

MEETING OF THE HOUSING RESOURCES COMMISSION
PUBLIC SESSION MINUTES
April 16, 2024

Members of the Rhode Island Housing Resources Commission (“HRC”) met on April 16, 2024 at the Department of Administration, Conference Room 2A, One Capitol Hill, Providence, RI 02908, in Public Session, which meeting was scheduled to begin at 9:00 a.m., pursuant to the public notice of meeting, a copy of which is attached hereto as **Exhibit A**, as required by applicable Rhode Island law.

The following members were present and participated throughout the meeting as indicated: Kyle Bennett, Michelle Brophy, Maria Cimini, Brenda Clement, Paula McFarland, Riley O’Brien, Kimberly Rauch, David Salvatore, Matthew Santacroce, Mike Simoli, and Erik Wallin.

Also present were: Hannah Moore, Executive Director; Stefan Pryor, Secretary of Housing (arrived at 9:09 a.m.); Attorney Michael P. Robinson, counsel to the HRC; Tara Booker; Ramon Feliz, Alexandra Steinberg, and various other members of the public.

Recognizing a quorum, Chair Bennett called the meeting to order at 9:05 a.m.

Kimberly Simmons arrived at 9:12 a.m.; Kayla Weststeyn arrived at 9:13 a.m.

1. **APPROVAL OF MEETING MINUTES.**

Upon motion made by Mr. Wallin and seconded by Ms. Cimini, it was unanimously:

VOTED: To approve the draft meeting minutes for the HRC meeting held on March 19, 2024, as presented to the HRC.

2. **PRESENTATION FROM SOUTHCOAST FAIR HOUSING IN HONOR OF FAIR HOUSING MONTH.**

Chairman Bennett introduced Kristina da Fonseca and Brittany Perdigao from SouthCoast Fair Housing, who provided the HRC with a presentation in honor of Fair Housing Month. *See attached **Exhibit B***. The presentation consisted of an overview of the federal Fair Housing Act and the Rhode Island Fair Housing Practices Act. Ms. Fonseca noted that discriminatory conduct that may violate fair housing laws generally falls into one of three categories: 1) conduct consisting of differential treatment; 2) conduct with a discriminatory effect; and 3) conduct resulting in the perpetuation of segregation. She also noted that individuals with disabilities have certain affirmative rights to reasonable accommodations, reasonable modifications, and/or accessibility standards. Members of the HRC discussed “source of income” discrimination, including difficulties with analysis of this form of discrimination due to overall inadequacies of income to support housing.

3. PRESENTATION FROM RHODE ISLAND LEGAL SERVICES, CENTER FOR JUSTICE AND HOUSING WORKS RI.

Chairman Bennett introduced Robert Barge, Executive Director of Rhode Island Legal Services (“RILS”), Steven Flores, Managing Attorney and Director of the Housing Law Center at RILS, and Jennifer Wood, Executive Director of the Center for Justice, who provided the HRC with the March 2023-February 2024 year-end summary of Legal Services for Eviction Prevention and Housing Stability. *See attached Exhibit C.* The presenters discussed inter-agency collaboration to assist eviction defense in Rhode Island, and provided an overview of year-end data points. Mr. Barge indicated that there are now attorneys staffing the Rhode Island District Court helpdesk for the provision of last-minute eviction-related legal assistance, and noted that Roger Williams University School of Law has been a key partner in staffing of the helpdesk. It was also noted resource navigators are helping to address the root causes of housing instability. Ms. Wood indicated that extensive and pervasive misinformation being provided to renters continues to be a major problem, and that there remains a need to stay ahead of it with accurate and meaningful education. She further indicated that collaboration between agencies has led directly to enhanced data collection regarding affected demographics, where data collection had not previously existed. Ms. Brophy proposed a recorded training that could be shown to case managers as a resource. Mr. Barge concluded by addressing the importance of RILS’ expansion into private landlord-tenant evictions, and the critical impact that has had on the preservation of housing in Rhode Island.

4. UPDATES FROM THE DEPARTMENT OF HOUSING

Secretary Pryor provided an overview regarding key developments involving the Department of Housing. *See attached Exhibit D.* Secretary Pryor introduced Patrick Duffy, who addressed the state housing planning process, including an overview of the process, the anticipated timeline, potential approaches to goal setting and planning, department efforts to secure stakeholder engagement, and early municipal feedback. Commissioners discussed various aspects of municipal feedback, including reactions to the LMIH (10%) objective, and what are perceived as inadequate incentives to meet that affordable housing goal.

5. UPDATES REGARDING THE BUILDING HOMES RHODE ISLAND (BHRI) PROGRAM REVIEW PROCESS.

Executive Director Moore introduced James Comer of RIHousing, who provided an update on RIHousing’s administration of SFRF funds for affordable housing, and BHRI funds available for distribution. He also indicated that the HRC BHRI funding committee is expected to meet in May. Executive Director Moore asked for volunteers to serve on the HRC’s BHRI funding committee to address distribution of remaining BHRI funds. Executive Director Moore also shared information about conflicts of interest if Commissioners had questions about whether they have a conflict in the process.

6. EXECUTIVE DIRECTOR REPORT

Executive Director Moore presented the HRC with the presentation attached hereto as Exhibit D. She indicated that BHRI awards will be addressed at the May HRC meeting, and a HUD representative is expected to attend to discuss HUD vouchers. She also provided an update on the budget process to date, including with respect to the budget priorities survey, breakout meetings, and the anticipated completion and submission of budget proposals to the HRC. Executive Director Moore also proposed another round of breakout meetings to discuss HRC budget priorities and asked Commissioners to contact her regarding their availability. Executive Director Moore also shared a template that Commissioners could complete if they would like to recommend specific budget items for the HRC to consider.

7. PUBLIC COMMENT

No public comment was offered.

8. ADJOURNMENT

Ms. McFarland left the meeting at 10:40 a.m. Ms. Rauche left the meeting at 10:43 a.m. Mr. Santacroce left the meeting at 10:58 a.m. Ms. Weststeyn and Mr. Simoli left the meeting at 11:00 a.m.

No further business coming before the HRC, on a motion duly made by Ms. Brophy and seconded by Ms. Cimini, it was approved unanimously:

VOTED: To adjourn the April 16, 2024 HRC meeting.

Whereupon the meeting adjourned at 11:12 a.m.


Kyle Bennett, HRC Chair

APRIL 16, 2024 HRC MEETING MINUTES

EXHIBIT A

**MEETING NOTICE
HOUSING RESOURCES COMMISSION**

A meeting of the Housing Resources Commission (“HRC”) will be held at the **Department of Administration, Conference Room 2A, One Capitol Hill, Providence, RI 02908** on **April 16, 2024** beginning at **9:00 a.m.** for the following purposes:

1. To consider the approval of draft meeting minutes for the March 19, 2024 Housing Resources Commission meeting.
2. To receive a presentation from South Coast Fair Housing in honor of Fair Housing Month.
3. To receive an update from Rhode Island Legal Services, Center for Justice, and Housing Works RI regarding legal services.
4. To receive updates from the Department of Housing.
5. To receive updates regarding the Building Homes Rhode Island (BHRI) program review process, and to name HRC members to the BHRI Review Committee.
6. To receive updates from the Executive Director, including an update regarding the FY2024 Budget.
7. To receive public comment.

This notice shall be posted at the Office of the Housing Resources Commission, at the State Library, and by electronic filing with the Secretary of State’s Office.

Savage Law Partners, LLP,
Counsel to the HRC

Any individual requiring a reasonable accommodation in order to participate in this meeting must notify the HRC at 401-278-9100, forty-eight (48) hours in advance of the meeting.

Dated: April 11, 2024

APRIL 16, 2024 HRC MEETING MINUTES

EXHIBIT B



SouthCoast Fair Housing

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SouthCoastFairHousing.org

- The work that provided the basis for this publication was supported by funding under a grant with the **U.S. Department of Housing and Urban Development**.
- The substance and findings of the work are dedicated to the public.
- The author and publisher are solely responsible for the accuracy of the statements and interpretations contained in this publication.
- Such interpretations do not necessarily reflect the views of the Federal Government.

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Fair Housing Act
Title VIII of the Civil Rights Act of 1968




"It is the policy of the United States to provide . . . for fair housing throughout the United States."

Fair Housing Act

Protected Categories:

- **Race** – identification based upon traits
- **Color** – the color of the individual's skin
- **Religion** – religious beliefs or practices of the individual
- **National Origin** – country where individual or ancestors were born
- **Sex** – gender (Added 1974)
- **Gender Identity & Sexual Orientation** – understood to be included in "sex" (Interpreted 2021)
- **Familial Status** – presence of children under age 18 (Added 1988)
- **Persons with Disabilities** – as defined under the FHA (Added 1988)



RI Fair Housing Practices Act
R.I.G.L. 34-37

- **Age**
 - Over age 18
- **Gender Identity**
 - One's innermost concept of self as male, female, a blend of both or neither
- **Gender Expression**
 - External manifestation of one's gender identity
- **Marital Status**
- **Military/Veteran Status**
- **Sexual Orientation**
 - sexual identity in relation to the gender to which an individual is attracted
- **Status as Victim of Domestic Abuse**
- **Source of Income**
 - Including Section 8, food stamps, alimony, child support, Social Security
- **Status as a Person with HIV**
 - R.I. Gen. Laws § 23-6.3-11

Discrimination Differential Treatment

- Refusal to Rent or Sell
- Steering
- Different Terms and Conditions
- Harassment

Discrimination Other Prohibited Conduct



- Making discriminatory statements
- Making, printing, or publishing discriminatory advertisements
- Representing that a dwelling is not available when it is available
- Retaliation – threats, interference, coercion or intimidation of someone for exercising or aiding someone in exercising their rights under the fair housing laws.

Discrimination Other Prohibited Conduct

- Making Inquiries – sometimes age is exempt
- Redlining
- Blockbusting – For profit, inducing or attempting to induce someone to sell or rent a dwelling by making representations about entry into the neighborhood of members of a protected class

Discrimination Appraisal Bias

- Appraisal Bias - discrimination in the appraisal process, such as assigning a lower value to a home because of the race or ethnicity of the person who lives there.
- Appraisal Bias can happen in three ways:
 1. Discrimination in appraisal based on who lives in the home.
 2. Discrimination in the appraisal based on who lives in the neighborhood, which may impact the selection of comparable properties for use in the appraisal analysis.
 3. Appraisal value impacted because it is based on recent sales of the selected comparable properties and the sale prices of those properties may have been impacted by appraisal bias.



Discrimination Discriminatory Effect

- The discriminatory effects doctrine is a tool for addressing policies that cause systemic inequality in housing. It is used for addressing unconscious and disguised prejudices that are not easily categorized as discriminatory intent.
- A practice has a discriminatory effect where it actually or predictably results in a disparate impact on a group of persons or creates, increases, reinforces, or perpetuates segregated housing patterns because of membership in a protected class.
- Two types of discriminatory effect: Disparate Impact and Perpetuation of Segregation

Discrimination Disparate Impact

- Disparate Impact - a policy is on its face neutral, but affects people in protected classes differently.
- No proof of intentional discrimination is necessary to establish a claim of disparate impact discrimination.
- Supreme Court upheld the application of disparate impact in fair housing in 2015.

Discrimination Perpetuation of Segregation

- Perpetuation of Segregation - a policy creates, reinforces, or perpetuates segregated housing patterns but does not necessarily have a disparate impact
- Perpetuation of Segregation is a type of discriminatory effect, distinct from disparate impact.

Markets Covered

- Rental
- Sales
- Lending
- Insurance
- (All Areas Connected With Residential Housing)
- Subsidized AND Private Housing
- Home Appraisal

Covered Dwellings

• Examples:

- Single Family Dwellings
- Duplexes
- Multi-Family Buildings
- Migrant Housing
- Temporary Shelters
- Group Homes
- Assisted Living Housing
- Other Residential Housing: "Where I Live"



Exemptions

Race, Color	Federal: 42 U.S.C. § 1982 (Civil Rights Act of 1964)	Federal: None
Race, Color, Religion, National Origin, Sex, Disability, Sexual Orientation, Gender Identity and Gender Expression, HIV/AIDS	Federal: 42 U.S.C. § 3604 (Fair Housing Act) MA: M.G.L. ch. 151B, § 4 RI: R.I.G.L. § 34-37-2; R.I. Gen. Laws § 23-6.3-11	Federal: Owner-Occupied - 4 units or less MA: Owner-Occupied - 2 units or less RI: None
Marital Status, Veteran/Military Status, Age, (Genetic Identity - MA only)	MA: M.G.L. ch. 151B, § 4 RI: R.I.G.L. § 34-37-2	MA: Owner Occupied - 2 units RI: None
Housing Subsidy, Public Assistance, (Alimony, Child Support, -RI only)	MA: M.G.L. ch. 151B, § 4 RI: R.I.G.L. § 34-37-2	MA: None RI: Owner-occupied - 3

Exemptions

Familial Status (children)	Federal: 42 U.S.C. § 3604 (Fair Housing Act) MA: M.G.L. ch. 151B, § 4 RI: R.I.G.L. § 34-37-2 R.I.G.L. § 34-37-4.1	• Owner-occupied 4- or less-unit buildings (federal) • Owner-occupied 2-unit buildings (MA & RI law) • 3-unit buildings (MA) and owner-occupied buildings with 4 or less units (RI) where one unit is occupied by an elderly or infirm person for whom children would be a hardship; • State/federal elderly housing; • Housing compliant with 55+ or 62+ housing requirements; and • Temporary renting of one's primary residence (MA only)
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Remember: No Exemptions

- Real Estate Agent or Broker
- Mortgage Lender
- Appraiser
- Publishing Discriminatory Advertising
- Making Discriminatory Statements



In Massachusetts:

- Public Assistance or Housing Subsidy
- Refusal to rent to family with young children if due to the presence of lead paint hazards

In Rhode Island:

- For any protected category except for Source of Income and Familial Status

Sex Discrimination in Housing

Sexual harassment in housing is a form of sex discrimination prohibited by the Fair Housing Act.

There are two main types of sexual harassment: **quid pro quo sexual harassment** and **hostile environment sexual harassment**.



Sex Discrimination in Housing

- **Examples:**
 - Refusal to rent to a person after asking them to perform sexual favors
 - Request for sexual act in order to avoid eviction
 - Housing provider engaging in unwanted sexual conduct that may include groping
 - Retaliation for reporting sexual harassment or sexual advances



People of all genders or sexual orientations are protected under the law

Disability Affirmative Rights

- Housing providers must make reasonable accommodations for disabled people
- Housing providers must allow reasonable modifications for disabled people
- New construction of housing must meet accessibility standards

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4/16/2024



**SouthCoast
Fair Housing**

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APRIL 16, 2024 HRC MEETING MINUTES

EXHIBIT C

Legal Services for Eviction Prevention and Housing Stability

Year-End Summary (Mar 2023-Feb 2024)

Prepared by:



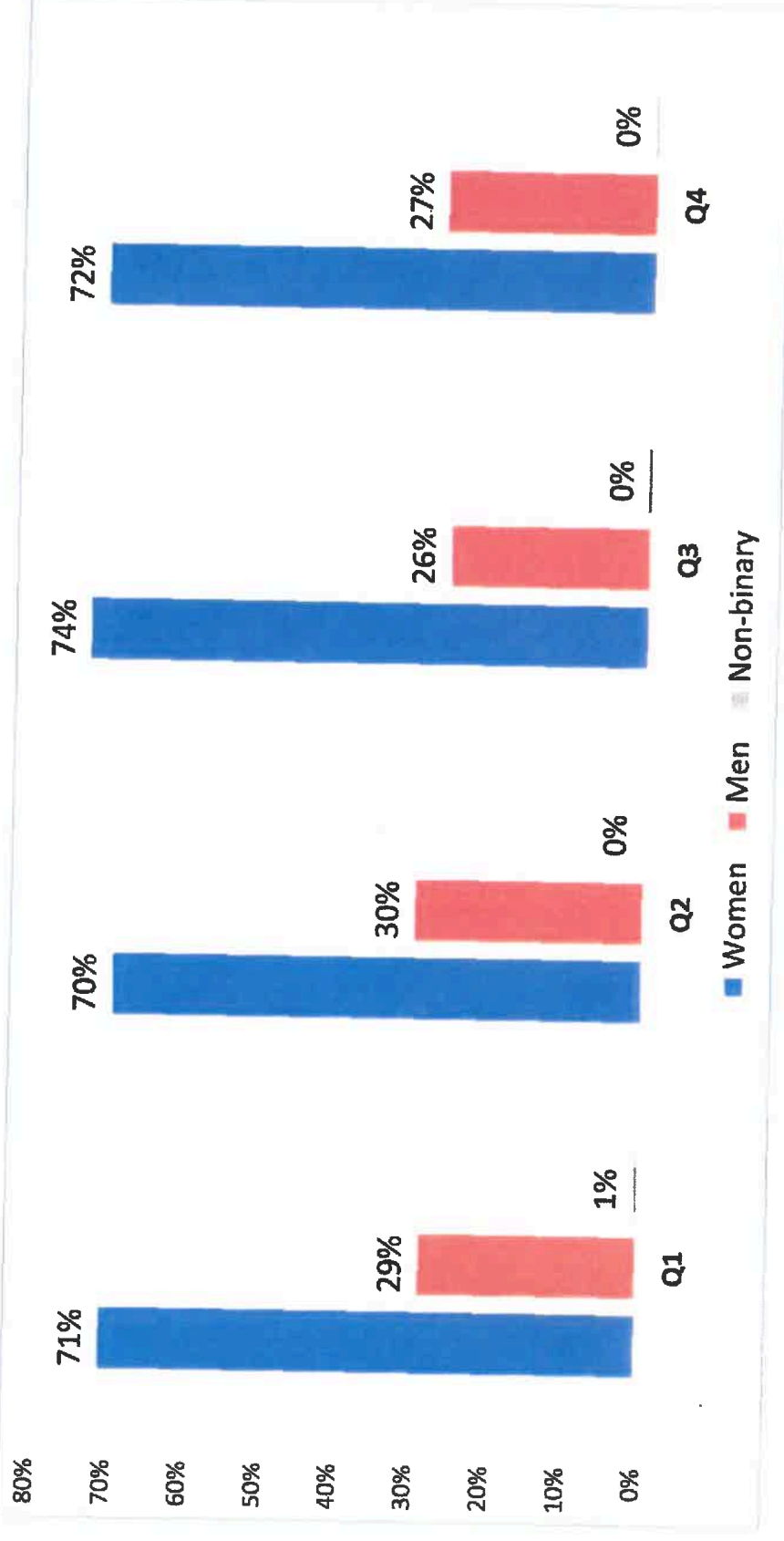
March 18, 2024

Overview: Year-End Datapoints

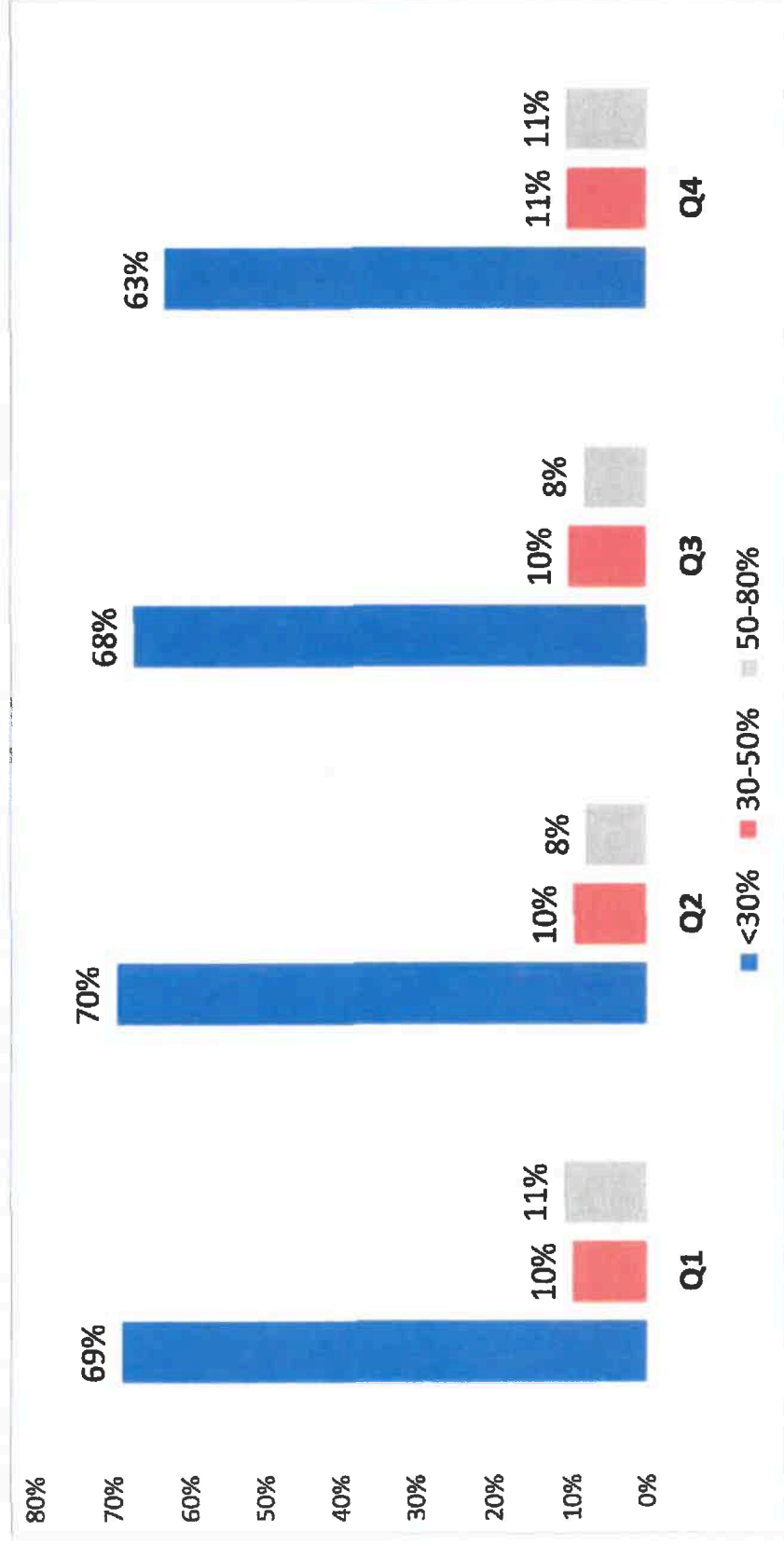
- From March 2023 through February 2024, RILS and CFJ provided direct legal services to **4,498 Rhode Island households** at risk of eviction also conducting **10-12 housing workshops/month**.
- Legal services provided helped **10,614 low-income Rhode Islanders**.
- **At least 37%** of those helped are **children***
- **Female households made up 72%** of the clients directly served.

*No reporting on children in households from CFJ for March & April 2023.

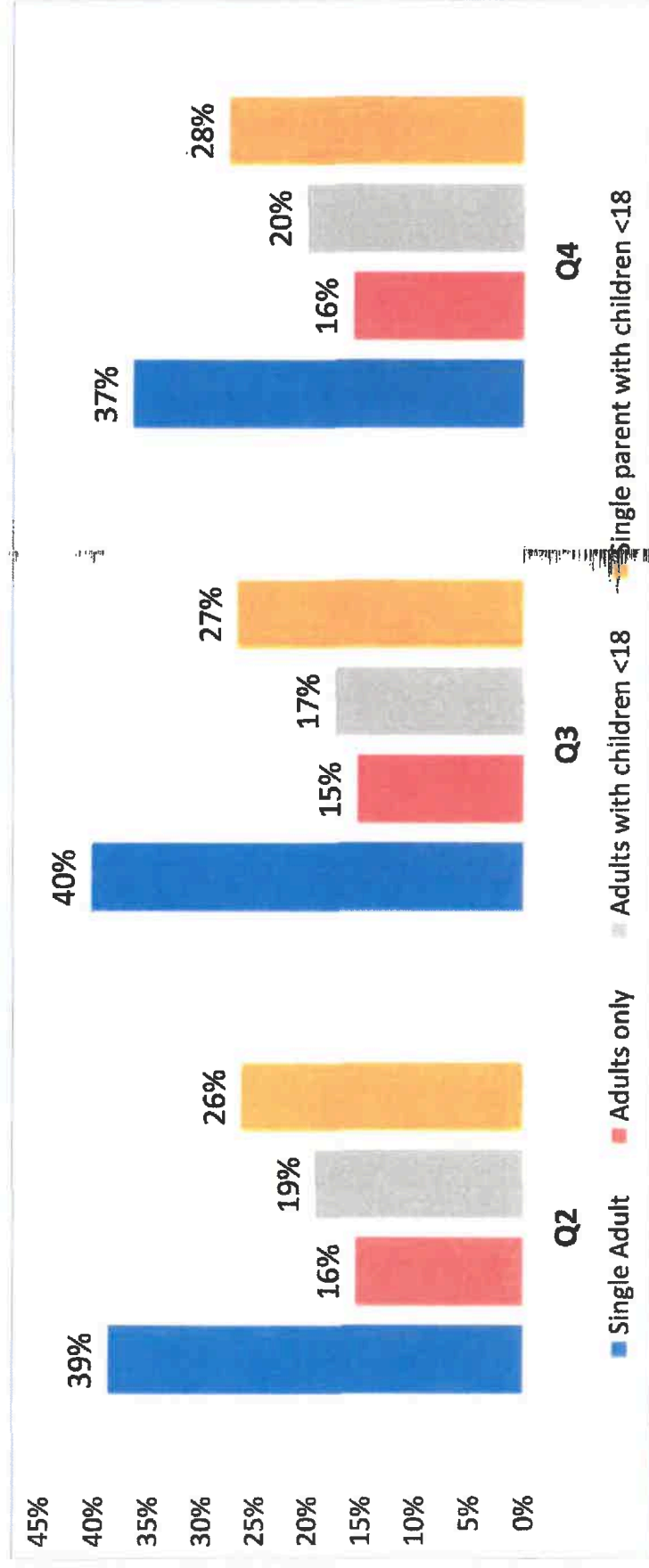
Household Client by Gender



Households by HUD Income Categories

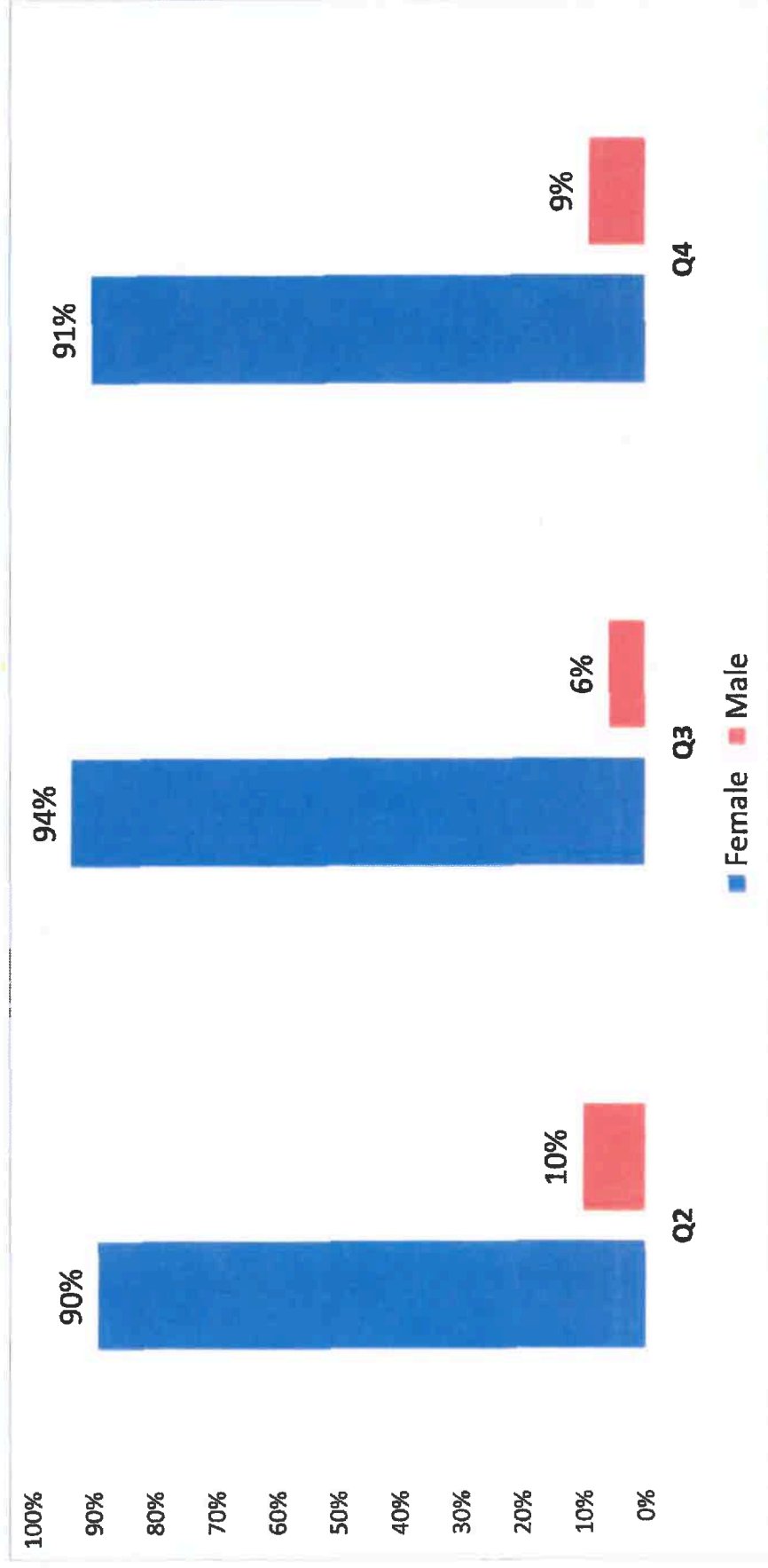


Composition of Households*



*Due to lack of reporting on children in households in Q1, analysis is limited to Q2-Q4.

Gender of Single-Parent Households



Consistent Datapoints Throughout Y1

- Client data continues to show nearly 70% of clients helped have incomes less than 30% AMI;
 - *Providing legal services to this population = homelessness prevention
- ~74% of clients are women;
- More than a quarter of households helped are **single parent households** (and nearly 95% of those are headed by women);
- ~45% of all households helped have children under the age of 18; and
- Case filings continue to coincide with large numbers of unsheltered Rhode Islanders (hot spots for both remain Providence, Pawtucket, Woonsocket).

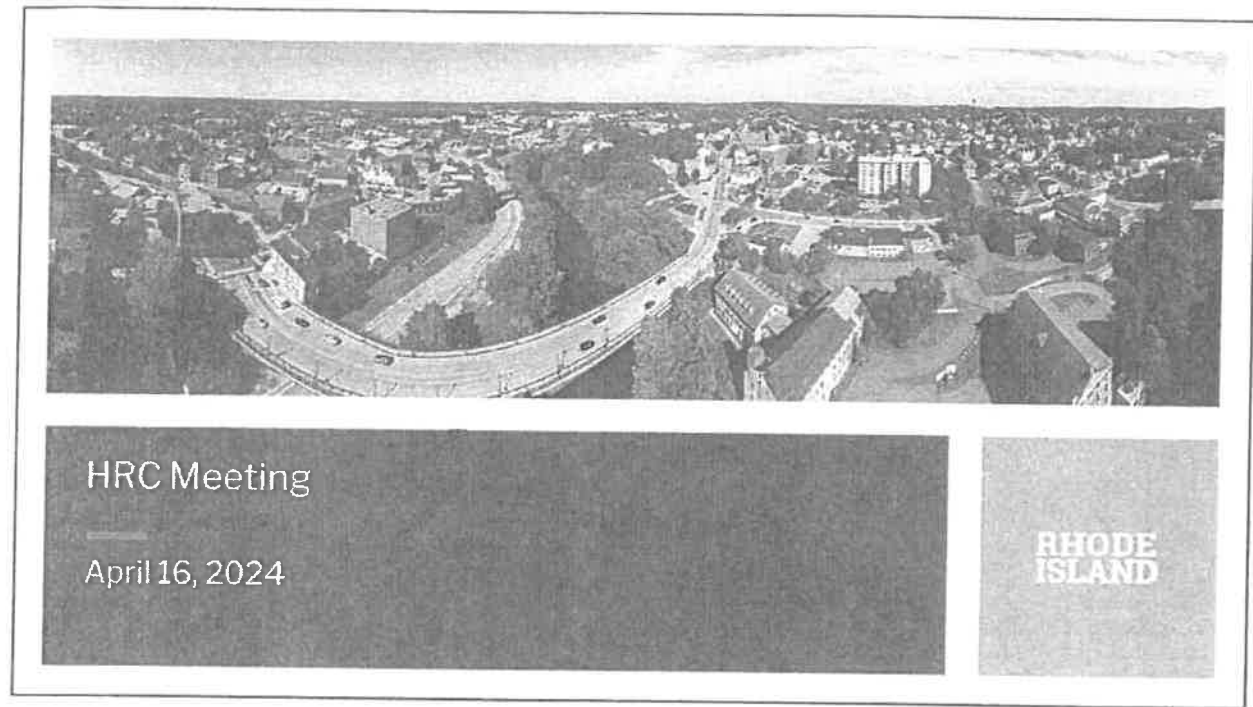
Overview of Key Outreach Partners



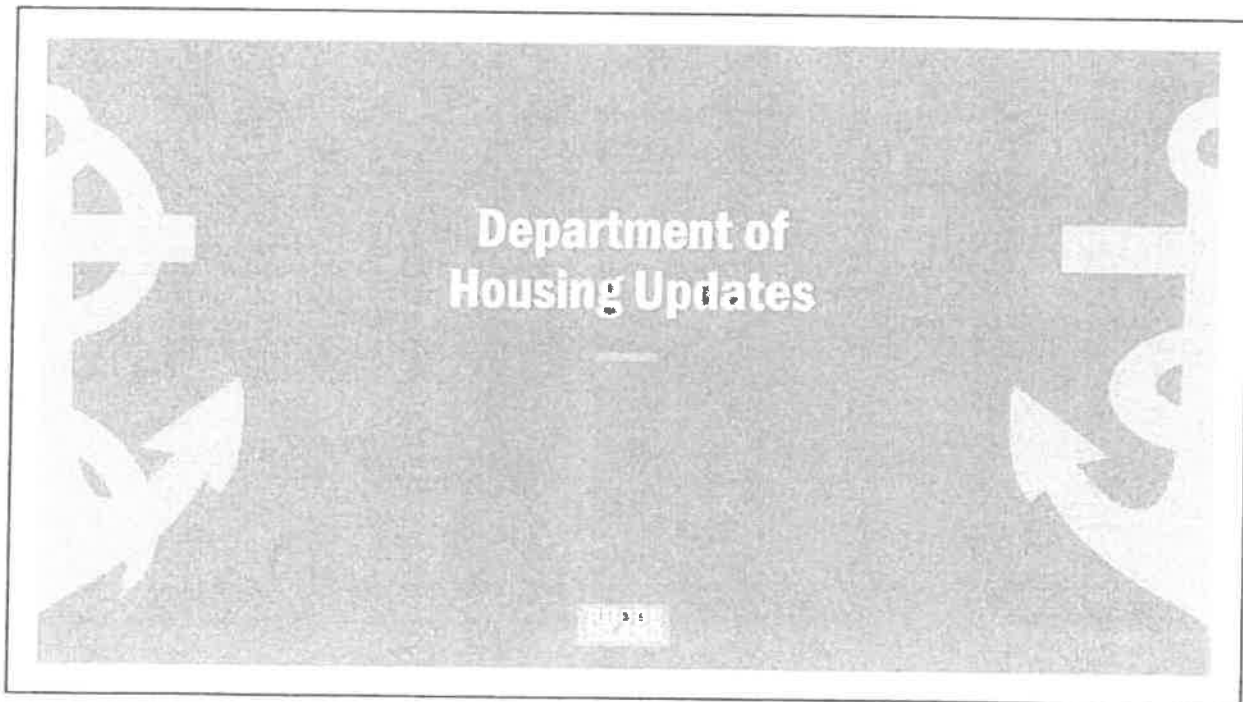
More Collaboration = Better Results

- **Sojourner House.** RILS able to get housing client, who was a victim of domestic abuse (and living with abuser), re-housed within 1 day. This was only possible because of the direct line we now have with SJH.
- **Family Services of RI.** Single mother with two special needs children sued for non-pay eviction. She was unable to pay rent as a redirect result of abuse incident that left her hospitalized and unable to work. RILS, and Family Services working together, used a Crossroads grant that allowed mother and kids to move, and while RILS resolved non-pay case with no money judgment.
- **Office of Healthy Aging.** Elderly housing client unable to find new housing in private market after 5 months. Forcibly moved out. Was living in storage facility but RILS was able to utilize OHA to get client safely rehoused.
- **Comprehensive Community Action Program.** Young Adult program for 18-25 year olds who are living independently and establishing their own households for the first time. Advice provided to dozens of young people over the course of regular monthly sessions to assist in establishing stable tenancies and prevent disruption of existing tenancies.
- **Medical Legal Partnership.** A pregnant woman in her third trimester was referred by the community health center due to an eviction notice and the denial of a voucher. Through the administrative hearing process we were able to overturn the voucher denial. When we called the client with the good news she was in the delivery room and about to receive even better news. She and her infant are safely rehoused using the voucher obtained through the representation.

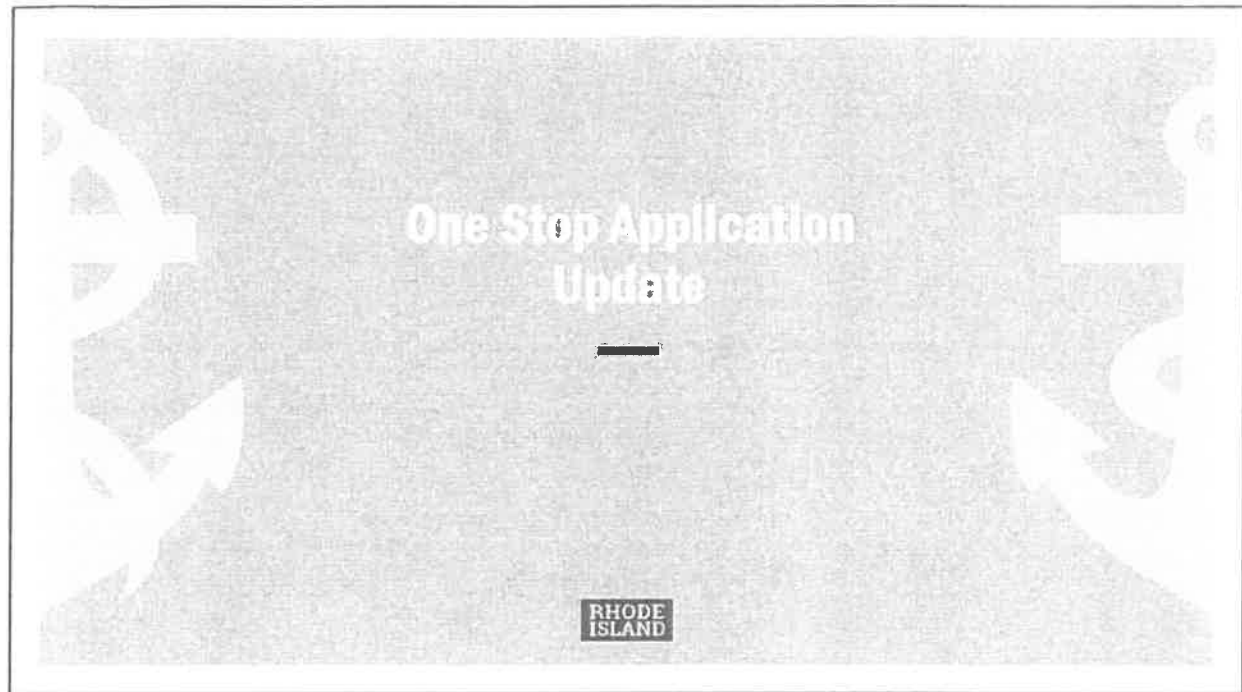
APRIL 16, 2024 HRC MEETING MINUTES
EXHIBIT D



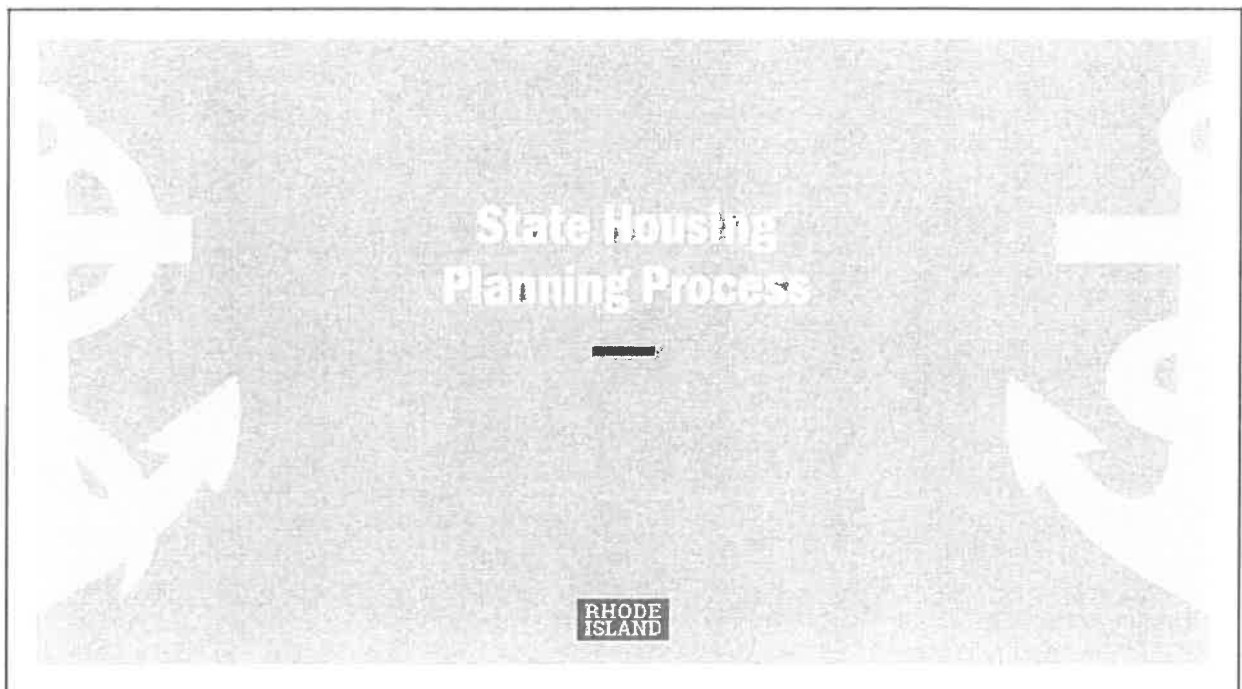
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Process Overview

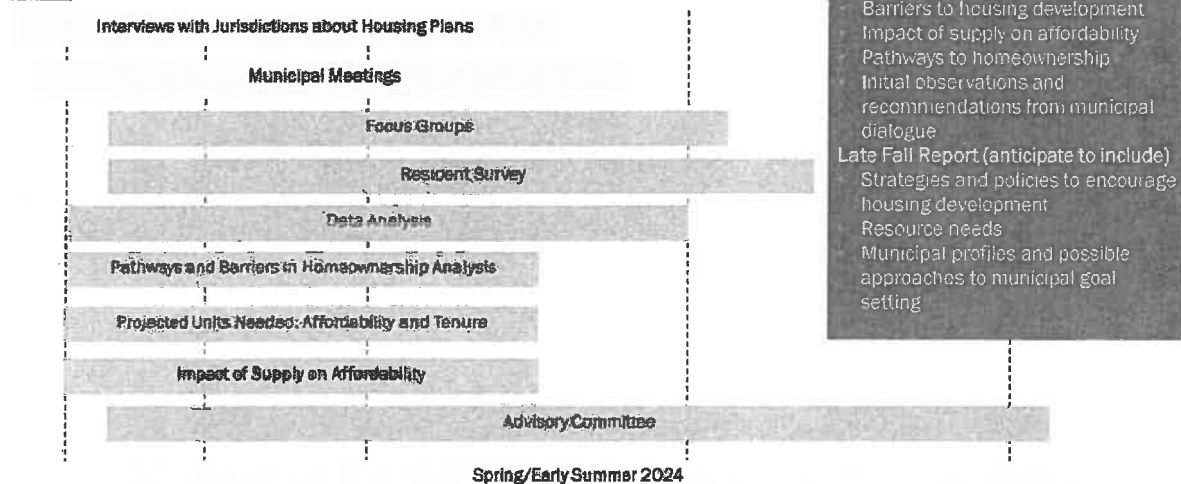
- Funding awarded to the Department of Housing through the state's SFRF allocation
 - Contract awarded to Abt Associates, subcontracting with the Rhode Island League of Cities and Towns, as a component of that effort
- Three phases to the process
 - **Phase One:** Baseline housing analysis (including the Department of Housing Integrated Report)
 - **Phase Two:** Housing needs, barriers, and housing planning/goal setting best practices
 - **Phase Three:** Recommended policies, goal setting, and resources
- Stakeholder engagement
 - Municipal dialogue
 - Focus and advisory groups
 - Resident survey
 - Interviews
 - Public engagement

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Timeline: Abt Project (Phase 2)



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Potential Approaches to Goal Setting and Planning

Review of housing plans and stakeholder interviews with relevant planners

Step 1: Plans and Goals Review

Review publicly available source material on jurisdictions that have developed housing plans and/or goals

Step 2: Conduct Interviews

Meet with staff in other jurisdictions that worked on plans/goals to learn more about process and implementation

Washington D.C.
Austin
Oregon
Colorado
Minneapolis

Step 3: Identify Best Practices

Identify best practices in planning, goal setting, and implementation that may be applicable to Rhode Island

Types of Potential Goals Identified

Affordable unit and overall production goals
Homeownership
Growth goals (%)
Equity goals
Goals tied to transit access or rural/urban designation
Non-numerical goals – adopting pro housing policies

Draft content for discussion

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Additional Stakeholder Engagement

Resident Survey

- Assessing housing needs and diving deep into community specific housing challenges.
- To be distributed online with outreach to municipalities, state agencies, League of Cities and Towns, advocacy and community organizations



Municipal Conversations

- Invitations to all 39 municipalities (mayors and town managers)
- 20 meetings scheduled through mid-May
- Initial conversation to learn about municipal housing needs, barriers, assets, and possible goals
- Sharing housing data (support from HousingWorks RI)



Focus Groups

- Small group discussions with practitioners, stakeholders, and experts
- Discussion of housing needs and barriers to the development of affordable housing
- To be facilitated by Abt team



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Early municipal feedback

- There are themes emerging from early conversations:
 - Concern about kids and grandkids being priced out.
 - Senior housing represents a major challenge (and an opportunity to free up larger units).
- Strong interest in developing housing in existing footprints (e.g., re-use of abandoned properties or building on top of storefronts) and pursuing other strategies that make sense in their community.
- Top barriers have included:
 - Difficult housing market conditions (interest rates, construction costs)
 - Existing water and wastewater infrastructure as a barrier to development
 - Knowledge and understanding gap. Particularly as relates to how affordable housing is defined, how new development contributes to a community financially, economically, and otherwise.
- Frustration with LMIH (10%) process. Inadequate incentive to meet the 10% goal.

Preliminary content

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BHRI Update

- Available BHRI funds total \$4,124,854
- Remaining BHRI comes from rescission of funds from project unable to proceed and funds in excess of what has been needed to complete certain projects
- RIHousing will present recommended BHRI awards to HRC Funding Committee in advance of May regular meeting
- Funding committee anticipated to meet on
 - Thursday 5/9 at 1:00 PM
 - Friday 5/10 at 9:00 AM or 11:30 AM

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Executive Director Report

Budget updates

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HRC Budget Update

- Revenue on track to come in at (or slightly above) original FY 2024 estimates
 - Currently have revenue data through January 2024
 - On track for annual estimate set in June, but lower than the last estimate which was based on data through October. (Total of \$421,838 more than projected for average pacing came in July through October 2023)
 - Based on historical data, would project a total of \$4.98 mm for FY 2024.
 - Historically, we've seen 65% of revenue come in from July to January.
 - Our total YTD (July to January) is \$3.2 mm.
- After discussing, recommend projecting \$4.8 mm rather than a higher amount.
 - This leaves \$1.07 mm that is available to program.
- Planning for FY25
- Reminders re FY24 Budget
 - Revenue estimating conference projection for FY24: **\$4.8 million**
 - Historical budget items total **\$5.1 million**
 - RIDOH Lead Hazard Mitigation: \$500,000 annually per MOU (we're in year 2 of a 3-year agreement)
 - Consolidated Homelessness Fund: \$4,500,000
 - Centralized Waiting List: \$100,000 annually
 - We have funds that carried forward:
 - \$349k unobligated funds
 - \$622k unspent FY2023 homelessness emergency contingency
 - \$700k unspent FY2022 predevelopment funds
 - Increased revenue beyond our FY 23 projections added \$772.6k to our carryforward balance

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Illustrative FY24 Budget

Sources	Amount	Amount
FY24 revenue estimating projection	\$4.80 mm	\$4.80 mm
FY24 revenue above estimate	\$0.42 mm (through Oct. 2023)	- (updated estimate)
Carryforward	\$2.44 mm	\$2.44 mm
Total	\$7.66 mm	\$7.24 mm

Uses	Amounts (Estimated)	Amounts (Projected)
Lead hazard mitigation (RI Dept. of Health)	\$0.50 mm	\$0.50 mm
Consolidated homelessness fund	\$4.50 mm	\$4.50 mm
Centralized waiting list (RI Housing)	\$0.10 mm	\$0.10 mm
FY 2022 Predevelopment Funding	\$0.70 mm	\$0.70 mm
Reserve	\$0.37 mm	\$0.37 mm
New projects	\$1.49 mm	\$1.07 mm
Total	\$7.66 mm	\$7.24 mm

Updates:

Based on trends to date,
projecting less revenue than
last update.

Reduces amount available for
new projects to \$1.07 mm.

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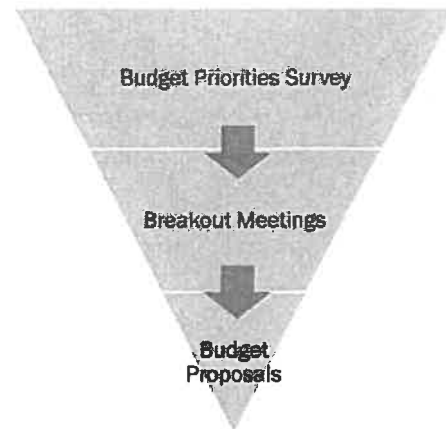
Budget Process

Actions to date:

- Conducted budget priorities survey of commissioners to identify broad topics
- Convened small group discussions on specific topics
- Generated list of potential projects to fund

Proposed next steps:

- Breakout groups: Please RSVP to confirm.
 - 4/22 at 10:00 AM – Housing production
 - 4/22 at 11:00 AM – Homelessness prevention/systems
 - 5/2 at 9:00 AM – Specific populations
- Develop and submit additional budget proposals for HRC consideration by 4/30
- Budget proposals shared with HRC commissioners for review by 5/14
- Vote on budget proposals to fund at May HRC meeting



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Budget Proposals

Ideas suggested through small group meetings

Project and Brief Description	Feasibility/Effort (1 = complex/significant effort - 3 = straightforward/low effort)	Sustainability (1 - 3)	Potential Impact (1 - 3)	Cost Estimate Range
Pipeline development mini-grants. Funding for municipalities and other community partners to identify potential development sites with municipal and community engagement.	TBD: Could either leverage municipal technical assistance program or establish a new program	3: can assist with one-time projects to help municipalities (although need for this activity will continue)	3: Potential to catalyze development and capacity building Illustrative \$25,000 awards.	\$0.1 - 0.4 million (Would fund 4-16 awards)
Strengthened HMIS data analytics staff at the Department of Housing and/or the Continuum of Care	3: Could be hired as contract staff	2: Potential for this effort to inform data strategy and resource needs moving forward.	3: Potential for this effort to improve client outcomes and boost strategic deployment of resources	\$0.4 mm for 2-year award

Draft content for discussion

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List of Additional Potential Projects Under Development

To ensure that ideas not funded in this round are retained

Project

CES Navigator Pilot

RILS Eviction Prevention Financial Assistance

Municipal technical assistance program

E-permitting training and technical assistance to municipalities

Gap analysis of current service provision (for special populations)

Supplement Olmstead Plan (pending presentation from EOHHS)

Appendix

FY 2024 Actual and Projected Data

Actual data shown in yellow. Projected data shown in grey.

	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	TOTAL
FY 2024 Real Estate Conveyance Tax (HRC share)	507,720	434,581	429,728	572,810	416,686	391,946	384,035	338,543	338,543	338,543	338,543	338,543	4,890,228
FY 2024 Mediation Penalties	14,000	40,000	7,000	22,000	3,000	2,000	10,000	10,000	10,000	10,000	10,000	10,000	148,000
Total	521,720	474,581	436,728	594,810	419,686	393,946	394,035	348,543	348,543	348,543	348,543	348,543	4,978,228

- On average, 65% of revenue has come in between July and January

	July - Jan	% of FY
FY 2023	3,786,267	63%
FY 2022	4,906,532	69%
FY 2021	3,581,579	64%
FY 2020	3,029,068	67%
FY 2019	3,065,359	64%
FY 2018	2,668,828	63%
Average		65%

- So far this fiscal year, we've seen a total of \$3.2 million.
- If \$3.2 million represents 65% of the total for the fiscal year, the fiscal year total would be projected to be \$4.98 million.