

MEMO

To: Board of Commissioners
From: Carol Ventura
Date: October 15, 2020
Subject: Monthly Update

PROGRAM NEWS

HOMEOWNERSHIP

Product	2019 Actual (units)	2020 Goals (units)	2020 Units (as of 9/30/20)	2020 Funded (as of 9/30/20)
	Closed/Funded			
<i>First Mortgage</i>	1,726	1,700	1,226	\$299.9 million
<i>FirstHomes Tax Credit</i>	449	340	118	-
<i>Spring7500</i>	624	n/a	394	\$2.9 million

First mortgage unit production slowed in September 2020 as closings totaled 126 versus 139 in September 2019. Monthly volume declined slightly year-over-year with \$31.5 million funded versus \$31.9 million in September 2019.

On a year over year basis, first mortgage production is flat with 1,226 funded compared to 1,243 mortgages funded in the nine months ending September 30, 2019.

LOAN SERVICING/ASSET MANAGEMENT

Program	As of 12/31/19	2019 Portfolio value	As of 9/30/20	Portfolio value as of 9/30/20
RIH Single-Family Portfolio	23,373 loans	\$2.14 billion	22,956 loans	\$2.16 billion
Multi-Family Portfolio	635 loans	\$964.21 million	659 loans	\$1.03 billion
MSS Single-Family Portfolio	7,587 Loans	\$654.58 million	7,486 Loans	\$660.64 million
Madeline Walker Portfolio	516 liens	\$4.00 million	442 liens	\$3.04 million
REO Portfolio	33 homes	\$4.19 million	28 homes	\$2.99 million

Delinquency Update: In September 2020, we saw an increase in overall delinquency of 698 delinquent loans for a total of 1,854 delinquent loans out of our active portfolio of 12,518 loans. This is a delinquency rate of 14.81%. In September 2019, the active portfolio was 12,640 loans of which 1156 loans were delinquent. This is a

delinquency rate of 9.15%. The **number of seriously delinquent loans** (90+ days) was 1097 (8.76%) in September 2020, compared to 269 (2.13%) in September 2019.

Covid Impact: Since March 18, 2020, 1,723 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, 509 have decided they no longer need assistance due to stimulus relief or have resumed their payments using a loss mitigation option resulting in 1,214 active forbearance agreements as of September 30, 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 (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 September 30th, 99 RIHousing borrowers have reinstated their mortgage using the NESPC.

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)	524 units (4 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	675 units; 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: RIHousing issued a Request for Proposals (RFP) for 2021 Low-Income Housing Tax Credits (LIHTC) on October 13th. Applications are due December 18th.

Development staff will hold a virtual workshop for developers on November 2nd for the 2021 Low-Income Housing Tax Credits application round.

LEAD: National Lead Poisoning Prevention Week (NLPPW) is October 25th - 31st. Each year, NLPPW is a call to bring together individuals, organizations, industry, and state and local governments to increase lead poisoning prevention awareness in an effort to reduce childhood exposure to lead. In honor of NLPPW, RIHousing is releasing a Lead commercial to promote our U.S. Department of Housing and Urban Development (HUD) \$8.44 million High Impact Neighborhoods Demonstration grant for 4 census tracts located in Central Falls and Pawtucket.

LEASED HOUSING AND RENTAL SERVICES

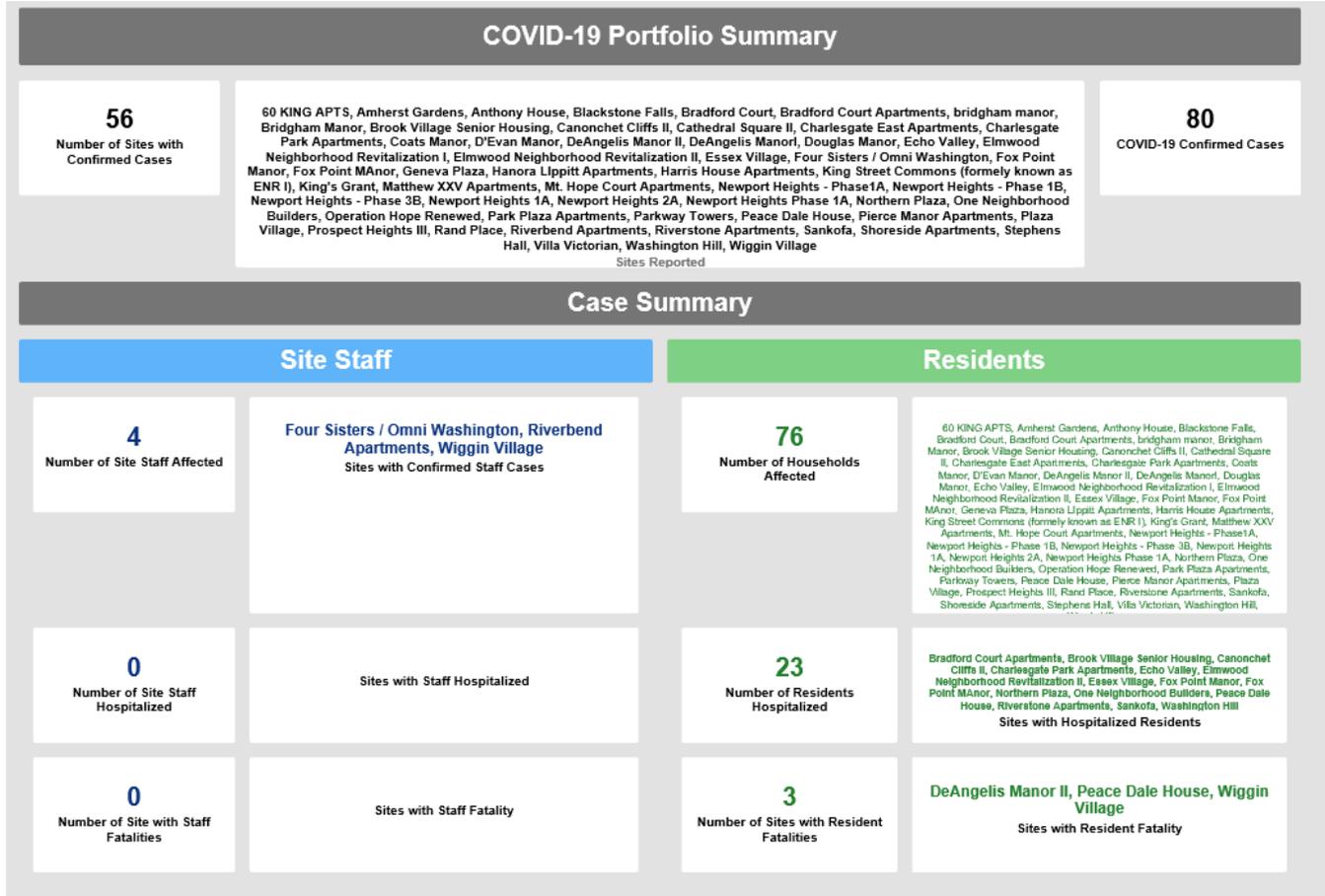
HCVP: Last month the board passed a resolution that added the administration of special purpose vouchers/funding for the Foster Youth Initiative (FYI). FYI allows qualified housing agencies to deploy tenant protection vouchers for up to 25 youth who are or were recently involved with DCYF and are at-risk of homelessness. We have executed a Memorandum of Understanding with the RI Department of Child, Youth and Families (DCYF) and Foster Forward. We are happy to report that 10 youths have been identified and a request to HUD for these special vouchers has been submitted.

CoC: We are honored and proud to report that our own Elizabeth Boteau, CoC Planner and Program Manager will be the recipient of the RI Coalition for Homelessness 2020 Senator Reed Advocacy Award.

The Senator Jack Reed Advocacy Award is a permanent award to honor the Senator for his national leadership on affordable housing and homelessness. As this year's recipient of the Senator Jack Reed Advocacy Award, Elizabeth has demonstrated that she is resolute in her advocacy efforts to maintain the safety and well-being of those experiencing homelessness during the COVID-19 pandemic.

PBCA:

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



COMMUNICATIONS

MEDIA COVERAGE

- [**WPRI.com \(Sept. 23\):**](#) Fox Point grocery store aims to break ground in October
- [**NerdWallet \(Sept. 22\):**](#) First-Time Home Buyer Programs by State
- [**Providence Business News \(Sept. 16\):**](#) Five Questions With: Carol Ventura

ADVERTISING

We continue with our advertising and public awareness campaigns in support of the LeadSafe Homes, 10kDPA, and general homebuyer programs. Advertising is currently running in local newspapers and radio stations, including Spanish and Portuguese media outlets, online advertising on WPRI, and both RIPTA bus ads and advertising on the visitors board at the Amtrak Station visitors board.

UPCOMING EVENTS

RIHousing staff have been providing online/virtual webinars and presentations to various audiences, including Participating Lenders and Lead Contractors, both of which have been very well-received. The Homeownership division will be launching its virtual Homebuyer Education course within the next month and Leased Housing is working with the Rhode Island chapter of IREM (Institute for Real Estate Management) on a virtual presentation for their members. A virtual Landlord Appreciation event is planned for November.

NCSHA Annual Conference: The National Council for State Housing Agencies (NCSHA) is holding its annual conference online this year as a result of COVID-19. Over the course of 4 days, beginning Monday, October 26th, HFAs from across the country will be sharing best practices with colleagues. This year's agenda includes numerous sessions on HFA's responses to the COVID-19 health crisis as well as a focus on diversity and equity in

housing. RIHousing staff have been invited to present on three of our submissions to this year's NCSHA Annual Awards program, including our new agency website, support for staff during the COVID pandemic and our Landlord outreach campaign. More information can be found here: www.ncsha.org/event/2020-annual-conference-showplace/agenda.

COVID-19 COMMUNICATIONS

We continue to make updates to our COVID-19 webpage (www.rihousing.com/covid-19/) and distribute regular communications to our partners and customers to keep them updated and informed during the COVID-19 health crisis. Recent mailings and emails have shared information on available rental assistance programs for multi-family property owners, landlords and renters, as well as information on our newly launched Emergency Tenant Based Rental Assistance program (e-TBRA). We have also provided information on the CDC eviction moratorium.

- 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

Continuing Resolution: On September 30th, the President signed a continuing resolution to extend current spending levels through December 11th, avoiding a government shutdown.

Coronavirus relief package: The House and administration have not yet reached an agreement on a second stimulus package. On October 1st, the House passed a new \$2.2 trillion coronavirus relief package, revising the HEROES Act passed by the House in May. The bill is unlikely to advance in the Senate. Below is a summary of key provisions in the bill:

- Provides a second round of stimulus checks of \$1,200 per person and \$500 per dependent
- Extends the \$600 per week unemployment supplement until January 2021
- Expands the national evictions and foreclosure moratorium provided through the CARES Act to cover all renters and homeowners, and extends protections for 12 months
- Authorizes \$50 billion for emergency rental assistance and \$21 billion for homeowner assistance
- Authorizes supplemental appropriations for HUD programs including ESG (\$5 billion), CDBG (\$5 billion), Tenant Based Rental Assistance (\$4 billion) and public housing assistance (\$2 billion)

STATE

Revenue & Caseload Estimating Conference: The schedule for the state Revenue & Caseload Estimated Conference, which provides the first look at projected revenue and costs for the coming fiscal year, has been posted. Public meetings will be held from October 22nd to October 29th. The Caseload Estimate Conference will be held on November 2nd, followed by the Revenue Estimating Conference on November 6th.

Events: HousingWorks RI will hold a virtual event to launch the 2020 Housing Fact Book on Friday October 16th.

FINANCE

On September 14th and 15th, Finance successfully executed a new bond issuance for the Homeownership Opportunity Bond Program. This issuance will provide \$121.5 million of financing for first-time homebuyer mortgage loans along with \$20.4 million to refund more expensive outstanding bonds.

This issuance marks RIHousing's first sale of Social Bonds and the first single-family housing Social Bond issuance in the country to be mapped to the United Nations Sustainable Development Goals (a set of standards used by all countries to promote investment in sustainable development through economic, social and environmental activities and projects). The Social Bond designation highlights the work that RIHousing does to provide financing opportunities for first time homebuyers who may not be able to access the traditional mortgage market. Highlighted by the designation were RIHousing programs which provide mortgages to borrowers with income below 80% of area median income and down payment assistance to borrowers who may not have the savings for a down payment on a home.

This issuance received significant investor interest with over \$450MM in orders received for the \$142MM offering. Five investors indicated that the Social Bond Designation was the motivation of their interest in our bonds with orders of \$93MM. This strong investor interest allowed for an overall reduction in bond costs of more than \$800,000 over the life of the bonds.

As part of this transaction Standard & Poor's and Moody's Rating Services reaffirmed the ratings on the bonds at AA+/Aa2 respectively.

HUMAN RESOURCES/FACILITIES

HUMAN RESOURCES

There have been no major changes to the work environment, policies, or number of employees in the building. A flu clinic was held on October 2nd, serving over 50 employees. RIHousing continues to support remote workers with technology improvements and on-call IT services.

FACILITIES

Two major capital projects that commenced in FY20 were completed this month – the replacement of the roof for the Slade/Garr and Earle buildings and the installation of new boilers and a water heater in the Slade/Garr building. Both projects had been delayed due to COVID. RIHousing will be receiving a rebate estimated at \$9000 from NGrid due to the energy savings rating of the new system.