

United States Department of the Treasury

Homeowner Assistance Fund Plan Submitted by Connecticut Department of Housing

HAF Grantee Plan Name
HAFP-0206

United States Department of the Treasury

Homeowner Assistance Fund Plan For Participants with Allocations \$5 million or Greater

Allocation Amount	\$5 Million or Greater
Submission Date	1/25/2022 4:55 AM
Total Plan Requested Amount	\$123,136,792.00
Record Type	State
Application Record	SLT-0021
HAF Grantee Plan Status (external)	Approved

Homeowner Needs and Community Engagement

What Quantitative Data Has Informed the Participant's Planning?

Treasury will assess the extent to which a Participant has, in the course of its HAF planning process, relied on quantitative data, including from community-based organizations or organizations that serve potentially eligible homeowners.

In its HAF planning process, has the Participant obtained quantitative data from mortgage servicers, private data providers, government entities, community-based organizations, or other sources to inform its planning about how to target and best serve eligible homeowners with mortgage delinquencies, defaults, foreclosures?

Yes

If yes, please list and, briefly describe each source of quantitative data.

Homeowner Hardship Index uses data from:

*** Mortgage Analytics and Performance Dashboard (Federal Reserve Bank of Atlanta) (MAPD):** CHFA engaged with the Federal Reserve Bank of Atlanta to obtain the data behind the MAPD. The MAPD aggregates Black Knight McDash data, a loan level mortgage performance dataset from Black Knight Inc. This dataset comprises roughly two-thirds of the mortgage market and includes flags for delinquency and forbearance. The data is filtered for active loans for owner-occupied residences that are secured by first liens. Zip codes with under 50 active loans are excluded from the sample. CHFA used this data to further understand the COVID mortgage market and specifically used the April 2021 30 plus day delinquency rate, forbearance rate, the change in delinquency between April 2020 and April 2021, and the percent of low- and moderate-income households in a zip code as metrics in the HHI.

*** 2019 5-year American Community Survey Estimates:** CHFA used the 2019 American Community Survey (ACS) Estimates microdata via IPUMS USA to estimate the potential eligible applicant pool of the HAF program. The most recent ACS estimates point to roughly 380,000 homeowners with a mortgage in Connecticut that earn less than 150 percent of area median income (AMI). Applying the Black Knight delinquency rate of 4.9 percent to the total number of eligible homeowners at 150 percent of AMI yields a potential applicant pool of 18,620. Additionally, CHFA also used the zip code level severe cost burden rate and the number of socially disadvantaged homeowners from the ACS.

*** Connecticut Department of Labor:** Given the COVID-19 pandemic's clear effect on employment, CHFA used municipal level June 2021 unemployment rate and unemployment rate change from March 2020 to June 2021 from the CT Department of Labor.

*** Foreclosure Deeds – The Warren Group:** To further understand where CT might see the most housing distress, CHFA also included the number of foreclosures during the Great Recession (2009 to 2012) in a zip code.

In its HAF planning process, has the Participant obtained and reviewed quantitative data or studies regarding which demographic segments in its jurisdiction have historically experienced discrimination in the housing or housing finance market?

Yes

If yes, please list and, briefly describe each source of quantitative data.

- **Dougherty J. (2021). On The Line: How Schooling, Housing, and Civil Rights Shaped Hartford and its Suburbs.**

On the line by Jack Dougherty, a Trinity College professor, details among other things how the practice of redlining and historic mortgage discrimination during the New Deal era affected the Greater Hartford area's housing market and education system. Other studies and analyses, for example the Mapping Inequality project from the University of Richmond, document this practice in other Connecticut cities and across the country. CHFA deeply considered these and other analyses when designing its Homeowner Hardship Index which will provide guidance on marketing and outreach targeted efforts.

- **Mortgage Analysis and Performance Dashboard (Federal Reserve Bank of Atlanta)**
CHFA also used the MAPD from the Atlanta Federal Reserve to show strong positive correlations between the April 2021 delinquency rate and the percentage of minority and low- and moderate-income households in a zip code.

In its HAF planning process, has the Participant obtained quantitative data from utility providers or entities charged with assessing and collecting property taxes or relied on quantitative data or studies to inform its planning about how to target and best serve eligible homeowners at risk of displacement due to utility arrearage or tax foreclosure?

Yes

If yes, please list and, briefly describe each source of quantitative data.

- **Connecticut Public Utilities Regulatory Authority (PURA) Compliance Docket 20-03-15**
In March of 2020, the Connecticut Public Utilities Regulatory Authority (PURA) issued a ruling prohibiting gas, electric, and water shutoffs during the public health emergency, regardless of economic hardship. With the shutoff moratorium in place, thousands of Connecticut customers have enrolled in various COVID-19 pandemic payment plans with their utility provider. According to PURA's May 2021 compliance filings report, there were more than 21,000 electric accounts and slightly under 14,000 gas accounts enrolled in active payment plans. The average unpaid amount for an electric account payment plan was \$1,308 while the average unpaid amount for a gas account payment plan was \$1,140.

In the following text box, please list any source not listed above of quantitative information, including sources of data on the performance of any of the Participant's previously implemented programs, that the Participant used to inform its HAF planning process, briefly describe how the data informed the Participant's planning.

- **Idaho Housing and Finance Association**

To understand the nature of the potential outstanding mortgage debt, and in the absence of additional comprehensive state-wide data, CHFA analyzed a sample of COVID-affected mortgage holders from one of its largest mortgage servicers. Of the 860 sampled loans affected by COVID, 75 percent have been delinquent for more than 120 days. The median unpaid balance for the overall sample was \$11,440 while the median amount for those 120 or more days delinquent was 30% higher at \$14,943. While this is just a sample of loans it does give an indication of the financial hardship faced by certain homeowners as a result of the pandemic. This estimate helped inform the assistance cap of \$30,000 per applicant.

- **Connecticut Emergency Mortgage Assistance Program (EMAP)**

Over the last 13 years, the CHFA-administered EMAP program has provided \$131,661,763 of assistance to 2,855 Connecticut families in the form of reinstatements and/or monthly mortgage payment assistance.

• **Connecticut Homeowner Assistance Fund Pilot Program Data**

With the initial 10% disbursement from the Treasury Department, CHFA established a pilot program with its participating servicer network. At the time of submission of this plan, the initial phase of the pilot has awarded 135 applicants with a median award of \$14,580. This again informed the \$30,000 cap detailed in the plan. As of mid-September, the Pilot Program was undersubscribed. A critical takeaway from the Pilot Program is the need for robust outreach and strong partnerships with key stakeholders outlined in the Marketing and Outreach section of this plan.

Did the Participant communicate with mortgage servicers regarding the development of its program design?

Yes

Did the Participant communicate with other HAF participants regarding the development of its program design?

Yes

How Has Community Engagement and Public Participation Informed the Participant's Planning?

Treasury will assess the extent to which a Participant's assessment of homeowner needs has been informed by and reflects input from organizations and individuals representing eligible homeowners, including any opportunities for public participation in the development of the Participant's plan. Treasury will pay particular attention to the extent of the Participant's engagement with populations that are the subject of statutory targeting requirements.

Has the Participant requested and received input on its HAF planning process from providers of housing counseling services or providers of legal assistance to homeowners facing foreclosure or displacement?

Yes

Provider information

If yes, please list such providers, including the providers' address and website. Please indicate by checking the appropriate box below if the provider's primary purpose is to serve low- and moderate-income households or to address the impacts of housing discrimination on one or more demographic groups in the Participant's jurisdiction.

Provider Name Provider Address Provider Website	Provider Primarily Serves LMI Households	Provider Addresses Impact of Housing Discrimination
Connecticut Fair Housing Center 60 Popieluszko Court ,Hartford,Connecticut 06106 https://www.ctfairhousing.org/	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Bridgeport Neighborhood Trust, Inc. dba Building Neighborhoods Together 570 State Street ,Bridgeport,Connecticut 06604 https://www.bntweb.org/	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Neighborhood Housing Services of Waterbury, Inc. 193 Grand Street - 3rd Floor, ,Waterbury,Connecticut 06702 https://nhswaterbury.org/	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
New Haven HomeOwnership Center, Inc. 333 Sherman Avenue ,New Haven,Connecticut 06511 https://nhsofnewhaven.org/	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Urban League of Greater Hartford, Inc. 140 Woodland Street ,Hartford,Connecticut 06105 http://www.ulgh.org/	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Urban League of Southern Connecticut, Inc. 137 Henry Street ,Stamford,Connecticut 06902 https://www.ulsc.org/	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Has the Participant requested and received input regarding its HAF planning process from community-based organizations or organizations that serve potentially eligible homeowners?

Yes

Community Information

If yes, please list such organizations, including the providers' address and website if available. Please indicate by checking the appropriate box below if the provider's primary purpose is to serve low- and moderate-income households or to address the impacts of housing discrimination on one or more demographic groups in the Participant's jurisdiction.

Organization Name Organization Address Organization Website	Organization Primarily Serves LMI Households	Provider Addresses Impact of Housing Discrimination
CT Local Administrators of Social Services 330 Park Ave, 2nd floor, Bloomfield, Connecticut 06002 http://class-ct.org/	✓	<input type="checkbox"/>
Connecticut Fair Housing Center 60 Popieluszko Court, Hartford, Connecticut 06106 https://www.ctfairhousing.org/	✓	✓
Bridgeport Neighborhood Trust, Inc. dba Building Neighborhoods Together 570 State Street, Bridgeport, Connecticut 06604 https://www.bntweb.org/	✓	✓
New Haven Homeownership 333 Sherman Avenue, New Haven, Connecticut 06511 https://nhsofnewhaven.org/ho_meownership-center/	✓	✓
Urban League of Southern CT 137 Henry Street, Stamford, Connecticut 06902 https://www.ulsc.org/	✓	✓
Urban League Greater Hartford 140 Woodland Street, Hartford, Connecticut 06105 http://www.ulgh.org/	✓	✓
Neighborhood Housing Services of Waterbury 193 Grand St, 3rd floor, Waterbury, Connecticut 06702 https://nhswaterbury.org/	✓	✓
Hartford Community Loan Fund 215 Garden Street, Hartford, Connecticut 06105 https://www.hartfordloans.org	✓	✓
Capital for Change 10 Alexander Drive, Wallingford, Connecticut 06492 https://www.capitalforchange.org/	✓	✓
Connecticut Housing Development Fund 100 Prospect Street Suite 100, Stamford, Connecticut 06901 https://hdfconnects.org/	✓	✓
Partnership for Strong Communities 227 Lawrence Street, Hartford, Connecticut 06106 https://www.pschousing.org/	✓	✓

Has the Participant consulted with localities or tribal governments (cities, counties, or rural communities) in its jurisdiction regarding the needs of eligible homeowners in its jurisdiction?

Yes

Has the Participant provided an opportunity for public input regarding its HAF Plan through public hearings or published materials?

Yes

If yes, please indicate whether a proposed or draft plan was published, please describe where details about the comment solicitation were posted, for how long, in what languages, and whether any efforts were made to make the posting accessible to persons with disabilities or individuals without reliable internet access.

This HAF Plan was informed by a virtual public hearing (held via phone call) held on September 17, 2021 regarding the proposed Plan. The public notice included an opportunity to request accommodations, none were requested. The draft Plan was published on September 8, 2021 on www.chfa.org and also published on September 10 and 12, 2021 in several newspapers across the state. Public comments were accepted through September 17, 2021 by e-mail and through the public hearing. The draft Plan was published in English and numerous community-based organizations were informed of this publication so that they could inform the communities they serve.

How Will the Participant Continue to Assess the Needs of Eligible Homeowners?

Treasury anticipates that an ongoing process of assessing the needs of eligible homeowners will help address the needs of potentially eligible homeowners as economic conditions change over time.

Does the Participant plan to update its assessment of community needs within the next year to determine whether its HAF program design should be updated to address changing needs of potentially eligible homeowners?

Yes

What additional data would be helpful to the Participant as it seeks to assess homeowner needs over time?

CHFA will monitor state- and county-level market trends using Corelogic monthly tracking data. CHFA will also continue to engage with the Federal Reserve of Atlanta to understand delinquency and forbearance rates at the zip code level. In addition, CHFA will monitor the status of its own portfolio. Finally, CHFA will monitor the need for utility assistance for its eligible homeowners.

Program Design

What are the Program Design Elements Through Which the Participant Will Deliver HAF Assistance to Eligible Homeowners?

A program design element is a specific activity or program, which is consistent with a qualified expense category, under which a Participant will disburse HAF funds in accordance with the HAF Plan. Please note that multiple program design elements may fit under a single qualified expense category; for example, a mortgage assistance program that has different terms for federally backed mortgages and manufactured-home mortgages may constitute two separate program design elements, for which case the Participant provides a separate term sheet or other description for each program design element.

HAF participants must have at least one program design element intended to reduce mortgage delinquency among targeted populations. Treasury encourages HAF participants to consider program design elements that address homeownership preservation for targeted populations in areas where there is a sustained trend of increasing property taxes or utility costs, including for households that do not have mortgages.

Please identify each qualified expense category in which the Participant will offer a program design element by checking the boxes below.

- mortgage payment assistance
- mortgage principal reduction, including with respect to a second mortgage provided by a nonprofit or government entity
- payment assistance for homeowner's utilities, including electric, gas, home energy, and water
- payment assistance for homeowner's insurance, flood insurance, and mortgage insurance
- payment assistance for delinquent property taxes to prevent homeowner tax foreclosures
- payment assistance for down payment assistance loans provided by nonprofit or government entities
- financial assistance to allow a homeowner to reinstate a mortgage or to pay other housing-related costs related to a period of forbearance, delinquency, or default
- facilitating mortgage interest rate reductions
- payment assistance for homeowner's internet service, including broadband internet access service, as defined in 47 CFR 8.1(b)
- payment assistance for homeowner's association fees or liens, condominium association fees, or common charges
- measures to prevent homeowner displacement, such as home repairs to maintain the habitability of a home or assistance to enable households to receive clear title to their properties

For each program design element that the Participant will offer, the Participant is required to upload a term sheet or other description, that, at a minimum, provides the following information regarding that program design element. Term sheets for all of Participant’s HAF programs may be uploaded together as one document.

Title	Upload Date
Connecticut HAFP-0206 Feedback 1-4-2022	1/4/2022 2:22 PM
HAF Term Sheet 10-2-2021 v1	10/3/2021 10:54 AM
Connecticut HAFP-0206 Feedback Final	12/20/2021 1:55 PM
CT HAFP-0206 Term Sheet final	1/25/2022 4:45 AM

A HAF participant may elect to revise its HAF Plan over time to add or subtract program design elements. Does the Participant anticipate adding additional program design elements to this HAF Plan within one year of this submission?

No

Treasury has provided sample term sheets to assist HAF participants in developing their HAF plans. Participants may use these sample term sheets, in whole or in part, as part of their submission. To the extent the Participant intends to structure the program differently with respect to significant program terms described in the Sample Term Sheets, Treasury will, in the course of its review of the HAF Plan, request a justification for how the alternate approach will further the objectives of the HAF, including targeting and prioritization requirements. In the chart below, the HAF Participant may provide a justification for significant deviations from the terms described in the sample term sheets upon initial submittal. (optional for initial submission)

Program Design Element	Deviation from sample terms	Justification
Loss Mitigation prerequisite	HAF funds may be used to supplement other loss mitigation measures offered by the servicer or where HAF funds are necessary for the homeowner to qualify for other such loss mitigation measures.	Requiring a complete a loss mitigation process with their servicer will result in a delay in getting much needed aid to applicants.

Documentation of Homeowner Income

Homeowners are eligible to receive amounts allocated to a HAF participant under the HAF only if they have incomes equal to or less than 150% of the area median income or 100% of the median income for the United States, whichever is greater. In addition, not less than 60% of amounts made available to each HAF participant must be used for qualified expenses that assist homeowners having incomes equal to or less than 100% of the area median income or equal to or less than 100% of the median income for the United States, whichever is greater. The HAF guidance describes permissible ways for HAF participants to determine homeowner income.

Under the HAF guidance, one permissible approach for determining income is for (1) the household to provide a written attestation as to household income and (2) the HAF participant to use a reasonable

fact-specific proxy for household income, such as reliance on data regarding average incomes in the household's geographic area. Will the Participant allow income to be determined in this way?

Yes

If yes, please describe the fact-specific proxy or proxies to be used for the income determination.

Applicants who reside in a qualified census tract may be able to self-certify their household income.

Under the HAF guidance, HAF participants may provide waivers or exceptions to this documentation requirement as reasonably necessary to accommodate extenuating circumstances, such as disabilities, practical challenges related to the pandemic, or a lack of technological access by homeowners; in these cases, the HAF participant is still responsible for making the required determination regarding household income and documenting that determination. Will the Participant allow applicants to request such waivers or exceptions?

Yes

Eligible Mortgage Types

Please indicate which of the following mortgage types are eligible to be assisted under one or more of the Participant's program design elements.

- First Mortgages
- Reverse Mortgages (Home Equity Conversion Mortgages, Single-Purposes Reverse Mortgages, or Proprietary Reverse Mortgages)
- Contracts for Deed or Land Contract (if it is a credit transaction secured by a consensual security interest in a dwelling)
- Second Mortgages
- Loans Secured by Manufactured Housing (secured by real estate or dwelling)

If the Participant excludes any of the forgoing mortgage types from one or more program design elements, explain the exclusion.

CTHAF assistance is for first lien mortgages.

How Will the Participant Target HAF Resources Consistent with Statutory Requirements?

The Participant must describe how it will target HAF resources in accordance with the HAF guidance. Targeting strategies are affirmative efforts to inform, encourage the participation of, and facilitate access to resources for targeted households, including by offering multiple intake formats, engaging with nonprofit organizations (e.g., housing counselors or legal services organizations) to provide additional pathways into the program, and providing community outreach, partnerships with housing counseling agencies or legal aid organizations, or other educational services that are aligned with the HAF participant's program design, in a manner that is culturally and linguistically relevant to the targeted communities.

Defining Socially Disadvantaged Individual

Please describe the process the Participant will use to determine whether a homeowner is a “socially disadvantaged individual” as defined in the HAF guidance.

To target socially disadvantaged homeowners and those most at risk of foreclosure, CHFA merged the data presented in the “Assessment of Connecticut Homeowner Needs” with severe housing cost burden data (i.e., paying more than fifty percent of one’s income on housing costs) sourced from the US Census to create the Homeowner Hardship Index. The index ranks zip codes on a range of socioeconomic and mortgage-related metrics. Connecticut’s zip codes are ranked on each metric relative to their position amongst other zip codes and assigned a score between 1 and 235 (the total number of zip codes used in the sample), with a higher score indicating greater hardship. The scores are then summed across each metric to calculate a total risk score. Each metric is assigned an equal weight during the ranking. Zip codes with fewer than 50 active mortgages are excluded from the sample to better align it with Mortgage Analytics and Performance Dashboard (MAPD) data. The goal of the index is to incorporate current data to estimate the housing and economic distress and social disadvantage experienced at the level of each individual zip code. Indexing mortgage performance data with other socioeconomic metrics that are strongly associated with one’s ability to make mortgage payments (e.g., employment, income) will bring greater focus and targeting to marketing and outreach efforts to communities with, for example, higher rates of delinquency, large numbers of low and moderate households, and higher proportions of socially disadvantaged households. This will ensure that CTHAF reaches the most at-risk homeowners in Connecticut.

Applicants may provide written attestation that they are a socially disadvantaged individual. In the application process, CTHAF will ask applicants to provide (optional) demographic information. Reported information will be used to populate reports as well as a public facing dashboard describing certain features and statistics about the program.

Public Communications

Will the Participant engage in a public communications campaign to raise awareness among targeted populations about the availability of HAF resources, in media such as television, newspapers, online media, or social media?

Yes

If yes, please indicate whether the public communications campaign will include communications that primarily target the following populations:

- Homeowners earning less than 100% of area median income
- member of a group that has been subjected to racial or ethnic prejudice or cultural bias within American society;
- resident of a majority-minority Census tract; (3)
- resident of a U.S. territory, Indian reservation, or Hawaiian Home Land
- homeowners in persistent poverty counties;
- individual with limited English proficiency

Please indicate in which languages, in addition to English, public communications to targeted populations will be undertaken:

Spanish; Chinese; Haitian Creole; Other

Please list any other languages.

other Italian, Portuguese, Polish, other languages as need presents itself

Outreach

Will the Participant engage in outreach through partnerships with organizations that focus primarily on serving homeowners earning incomes below 100% of area median income or socially disadvantaged individuals and that have the capacity to engage targeted communities in a culturally and linguistically relevant manner to encourage the submission of applications for HAF resources from targeted populations?

Yes

If yes, please indicate whether the community outreach efforts will include partnerships with organizations that primarily target the following populations:

- member of a group that has been subjected to racial or ethnic prejudice or cultural bias within American society;
- resident of a majority-minority Census tract; (3) individual with limited English proficiency;
- resident of a U.S. territory, Indian reservation, or Hawaiian Home Land;
- homeowners that reside in persistent poverty counties;
- individual with limited English proficiency.

Please list any other languages.

other Italian, Portuguese, Polish, other languages as need presents itself

Housing Counseling and Legal Services

Will the Participant facilitate access for eligible households to housing counseling or legal services?

Yes

If yes, please identify below the providers of housing counseling or legal services that have indicated to the Participant that they are willing and able to support homeowners receiving assistance under the Participant's HAF programs.

Provider Name Provider Address Provider Website	Provider Primarily Serves LMI Households	Provider Addresses Impact of Housing Discrimination
Connecticut Fair Housing Center 60 Popieluszko Court , Hartford, Connecticut 06106 https://www.ctfairhousing.org/	✓	✓
Community Renewal Team, Inc. 330 Market Street , Hartford, Connecticut 06120 https://www.crtct.org/	✓	✓
Bridgeport Neighborhood Trust, Inc. dba Building Neighborhoods Together 570 State Street , Bridgeport, Connecticut 06120 https://www.bntweb.org/	✓	✓
Mutual Housing Association of South Central CT, Inc. 235 Grand Avenue , New Haven, Alabama 06513 https://www.neighborworksnewhorizons.com/	✓	✓
New Haven HomeOwnership Center, Inc. 333 Sherman Avenue , New Haven, Connecticut 06511 https://nhsfnewhaven.org/	✓	✓
Neighborhood Housing Services of New Britain, Inc. 223 Broad Street , New Britain, Connecticut 06053 https://www.nhsnb.org/	✓	✓
Urban League of Greater Hartford, Inc. 140 Woodland Streer , Hartford, Connecticut 06105 http://www.ulgh.org/	✓	✓
Neighborhood Housing Services of Waterbury, Inc. 193 Grand Street - 3rd Floor , Waterbury, Connecticut 06702 https://nhswaterbury.org/	✓	✓
Urban League of Southern Connecticut, Inc. 137 Henry Street , Stamford, Connecticut 06902 https://www.ulsc.org/	✓	✓

Targeting specific groups of homeowners

Will the Participant conduct outreach specifically tailored to target potentially eligible households that:

- have mortgages or mortgage assistance contracts held or backed by the Participant?
- have mortgages backed by any of the following agencies: Federal Housing Administration; Department of Veterans Affairs; U.S. Department of Agriculture?
- have privately held mortgages?

What Efforts will be Made to Address Barriers to HAF Program Participation for Potentially Eligible Homeowners, Including Those with Limited English Proficiency or Who are Disabled?

Targeted outreach may be needed to reach homeowners who are likely to experience barriers to access, including persons with limited English proficiency and those with disabilities.

Indicate all of the languages, in addition to English, in which the Participant's HAF application and other program documents will be made available.

Spanish; Other

Please list any other languages.

as needed

Will the Participant's HAF applications and other program documents be provided in forms that are accessible to persons with disabilities?

Yes

Performance Goals

Treasury will consider the goals and benchmarks the Participant proposes to use to measure the effectiveness of its programs, including whether those goals address the homeowner needs identified by the Participant, the extent to which the goals are disaggregated by key homeowner characteristics as appropriate for the jurisdiction, and whether they include a goal focused on reducing mortgage delinquency.

Please describe Participant's goals and benchmarks for each of its programs with the following program design elements.

Program Design Element	Metric of Success	Goal
Mortgage Reinstatement	Number of minority households assisted	Together with mortgage reinstatement and monthly payment assistance, to assist 1,000 minority CT households retain homeownership and avoid foreclosure
Mortgage Reinstatement	Number of home losses avoided due to HAF funds	Together with mortgage reinstatement and monthly payment assistance to assist 3,600 CT households under 100% AMI
Mortgage Reinstatement	Number of minority households assisted	Together with mortgage reinstatement and monthly payment assistance to assist 600 minority CT households under 100% AMI
Mortgage Reinstatement	Dollar amount of grants awarded	Across the Program, which consists of 4 grants, to distribute 25% of program funds within 8 months of the HAF program being open for applications
Mortgage Reinstatement	Delinquency rate	Across the Program, which consists of 4 grants, assuming stable economic and mortgage market conditions and that CTHAF assists the number outlined in Goal 1, a return to the pre-pandemic 30+ day delinquency rate is expected
Mortgage Reinstatement	Number of days to process and fund applications	Across the Program, which consists of 4 grants, to process at least 80% of complete applications received within 75 days of submission

Readiness

Staffing, Systems and Contractors

Treasury seeks information regarding the Participant's organizational capacity to implement its HAF Plan.

Does the Participant anticipate needing to hire additional staff to implement this HAF Plan?

Yes

Does the Participant anticipate significant information technology system upgrades to implement this HAF Plan?

Yes

Does the Participant have policies or procedures that govern the implementation of each HAF program design element described in this HAF Plan?

Yes

Will the Participant use HAF funds to assist eligible households through a program that was operational before the Participant first received HAF funds?

No

Will the Participant use any third-party contractor or partner to conduct program administration (such as reviewing applications, determining eligibility, processing payments, conducting reporting, and reviewing compliance) for some or all of the Participant's HAF programs?

Yes

If yes, has the Participant entered into all necessary arrangements with all of the third-party contractors or partners that will conduct program administration?

No

Use of Initial Payment

If the Participant has already received any HAF funds from Treasury, provide the following information about the use of such funds as of June 30, 2021.

What amount of the HAF funds that the Participant has received been disbursed to eligible homeowners?

\$1,848,966.00

Has the Participant begun accepting applications from homeowners for any HAF-funded programs?

Yes

How much of the HAF funds that the Participant has received been obligated?

\$0.00

How many households have applied for HAF assistance?

315

How many households has the Participant provided with housing counseling or legal services using HAF funds?

0

How many households has the Participant provided with assistance using HAF funds?

135

Provide a brief description of how the Participant has used the HAF funds it has received.

In July 2021, CHFA launched a Pilot Program using several of its existing servicers. Participating servicers performed outreach to their CT portfolio and provided application intake services. CHFA staff performed quality control reviews on the application packages for completeness and program eligibility. Applicants were eligible for a grant award of up to \$20,000 for mortgage arrearages, to include deferred or forborne amounts. The Pilot Program launched in two phases. Phase 1 of the Pilot Program limited household income to 80% AMI and Phase 2 limited household income to 100% AMI. Funding was prioritized based on urgent need and AMI, among other factors. Phase 1 of the Pilot Program ran from July 2021 through August 2021. Eligible applicants were funded in August 2021. Phase 2 of Pilot Program ran from August 2021 to September 2021. An additional 208 households were helped in Phase 2, bringing the total households assisted during Phases 1 and 2 to 343, \$4,830,032.

CHFA anticipates proceeding with a supplemental, non-mortgage assistance ("NMA") phase of the Pilot program to provide assistance to homeowners at risk of losing their homes due to a non-mortgage foreclosure such as for common interest ownership community association (i.e., condo) dues or a tax sale prior to the launch of the CTHAF program. NMA phase will end when CTHAF Program is operational or the initial 10% of the HAF funds are depleted. The NMA phase is anticipated to provide CHFA with valuable experience that will enable CHFA to implement the CTHAF program and aid Connecticut homeowners prior to receipt of the remaining HAF funds.

Budget

Budgeting of HAF Funds by Program Design Element

Specify the amounts of HAF funds that the Participant proposes to allocate to each of the following program design elements, if offered:

Measure	Amount
Mortgage Payment Assistance	\$21,810,790.00
Mortgage Principal Reduction	\$0.00
Payment Assistance for Homeowner's Internet Service	\$0.00
Payment Assistance for HOA fees or liens	\$2,726,348.50
Payment Assistance for Delinquent Property Taxes	\$2,726,348.50
Mortgage Reinstatement	\$70,885,067.00
Facilitate Mortgage Interest Rate Reduction	\$0.00
Payment Assistance for Homeowner's Insurance	\$0.00
Payment Assistance for Down Payment Assist. Loans	\$0.00
Payment Assistance for Homeowners Utilities	\$0.00

Other measures to prevent homeowner displacement

Measure	Amount
Non-mortgage reinstatement - a one-time catchup of delinquent HOA, insurance, real property taxes or other qualified expenses	\$10,905,395.00
Note - Mortgage reinstatement budget line includes stand-alone reinstatements and also the reinstatement done in conjunction with a payment assistance grant.	\$0.00

Displacement Prevention Sub-Total	\$109,053,949.00
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Counseling or Legal Services

The Participant may allocate up to 5% of its HAF funds for counseling or educational efforts by housing counseling agencies approved by the Department of Housing and Urban Development or a tribal government, or legal services, target to households eligible to be served with funding from the HAF related to foreclosure prevention or displacement.

Specify the Participant's allocations for the following	Amount
Counseling or Educational Services	\$0.00
Legal Services	\$1,500,000.00

Services Sub-Total	\$1,500,000.00
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Reimbursement of Funds Expended After January 21, 2020

As described in the HAF guidance, HAF funds may be used for reimbursement of certain expenses between January 21, 2020 and the date when the first HAF funds are disbursed by the HAF participant under the HAF for a qualified expense (with certain limitations, as set forth in the HAF guidance).

Type of Expense	Amount
none	\$0.00

Reimbursement Sub-Total	\$0.00
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Allocation of Administrative Expenses

Type of Expense	Amount
IT end-to-end solution	\$6,548,868.00
Facility & Info System	\$241,309.00
Office Expense	\$228,993.00
Marketing & Outreach	\$1,231,368.00
Other Expense	\$83,122.00
Staff	\$2,150,000.00
Contingency	\$599,183.00
Resource Centers	\$1,200,000.00
Applicant Education	\$300,000.00

Administrative Expenses Sub-Total	\$12,582,843.00
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Total Plan Requested Amount	\$123,136,792.00
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Amount Requested Confirmation:

Yes

Contacts

Please identify up to three contacts for the Participant- a primary contact, a designated point of contact for reporting, and an additional contact.

Primary Contact

Name: **Liisa Koeper**

Agency/Office: **Connecticut Housing Finance Authority for CT Department of Housing**

Email: liisa.koeper@chfa.org

Phone Number: **8605714226**

Reporting Contact

Name: **Liisa Koeper**

Agency/Office: **Connecticut Housing Finance Authority for CT Department of Housing**

Email: liisa.koeper@chfa.org

Phone Number: **8605714226**

Additional Contact

Name: **Beau Anderson**

Agency/Office: **CT Department of Housing**

Email: beau.anderson@ct.gov

Phone Number: **8604160552**

Proprietary or Otherwise Non-Public Information

Does your plan submission include any information or materials that are proprietary or otherwise non-public?

No

If "Yes," please indicate which information or materials are proprietary or otherwise non-public.

Title VI Assurances

You must provide on behalf of the HAF Participant assurances that the HAF Participant will comply with Title VI of Civil Rights Act of 1964. Please download the assurances, then review, sign, and upload the signed copy to this page before submitting the HAF Plan.

Title	Upload Date
6. HAF-Title VI Assurance (5-18-2021) (1)	10/3/2021 12:00 PM

Official Certification

I (the undersigned) certify that the information provided in the HAF submission is accurate and complete after reasonable inquiry of people, systems, and other information available to the HAF Participant. The HAF participant and I acknowledge that any materially false, fictitious, or fraudulent statement or representation (or concealment or omission of material fact) in this submission may be the subject of criminal prosecution under the False Statements Accountability Act of 1996, as amended, 18 U.S.C. § 1001 and also may subject me and HAF Participant to civil penalties and/or administrative remedies for false claims or otherwise, (including 31 U.S.C. §3729 et seq.). I am an authorized representative of HAF Participant with authority to make the above certifications and representations on behalf of the HAF Participant.

Name of HAF Participant:

Connecticut Department of Housing

Name and Title of Certifying Official

Name: **Liisa Koeper**

Title: **Assistant Director, Finance**

Telephone: **8605714226**

Email: liisa.koeper@chfa.org