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Homeowner Assistance Fund (HAF)
Home Repair Pilot Program (HRPP)

HAF / HRPP OVERVIEW

- The American Rescue Plan Act provides up to \$9.961 billion for states to provide relief for our country's most vulnerable, COVID-19 impacted homeowners
State of Iowa Allocation = \$50 million
- Funds from the Homeowners Assistance Fund (HAF) may be used for assistance with mortgage payments, property tax, and other property charges
- HRPP - allocates \$10 million in funds to assist eligible homeowners at or below 80% AMI that experienced a COVID-19 financial impact to make home repairs to help assure continued insurability and/or habitability of the home
- IFA contracted partner agencies will be responsible for HRPP administration in their geographic area

HOMEOWNER ASSISTANCE FUND



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The Iowa Homeowner Assistance Fund program provides eligible homeowners with up to \$25,000 in assistance with mortgage payments and related property expenses.

HAF ELIGIBILITY REQUIREMENTS

- Applicant must own the property*
- Applicant must be behind at least 30 days behind on payments for mortgage, contract sale, manufactured home or property taxes
- Applicant household income does not exceed the greater of 150% of the area median income or 100% of the U.S. median income
- Property is in Iowa and is the applicant's primary residence
- Applicant experienced and/or can demonstrate a COVID-related financial hardship
- Applicant's income must reflect the ability to resume future mortgage payments after IHAF assistance is received.

HAF ELIGIBLE EXPENSES

up to \$25,000 program maximum

- Mortgage Payments
- Property Taxes
- Homeowner's Insurance (Homeowner's hazard, flood, and/or mortgage insurance)
- Homeowner Association Fees
- Manufactured Home/Lot Rent Payments
- Land Contract Payments

COVID IMPACT

Examples of indirect or direct COVID-19 impacts may include:

- Experienced a reduction in household income
- Incurred additional costs (For example, additional costs resulting from the care of an ill immediate family member or increased childcare costs)
- Experienced other financial hardship
- Lost a job or had hours reduced
- Qualified for unemployment benefits
- Lost access to childcare or dependent care

APPLICATION PROCESS

1

STEP 1

Review required documents and FAQs

Have digital copies of:
proof of identification &
income eligibility
documentation.

2

STEP 2

Apply

Submit an application

3

STEP 3

Notify your servicer

Servicers are required to be onboarded into the program prior to homeowners receiving assistance.



HAF REVIEW PROCESS

1. Application submitted by homeowner or homeowner's representative
2. Case review team reviews application for initial eligibility
3. Servicer of applicant (and all third-party payees, including County Treasurers) must be onboarded to participate in the program prior to the homeowner receiving assistance
4. Case review team will contact the county and review the current past due amount, provided it's not pre-covid past due
5. Assistance is always paid directly to servicer and other applicable payees

SERVICER/VENDOR AGREEMENTS

“Upon notification that a borrower has been conditionally approved for HAF, the Servicer shall not initiate the foreclosure process or, if the borrower is already in the foreclosure process, conduct a foreclosure sale for 45 days, with any extensions by mutual consent of the Eligible Entity and the Servicer.”

IOWA MORTGAGE HELP (IMH)

- A state sponsored partnership of Iowa based HUD-certified housing counseling agencies, Iowa Legal Aid, Iowa Finance Authority and the Iowa Attorney General's Office
- Provides FREE, confidential counseling and loss mitigation services to homeowners experiencing hardships paying mortgages, including facing foreclosure
- Collaborates with Iowa Legal Aid to provide legal assistance to IMH clients facing foreclosure
- Collaborates with Iowa Attorney General when needed to escalate issues with a servicer
- Iowa Mortgage Help network assists thousands of homeowners in remaining in their homes
- Assists homeowners through the HAF application process
- Provides counseling to applicants that lack sustainable housing at time of application
- HAF applicants that fall into specific categories may be referred to IMH for counseling prior to application review (i.e. no income, high DTI, delinquency exceeds cap)

MARKETING

IOWA HOMEOWNER ASSISTANCE FUND HOME REPAIR PILOT PROGRAM



HOME REPAIR HELP IS HERE FOR ELIGIBLE IOWA HOMEOWNERS

The primary goal of the Home Repair Pilot Program is to prevent homeowner displacement by assisting with home repairs to maintain the habitability of the home.

AM I ELIGIBLE?

ELIGIBLE HOMEOWNERS MUST:

- Be income qualified.
- Have home repair needs that affect the ongoing insurability or accessibility of their home.
- Have had someone in the household experience a financial hardship after January 21, 2020, because of the COVID-19 pandemic.
 - This could be a reduction in income or increase in living expenses due to job loss, fewer work hours, paying more for childcare, illness, or being unable to work because you had to care for a family member.
- Own the property located in Iowa (applicants purchasing a home under a legally recorded contract are eligible).
- Occupy the home as their primary residence.
- Be current on mortgage and property tax payments.

HOMEOWNER ASSISTANCE

- Up to \$35,000 to assist with eligible repairs.
- All payments made directly to contractors/service professionals by qualified nonprofit and government entity partners overseeing the repair work.
- Eligible homeowners may also qualify for assistance with past due mortgage and related property expenses, if requested and documentation is supplied during application.

PROPERTY ELIGIBILITY



WHAT DO I NEED TO DO TO APPLY?

- STEP 1** Take the precheck at lowafinance.com/IHAF to determine preliminary eligibility.
- STEP 2** Prepare required application documentation.
- STEP 3** Submit online application at lowafinance.com/IHAF.
- STEP 4** The case review team will review the application to ensure all documentation is complete and verify eligibility.
- STEP 5** Eligible household applications will be referred to a local partner to oversee home repair eligibility, amount of eligible assistance and repair process on a first come, first ready to proceed basis.

Please note that an application does not guarantee an award of financial assistance. All applications are subject to funding availability.

WILL I RECEIVE PAYMENT DIRECTLY, IF APPROVED?

No. Payments will be made directly to eligible repair contractors by the local administering partner overseeing the repairs.

Hold On To Your Home

Learn how the Iowa Homeowner Assistance Fund program can help you today



QUESTIONS



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HOMEOWNER REPAIR PILOT PROGRAM



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BASIC REQUIREMENTS

Eligible Homeowners Must:

- Be income qualified at or below 80% of the Area Median Income (AMI)
- Have a need to make critical home repairs that impact the home's ongoing insurability
- Need accessibility or health-related modifications to help assure continued habitability of the home based on their physical/health needs
- Had someone in the household experience a financial hardship after Jan. 21, 2020, because of the COVID pandemic
- Own the property located in Iowa
(applicants purchasing a home under a legally recorded contract are eligible)
- Occupy the home as their primary residence
- **Be current on mortgage and property tax payments and charges**, or become current through participation in the Iowa HAF mortgage reinstatement program

HRPP QUALIFICATION

- Homeowners will complete a pre-check and apply online at iowafinance.com/ihaf
- Witt O'Brien's case team will review the application to ensure all documentation is complete and verify eligibility
- IFA will refer eligible applicants to the designated HRPP partner to oversee home repair eligibility on a first come, first ready to proceed basis
- Homeowners may receive up to \$35,000 in eligible home repairs in the form of a non-recourse grant
- Homeowners who qualify can also receive up to \$25,000 in mortgage and related property expense assistance

ELIGIBLE PROPERTY TYPES

- Single-family properties
- Condominium units
- 2- to 4- unit properties where the homeowner is living in one of the units as their primary residence
- Manufactured homes permanently affixed to real property and taxed as real estate

ELIGIBLE REPAIRS

For homeowners unable to obtain or maintain homeowners' insurance due to the condition of the home, the following repairs to core residential systems may be eligible:

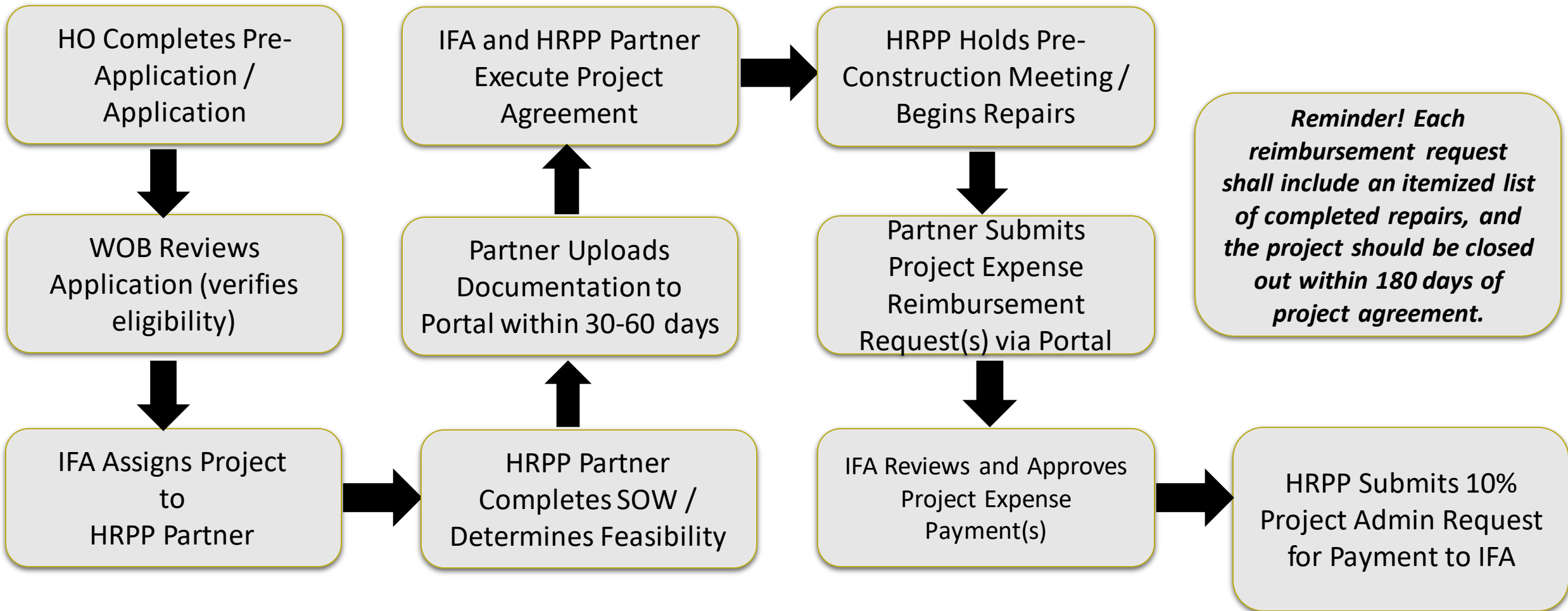
- Building envelope, including exterior doors and window replacement, siding, roofing, soffit, fascia, gutters, and/or ventilation, *if necessary*
- Drainage
- Electrical or Plumbing Systems
- Foundation Repair
- Septic
- Wells
- Payment of fines assessed by a local municipality as a result of a homeowner's inability to make critical home repairs (*i.e., a fine for a broken sidewalk and/or boarded up window may be eligible vs. an overgrown lawn, which is ineligible*)

ACCESSIBILITY / HEALTH MODIFICATIONS

For homeowners who need to make accessibility or health-related modifications to help assure continued habitability of the home based on their physical/health needs, the following types of modifications may be eligible:

- Asbestos removal or abatement
- Installation of specialized electric and plumbing systems to accommodate medical equipment and supplies
- HVAC repair or replacement
- Installation or repair of non-portable ramp(s) or lift(s)
- Lead hazard reduction
- Modification of bathroom facilities
- Modification of kitchen facilities
- Mold remediation
- Radon mitigation
- Specialized accessibility/safety adaptations
- Turnaround space adaptations
- Widening of doorways/hallways

HRPP PROCESS



HRPP PARTNER RESPONSIBILITIES

- Work with homeowner to determine scope of work
 - Prioritize work within \$35,000 per home cap
 - Identify supplemental programs to cover cost of repairs over \$35,000 cap, if applicable
 - Execute contract with IFA after determining repair(s) is feasible
- Obtain and manage bids and prepare cost estimates, schedule work, ensure work is satisfactorily completed
- Manage change orders
- Inspections
- Manage payments to vendors
- Submit draw / reimbursement requests

PARTNER ONBOARDING

The HRPP partner and IFA will execute a Grant Agreement, including counties covered under the agreement

Partner Checklist

1. Identify and designate a team member (one email) to serve as a Case Auditor/primary portal contact to upload documents/draws, monitor all assigned applications, update statuses, etc.
2. Identify and designate team member(s) that need Call Center access to the portal (monitor a specific project)
3. Complete an IFA Vendor Setup Form (partners not currently setup to receive ACH payments from IFA) to receive 10% admin fee at project closeout (IFA will send the form when needed)
4. Sign up and attend Iowa HAF system portal training January 9, 2024

Questions? deb.townsend@iowafinance.com or mortgageassistance@iowafinance.com

ASSISTANCE TO DATE

TOTAL ASSISTANCE PAID

\$16,686,290

ADDITIONAL ASSISTANCE APPROVED

\$70,195

(Payment In Progress)

UNIQUE HOUSEHOLDS ASSISTED

1,824

Households Assisted

ADDITIONAL HOUSEHOLDS APPROVED

5

AVG. ASSISTANCE AMOUNT

\$9,147

(Per Household)

TOTAL NUMBER OF APPLICATIONS

3,394

NUMBER OF COUNTIES WITH HOMEOWNERS ASSISTED

96

AVERAGE AMOUNT REQUESTED

\$8,787

HRPP PORTAL DEMONSTRATION

JAN 9 | 10 - 11:00 a.m.

- Review the live HRPP application and processes specifically tailored for administrative partners, including a demo of the application portal and the different roles partners will utilize
- Opportunity for partners to seek clarification or ask questions

QUESTIONS



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THANK YOU

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