

Oklahoma Homeowner Assistance Fund (OHAF)

Program: Oklahoma Homeowner Assistance Fund (“OHAF”)

Date: June 10, 2021

Website: www.ohfa.org/haf

Program Overview	The HAF program was established under Section 3206 of the American Rescue Plan Act of 2021 (“the ARP”) to mitigate financial hardships associated with the coronavirus pandemic by providing funds to eligible entities for the purpose of preventing homeowner mortgage delinquencies, defaults, foreclosures, and displacements of homeowners experiencing COVID-19 related financial hardships after January 21, 2020 through qualified expenses related to mortgages.
OHAF Goal	To provide financial assistance to OHAF Eligible homeowners to eliminate or reduce past due payments associated with homeownership.
Funding Available	\$87,000,000.
Eligibility Requirements	<p>Applicants must meet the follow criteria:</p> <ul style="list-style-type: none"> • Must be a homeowner. • Homeowner must currently own and occupy the property as their primary residence. • Homeowner must have experienced a COVID-19 qualified financial hardship after January 21, 2020. • Homeowner must meet income eligibility requirements. • Assistance will be provided for primary residence only. • Homeowners who have filed for bankruptcy since January 21, 2020 must provide proof of court ordered “discharge” or “dismissal.” • Homeowner must complete and sign OHAF Application and Borrower Authorization. • Homeowner agrees to provide all necessary documentation to satisfy program guidelines within timeframes established by the OHAF including certification of socially disadvantaged status, if applicable. • If applicable, the unpaid principal balance of the homeowner’s first mortgage cannot be greater than the conforming loan limit at the time of origination. • OHAF assistance cannot duplicate assistance provided by other programs. • Co-owner are not permitted to separately apply for assistance.
Socially Disadvantaged Outreach	<ul style="list-style-type: none"> • Social media • Printed publications • Public service announcements • Radio stations • African American centric organizations • Tribal organizations

	<ul style="list-style-type: none"> • Latino organizations • Asian American organizations • Metropolitan Fair Housing Council • Chambers of Commerce • 211 • Legal Aid Services • Community Housing Development Organizations • Mortgage Bankers Association • Oklahoma Bankers Association • County court clerks • Credit counseling organizations • Credit Union National Association • Other organizations and entities as they arise
<p>Eligible Legal Ownership Structures</p>	<p>Oklahoma Eligible Legal Ownership Structures include only the following:</p> <ul style="list-style-type: none"> • Ownership structure: must be owned by a “natural person” (i.e., LLP, LP or LLC <u>do not</u> qualify) • Homeowners who have transferred their ownership right into non-incorporated living trusts are eligible.
<p>Qualified Financial Hardship</p>	<p>A COVID-19 qualified financial hardship is: A material reduction in income or material increase in living expenses that created or increased a risk of mortgage delinquency, mortgage default, foreclosure, loss of utilities or home energy services that is associated with the coronavirus pandemic. This includes as follows:</p> <ul style="list-style-type: none"> • Reduction of Income – Temporary or permanent loss of earned income documented after January 21, 2020. • Increase in living expenses – Increase in out-of-pocket household expenses such as, medical expenses, inadequate medical insurance, increase in household size, costs to reconnect utility services directly related to the coronavirus pandemic after January 21, 2020.
<p>Homeowner Income Eligibility Requirements</p>	<p>To be eligible for assistance under the Oklahoma Homebuyer Assistance Fund Program, homeowners must meet the Program’s “Homeowner Income Eligibility Requirements”, which are defined as</p> <ul style="list-style-type: none"> • Homeowners with incomes equal to or less than 150% of the Area Median Income to qualify for the program. <p>Additionally, OHAF will prioritize funding to the following populations:</p> <ul style="list-style-type: none"> • At least sixty percent to eligible homeowners with incomes equal to or less than 100% of the Area Median Income (AMI) for their household size or national median income, whichever is greater, as required by the ARP. Remaining funds will be prioritized for “socially disadvantaged” eligible homeowners with incomes equal to or less than 150% AMI. Absent and subject to further guidance from the US Treasury Department, “socially disadvantaged” is presumed to mean homeowners who self-report as Black Americans, Hispanic Americans, Native Americans, and Asian Americans and Pacific Islanders. An individual who is not a

	<p>member of one of the groups presumed to be socially disadvantaged must establish individual social disadvantage by a preponderance of the evidence.</p>
Eligible & Ineligible Property Types	<p>Eligible Properties are primary residences including:</p> <ul style="list-style-type: none"> • Single-family home • Condominium unit • Duplex • One-to-four-unit dwelling • Manufactured home permanently affixed. <p><u>Ineligible properties are non-primary residences including:</u></p> <ul style="list-style-type: none"> • Vacant or abandoned home • Second home • Investment property • Manufactured homes not permanently affixed.
Eligible Uses of OHAF Program Proceeds	<p>Housing obligations as listed below and [not incurred/billed prior to January 21, 2020 are Eligible Uses of OHAF Program Proceeds:</p> <ul style="list-style-type: none"> • Existing first mortgage principal and interest (P&I), escrow shortages, and servicer corporate advances • Subordinate mortgage lien payment (P&I) and/or principal reduction or payoff of a non-profit/government bond second lien • Homeowner’s Association fees, Condominium Association fees or common charges, including for lien extinguishment. • Homeowner’s hazard, flood and/or mortgage insurance • Delinquent property taxes • Homeowner counseling/application assistance costs • Reasonable lender-assessed fees
Maximum Per Household Assistance	<p>OHAF will not exceed its maximum per household assistance amount of \$20,000.</p>
Assistance Type	<p>Assistance will be structured as a non-recourse grant.</p>
Payout of Assistance	<p>OHAF will disburse assistance directly to mortgage lender/servicer, county treasurer, Condominium/Homeowner Association, insurance company, and/or local taxing authority.</p>
Payment Priority	<p>OHAF assistance will be prioritized in the following order for eligible expenses incurred after January 21, 2020:</p> <ul style="list-style-type: none"> • First and subordinate mortgage • Delinquent property taxes • Hazard, flood and/or mortgage insurance • Condominium/Homeowner Association fees • Reasonable lender assessed fees • Homeowner counseling/application costs

Program Launch Date	It is anticipated the program will launch August 15, 2021 or within fifteen (15) days of the U.S. Department of Treasury’s approval of the OHAF Plan for the State of Oklahoma, whichever is later.
Application Period	Applications will be accepted from the program launch date through the earlier of September 30, 2025 or until funds are fully reserved.
Required Application Documents	<ul style="list-style-type: none"> • OHAF application • Borrower Authorization • W-9 if required by US Treasury • Qualifying COVID-19 hardship attestation and supporting documentation from homeowner identifying and certifying the eligible hardship and that it occurred after January 21, 2020 • Mortgage statement for each mortgage • Proof of primary residence (e.g., recent utility bill) • Current Government issued Photo ID • Valid social security card issued by the Social Security Administration or an original document issued by a federal or state government agency which contains the SSN. • Income documentation; Current paystubs covering 30 days, 2019 and 2020 tax returns with W2’s and/or alternative income documents as applicable. • Any other documents required by OHAF <p>Note: Applicant must provide each payee’s contact and account information if not listed on monthly statement.</p>
Quality Control (QC)	OHAF will ensure program integrity by performing a 100% quality control review of approved applications prior to disbursement of funds.
Program Partner Requirements	<ul style="list-style-type: none"> • Lender/servicer to execute a OHAF Partner agreement and agree to communicate using the Common Data File (CDF) • Lender/servicer to provide written reinstatement balance, contact information and ACH account information. • County treasurers will provide a statement of actual real estate taxes incurred after January 21, 2020. • Condominium/Homeowner Associations will provide a written statement of actual dues incurred after January 21, 2020.