



## HEALTHCARE MORTGAGEE ADVISORY COUNCIL

Financing Seniors Housing for America

700 Washington St., Suite 501

Vancouver, WA 98660

ORCF and HMAC

Monthly Call Agenda

1:00 pm PDT/4:00 pm EDT

August 19, 2019

Invited ORCF Attendees: Jennifer Buhlman, Rachel Coleman, Susan Gosselin, Tim Gruenes, Wayne Harris, John Hartung, Philip Head, Roger Lewis and Jason Roth

Invited HMAC Attendees: Angela Folkers and Tina Laurie

### I. Follow-up items from July 15<sup>th</sup> call

- a. Philip discussed ORCF is looking for HMAC to assist AM in finding team efficiencies. Anything we HMAC can do at this time?
  - They would like Lender involvement to work with one of the AM leads leading the effort to review the risk management process. Suggestion was made to form a working group of 2 or 3 people to work with Philip to discuss ideas and suggestions. **HMAC to get back to Phillip next week with volunteers for working group.**
- b. HMAC participation in the Handbook revision process.
  - ORCF is not yet in a position to reach out to the Industry for comments on specific chapters. ORCF would like HMAC to comment on what we think are the most pertinent issues that need to be addressed in the Handbook revision. There is no calendar date set yet on when the revised Handbook would be released. Estimated guess is in the next fiscal year.

### II. ORCF Topics

- Portal – Lender’s Counsel with Multiple Lenders – There is a known issue where once lender’s counsel uploads a deal for one lender, they cannot complete the upload for other lenders, only the first lender for which they uploaded documents. Jason Roth pointed out that the only work around for Lender’s Counsel working with multiple lenders is to have the subsequent lenders (each one after the 1<sup>st</sup>) to load the draft closing documents on counsel’s behalf. HUD is still working on other options, but this is the only workaround at this time.
- Susan Gosselin wanted to note that they are aware that uploading documents for submissions have still been challenging and they are still working with their contractor to fix any issues. Susan wanted to make sure Lenders are contacting the Portal Helpdesk to explain what the problem is so that they can direct the contractor on what to work on.

### III. HMAC Topics

- a. Kaizen in October – next steps (travel funds concern).
  - HUD commented that October is a difficult time to plan travel because it is the beginning of the fiscal year and funds haven’t yet been allocated. However, since HUD has already planned to travel for the Lender’s Roundtable it’s possible they can make one more day work. There will be more discussion and we might find out more this week.
- b. Appraisal reviews delays – general discussion



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- Wayne mentioned that since June 5<sup>th</sup> they have cut down the requests for appraisal assignments every week. Around June 5<sup>th</sup> they had 73 request and as of last week they have 47 of which 38 have assigned Underwriters. Reasons for delay: many of the loans coming out of the queue were new construction loans and loans over \$25M which require a site inspection by the HUD appraiser. Therefore, they had a lot of their top appraisers off line. Additionally, it was noted that the deals are generally harder and taking longer to review. HMAC asked if there's anything Lenders can do to help and Wayne mentioned that it's been very helpful that the Lenders are still completing the Decision Circuit even though they don't have to. He requested that lenders continue to complete the most current version of the Decision Circuit.
  - It was also noted by HUD that the Environmental Review was also taking longer and this is something the Lenders can do to help speed up the reviews. Examples of items that can make the review quicker is to make sure the package includes all 8-step documentation instead of sending it in after the package has been submitted, using the Lender's Environmental Checklist and also making sure that Radon has been addressed properly and is following HUD's requirements. Some examples are: only 1 of 2 buildings has been tested, the elevated levels were not retested properly, or the whole testing is not within the HUD requirements.
- c. Special Focus Candidate list – any additional guidance on how this will be monitored and how often it will be updated.
- HUD does not have a procedure in place yet and are still working through how to monitor the list. HUD is reviewing the list regularly, including once placed in the queue and again before going to loan committee. HUD mentioned the list has been updated since the first list that came out and they are calling Lenders that have loans on the list that are in Underwriting. HUD asks that Lender's keep looking at the lists as well since the list is public. HUD did want to note they are working with Lenders as much as they can. For example, one deal came off the list and HUD worked to immediately place the deal back into underwriting.
- d. Update on Opportunity Zone Memo.
- The Memo is in with OMB. HUD has been working with OMB to address any questions they have as recent as last Friday, but they will not specify a date for release. HUD did say the benefits are fairly similar to the MAP benefits.
- e. Jenifer, Scott and Ed meeting with Office of Risk Management on Tuesday.
- Three of the HMAC Board Members are meeting with the Office of Risk Management to introduce our Board to them and our relationship with ORCF. HMAC is extending the opportunity to this department to attend any training that HMAC offers.

#### IV. Next Call

1:00 pm PDT/4:00 pm EDT

September 16, 2019

WebEx Meeting