

North Dakota Housing Reinstatement Program (HRP)

The State of North Dakota will provide a mortgage and utility reinstatement program grants for North Dakota homeowners affected by the coronavirus pandemic. The program will cover delinquent payments, payments to satisfy secondary liens from loss mitigation options, such as, but not limited to, an FHA partial claim, and expenses related to past due, disconnection, reconnection and deposits for water, sewer, gas, oil, electricity, garbage, delinquent property tax, special assessments, lot rent, and homeowner/condo association fees.

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.

HRP Summary Guidelines

1. Program Overview	<ul style="list-style-type: none">• HRP offers grant assistance for partial or full reinstatement of a delinquent first mortgage (including a forbore amount), junior liens, or other mortgage related expenses.• HRP will also pay past due water, sewer, gas, oil, electricity, and garbage.• HRP may pay past due property taxes if not escrowed as part of a mortgage.• Funds <u>may</u> be used to repay arrears that accrued before January 21, 2020.
2. Program Goal	<ul style="list-style-type: none">• To help North Dakota homeowners avoid foreclosure (mortgage or tax) and/or utility service cancellation by mitigating financial hardships related to the Covid-19 pandemic.
3. Target Population	<ul style="list-style-type: none">• North Dakota homeowners having incomes equal to or less than 150% of the area median income.<ul style="list-style-type: none">○ 60% of homeowners must have 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.
4. Borrower Eligibility Criteria	To be eligible, homeowners must: <ul style="list-style-type: none">• Have experienced a financial hardship (material loss of income or material increase in expenses) after January 21, 2020 related to the Covid-19 pandemic.• Have income equal to or less than 150% 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	Owner occupied, North Dakota properties: <ul style="list-style-type: none">• One-to-four family (two to four unit must have a unit owner occupied with tenants in other units)• Condominiums• Manufactured homes

6. Structure of Assistance	<p>HRP provides one-time lump sum mortgage and utility reinstatement assistance grant for eligible homeowners. Loans in forbearance are eligible. Assistance can be used to pay, but may not be limited to:</p> <ul style="list-style-type: none"> • Principal and interest payments • Property Taxes • Homeowner’s Insurance and Flood Insurance • Homeowner Association fees • Attorney’s fees • Tax liens or other liens related to the property • Special assessments • Lot rents for manufactured homes • Delinquent junior liens • Water, home energy, electricity, and garbage balances <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>
7. Per Household Assistance	<p>Up to \$40,000 of grant assistance is available. Based on average mortgage payments in North Dakota from data provided by mortgage servicers.</p>
8. Duration of Assistance	<p>Assistance is available to cover outstanding expenses from January 21, 2020 through the date of application, up to 24 months of eligibility.</p>
9. Program Time Period	<p>October 1, 2021 until September 30, 2025 or until program funds are exhausted.</p>