



## HEALTHCARE MORTGAGEE ADVISORY COUNCIL

Financing Seniors Housing for America

700 Washington St., Suite 501

Vancouver, WA 98660

ORCF and HMAC

Monthly Call Agenda

7:00 am PDT/10:00 am EDT

February 4, 2019

Invited ORCF Attendees: Roger Lewis, Jennifer Buhlman, Susan Gosselin, Rachel Coleman and Jason Roth

Invited HMAC Attendees: Ed Foulon, Raelee Jones and Scott Thurman

I. Follow-up items from November 19, 2018 call

None

II. ORCF Topics

III. HMAC Topics

- a. Triage after the shutdown. What are/is: HUD's immediate priorities, number of deals submitted since shutdown/reopening, turnaround times assuming no further shutdown, contractor workload and assignments, queue status, etc.?
- There are 186 Firm applications in review and in the queue, 75 loans in closing (one loan closed the first week after reopening), 45 change of operators, 4 TPAs, etc. ORCF is very busy.
  - Working with OGC and CFO to get contingency plan in place for potential future government shutdown. John Hartung taking lead and trying to expand what can be done during a shutdown. This request is now at OMB and hopefully will be approved before any new shutdown.
  - Roger said that lenders need to schedule loan closing as soon as possible, even ones a month out or more. To schedule, you need to provide closing documents to OGC. No mention of financial hardship.
  - HUD issued 11 firm commitments the first week after reopening, expect to issue 5 more the following week and 5 more the following week.
  - The underwriting contract expires 3/31/19. There are sufficient funds to work on 80 more loans; however, there are 101 loans sitting in the queue. 18 loans were assigned last week. Vance Morris is working on renewing the contract, but unfortunately there are other HUD contract priorities in front of this request.
  - Contract underwriting continued through the shutdown. From the HUD side they are in good shape on appraisal reviews, but lag behind in environmental and title/survey reviews. Also make sure that lenders complete the previous participation process accurately.
  - HUD has been asked to determine if the 232 program can be used for drug treatment and psych facilities. John Hartung working with lenders regarding HUD's response.



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- Tim Gruenes will be replacing Patrick Berry, Susan Gosselin is acting. Catherine Worley also retired. Phillip Head will be leading the Asset Management staff for now.
- b. Portal status. Issues for queue tracking for clients. Update on contract. Any other issues on the horizon?
  - It still takes a person to get a FHA number. After the shutdown there were 65 requests and 13 more to complete.
  - Problems continue to exist posting data to HUD.gov, but these issues should be corrected soon.
  - Do not have a contract to work on the portal and there is a lot of manual work required.
- c. Portfolio review update. Any portfolios entering queue? CCR update?
  - There are 2 CCRs that are being worked on and 2 in the CCR que. HUD got a little behind when staff was working in the field, but now staff is back and fully back up to speed.
  - A reminder that the GTMs are also underwriters and there is a balance between working on CCR and underwriting deals.
- d. 2019 Conference update. Proposed date, location, topics, etc.
  - Conference is June 13 and 14 in Minneapolis.
  - There will be a robust agenda with lender driven topics.
  - HMAC offered to do training, but Roger said we should postpone training at this time because of HUD's limited resources.
- e. Status of cost certification reviews.
  - Four people work on cost certification team.
  - If there is an issue, people should reach out to Jason Roth.

#### IV. Next Call

1:00 pm PDT/4:00 pm EDT

March 18, 2018