



Maryland Homeowner Assistance Fund (HAF)

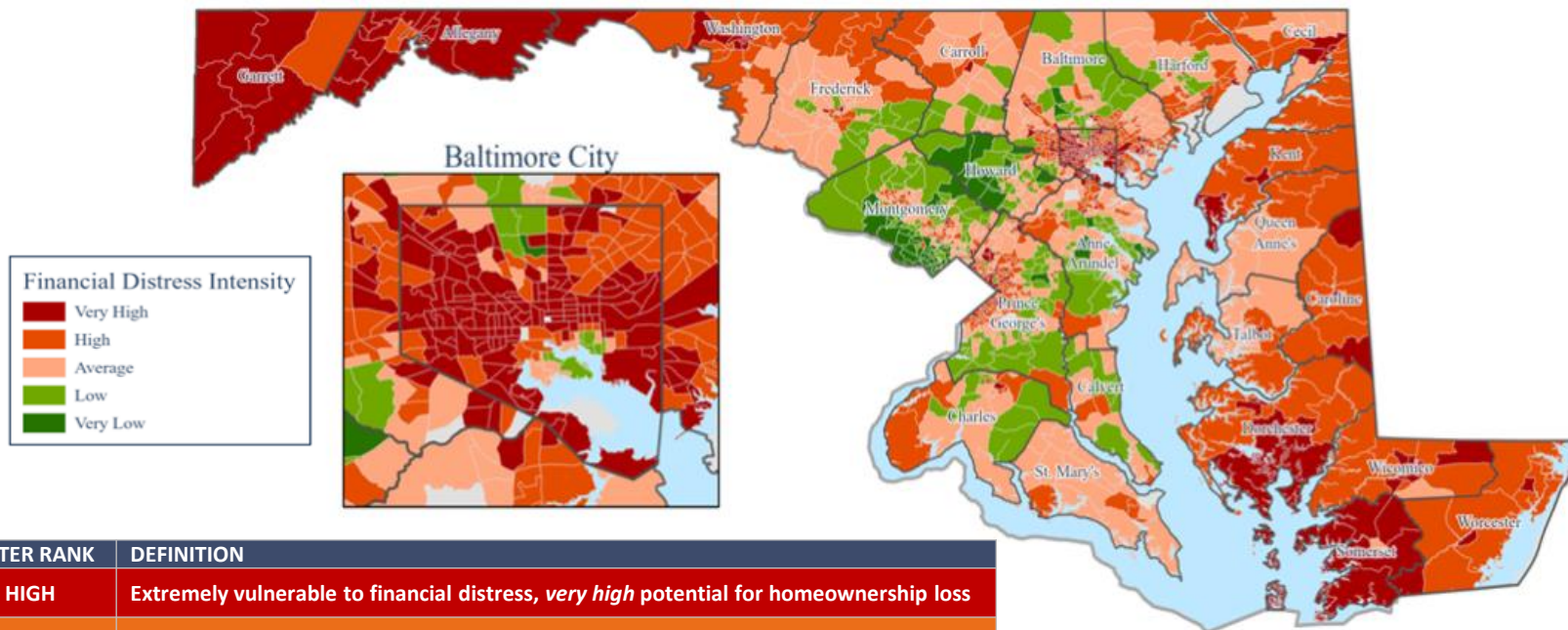
2023

Size and Purpose of the Maryland Homeowner Assistance Fund (HAF)

- The plan has \$248 million appropriated to the state of Maryland from the U.S. Department of Treasury, under section 3206 of the American Rescue Plan Act of 2021 (ARP)
- The plan estimates the MD HAF program will be able to assist more than 10,000 Maryland households
- It provides residential mortgage modification funding, home rehabilitation and weatherization programs, all to avoid loss of residence for eligible homeowners
- The program will conclude in September 2026.



HAF Targeting Strategy for Preserving Homeownership in Maryland's Vulnerable Communities



CLUSTER RANK	DEFINITION
VERY HIGH	Extremely vulnerable to financial distress, <i>very high</i> potential for homeownership loss
HIGH	Highly vulnerable to financial distress, <i>high</i> potential for homeownership loss
AVERAGE	<i>Average</i> vulnerability to financial distress
LOW	<i>Low</i> vulnerability to financial distress
VERY LOW	<i>Very low</i> vulnerability to financial distress, stable

Source: DHCD Housing Economic Research Office, Strategic Impact Advisors

Maryland Homeowner Assistance Fund (HAF) Launch Timeline

Timeline reflects “on or before” dates

HAF portal opened on December 20th, 2021 to all qualified Maryland homeowners and DHCD began accepting applications from all qualified homeowners on HAF website.

Public Review and Comment on draft plan completed mid-June 2021

September 2026

JULY 2021

OCTOBER 2021

DECEMBER 2021

JUNE 2021

HAF plan submitted to U.S. Treasury on July 30, 2021

Maryland Homeowner Assistance Fund mortgage relief opens to eligible Dovenmuehle borrowers (state funded loans) for emergency displacement diversion.

Nov 29th: HAF plan is approved by the U.S. Treasury

Maryland HAF Program will conclude

Maryland Homeowner Assistance Fund (HAF) Program Design

Avoids displacement of homeowners by

- creating partnership with mortgage servicers, counties, municipalities, HOAs, utility companies etc. and
- creating long-term sustainable and affordable mortgages and preventing foreclosures due to housing related arrearage.

Provides three types of financial assistance:

- Maryland HAF Grant
- Maryland HAF Loan
- Maryland HAF WholeHome Repair Grant



Maryland Homeowner Assistance Fund Grant

Designed to avoid imminent displacement due to, but not limited to:

- Tax delinquency, chattel loan or land lease delinquency
- Homeowners association fee / condominium association fee delinquency
- Mortgage delinquency
- Insurance delinquency

Eligibility:

- Covid-19 related financial hardship after January 21, 2020
- Under 100% of AMI
- Maryland homeowners (by evidence of the deed of trust) residing in their primary residence

Terms:

- Grant – no instrument recorded
- Maximum assistance - \$20,000

Maryland Homeowner Assistance Fund Loan

Designed to primarily assist with the payment of a delinquent mortgage amount

Eligibility:

- Covid-19 related financial hardship after January 21, 2020
- Under 150% of (area median income) AMI
- Maryland homeowners (by evidence of the deed of trust) residing in their primary residence

Terms:

- Recorded Lien
- 0% Interest
- Deferred payments for the life of the first mortgage
- Payment due in full when the first mortgage ends (repayment, refinance, transfer sale)
- Maximum assistance - \$40,000

Maryland Homeowner Assistance Fund WholeHome Repair- Grant program

Designed to avoid imminent displacement due to home repair needs

Eligibility:

- Covid-19 related financial hardship after January 21, 2020
- 150% of AMI
- Maryland homeowners (by evidence of the deed of trust) residing in their primary residence

Homeowners can apply by application, which is located on DHCD's website:

<https://dhcd.maryland.gov/Residents/Pages/WholeHome.aspx>

Terms:

- Grant – no instrument recorded
- Maximum assistance - \$10,000

Mortgage & Housing Assistance Grants & Loans

12,906

Applications Submitted

4,077

Applications Approved or Paid

15.8K

Average Assistance

Critical Repairs

1,945

Applications Submitted

883

Applications Approved or Paid

9.7K

Average Assistance

Counseling & Legal Services Awards

30

Total FY 2022 Non Profit Awardees

\$11M

Total Budget

\$3.4M

Round 1 Awarded

Homeowner Assistance Fund Budget

Category	Budget	Approved or Paid
Counseling & Legal	\$11,000,000	\$3,437,510
Critical Repairs	\$20,000,000	\$5,552,439
Mortgage & Housing Assistance	\$180,000,000	\$64,564,195
Reserve + Admin	\$37,288,327	\$19,476,706
Total Program Funding	\$248,288,327	\$93,030,850

Total HAF Spending in Progress



MARKETING EFFORTS

Governor's announcement - Jan. 5, 2022

Mailers

- HAF information included in Dept. of Labor's letters to borrowers who receive an NOI
- DHCD sending follow-up postcard (see image at right)
- DHCD mailed to 17,000 postcards to delinquent homeowners to date

● Other materials

- Social Media Toolkit - in English & Spanish
- Marketing flier w/ space for co-branding with partner housing counseling agencies, legal services, lenders, etc.
- Handout (double-sided English and spanish) - 350,000
- Program fact sheets updated regularly, on the HAF web page
- Billboard, TV, Radio
- Digital ads - went live 2/23/22
- Canvassing and outreach to faith based organizations

FREE HELP FOR HOMEOWNERS

Struggling to pay your mortgage or other housing related costs due to the COVID-19 pandemic?

Get help with:

- Mortgage payments
- Property taxes
- Mobile home loan payments
- Land lease/ground rent delinquencies
- Homeowner's/Condo association fee
- Water and sewer
- Home insurance fees

Emergency home repairs:

- Mold remediation
- Asbestos/lead paint removal
- No heat or air
- Electrical repairs
- Plumbing and septic repairs
- Other structural and maintenance issues

For information on eligibility and how to apply, visit:
homeownerassistance.maryland.gov

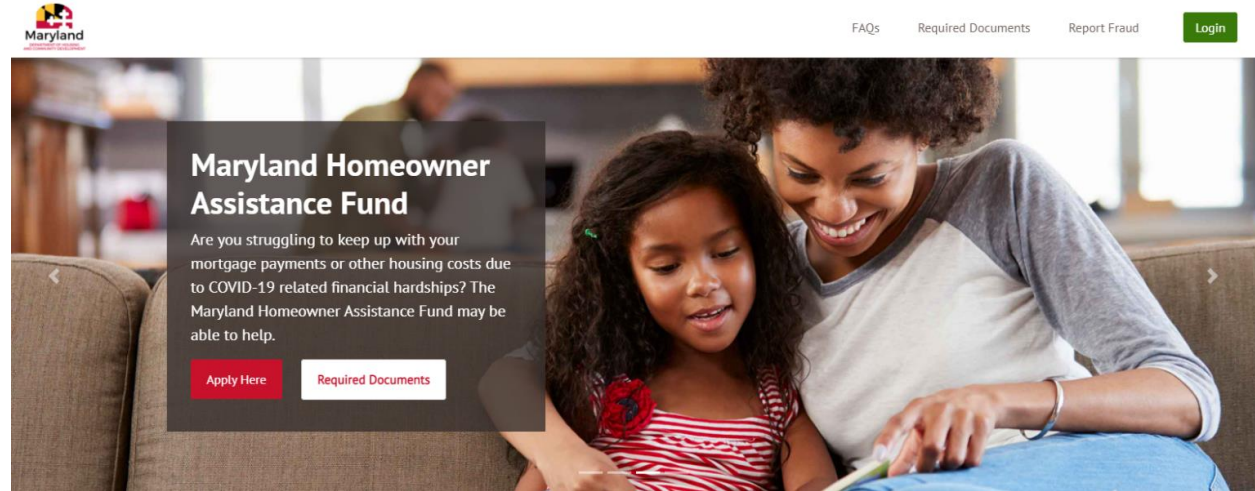
 **HOMEOWNER ASSISTANCE FUND**

HAF Help for Maryland Borrowers

Website-
homeownerassistance.maryland.gov

The Department's website includes:

- Eligibility check and application portal
- FAQs
- Contacts for counseling agencies, legal services, and other supplementary resources
- Steps/referrals for non-eligible homeowners



Application Support Call Center - 833-676-0119

- Provides support to customers who need assistance filling out the online application and need to check the status of their application

Maryland Homeowner Assistance Hotline 1-877-462-7555

- Directs callers to housing counseling agencies and legal services.
- ¹¹Directs homeowners to HAF website, application portal and other supporting resources