

**MINUTES OF MEETING
OF THE
BOARD OF COMMISSIONERS
February 12, 2026**

A Meeting of the Rhode Island Housing and Mortgage Finance Corporation (the “Corporation” or “RIHousing”) Board of Commissioners was held on Thursday, February 12, 2026, at 9:30 a.m. The meeting was held at the Corporation's main office, 44 Washington Street, Providence, RI 02903, in the Conference Boardroom, and via telephone conference call.

Carol Ventura, Executive Director, opened the meeting and introduced Terry Lehane, Director of Information Technology, who summarized the meeting's parameters.

Mr. Lehane stated that (i) this meeting would be recorded and available for review on the RIHousing website within 3-5 business days after the meeting and (ii) except for specific RIHousing staff participating telephonically in the meeting, all callers would be muted during the meeting. Mr. Lehane also asked that, to prevent feedback or background noise, telephone participants mute their telephones when not speaking. Additionally, Mr. Lehane announced that if anyone had technical difficulties with audio or accessing the call during the meeting, they should call (401) 429-1427.

Corinne Myers, General Counsel, then provided additional guidance for the meeting. Ms. Myers stated that the meeting was being held in person, with all members of the Board of Commissioners appearing in person and specific RIHousing staff participating via teleconference. Members of the public were invited to attend the meeting in person or via teleconference, as preferred. Furthermore, members of the public could visit the RIHousing website to view the agenda and information on the actions being taken, and in the event the teleconference was interrupted, staff would stop the meeting until audio was restored.

Ms. Myers stated that Chairwoman Goddard would preside over the meeting and requested that any Commissioner or staff member wishing to comment state their name before speaking and that telephone participants mute their phones when not speaking. She then invited Chairwoman Goddard to call the meeting to order.

A quorum being present, Chairwoman Goddard introduced herself and officially called the meeting to order at approximately 9:32 a.m. The Chairwoman then invited Ms. Ventura to proceed with the roll call of Commissioners in attendance.

Ms. Ventura conducted a roll call of Commissioners participating in the meeting. Commissioners participating were: Deborah Goddard, Secretary, Rhode Island Executive Office of Housing; James Diossa, General Treasurer; Kevin Orth and Stephen P. McAllister. Rebecca Webber, Designee for Jonathan Womer, Director of the Department of Administration, and Maria Barry were absent.

RIHousing staff participating were: Carol Ventura, Executive Director; James Comer, Deputy Executive Director; Kara Lachapelle, Chief Financial Officer; Christine Hunsinger, Chief Strategy and Innovation Officer; Elizabeth Bioteau, Director Strategic Initiatives & Partnerships; Peter Pagonis, Director of Homeownership; Leslie McKnight, Assistant Deputy Director of Loan Servicing; Brett Pelletier, Chief Administrative Officer; Benjamin Frost, President of Proactive Development; Corinne Myers, General Counsel; and Terry Leahne, Director of Information Technology.

Robert Craven, Designee for General Treasurer James Diossa, Steve Richard, Counsel to the Corporation, and members of the public were also present.

Approval of Minutes of Board Meeting held on January 22, 2026

Chairwoman Goddard asked for a motion and a second to approve the minutes of the Board of Commissioners meeting held on January 22, 2026. A motion was duly made by Commissioner Diossa and seconded by Commissioner McAllister.

There being no comments or discussion, Chairwoman Goddard conducted a voice vote of the Commissioners.

The Commissioners voted unanimously to approve the minutes.

Chairwoman Goddard then officially stated for the record that the following was unanimously adopted:

VOTED: That the minutes of the Board Meeting held on January 22, 2026, are hereby approved.

Chairwoman's Remarks

Chairwoman Goddard reported that the Executive Office of Housing is nearing the release of infrastructure awards to support projects jointly managed with RIHousing. She noted the availability of two bond funds covering infrastructure hard costs, technical assistance, and capital efficiency. Applications for the Home Repair Program continue to come in at a high volume, and staff are processing hundreds of requests.

She added that the Executive Office has issued an RFP for half of the Homeownership Program funds, aiming to produce units priced under \$400,000 with up to \$100,000 in support per unit—a challenge given current housing costs. Staff are promoting factory-built housing and have contacted 18 to 24 firms for pricing. Program details are available on the Department of Housing's website. Unit specifications target 1,200–1,400 square feet, though zoning constraints remain a barrier for smaller entry-level homes.

The Department is evaluating rental homeownership opportunities and reviewing qualified monitoring agents. Certification of monitoring agents is complete, and staff have produced a guidebook to prevent misuse.

Chairwoman Goddard also noted she testified at the House Fiscal Hearing on the Housing Bond. Discussion focused on workforce needs, and it was agreed that the bill should remain broad and flexible.

Executive Director's Review of Recent Activities and Trends

Executive Director Carol Ventura welcomed attendees and noted there would be two presentations: her monthly report and an update on Homeownership Lending.

She reported that the Development team is reviewing more than 40 applications submitted in response to the 2026 RFP for affordable housing and is prioritizing projects ready to advance.

Ms. Ventura highlighted the February 9th opening of the Millrace District in Woonsocket, a redevelopment of three historic mills into 70 mixed-income apartments and community space. She acknowledged NWBRV's long-standing work on the project and recognized Melina Lodge of HousingNetworkRI, who shared a meaningful letter from an elderly couple seeking affordable housing.

She also shared a video of the recent Family Self-Sufficiency Program graduation, celebrating 14 RIHousing and 28 Providence Housing Authority graduates.

Ms. Ventura then introduced Peter Pagonis, Director of Homeownership, and Leslie McKnight, Assistant Deputy Director of Loan Servicing, to begin the homeownership and loan servicing presentation.

Mr. Pagonis summarized borrower demographics and property types, noting that 42.7% of borrowers are female heads of household, 48.6% are minorities, and the average borrower age is 38—consistent in Rhode Island despite rising nationally. RIHousing's portfolio is roughly 60% single-family homes, 8.3% condos, and 31.7% multifamily properties.

He reviewed key loan characteristics, including credit scores, income, DTI, LTV, and average loan amounts. Average credit scores have increased from the high 600s before 2021 to 718 today. Household income has grown from \$64,000 in 2021 to about \$108,000 in 2025.

Mr. Pagonis noted that homeowners nationally spend about 42% of gross monthly income on housing; RIHousing borrowers average 46%, reflecting additional debt. Loans remain highly leveraged, supported by strong down payment and closing cost assistance programs.

Mr. Pagonis reported that 72% of RIHousing loans are government-insured (FHA, VA, RD) and 28% are conventional. Lender participation has grown significantly since 2013, with 93% of business coming from institutional lenders. RIHousing's estimated market share is 16%.

He noted that underwriting is handled by four experienced Direct Endorsement Underwriters who review automated findings from Fannie Mae and Freddie Mac systems. RIHousing applies two additional overlays: a minimum 620 credit score, and 660 for borrowers with debt-to-income ratios over 50%.

He added that all RIHousing borrowers must complete homebuyer education, offered in person, virtually, on demand, and in Spanish.

Commissioner Orth asked about broker compensation and how it compares nationally. Mr. Pagonis explained that brokers select a rate between 1.5% and 2.5%, averaging about 2%. Correspondent lender fees, which include servicing rights, average about 2.25%. Ms. Lachapelle confirmed this rate and noted it is slightly higher than the national average, particularly in the Northeast, where lenders are paid more to serve this population.

When Commissioner Orth asked whether fees should be reduced, given limited homebuying activity, Ms. Lachapelle cautioned that lowering premiums would reduce loan volume, as lenders already feel underpaid. She said current fees are appropriate based on market conditions and financing costs.

Mr. Pagonis added that lenders spend significantly more time with RIHousing borrowers, resulting in a lower effective hourly rate. He also explained that Rhode Island's market is heavily concentrated in FHA lending, which is more complex but pays higher fees. Ms. Lachapelle agreed, noting these loans are harder to close and service.

Chairwoman Goddard asked how RIHousing verifies completion of the on-demand homebuyer education course. Mr. Pagonis explained that the program includes required quizzes. He also compared RIHousing's classes to HUD's: in-person sessions run 2–2.5 hours, virtual classes about 2 hours with staff monitoring engagement, and Spanish options are available. While RIHousing does not offer a HUD-approved course, staff encourage borrowers to take it.

The Chairwoman requested data on how many troubled borrowers completed the HUD class, and Mr. Pagonis agreed to provide it.

Leslie McKnight then briefly reviewed the 12/31/2025 Single Family Portfolio, noting it is heavily weighted toward government-insured loans, primarily FHA.

Ms. McKnight reported that the 12/31/25 delinquency rate was 14.89%, the highest since early COVID. Loans originated between 2021 and 2023 show the highest delinquencies, consistent with national trends. She noted these patterns reflect pandemic impacts and rising housing costs, but loan performance has improved for 2024–2025 originations.

She highlighted significant redefaults: of 2,108 delinquent borrowers, 1,266 had previously received loss-mitigation assistance, indicating limited long-term success of those efforts.

Ms. McKnight also emphasized the strong link between delinquency and debt-to-income ratios. Higher DTIs, especially above 45%, show the highest delinquency levels. RIHousing reviews both housing and total DTI to determine whether mortgage payments or other debts—such as credit cards or student loans—are driving delinquency.

Chairwoman Goddard asked why delinquencies spike for borrowers with DTIs above 45%. Ms. McKnight explained that borrowers often take on additional debt after closing, and new credit becomes more accessible once they have a mortgage, increasing financial strain.

She noted that FICO scores also correlate strongly with performance: borrowers below 620 have a 34% delinquency rate, while those above 700 are at 6%. Delinquencies are highest among households earning \$51,000–\$75,000, and performance is similar whether one or multiple borrowers are on the loan.

Ms. McKnight also highlighted how rising housing costs affect affordability. Delinquent loans originated in 2019 have average payments of \$1,872 on a \$226,000 balance, compared with \$3,500 on roughly \$434,000 for 2025 originations, making arrears harder to overcome.

Ms. McKnight outlined key factors driving higher FHA delinquencies, including rising essential costs—insurance, utilities, food, taxes—which disproportionately impact lower-income borrowers.

She also noted recent FHA policy changes: as of October 1, 2025, borrowers must make four payments before qualifying for loss-mitigation, cannot receive another permanent option for 24 months, and must complete a three-month trial payment plan. These changes have increased delinquency.

She concluded that steep increases in home prices from 2019 to 2025 have pushed average payments up 87%, while wages have not kept pace, contributing significantly to the higher delinquency rate.

Ms. McKnight summarized the Urban Institute's findings on rising FHA delinquencies, noting the issue is national and is discussed regularly with other HFAs through NCSHA user groups. Commissioners received the full report and link for review.

She noted the key question is whether RIHousing should maintain its current approach or adjust, given a 15% delinquency rate and 85% of loans performing. The decision depends on the Agency's risk tolerance.

Ms. Ventura closed by emphasizing that RIHousing's experienced servicing team is a major advantage, offering direct support to homeowners—an approach many lenders do not provide.

Commissioner Orth suggested comparing loan amounts to home values to determine how many borrowers are underwater. Ms. McKnight agreed and said she can prepare that analysis using original appraised values, though borrowers may appear underwater once arrearages and assistance are added. Commissioner Orth requested that all assistance be included in the comparison.

Ms. McKnight noted that FHA loans pose minimal financial risk to RIHousing because the principal balance is fully insured, and most interest, escrow advances, and legal costs are reimbursed. With 72% of the portfolio FHA-insured, the Agency's exposure is low.

Chairwoman Goddard and the Commissioners thanked Ms. McKnight for the presentation.

Commissioner Diossa left at this point in the meeting, at 10:16 a.m., and Robert Craven filled in as Designee for Treasurer Diossa.

Approval of Purchase of Microsoft Enterprise Licenses

Chairwoman Goddard introduced Brett Pelletier, Chief Administrative Officer, who gave the presentation.

Mr. Pelletier summarized a document from the Board packet, stating that RIHousing is seeking to enter into an agreement with Dell Marketing LP to purchase a Microsoft Enterprise Agreement (EA) license. RIHousing is a current Microsoft EA licensee, having previously purchased the license through Dell Marketing LP. This action would renew our license for an additional three-year term. A contract to purchase an EA license is essential because it provides a cost-effective and scalable way to manage Microsoft software licensing and cloud services across the entire enterprise. It simplifies our procurement by consolidating licenses under one agreement, ensuring compliance and reducing administrative overhead. Additionally, an EA offers predictable budgeting through fixed pricing and flexible payment options, while granting access to the latest Microsoft technologies and security updates. This agreement also supports digital transformation initiatives by enabling organizations to

adopt cloud solutions like Microsoft 365 and Azure at enterprise scale, ensuring agility, productivity, and long-term value.

The purchase price for this contract is set at a base price of \$213,971.69 per year, which includes volume licensing for Microsoft software and cloud services. The proposed contract term is three years, expiring on January 31, 2029. The total value of the three-year contract is \$641,915.07. RIHousing is utilizing the State of Rhode Island’s Master Price Agreement No. 227 (ITS75) for this purchase and piggybacking on the State’s exclusive arrangement with Dell Marketing LP for the provision of Microsoft licenses. This multi-year contract is advantageous to RIHousing as it will lock in a set base price for services that will not increase year-to-year.

Following the presentation, Chairwoman Goddard thanked Mr. Pelletier and asked for a motion and a second for the Approval of the Purchase of Microsoft Enterprise Licenses.

A motion was duly made by Commissioner McAllister and seconded by Commissioner Designee Craven.

There being no questions, Chairwoman Goddard conducted a voice vote of the Commissioners. The Commissioners unanimously approved the motion.

Chairwoman Goddard then announced that the following resolution was unanimously adopted as presented at the meeting:

**Resolution of the Board of Commissioners
Of Rhode Island Housing and Mortgage Finance Corporation**

Whereas: Rhode Island Housing and Mortgage Finance Corporation’s (“RIHousing”) enabling act provides it with all the power and authority to make and execute contracts necessary to exercise the powers and functions provided to it under the act (R.I. Gen. Laws §42-55-5(6)); and

Whereas: RIHousing has identified a continued need for Microsoft Enterprise Software Licenses; and

Whereas: Pursuant to the State of Rhode Island’s Master Price Agreement No. 227 for software licenses the State has an exclusive agreement with Dell Marketing LP for the provision of Microsoft licenses; and

Whereas: RIHousing’s Executive Director has granted her approval to enter into a multi-year contract with Dell Marketing LP.

NOW, THEREFORE, IT IS HEREBY:

Resolved: that RIHousing be, and hereby is, authorized to enter into a multi-year contract with Dell Marketing LP for Microsoft Enterprise Agreement computer software licenses;

Resolved: that such engagement shall be for a three-year term at a base cost not to exceed \$213,971.69 per year, and any potential true-up cost to be resolved at the end of each year;

Resolved: that the Executive Director, Chief Administrative Officer, and Director of Information Technology, each acting singly, be and hereby are authorized and empowered to take any and all actions necessary or desirable to carry out the foregoing resolutions, including without limitation the authority to negotiate the terms of the engagement as he or she may determine are in the best interests of RIHousing, and to execute any and all agreements or documents as he or she deems necessary to carry out the foregoing and to take such further actions as he or she deems necessary to carry out the foregoing resolutions.

Approval of Engagement of Consultant for 2026 Continuum of Care Program Competition (Housing Innovations LLC)

Chairwoman Goddard acknowledged Elizabeth Bioteau, Director of Strategic Initiatives & Partnerships, who gave the presentation.

Reviewing a document from the Board meeting package, Ms. Bioteau stated that the request for approval to engage Housing Innovations LLC to develop the application(s) for the FY2026 Continuum of Care (“CoC”) competition, a grant program of the U.S. Department of Housing and Urban Development (“HUD”). RIHousing serves as the Collaborative Applicant for CoC funding on behalf of the Rhode Island Statewide Continuum of Care (“RiCoC”).

The RiCoC currently hosts a portfolio of \$17.3 million in HUD CoC grant funding. These CoC grants fund supportive housing, aspects of the local homeless response system, and service programs throughout Rhode Island, all for the benefit of people experiencing homelessness. HUD provides CoC grant funding competitively, meaning the RiCoC must regularly apply to renew existing grants and compete for new CoC funding. As the designated collaborative applicant for the RiCoC, RIHousing is responsible for submitting all RiCoC funding applications to HUD. RIHousing has routinely utilized consultant expertise to strengthen our responses to HUD’s many competitive CoC funding opportunities. RIHousing anticipates the RiCoC will need to renew its Youth Homelessness Demonstration Program (“YHDP”) funding during the FY26 CoC competition and that at least one, or multiple, supplemental notices of CoC funding may be made available by HUD in the coming year.

Towards that goal, RIHousing issued a Request for Proposals (“RFP”) seeking a qualified firm to develop the application(s) for the 2026 CoC competition(s) on October 13, 2025. The RFP was posted on the RIHousing website, the State of RI Division of Purchasing website, social media, and sent to RIHousing’s RFP notification list via an email announcement. RIHousing received four (4) proposals from qualified firms.

A committee of RIHousing staff from the Executive Division reviewed the proposals in accordance with the ranking criteria set forth in the RFP. Proposals were evaluated on the submitting agency’s capacity to complete the scope of work, the completeness of the proposal submitted, the reasonableness of the fee structure proposed, the submitting agency’s ability to perform the scope within time and budget constraints, and the agency’s previous similar work experience. The committee is recommending approval of the firm Housing Innovations LLC, based in part on its proven ability to complete this same scope of work for RIHousing in previous years, along with its reasonable fee structure. This firm is prepared to, again, support RIHousing with the RiCoC’s application(s) for all the above-mentioned notices of funding opportunities.

Housing Innovations LLC will commence work in April of 2026 and complete the relevant elements to allow for submission of the RICoC's application(s) at least two business days before HUD's deadline(s). The precise deadline(s) are unknown until HUD issues the competition(s), but the deadline for the FY26 CoC Competition is anticipated to be in the Fall of 2026. The training elements of this scope of work are anticipated to continue after the HUD deadline(s), and the firm will support RIHousing with related training and technical support through March 2027.

The engagement is expected to last for twelve (12) months, during which time Housing Innovations LLC will support and prepare the RICoC response(s) to the competitive funding opportunity(ies) issued by HUD. The budget for this engagement is recommended at \$40,000.

Following the presentation, Chairwoman Goddard asked for a motion and a second for approval of the Engagement of Consultant for the 2026 Continuum of Care Program Competition (Housing Innovations LLC).

A motion was duly made by Commissioner McAllister and seconded by Commissioner Orth.

Chairwoman Goddard asked for an update on the CoC lawsuit. Ms. Bioteau said the situation remains unresolved, but the recently passed THUD bill clarified FY25 contract renewals. One Rhode Island contract has already met its renewal trigger date, another will on April 1, and the rest will be triggered on July 1st if HUD takes no action. She expects more information later this month.

General Counsel Corinne Myers added that RIHousing, as collaborative applicant, had communicated to HUD its intent to renew all eligible Rhode Island CoC grants.

There being no other questions or comments, Chairwoman Goddard conducted a voice vote of the Commissioners. The Commissioners unanimously approved the motion.

Chairwoman Goddard then announced that the following resolution was unanimously adopted:

**Resolution of the Board of Commissioners
Of Rhode Island Housing and Mortgage Finance Corporation**

WHEREAS: Rhode Island Housing and Mortgage Finance Corporation's ("RIHousing") enabling act provides it with all the power and authority to make and execute contracts necessary to exercise the powers and functions provided to it under the act (R.I. Gen. Laws §42-55-5(6)); and

WHEREAS: RIHousing serves as the collaborative applicant on behalf of the Rhode Island Continuum of Care ("RICoC"); and

WHEREAS: Staff of RIHousing has identified a need for a qualified firm to develop an application for the 2026 Continuum of Care ("CoC") competition; and

WHEREAS: RIHousing has solicited proposals pursuant to an open competitive process for vendors to develop an application for the 2026 Continuum of Care ("CoC") competition and who are able to substantially meet the requirements associated with this set of functions; and

WHEREAS: RIHousing received four (4) proposals that were deemed satisfactory and eligible for selection. Housing Innovations LLC received the highest score under the criteria set forth in the Request for Proposals and is the firm recommended for selection.

NOW, THEREFORE, IT IS HEREBY:

RESOLVED: that RIHousing be, and hereby is authorized to enter into a contract with Housing Innovations LLC subject to any administrative adjustments as the Executive Director determines to be in the best interests of RIHousing, to develop an application for the 2026 Continuum of Care (“CoC”) competitive funding opportunity; and

RESOLVED: that such engagement shall be for a one (1) year term for a cost not to exceed \$40,000; and

RESOLVED: that the Executive Director, the Deputy Executive Director, and the Chief Strategy & Innovation Officer, each acting singly, be and hereby are authorized and empowered to take any and all actions necessary or desirable to carry out the foregoing resolutions, including without limitation the authority to negotiate the terms and fees of the engagement as they may determine are in the best interests of RIHousing, and to execute any and all agreements or documents as they deem necessary.

There being no further business to discuss, Chairwoman Goddard asked for a motion to adjourn the Board of Commissioners meeting. Commissioner Designee Craven duly made the motion, which Commissioner Orth seconded.

Chairwoman Goddard then conducted a voice vote of the Commissioners. The Commissioners unanimously voted to adjourn the meeting.

Chairwoman Goddard then announced that the motion to adjourn was unanimously approved. The meeting was adjourned at 10:25 a.m.

Chairwoman Goddard then thanked everyone for participating in the Board meeting.

Respectfully submitted,

Carol Ventura
Secretary and Executive Director