

North Dakota Housing Payment Assistance Program (HPAP)

The State of North Dakota will provide mortgage and utility assistance grants to stabilize eligible homeowners. The program will cover future mortgage payments as well as utility expenses. Funding may also be applied to property tax, special assessments, lot rents, and homeowner and condo association fees.

The maximum assistance provided for a homeowner(s) will be \$12,000. All payments will be made directly to the homeowner(s)' mortgage loan servicer, utility provider, and other entities that would process payments for the expenses listed.

HPAP Summary Guidelines

1. Program Overview	<p>The HPAP offers grant assistance to help homeowners who have experienced a financial hardship (material loss of income or material increase in expenses) after January 21, 2020 related to the Covid-19 pandemic.</p> <p>HPAP may be used to pay future mortgage and mortgage-related and utility expenses until the maximum household assistance of \$12,000 is reached or the homeowner returns to work. HPAP is available for up to 6 months or until the dollar amount limit is reached.</p>
2. Program Goal	<p>To help North Dakota homeowners avoid foreclosure by mitigating financial hardships related to the Covid-19 pandemic.</p>
3. Target Population	<p>North Dakota homeowners having incomes equal to or less than 100% of the area median income. Priority will be given to Socially Disadvantaged Individuals as defined in 13 CRF 124.103.</p>
4. Borrower Eligibility Criteria	<p>To be eligible, homeowners must:</p> <ul style="list-style-type: none">• Experienced a financial hardship after January 21, 2020 related to the Covid-19 pandemic.• Have income equal to or less than 100% area median income.• Own and occupy the property for which they seek assistance as their primary residence.• Submit a hardship affidavit as explanation of a material reduction of household income or material increase in household expenses.
5. Property Eligibility Criteria	<p>Owner occupied, North Dakota properties that are:</p> <ul style="list-style-type: none">• One-to-four family (renters in non-owner-occupied unit)• Condominiums• Manufactured homes
6. Structure of Assistance	<p>HPAP assistance may be used to make ongoing mortgage and mortgage related expenses such as:</p> <ul style="list-style-type: none">• Monthly mortgage payments – principal and interest• property tax, flood insurance and homeowners' insurance (may be escrowed in mortgage payment)• Condo or homeowner association fees• Lot rents for manufactured homes• Water, sewer, gas, oil, electricity, and internet

6. Structure of Assistance Continued	<p>Utility payments, including home energy, electricity, water, and garbage.</p> <p>*Note: If it is available to them, applicants will be encouraged to utilize LIHEAP for utility assistance before HAF funds will be used for utility assistance.</p> <p>Funds are paid directly to the existing mortgage servicer, tax authority, lien holder, applicable utility company(s) or other debtors.</p>
7. Per Household Assistance	<p>Total assistance cannot exceed the lesser of \$12,000 or six months of assistance. Assistance can be combined with HRP subject to the limits of each individual program.</p>
8. Program Inception/Duration	<p>October 1, 2021 until September 30, 2025 or until program funds are exhausted.</p>
