opinion blocking the new Centers for Disease Control and Prevention (CDC) eviction moratorium that went into effect on August 3; the previous CDC moratorium ended July 31. The moratorium was intended to last through October 3.
- **Biden Administration FFB Risk-Sharing Program, Ups GSE Housing Credit Investment Cap:** On September 1, 2021, the White House announced HUD, Treasury, Fannie Mae, Freddie Mac, and FHFA will take a series of actions designed to help increase the supply of affordable housing. One of the key changes the administration announced is the reinstatement of the Federal Financing Bank (FFB) initiative to support FHA-HFA multifamily Risk-Sharing Program loans. Another key policy is an increase in the limits on Fannie Mae and Freddie Mac's Housing Credit investments. These limits will be increased immediately to \$850 million annually from the current \$500 million caps.
- **House Committees Introduce Legislation Making Historic Investments in Housing Programs:** The House Ways and Means Committee released the text of the infrastructure financing and community development sections of the reconciliation legislation, including a 60% increase in the allocation of Low-Income Housing Tax Credits (Housing Credit), lowering the bond-financing threshold for 4 percent Housing Credit developments, and establishing a Neighborhood Homes Investment Credit. The bill as currently drafted would provide the largest increase in Housing Credit resources since the program's enactment in 1986. The House Financial Services Committee released the text of legislation that would appropriate more than \$300 billion in funding for affordable housing programs. This includes \$35 billion for HOME, \$37 billion for the Housing Trust Fund and \$10 billion for a new down payment assistance program. The bills were marked up the week of September 13.
- **Representative Waters Introduces Bill to Reform Emergency Rental Assistance Program:** On September 7, House Financial Services Committee Chairwoman Maxine Waters (D-CA) introduced the Expediting Assistance to Renters and Landlords Act of 2021 (H.R. 5196), which would make important modifications to streamline the Emergency Rental Assistance (ERA) program. The bill was heard on September 10 and marked up the week of September 13.

STATE

- On Wednesday, September 22, RIHousing Staff will be meeting with the District Directors of the Rhode Island Delegation to review RIHousing accomplishments and provide an update on COVID relief program implementation.
- The Low Moderate Income Housing chart for 2020 is currently out for public comment with municipalities and public housing authorities. Comments are due by October 8, 2021. For 2020, 91 new RIHousing financed low- and moderate-income housing units were placed in service and another 190 existing affordable units were preserved. Overall, the state lost 289 units primarily due to a large loss in group home beds, along with a number of expiring deed restrictions.
- Staff continue to engage Elected officials to help raise awareness about RentReliefRI including several briefings for House and Senate General Assembly members and meetings with municipal officials in Lincoln, Burrillville and Newport
- On September 15, Carol Ventura participated in a virtual lunch-and-learn conversation hosted by Lieutenant Governor Sabina Matos and Secretary of Commerce Stefan Pryor focused on financing affordable housing development and preservation.
- The House Commission reviewing the Low-and Moderate-Income Housing Act has begun to meet. RIHousing holds a seat on the Commission and staff has been participating.

EXECUTIVE

The National Council of State Housing Agencies (NCSHA) will be holding its annual conference on September 27 and September 28. The NCSHA-NCSHB meeting will be held on September 30 from 1pm-5pm. RI Housing Board members are able to participate free of charge. Please connect with Marilena DiCristofano if you are interested in participating.