

**MINUTES OF MEETING
OF THE TRUSTEES OF THE
AFFORDABLE HOUSING TRUST**

A meeting of the Trustees of the Affordable Housing Trust Fund was held on Thursday, August 19, 2004 at 9:00 a.m. at the at the Offices of the Corporation, 44 Washington Street, Providence, RI.

Trustees in attendance were Anthony J. Marouchoc, Richard H. Godfrey Jr., and Thomas Hogg.

Michael V. Milito, deputy assistant director of law and human resources and Anne Berman, assistant director of development, were also in attendance.

Pursuant to Chapter 46 of Title 42 of the General Laws of Rhode Island, notice of the meeting of the Trustees was posted in the Offices of Rhode Island Housing, at the Offices of the Newport Housing Authority and at the second floor bulletin board in the State House.

The Trustees convened the meeting at approximately 9:18 a.m.

Approval of Minutes of the Affordable Housing Trust Fund Meeting Held June 17, 2004

Upon a motion made by Anthony Marouchoc and seconded by Thomas Hogg the following was approved:

VOTED: That the Minutes of the Affordable Housing Trust Fund Meeting held June 17, 2004 be, and hereby are, approved.

Approval of Revised Commitment for Fifty Washington Square

Mr. Godfrey gave an overview of this request.

On June 17, 2004, the Trustees of the Affordable Housing Trust Fund approved a AHT loan in the principal amount of \$2,200,000 for the rehabilitation and refinancing of Fifty Washington Square (FWS). a multi-tiered housing complex serving the basic shelter and housing needs of very low-income persons in Newport County which was originally financed with a RI Housing loan and tax credit-generated equity in 1988.

At the time of the Affordable Housing Trust Fund's action, the development's Sponsor, Church Community Housing Corporation (CCHC), through a subsidiary, Washington Square Services Corp.(WSSC), anticipated making a loan to the new ownership entity, Fifty Square, LP, to fill a funding gap. However, further review of tax rules preclude such a loan from a related party.

In order to compensate for the loss of the WSSC loan, the AHT will make an additional loan to Fifty Square, LP of \$730,800 that will be co-terminus with the previously committed AHT loan. The Seller will pay AHT a Preservation Fee from sale proceeds in an equal amount. Other than this, all other aspects of the prior authorization are unchanged.

Steve Ostiguy was present to answer questions and thank the trustees for their approval of the revised commitment for the project.

Upon a motion made by Mr. Hogg and seconded by Mr. Marouchoc the following resolution was adopted:

**Resolution of Board of Commissioners of
Rhode Island Housing Development Corporation**

Whereas: The Affordable Housing Trust Fund (the "Trust") is authorized to make loans to mortgagors or sponsors for the development of housing to be occupied by low- and moderate-income persons or families in Rhode Island;

Whereas: The applicant ("Applicant") listed below has presented an application to the Trust requesting a loan to refinance and rehabilitate 32 units of existing housing as set forth below (the "Development"):

<u>Development</u>	<u>Applicant</u>	<u>AHT Mortgage</u>	<u>AHT Second Loan</u>
Fifty Washington Square	Church Community Housing Corporation	\$2,200,000	Up to \$730,800

Whereas: Trustees have reviewed the submission and determined that the Development qualifies for a loan under the Trust Agreement dated July 1, 1988, as amended; and

NOW, THEREFORE, IT IS HEREBY:

Resolved: That, subject to the special conditions listed below, the Trust hereby declares firm commitment of a second AHT loan to Church Community Housing Corporation or its assignee in an amount not to exceed \$730,800 for rental housing located at in Newport, Rhode Island.

Resolved: That the foregoing resolutions are subject to the following conditions:

- Completion of all items required for firm commitment and closing in accordance with normal underwriting and processing requirements.
- Approval, closing and disbursement of financing in an amount sufficient to complete this transaction.

Resolved: That the Trustees are authorized to set the terms and conditions of the loan as they deem advisable and in the best interests of the Trust, and be, and are hereby authorized to take any actions as they deem necessary to carry out this Resolution.

There being no further business, a motion to adjourn the meeting at 9: 20 a.m. was made by Mr. Hogg and seconded by Mr. Marouchoc.

Respectfully submitted,

Richard H. Godfrey, Jr.
Secretary and Executive Director