



Michigan Homeowner Assistance Fund (MIHAF) Program

Frequently Asked Questions

What is the Homeowner Assistance Fund?

The Homeowner Assistance Fund (HAF) 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, loss of utilities or home energy services, and displacements of homeowners experiencing financial hardship after January 21, 2020 through qualified expenses related to mortgages and housing.

What was Michigan's allocation amount and how was it determined?

The U.S. Department of the Treasury (the Treasury) notified us on April 14, 2021 that they will allocate \$242,812,277 (\$242.8) million to the State of Michigan based on the number of unemployed individuals and the number of mortgagors with delinquent mortgage payments. Each State's allocation takes in to account the statutory requirement that no State receive less than \$50 million.

How is Michigan going to distribute the funds to households in need?

Michigan has designated the Michigan State Housing Development Authority (the Authority or MSHDA) as the operating agency to set up the Michigan Housing Assistance Fund (MIHAF) program in accordance with the guidance provided by the Treasury.

MSHDA intends to launch the MIHAF program to the public in the third quarter of 2021. An on-line and mobile application portal will be set up and is currently under development. Applicants will be able to apply and submit required documentation through the web-based application or may be assisted by a third-party counseling agency or legal aid office. We will partner with Michigan 2-1-1, a Michigan non-profit organization, to serve as statewide call center support to answer questions, provide program detail and assist homeowners with submitting their applications.

What kind of assistance may I be eligible for?

You may be eligible for up to \$25,000 MIHAF assistance per household on your primary residence which MIHAF will disburse directly to the lender/servicer or service provider:

- Delinquent mortgage/housing expenses, such as monthly payments, escrow shortages, and corporate advances,
- Up to three consecutive, monthly mortgage payments if under maximum assistance amount,
- Delinquent land contract payments, mobile home consumer loan payments or contracted park lot payments,
- Property taxes,
- Condominium/homeowners' association fees,
- Homeowner's insurances, hazard, flood, or mortgage insurance,
- Utilities, gas, electric, water, sewer, and
- Internet broadband services.

What are the eligibility guidelines?

- Eligible homeowners must have a qualified financial coronavirus pandemic related hardship that occurred on or after January 21, 2020,
- Must have owned their home on or before January 21, 2020
- Currently own and occupy as their primary residence, and
- Household income equal to or less than 150% of area median income (AMI).

What is a Qualified Financial Hardship?

A material reduction in income or a material increase in living expenses associated with the coronavirus pandemic that has increased a risk of mortgage delinquency, mortgage default, foreclosure, loss of utilities or home energy services, or displacement for a homeowner, such as

- A documented temporary or permanent loss of earned income on or after January 21, 2020 or,
- A documented increase in living expenses such as medical expenses, inadequate medical insurance, increase in household size, or costs to reconnect utility services directly related to coronavirus pandemic after January 21, 2020.

When will I be able to apply for MIHAF?

MSHDA is still in the process of getting their systems set-up and their final approval of the MIHAF Plan from the Department of U.S. Treasury. We have partnered with Michigan 2-1-1 and will publish contact information on the MSHDA web site as soon as it becomes available. It will include a link to the MIHAF application portal once the program has been launched and available for you to apply.

You can reach us at our general mailbox **MSHDA-HO-HAF-Program@michigan.gov**.

Is Step Forward still open?

No, Step Forward is not open. The last eligible application was approved for funding on 6-30-2021. If you have a servicing request on your existing Step Forward loan, you can reach us by calling **866-946-7432** or email us at **mshda-hhfloanservicing@michigan.gov**.