



CONNECTICUT
HOUSING FINANCE
AUTHORITY

The Homeowner Assistance Fund - MyHomeCT



- The American Rescue Plan Act created the \$9.961 billion Homeowner Assistance Fund (HAF) to mitigate financial hardships associated with the coronavirus pandemic. It provides funds to state housing agencies for the purpose of preventing homeowner mortgage delinquencies, defaults, foreclosures, loss of utilities or home energy services.
- Connecticut has been awarded \$123 million to assist eligible homeowners.
- Targeting low- to moderate-income homeowners
 - At least 60% of allocation (approx. \$73.8. million) will be set aside for homeowners with incomes equal to or less than 100 % of area median income (AMI)
 - \$50 million of this set aside is specifically for homeowners with an AMI less than or equal to 80%
- MyHomeCT plan submitted to Treasury in early October. Treasury presented its feedback; we will submit answers to Treasury by mid-December.
- Goal is to launch MyHomeCT in early February. This is contingent on receiving approval from Treasury.



PILOT – Phase 1 & 2 Mortgage Assistance



Connecticut

- 437 Applications
- 343 Awards
- Median grant amount = \$14,884
- Median household income = \$50,025
- Total Funds Disbursed = \$4,790,032



Foreclosure Prevention/Home Retention Programs Offered:

1. Mortgage Assistance Grant

- One-time mortgage reinstatement for homeowners who have an arrearage but have the ability to make their monthly payments.

2. Mortgage Payment Assistance Grant

- Up to 12 month monthly mortgage assistance for homeowners who are unable to make their payments going forward. Applicants may have an arrearage, or they may be current.

3. Non-Mortgage Assistance Grant

- One-time reinstatement of non-mortgage qualified expenses for homeowners who have an arrearage but have the ability to make payments going forward. A homeowner with non-escrowed taxes and insurance may qualify under this grant.
- Delinquent qualified expenses can include: non-escrowed real estate taxes, non-escrowed homeowners insurance and flood insurance, municipal tax, water, sewer and fire use charges, condominium, homeowners association or planned unit development fees, special assessments, and ground lease or lot payments

4. Non-Mortgage Payment Assistance Grant

- Up to 12 months of assistance for homeowners who are unable to make their non-mortgage qualified expense payments going forward. Non-escrowed taxes and insurance may qualify under this grant.
- This grant will offer periodic assistance for the following: Non-escrowed real estate taxes, Non-escrowed homeowner's insurance and flood insurance, water, sewer and fire use payments, condominium or homeowners' association fees, special assessments, ground lease or lot payments.

A homeowner may be eligible for one or more grant, not to exceed the CTHAF program maximum award of \$30,000



Eligible Households:

- Must have experienced a financial hardship after January 21, 2020 or experienced a financial hardship before Jan 21, 2020 and it is still continuing.
- Must have income equal to or less than 150% AMI, adjusted for household size or 100% of U.S. median income, whichever is greater.
- Homeowner must live in state of Connecticut and occupy property as their primary residence.
- Property must be an owner-occupied 1-to-4 unit house, condominium or manufactured home.
- Applicants with liquid assets (e.g., savings and checking accounts) in excess of \$20,000 may be required to contribute toward the mortgage delinquency, reducing the final award amount. An asset test is not required by Treasury guidance.
- Applicants who receive monthly payment assistance must successfully complete a “Back-to-Basics” financial fitness and foreclosure prevention class provided by a HUD approved housing counseling agency.



Application Process

- Applicants can apply through an online portal, available in English and Spanish.
- The portal will have a live chat and call center support to help homeowners complete their application.
- Non-digital applications will also be available at resource centers and other locations through-out the state. Non-digital applications may be submitted through mail.
- Required documents include:
 - Income verification (latest taxes filed, most current paystubs)*
 - Drivers License or State issued ID
 - Social Security Number or Tax ID
 - Latest mortgage statement, tax bill, or association invoice.

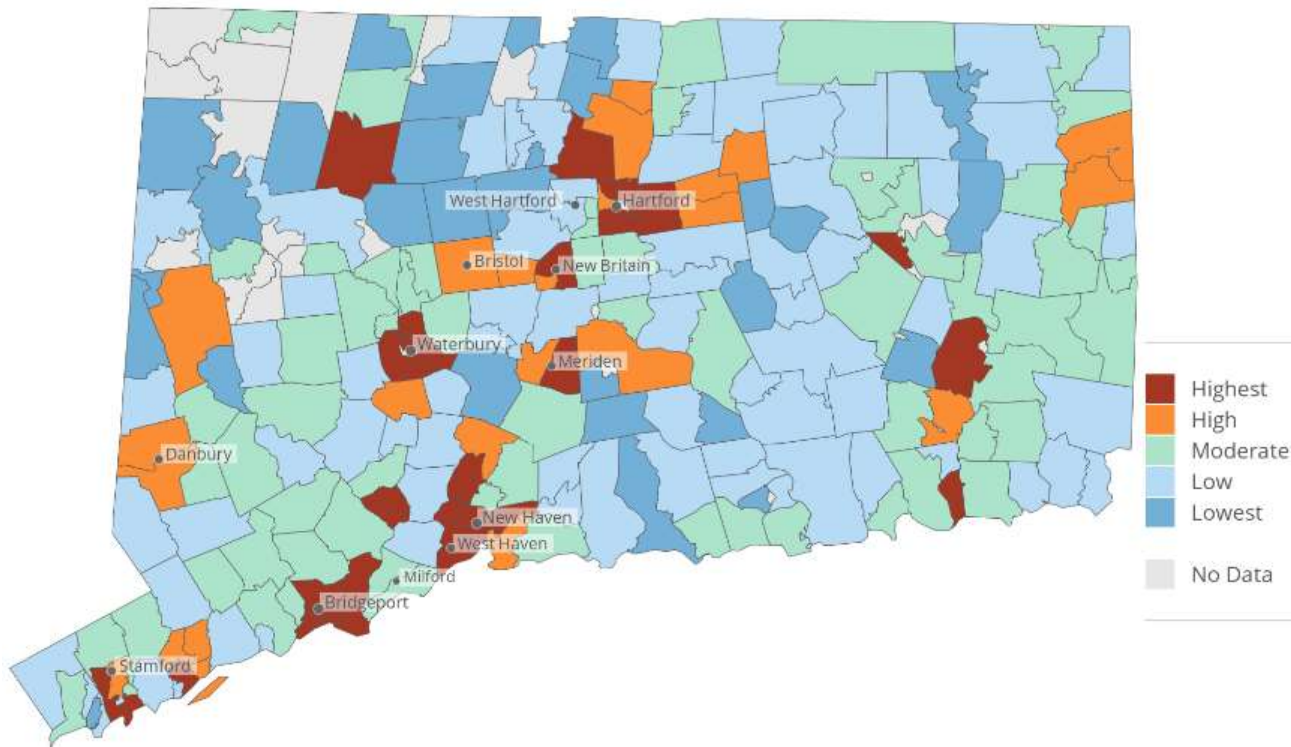
*Where possible, CHFA will allow for self-certification.

- For more information or to sign up for updates, please visit www.chfa.org/myhomect



Data Driven Needs Assessment

- U.S. Treasury requires data-driven assessment of homeowners needs.
- CHFA developed a Homeowner Hardship Index (HHI) based on data from various sources including Federal Reserve Bank of Atlanta, American Community Survey, and CT Department of Labor.
 - HHI ranks zip codes across several indicators to identify areas most at risk of delinquency and foreclosure.



Marketing and Outreach



CHFA will use HHI to guide marketing and outreach efforts which include:

- Traditional media
 - TV, radio, print ads in regional and community-based media outlets
 - Special attention to media outlets that reach audiences in languages beyond English and Spanish
- Digital media
 - Social media focus on Facebook, Twitter and Instagram to reach homeowners; LinkedIn to reach practitioners
- Community events
 - Coordinate with partner organizations to design and attend outreach events
- Joint outreach events with federal, state and local elected officials

Critical partners for outreach include:

- Local and national mortgage lenders, servicers, banks and credit unions
- Housing Counseling Agencies that serve predominantly low-income and Black and Latinx households to offer foreclosure assistance and financial fitness programs
- Legal Aid organizations
- Community-based organizations that focus on addressing basic needs (e.g., food insecurity) in low-income communities
- Faith-based organizations, specifically those located in communities most impacted by the COVID-related housing crisis
- Civic groups and community neighborhood groups

