

Borrower Stabilization Fund - Affordable Housing

4/30/2020

Portfolio Potential Risk Assessment

	<u>ROC-NH</u>	<u>WHL-SFH</u>	<u>Total</u>
Total Loans	112	857	969
Total Loan Balance Outstanding	91,574,429	36,072,330	127,646,759
% of portfolio needing payment relief	31%	40%	37%
# Loans	34	343	377
Total Loan Balance Outstanding	28,664,880	14,428,932	43,093,812

BORROWER SUPPORT AND PROGRAM DELIVERY OUTLAYS (Money Out)			
PROGRAMS	ROC-NH	WHL-SFH	TOTAL
PORTFOLIO POTENTIAL RISK ASSESSMENT			
3 month moratoriums			
% of high risk loans	50%	30%	43%
# of loans	17	103	120
Total Loan Balance Outstanding	14,332,440	4,328,680	18,661,120
Cash Flow Impact (3 months of P&I)	242,422	123,408	365,830
6 month moratoriums			
% of high risk loans	50%	30%	43%
# loans	17	103	120
Total Loan Balance Outstanding	14,332,440	4,328,680	18,661,120
Cash Flow Impact (6 months of P&I)	484,844	246,816	731,660
Longer-term assistance & workout (non-accruals)			
% of high risk loans	0%	35%	12%
# loans	-	120	120
Total Loan Balance Outstanding	-	5,050,126	5,050,126
Loss of 6 months interest income	-	214,630	214,630
Increased Loan Loss Reserves (discounted 75%; pending add'l guidance)	-	189,380	189,380
Actual Loan Losses			
% of high risk loans	0%	5%	2%
# loans	-	17	17
Total Loan Balance Outstanding	-	721,447	721,447
Amount of loan loss	-	108,217	108,217
Sub-Total - Portfolio Potential Risk Assessment	727,266	882,451	1,609,717
CAPITAL POOL FOR STABILIZATION LOANS			
ROC - 1st mortgage payment assistance loans (20% equity) 8 distressed ROCs @ \$11,000/month x 3 months	264,000	-	264,000
Welcome Home Single Family Mortgage Loans (20% equity) Homeownership for Essential Workers Foreclosure Avoidance Loans Home Equity Loans for Lower Income Homeowners	-	736,000	736,000
Business Pivot Financing (40% equity)	-	-	-
Sub-Total - Capital Pool	264,000	736,000	1,000,000
TECHNICAL ASSISTANCE			
ROC-NH - TA to cooperative volunteer boards of directors on governance, safety, emergency orders and financial issues	150,000	-	150,000
Welcome Home - absorb modification fees charged by loan servicing firm; EAP service	-	150,000	150,000
B&C TA - Assessments and match-making to 3rd party business coaches, CEO peer groups and Advisory Boards; EAP services	-	-	-
Sub-Total - Technical Assistance	150,000	150,000	300,000
GRAND TOTAL - MONEY OUT	1,141,266	1,768,451	2,909,717