

**2NOTICE OF VOLUNTARY FILING
FOR CONTINUING DISCLOSURE PURPOSES**

NATIONAL CHARTER SCHOOL REVOLVING LOAN FUND REVENUE BONDS

CUSIP Prefix: 13035A, 04052F, 57563U, 021430A

Date: January 19, 2024

Equitable Facilities Fund, Inc., a Delaware nonstock, nonprofit corporation (the “Program Administrator”), was established in 2017 to operate a pooled revolving loan program for the benefit of a class of public charities that operate to support public charter school facilities. The Program Administrator originates loans to qualifying public charter schools across the country, including a nine-step lending process from loan sourcing to portfolio management (“School Loans”), for the purpose of financing and refinancing the costs of the acquisition, construction, improvement, equipping, and furnishing of public charter school facilities.

Notice is hereby given that on January 19, 2024, the Program Administrator entered into a School Loan (the “Rhode Island Nurses Institute Loan”) with the Rhode Island Nurses Institute Middle College Charter High School, a Rhode Island nonprofit corporation. Upon closing, the Rhode Island Nurses Institute Loan was sold to Equitable Revolving Fund LLC, a Delaware limited liability company (the “Revolving Fund”) for inclusion in the ESRF Loan Pool under the Master Trust Indenture. Capitalized terms used but not defined herein have the meanings set forth in the Official Statement relating to the Arizona Industrial Development Authority National Charter School Revolving Loan Fund Revenue Bonds, Series 2023A dated December 19, 2023.

Attached as Appendix A hereto is a summary of the Rhode Island Nurses Institute Loan, including a description of the obligor’s charter contract, management and governance, enrollment information, academic performance, financed project, and financial information. ***None of the Revolving Fund, the Program Administrator, or their counsel has undertaken any responsibility for the accuracy or completeness of the information provided in Appendix A. Certain information may have changed since the Rhode Island Nurses Institute School Loan closing date and may be subject to future changes.***

Rhode Island Nurses Institute Middle College Charter High School, Providence, Rhode Island
\$19,042,000 EFF Financing / Closed: January 19, 2024 / Final Maturity: January 1, 2053

Obligor Overview

The Rhode Island Nurses Institute Middle College Charter High School (“RINI”) is a Rhode Island nonprofit corporation that opened in 2011. RINI is a single-site campus serving 450 students in grades 9-12 in Providence, Rhode Island.

The mission of RINI is to *prepare a diverse group of students to become the highly educated and professional nursing workforce of the future.*

Charter Contract

School	Opened	Authorizer	Charter Expiration Date
Rhode Island Nurses Institute Middle College Charter High School	2011	Council on Elementary and Secondary Education	June 30, 2028

RINI is authorized by the Council on Elementary and Secondary Education under a five-year charter contract that extends through June 30, 2028. In December 2020, RINI received approval from its authorizer to expand up to 500 students (a 228 seat increase).

Management & Governance

As per RINI’s bylaws, the Board of Directors may from time to time be changed by resolution of the members, but their number shall not be less than nine but no more than twelve members. The membership shall comprise at least one representative of RISNA; up to two representatives of an accredited, Rhode Island degree-granting nursing program; up to one representative of the student body of an accredited, Rhode Island degree-granting nursing program; and up to three representatives of Rhode Island employers of health professionals across the healthcare continuum. In addition, the board shall consist of at least one RINIMC parent/guardian. The remainder of the board shall comprise members of the community at-large. The term of all Directors, excluding vacancy appointments, shall commence on July 1 and shall be for three years. Directors may serve a maximum of two terms. Director terms shall be staggered.

RINI’s Board consists of 11 members with diverse experience across healthcare, including patient care, academia, health systems, and hospital administration. RINI’s Board meets monthly.

RINI is managed by NursesMC, a CMO established in 2021 by RINI leadership. NursesMC’s five person-leadership team is headed by a Chief Executive Officer and Chief Financial Officer, both of whom previously held the same roles at RINI. RINI’s leadership team currently includes a High School Principal, Business Manager, Director of Teaching and Learning, and Director of Nursing.

Board biographies, agendas, and minutes can be found on the [RINI Website](#).

Enrollment & Student Information

The student count for RINI for the past four fiscal years is as follows:

RINI Historical Student Enrollment FY21 – FY24

<u>FY21</u>	<u>FY22</u>	<u>FY23</u>	<u>FY24</u>
279	327	370	450

From FY19-FY23, RINI’s average student retention rate was 92%. In FY24, RINI’s waitlist as a percentage enrollment was 30%.

For FY24, 40% of students were eligible for free and reduced lunch (FRL); 95% were students of color; 24% were English language learners; and 5% received special education services.

Academic Program & Results

RINI’s 4-year graduation rate for its Class of 2023 was 97.2%, up from the previous year, where it stood at 84.5% and the three-year trailing average of 83.8%. These 4-year graduation rates measure higher than the Providence School District, which posted a 77.6% 4-year graduation rate in Spring 2021, the latest publicly available data. Notably, in RINI’s Class of 2023, 100% of graduates earned three college credits, 100% earned a workforce credential (First Aid, CPR, CNA (Certified Nursing Assistant), EMT (Emergency Medical Technician), and 100% completed an internship. RINI has ranked number one in the state of Rhode Island for postsecondary success metrics in the past five years.

While RINI has historically underperformed the district and State on SAT proficiency, it has recently implemented a SAT Improvement Plan. In addition to implementing weekly SAT classes, it has set new SAT proficiency rate goals through SY25-26; these include 60% proficiency for its students in ELA and 30% proficiency in Math.

The Project

The proceeds of the loan will be used for the purpose of: (A) financing the purchase of a 73,940 square foot facility and adjacent parking area located at 132-150 Washington Street, Providence, Rhode Island, and renovations thereto that are expected to include, but are not limited to, (i) demolition to create additional classroom space and the furnishing and equipping thereof; (ii) energy efficiency improvements to lighting and HVAC systems and installation of energy recovery ventilation units; (iii) expanded laboratory and cafeteria spaces; (iv) improvements to lavatories, including accessibility upgrades; (v) replacement of electrical switchgear; (vi) relocation of office spaces; (vii) exterior weather-proofing and window and paving repairs; (viii) life safety upgrades; and (ix) painting, flooring and other similar upgrades; and (B) paying certain expenses in connection with the issuance of the loan.



125 Washington Street, Providence Rhode Island 02903

Financial Information

Certain historical financial information for RINI is listed below.

**RINI
Historical Financial Information**

Metric	FY20	FY21	FY22
Total Revenue (TR)	\$5,027,153	\$ 5,505,894	\$7,446,041
DS Coverage Ratio	1.07x	1.61x	2.05x
Debt Burden (% of TR)	15.4%	12.7%	10.8%
Days Cash on Hand	45.7	62.1	59.6

S&P Rating TBD (expected March 2024)

Website <https://rinimc.org/>

**Rhode Island Nurses Institute Middle College Charter High School
Security and Loan Covenants**

Security	The Loan is secured by a first lien pledge of Borrower’s gross revenues as set forth under a new master indenture and a mortgage on the newly acquired property.
Debt Service Coverage Ratio	1.10x
Days Cash on Hand	45 days beginning in Fiscal Year 2024 and in Fiscal Year 2025, 50 days in Fiscal Year 2026, and 60 days for each Fiscal Year thereafter.
Additional Bonds Test	<ol style="list-style-type: none"> 1) Additional Parity Debt permitted upon the delivery of a Certificate of the Borrower stating that: (x) for the Borrower's most recently completed Fiscal Year, the Debt Service Coverage Ratio equaled at least 1.20 prior to the issuance of the additional Indebtedness; and the (y) Debt Service Coverage Ratio is projected to be at least 1.20 on all Indebtedness Outstanding and the proposed additional Indebtedness in the first fiscal year following the issuance of the additional Indebtedness, taking into account certain assumptions as required by Lender. 2) Short-Term Indebtedness may be incurred by any Member of the Obligated Group as long as the Short-Term Indebtedness is made payable from such Member’s Gross Revenues and Subordinated Indebtedness may be incurred without limitation; provided, however, no Short-Term Indebtedness or Subordinated Indebtedness may be incurred without the Lender’s prior written consent. 3) Non Recourse Indebtedness may be incurred not to exceed the aggregate amount of \$750,000 by any Member of the Obligated Group. In addition, a Member of the Obligated Group may enter into a line of credit, which constitutes Non-Recourse Indebtedness, in an aggregate amount not to exceed 10% of Gross Revenues of such Member.
Academic Covenant	<p>Commencing the 2023-24 academic year, Borrower covenants to meet the following requirements:</p> <ol style="list-style-type: none"> 1. Achieve SAT/ACT ELA improvements as follows: <ol style="list-style-type: none"> a. Increase percent of 11th and 12th graders meeting or exceeding the State average on SAT and/or ACT ERW by at least 10% for each of the following academic years: 24-25, 25-26, and 26-27. b. For 2027-28 academic year and beyond, increase percent of 11th and 12th graders meeting or exceeding the State average on SAT and/or ACT ERW by at least 5% each year until it exceeds the national benchmark, and maintain such level for the life of Obligation No. 1. 2. Achieve SAT/ACT Math improvements as follows: <ol style="list-style-type: none"> a. Increase percent of 11th and 12th graders meeting or exceeding the State average on SAT and/or ACT by at least 8% for each of the following academic years: 24-25, 25-26, and 26-27.

- b. For 2027-28 academic year and beyond, increase percent of 11th and 12th graders meeting or exceeding the State average on SAT and/or ACT ERW by at least 3% each year until it exceeds the national benchmark and maintain such level for the life of Obligation No. 1.
3. Achieve Reduction in Chronic Absenteeism, as defined in the Charter School’s Strategic Plan, as follows:
 - a. Decrease percent of students chronically absent by at least 7% each year until it reaches 25% or less and maintain such level for the remaining life of Obligation No. 1.
 4. Participate in quality assurance and continuous improvement activities as follows:
 - a. Annual Academic Program Review: Until the academic covenants described in paragraphs 1, 2 and 3 above have been met for three (3) consecutive years, the Charter School agrees to an in-depth annual academic review by the Lender’s Principal of School Quality. This review will focus on curriculum effectiveness, student outcomes, and implementation of the Charter School’s Strategic Plan.
 5. Provide Lender with the following data no later than August 15th each year, as part of its fourth quarter reporting requirements as described in Section 7.10 and Exhibit H of the Loan Agreement, starting with the 2024-25 academic year:
 - a. Graduation Rates: The percentage of students graduating, disaggregated by Economically Disadvantaged and Special Education.
 - b. Post-Graduation Placement: The percentage of graduates placed in nursing-related and/or health-related employment or higher education within six months of graduation.

The Charter School shall maintain annual enrollment levels, according to the official fall census reported to the Rhode Island Department of Education, as reported to the Lender no later than November 15 of such year, corresponding to the enrollment requirements set forth in Table 1 below (the “Enrollment Requirements”). The Charter School further covenants that, in the event, it fails to maintain such Enrollment Requirement, it will within sixty (60) days, prepare, share, and discuss with the Lender a detailed plan for enrollment turnaround.

Table 1: Enrollment Requirements

Fall Testing Date	Full Enrollment	Enrollment Requirement	Enrollment Minimum
2024 and thereafter	500	450	425

Enrollment Covenant