



**Homes and  
Community Renewal**

# **New York State Homeowner Assistance Fund (NYS HAF)**

**Updated November 2021**

## NYS HAF Updated Timeline

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- ❖ Proposal Submitted to Treasury on August 20th
- ❖ Approval from Treasury Received November 15<sup>th</sup> (first in the country!)
- ❖ Website/Outreach/Call Center Launch opened November 29th
- ❖ Application Opening Planned for early January

## Overview of HAF Program

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- ❖ HAF was established as part of the [American Rescue Plan Act \(ARP\)](#) enacted in March 2021.
- ❖ HAF funds may be used to assist homeowners who are **at risk of foreclosure and/or displacement**. Eligible uses may include (but are not limited to):
  - ❖ Mortgage arrears satisfaction/principal reduction
  - ❖ Property tax arrear satisfaction
  - ❖ Insurance and utility arrear satisfaction
  - ❖ HOA/Maintenance arrear satisfaction
- ❖ Eligible applicants must have experienced a qualified **“Financial Hardship”** defined as a material reduction in income or material increase in living expenses as a result of the coronavirus pandemic.

## Overview of HAF (cont.)

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- ❖ Treasury has awarded NY State just under \$540 Million
  - NY State may use up to 15% of funds for administrative expenses, plus up to 5% for legal services/housing counseling

- ❖ Treasury requires:

Targeting of funds to 100% of the Area Median Income Examples of the median incomes for a family of 3:

- ❖ NYC = \$102,350/Yr.
- ❖ Buffalo = \$69,850/Yr.
- ❖ Rochester = \$68,750/Yr.
- ❖ Albany = \$87,300/Yr.

## **NYS HAF Program Partners**

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### **Sustainable Neighborhoods LLC (SN LLC)**

SN LLC, an affiliate of The Center for NYC Neighborhoods, serves as program administrator on behalf HCR. SN will oversee the Call Center, Case Managers, Application Processing and Reporting.

### **New York Attorney General Escalation Case Management Team**

For mortgaged applicants who need assistance with loss mitigation from lenders or servicers

### **Homeowner Protection Program (HOPP)**

A network of more than 70 housing counseling agencies and legal service providers are partnering with NYS HAF to assist with application submission.

## Need v Resources

Below is a projection based only on homeowners at or below 100% AMI:

Homeowner type	Below 100% AMI	Data Indicator	HO Potentially At Risk
Homeowners with mortgages	860,000	Coming out of Forbearance: ~6.4% Delinquent: ~4.4%	81,700
Non-mortgaged homeowners	692,277	In Tax Delinquency: ~1-2%	10,384
Limited Equity Coop homeowners	86,000	HOA/Mtc. Delinquency ~12.2%	10,320
Manufactured Home Community homeowners	67,000	Chattel/Retail Inst. Delinquency ~12.7%	3350

## NYS HAF Interventions

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- ❖ NYS HAF will only accept applications from households with incomes at or below 100% AMI. Higher incomes will not be considered unless funds remain available
- ❖ Awards will be capped at \$50,000. If an applicant applies for multiple interventions the combined award will be subject to the \$50,000 cap.

### Program Interventions:

- **Mortgage Reinstatement/Principal Reduction Program:** For mortgaged borrowers to be paired with loss mitigation relief.
- **Arrears Satisfaction Program:** HOA/Maintenance arrears for coop and condo owners, Manufactured Homeowners (chattel loans et al), non-mortgaged homeowners with property taxes/sewer/water arrears.
- **Forward Payments Program:** Applicants who are unemployed may apply for up to six (6) months of forward payments. (May be combined with the other interventions)

# How Homeowners Can Apply

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## On-Line Website:

- ❖ The Application Website will be accessible from any device, including a smart phone and will be in multiple languages.
- ❖ Applications can be saved and returned to at a later time
- ❖ Requested documentation can be up-loaded into the system as a copy or a photo



## Call Center:

- ❖ The Call Center will be staffed by live operators six days a week, and will accommodate multiple languages
- ❖ An applicant with limited access to the internet or those who need additional support may apply through the Call Center through a live operator with homeowner authorization



## Third Party Advocate:

- ❖ Homeowners may apply through a housing counselor or lawyer who will have access to the Application Website
- ❖ They may also have a friend or advocate apply on their behalf with proof of 3<sup>rd</sup> Party Authorization (however in no event can the debtor apply on behalf of a homeowner.)



## Next Steps

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- ❖ Advise your clients to get ready to Apply
- ❖ Visit [www.nyhomeownerfund.org](http://www.nyhomeownerfund.org) to review our Application Guide, Document Checklist, FAQ and more
- ❖ Call 844-77-NYHAF (1-844-776-9423) to speak with a live operator in multiple languages