

MEMO

To: Board of Commissioners
From: Carol Ventura
Date: October 19, 2023
Subject: Monthly Update

PROGRAM NEWS

Product	2022 Actual (units)	2023 Goals (units)	2023 Units (at 9/30/23)	2023 Funded (at 9/30/23)
	Closed/Funded			
<i>First Mortgage</i>	1,365	1,400	1,386	\$471.2 million
<i>Statewide DPA Grant</i>	-	510	1,117	\$19.5 million
<i>FirstGenHomeRI</i>	36	-	13	\$325,000

In September, Homeownership posted its second consecutive month of closing 200+ first mortgages and eclipsed last year's total of 1,365. The Statewide DPA Grant is approaching full utilization of Program funds and has doubled its 2023 calendar year goal.

LOAN SERVICING/ASSET MANAGEMENT

Program	As of 12/31/22	2022 Invested	As of 9/30/23	2023 Invested
RIH Single-Family Portfolio	20,774 loans	\$2.27 billion	21,475 loans	\$2.63 billion
Multi-Family Portfolio	701 loans	\$1.01 billion	734 loans	\$1.07 billion
MSS Single-Family Portfolio	6,481 Loans	\$637.51 million	6,518 Loans	\$673.88 million
Madeline Walker Portfolio	191 liens	\$1.30 million	157 liens	\$1.18 million
REO Portfolio	11 homes	\$.87 million	10 homes	\$1.62 million
TOTALS		\$3.81 billion		\$4.38 billion

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

Delinquency Update:

	As of 9/30/23
# Overall Delinquent Loans	1,371
Total Active Portfolio	12,161
Delinquency Rate	11.27%
Seriously Delinquent (90+ days)	441 (3.63%)

DEVELOPMENT

Update on Implementation of State Appropriated Development Programs

Status of Previously Awarded State Fiscal Recovery Funds (SFRF)

PROGRAM (As of 9/30/23)	\$ Available	\$ Committed	\$ Expended	Units Funded	Units Complete	Comments
RI Rebounds (SFRF)	\$ 20,000,000	\$ 14,750,000	\$ 6,600,392	550	36	
ARPA Production Fund - DAH2 (SFRF)	\$ 75,000,000	\$ 57,072,817	\$ 1,077,100	1042	0	"Units funded" are ARPA eligible units only.
Community Revitalization Program (SFRF)	\$ 20,000,000	\$ 16,413,250	\$ 738,667	702	0	"Units funded" are ARPA eligible units only.
Middle Income Program (SFRF)	\$ 20,000,000	\$ 9,470,000	\$ -	132	0	"Units funded" are ARPA eligible units only.
Acquisition Revitalization Program	\$ 9,000,000	\$ 5,377,850	\$ 1,311,423	124	0	Residential and Commercial, Units funded are ARPA Eligible units only.
Capital Magnet Fund	\$ 11,400,000	\$ 3,316,000	\$ -	472	0	
HOME-ARP (Production)	\$ 9,000,000	\$ 2,000,000	\$ -	7	0	
HOME Program	\$ 5,000,000	\$ 5,000,000	\$ -	44	0	
Housing Trust Fund	\$ 2,340,000	\$ 2,340,000	\$ 400,000	15	0	
Site Acquisition I (SFRF)	\$ 15,000,000	\$ 14,494,732	\$ 14,050,370	569	26	
Site Acquisition II (SFRF)	\$ 10,000,000	\$ 8,213,750	\$ 902,821	221	0	
Housing Production Fund	\$ 10,000,000	\$ 10,000,000	\$ 2,082,110	392	0	
				Units Anticipated		
Predevelopment (SFRF)	\$ 10,000,000	\$ 5,813,850	\$ 500,000	1050	0	

Development Pipeline: Some developers have advised that credit pricing is dropping, and this lower syndication raise in conjunction with higher interest rates, may result in financing gaps. Staff is meeting with developers on a bi-weekly basis and is monitoring these issues.

Staff has updated the Developer’s Handbook, Proforma and One Stop Application for the next Consolidated Funding Round. Once final guidelines for the Priority Projects Fund and the TOD program are completed, RIHousing will be able to release the next consolidated funding application which will include the 2024 9% LIHTC round.

Other SFRF Funded Programs:

- **PHA Pilot Program:** (\$10 million) To date, we have received 6 applications with 17 requests for assistance under the PHA Pilot Program which includes Technical Assistance (TA), Predevelopment (PD) and Housing Development funds. To date we have approved \$350,000 of TA grants and \$1,250,000 of PD Grants. Staff is currently reviewing 3 PHA housing development proposals seeking \$8.04 million and expects to bring recommendations to committee in the next month.
- **Predevelopment:** (\$10 million available) \$5.813 million has been approved as of 9/30/23.
- **Home Repair Program:** (\$5 million) Program is being designed and implemented by the Department of Housing.

Housing Production Fund (\$25 million)

- **HPF:** (\$10 million) Fully obligated. Financing 7 developments which will include 360 affordable units and 32 market rate units. One project is complete, 5 projects are under construction, and one project is slated to close by the end of the calendar year.
- **HPF-ELI:** (\$10 million) In total \$5.594 million been obligated to support 77 30% AMI units. HPF-ELI will be included in the next Consolidated RFP.

LEASED HOUSING AND RENTAL SERVICES

Updates:

- Asset Management staff will be conducting a LIHTC compliance training in coordination with the RI Institute of Real Estate Management on October 17th. We anticipate approximately 150 of our ownership and property management partners to be in attendance.
- ProLink implementation continues and effective October 1st, the external data collection portal (Procorem) is officially open and property managers have begun uploading tenant information for developments in our lending and LIHTC portfolios.

COMMUNICATIONS

MEDIA COVERAGE

- **10 WJAR:** Crossroads holds groundbreaking ceremony to mark start of 94 Summer Street project (Oct 6)
- **The Valley Breeze:** Cumberland to comply with new standards on development approvals (Oct 5)
- **The Boston Globe:** Home sale prices in Rhode Island jump by double digits as supply remains critically low (Sept 20)
- **The Providence Journal:** RI has a bigger budget surplus than anticipated. These are the agencies that underspent. (Sept 19)
- **The Providence Journal:** RI to pay consulting firm \$339K for new state affordable housing plan (Sept 15)

COMMUNICATIONS & OUTREACH

Frenchtown Road I & II Groundbreaking (October 13th): RIHousing joined developer Pennrose in a groundbreaking for Frenchtown Road Apartments in East Greenwich. The mixed-income development will provide 56 affordable apartments with supportive services including an office space for Cove Homes Inc. Key funding sources include LIHTC (both 4% and 9%), HOME program funding, BHRI, Housing Trust Fund and the State Fiscal Recovery Funds (SFRF).

Business Rally: Affordable Housing Summit, National Association of Hispanic Real Estate Professionals (October 12th): RIHousing joined the National Association of Hispanic Real Estate Professionals (NAHREP) as a presenter to discuss affordable housing, the resources available, and mortgage product options that help make homebuying more affordable for first-time homebuyers.

Haynes Construction Job Fair (October 10th): RIHousing's Development Team joined Haynes Construction and Pennrose at a construction job fair for tradespersons and subcontractors in Providence. The job fair targeted local lower-income and Section 3 qualifying tradespeople.

Summer Street Apartments Groundbreaking (October 6th): RIHousing joined Crossroads RI in a ceremonial groundbreaking for the Summer Street Apartments in Providence. The net-zero apartments will provide 176 permanent supportive apartments. Built exclusively for adults experiencing homelessness, residents will have access to case management and other support services as needed to help them retain their housing. Key funding sources include Tax Exempt bonds, 4% LIHTC, HOME program funding, a Capital Magnet Fund loan, BHRI and State Fiscal Recovery (SFRF) funding.

Municipal Technical Assistance Program Update Meeting (October 4th): RIHousing hosted an information session to provide municipal planners with updates on the status of the MTAP and an overview of the new

set of documents and tools to help municipalities implement changes to zoning and land use laws made by the recently-passed legislation.

UPCOMING EVENTS

Development and Community Partners Appreciation Event (October 24th): In celebration of RIHousing's 50th anniversary, we have invited our developer and community partners to celebrate their contribution to the agency's 50 years of accomplishments.

Festival Field Renaming and Community Celebration Day (October 26th): RIHousing will join Festival Field at its community event celebrating the renaming of the development to Sunset Hill.

Partner Lender and Realtor Networking Event (November 2nd): After its great success last year, RIHousing's Homeownership Team is hosting an after-hours networking event for partner lenders and realtors. The event will strengthen partnerships and celebrate successes made throughout the year. This year's event will also focus on RIHousing's homeownership efforts and partner lender successes throughout the 50-year history of the agency.

GOVERNMENT RELATIONS

FEDERAL

FY2024 Omnibus Appropriations Bill: On September 30th, Congress passed a 45-day continuing resolution that will fund the government through November 17th. Congress will now need to turn its attention to the FY24 appropriating legislation or pass another continuing resolution before the November 17th deadline to avoid a government shutdown.

Meeting with Senator Whitehouse's Staff: On September 27th, Carol Ventura, James Comer and the Government Relations and Policy team met with Senator Whitehouse's Senior Policy Advisor, Clark Gascoigne, and Projects Director, Nisa Pistacchio. They were provided updates on RIHousing's current activities and accomplishments from 2022.

STATE

Municipal Technical Assistance Program (MTAP): Over \$930,000 in assistance has been approved to help municipalities remove barriers to housing development through housing needs assessments, updating zoning ordinances, and developing strategies to meet local housing needs. In total, 32 municipalities have requested assistance through the program. Due to the limited availability of resources, we suspended the acceptance of new pre-applications on September 29th. In response to strong interest from municipalities, RIHousing contracted with a program consultant to create a set of template documents to help municipalities implement the changes to zoning and land use laws made by recently passed legislation. These template documents are now available to all communities on a [dedicated section](#) of the [Municipal Technical Assistance Program](#) webpage.

Revenue and Caseload Estimating Conference: On October 27th, the Rhode Island Revenue and Caseload Estimating Conferences will convene and is scheduled to go through November 10th. In the spring and in the fall, the conferences must reach a consensus on what the state general revenues and caseload expenses are estimated to be for the current fiscal year and the coming year. The General Assembly and the State Budget Office use these projections to prepare the budget.