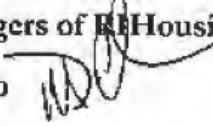




**MEMO**

**To:** Owners & Managers of RIHousing Financed MF Rental Developments  
**From:** Michael DiChiaro   
**Date:** March 16, 2020  
**Subject:** Financial Support for MultiFamily Developments

RIHousing continues to monitor the situation with COVID-19 in Rhode Island. In response to concerns related to COVID-19, RIHousing is implementing the following interim policy for financial support of RIHousing financed developments. As this situation is fluid and is constantly evolving, we may have to adjust this policy accordingly.

While we do not anticipate any reduction in federal or state rental subsidies, we recognize that many residents of your developments may be unable to pay their monthly rental charges due to lost income as the result of the ongoing health crisis. RIHousing encourages all property owners and managers to create reasonable and flexible rent collection policies that will allow residents to defer rental payments for several months. We expect that you will communicate with your residents and, if necessary, enter into rental repayment agreements without interest or penalty. Furthermore, there will likely be guidance forthcoming from the State of Rhode Island that will temporarily prohibit evictions for non-payment of rent. We will continue to monitor and will communicate all information that we receive.

RIHousing understands that rental income is the largest resource used to support property operations and critical health and safety components in your developments. Effective immediately, the following resources will be available to all RIHousing developments, contingent upon submission of all requested information and execution of an agreement stipulating that all evictions for nonpayment will be suspended until further notice.

**Reserve Accounts:** RIHousing will temporarily relax minimum balance requirements for all reserve accounts. Funds in all development reserve accounts (replacement, operating, painting, etc..) will be available to help support operations that may be strained due to loss of tenant rents. Request for funding support from reserve accounts should be made directly to Susan Halloran at [shalloran@rihousing.com](mailto:shalloran@rihousing.com) and must include an itemization of the actual and anticipated loss of rental income. We will allow monthly requests for reserve funds and requisitions may project up to 30 days of anticipated lost rent.



**Surplus Cash:** In some instances, RIHousing may be able to waive the distribution of surplus cash. If supported by reasonable financial projections, we may authorize that all surplus cash realized from 2019 operations remain in the site's operating account to support an anticipated loss of income. As part of this approval, RIHousing may defer required payments of subordinate debt. Requests of this nature should be sent to my attention at [mdichiato@rihousing.com](mailto:mdichiato@rihousing.com) or Susan Halloran at [shalloran@rihousing.com](mailto:shalloran@rihousing.com).

**Forbearance Arrangements:** In some instances, RIHousing may be able to offer temporary relief from a portion of monthly debt service payments. Once again, please contact Susan Halloran or me at the e-mail's above to discuss this option if you believe a forbearance is necessary. Please understand, however, that forbearance will only be considered to the extent possible under applicable investor and mortgage insurer guidelines.

RIHousing is committed to supporting your developments through this crisis and recognizes the basic needs and critical services that you are providing to some of Rhode Island's most vulnerable residents. Thank you for your partnership and please reach out to me directly should you have any questions or concerns.