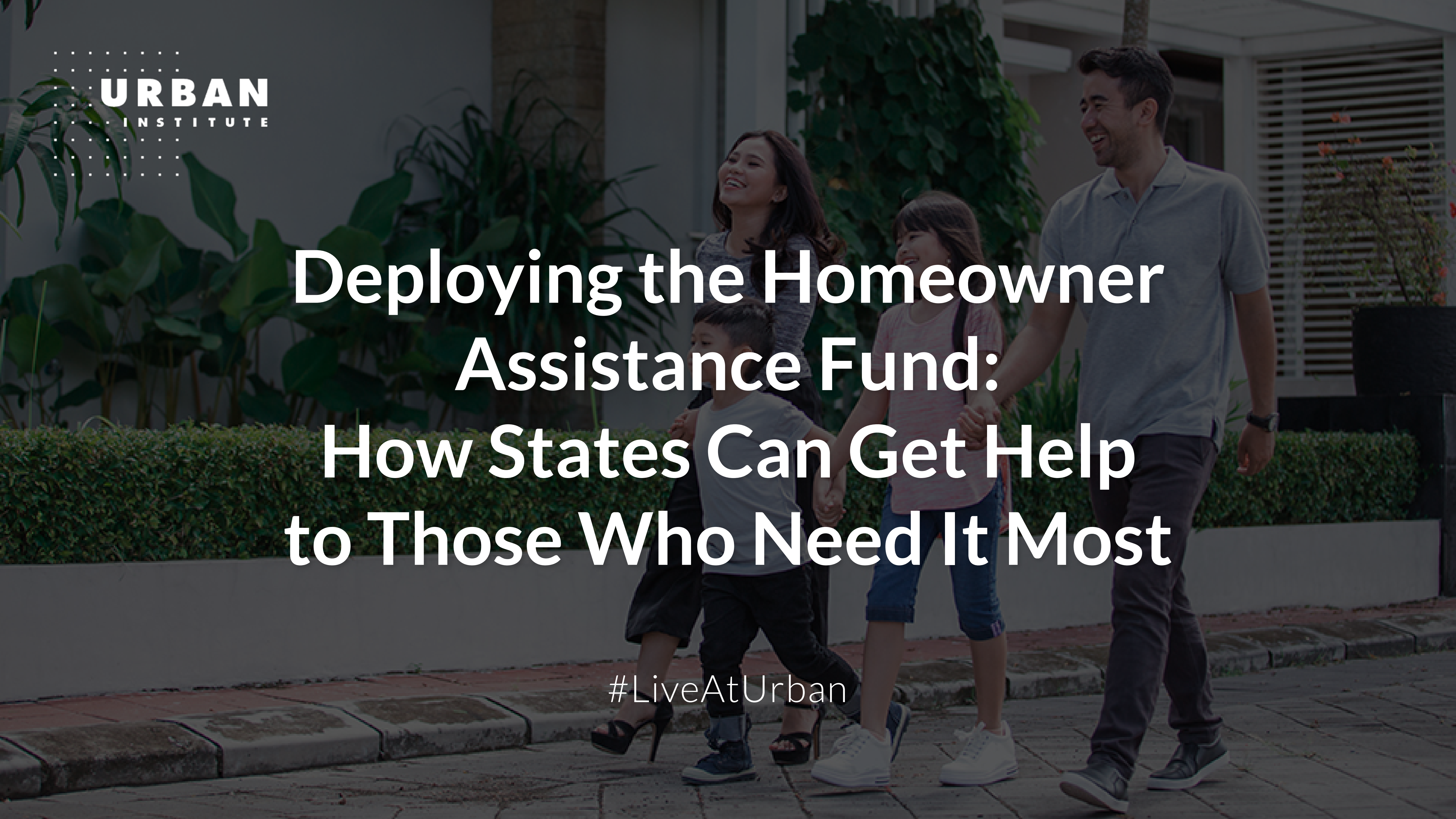


URBAN INSTITUTE

Deploying the Homeowner Assistance Fund: How States Can Get Help to Those Who Need It Most

#LiveAtUrban

Housekeeping

- Event is being recorded and the recording will be posted online afterward.
- Hide captions or adjust settings with the Live Transcript button.
- Speaker biographies and the slides are posted online at Urban.org
- All participants are muted.
- Type your **questions** and **comments** into the Q&A box at any time.
- Please complete the survey at the end of the event.

#LiveAtUrban

What is the Homeowner Assistance Fund (HAF)?

Created by the American Rescue Plan of 2021

The HAF was established under section 3206 of the ARP and is meant to help homeowners that, as of January 21, 2020, face a material reduction in income or material increase in living expenses associated with the coronavirus pandemic that has created or increased risk of

(1) mortgage delinquency
(2) mortgage default
(3) foreclosure
(4) loss of utilities or home energy services
(5) or displacement for a homeowner

Provides nearly $10 billion in assistance

The American Rescue Plan Act provides up to $9.961 billion for states, the District of Columbia, U.S. territories, Tribes or Tribal entities, and the Department of Hawaiian Home Lands to provide relief for our country's most vulnerable homeowners.

(1) A minimum of $50 million for each state, the District of Columbia and Puerto Rico
(2) $498 million for Tribes or Tribally designated housing entities and the Department of Hawaiian Home Lands
(3) $30 million for the territories of Guam, American Samoa, the U.S. Virgin Islands, and the Commonwealth of the Northern Mariana Islands

States and other entities must submit plans to receive full funding

Treasury made initial payments from the HAF available to eligible entities that are approved to participate in the HAF in an amount equal to 10% of the total amount allocated to the eligible entity.

To receive the remainder of its allocation, an eligible entity must develop and submit a plan for its use of HAF funding. These HAF plans will describe in detail the needs of homeowners within the relevant jurisdiction, the design of each program the eligible entity proposes to implement using HAF funds, performance goals, and information regarding the eligible entity's readiness to implement the programs.

Who Are HAF Funds Intended to Target?

Lower Income

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.

Any amount not made available to homeowners that meet this income-targeting requirement must be prioritized for assistance to socially disadvantaged individuals, with funds remaining after such prioritization being made available for other eligible homeowners.

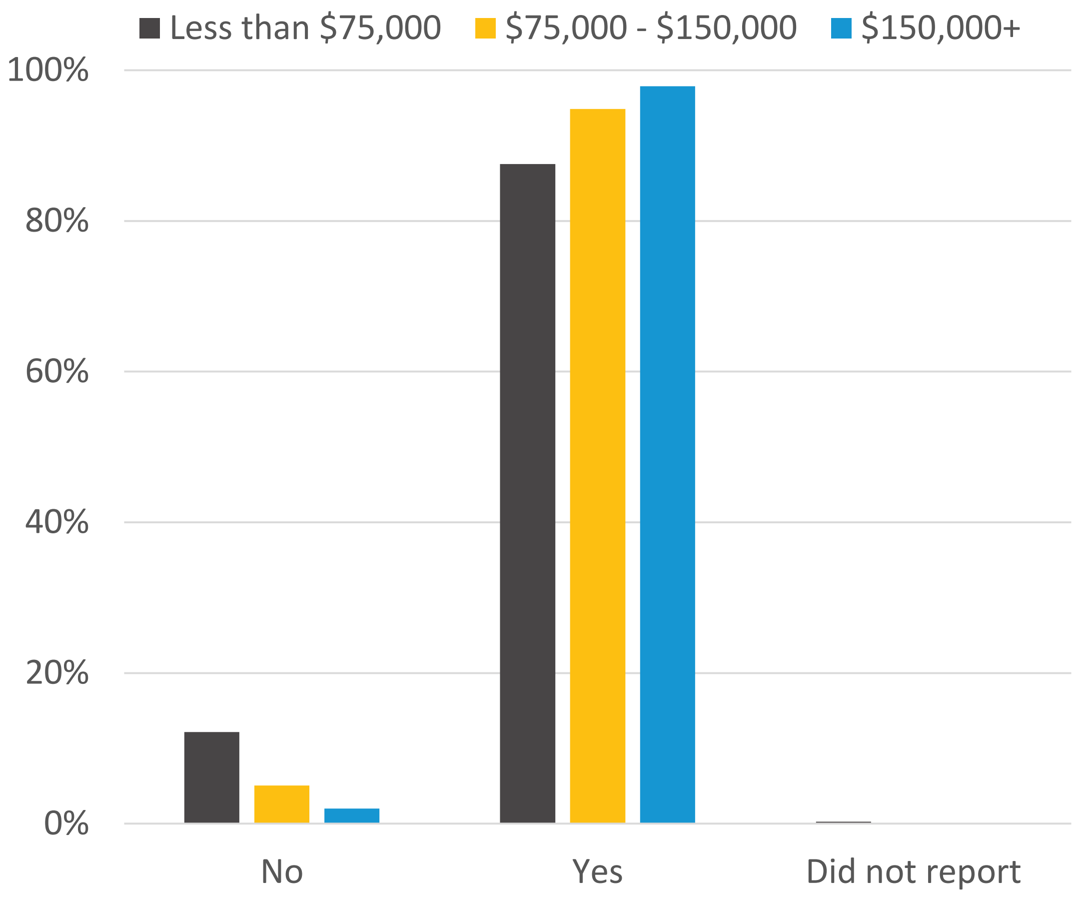
Socially disadvantaged individuals

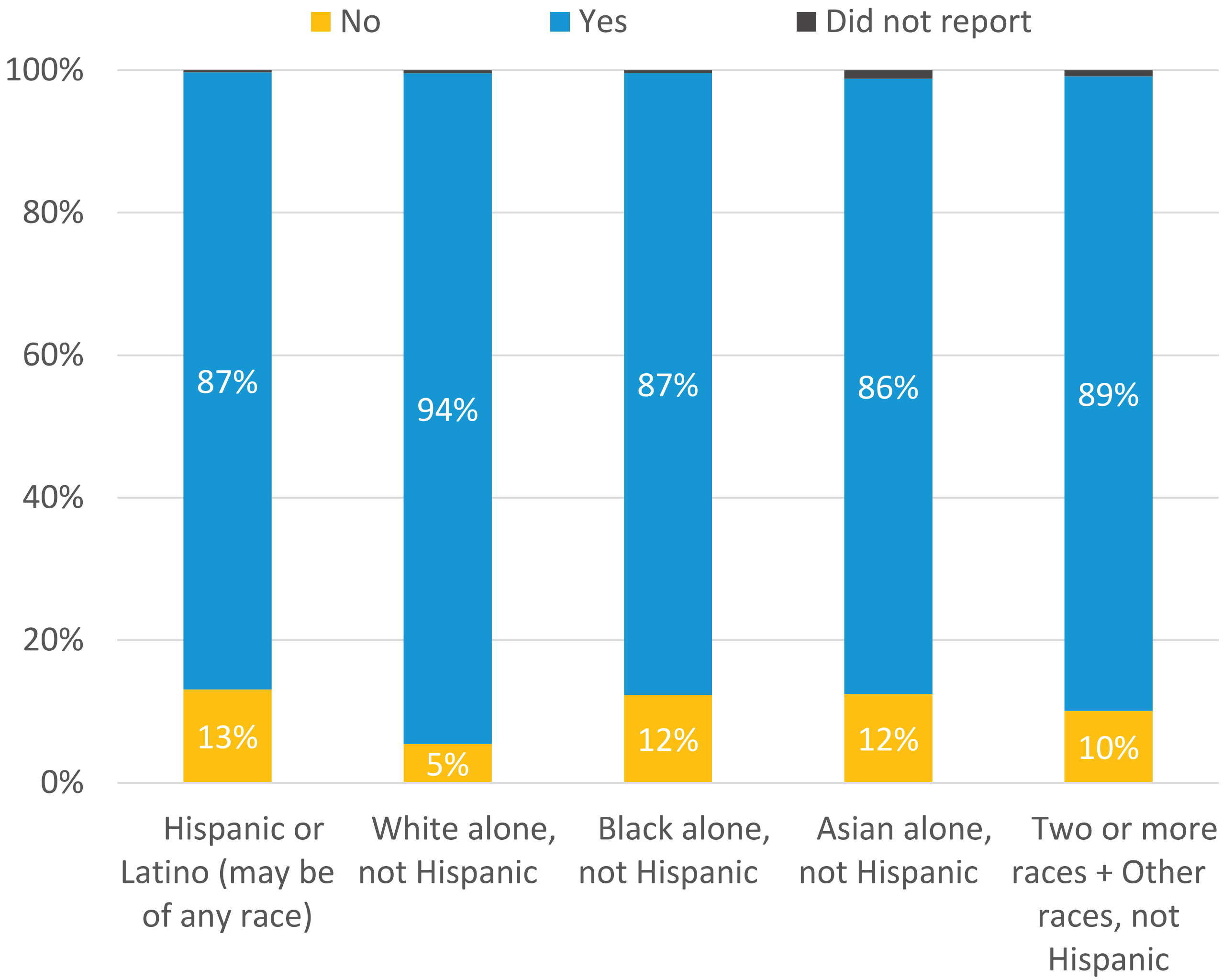
Those whose ability to purchase or own a home has been impaired due to diminished access to credit on reasonable terms as compared to others in comparable economic circumstances, based on disparities in homeownership rates in the HAF participant's jurisdiction as documented by the U.S. Census.

Indicators of impairment under this definition may include:
(1) member of a group that has been subjected to racial or ethnic prejudice or cultural bias within American society
(2) resident of a majority-minority Census tract
(3) individual with limited English proficiency
(4) resident of a U.S. territory, Indian reservation, or Hawaiian Home Land
(5) individual who lives in a persistent-poverty county, meaning any county that has had 20% or more of its population living in poverty over the past 30 years as measured by the three most recent decennial censuses.

Recent Trends in Homeownership Instability

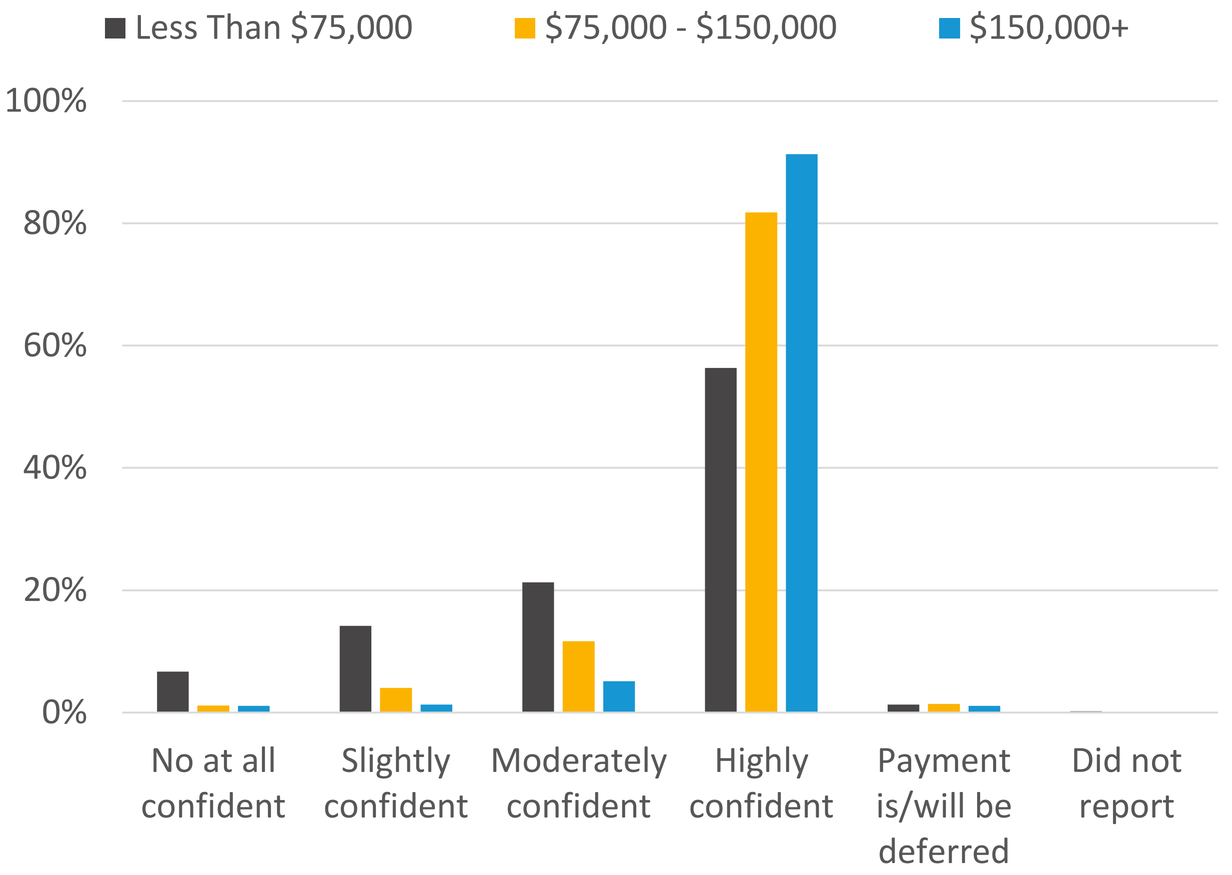
Share of Mortgaged Homeowners Not Caught Up On Their Mortgage Payments

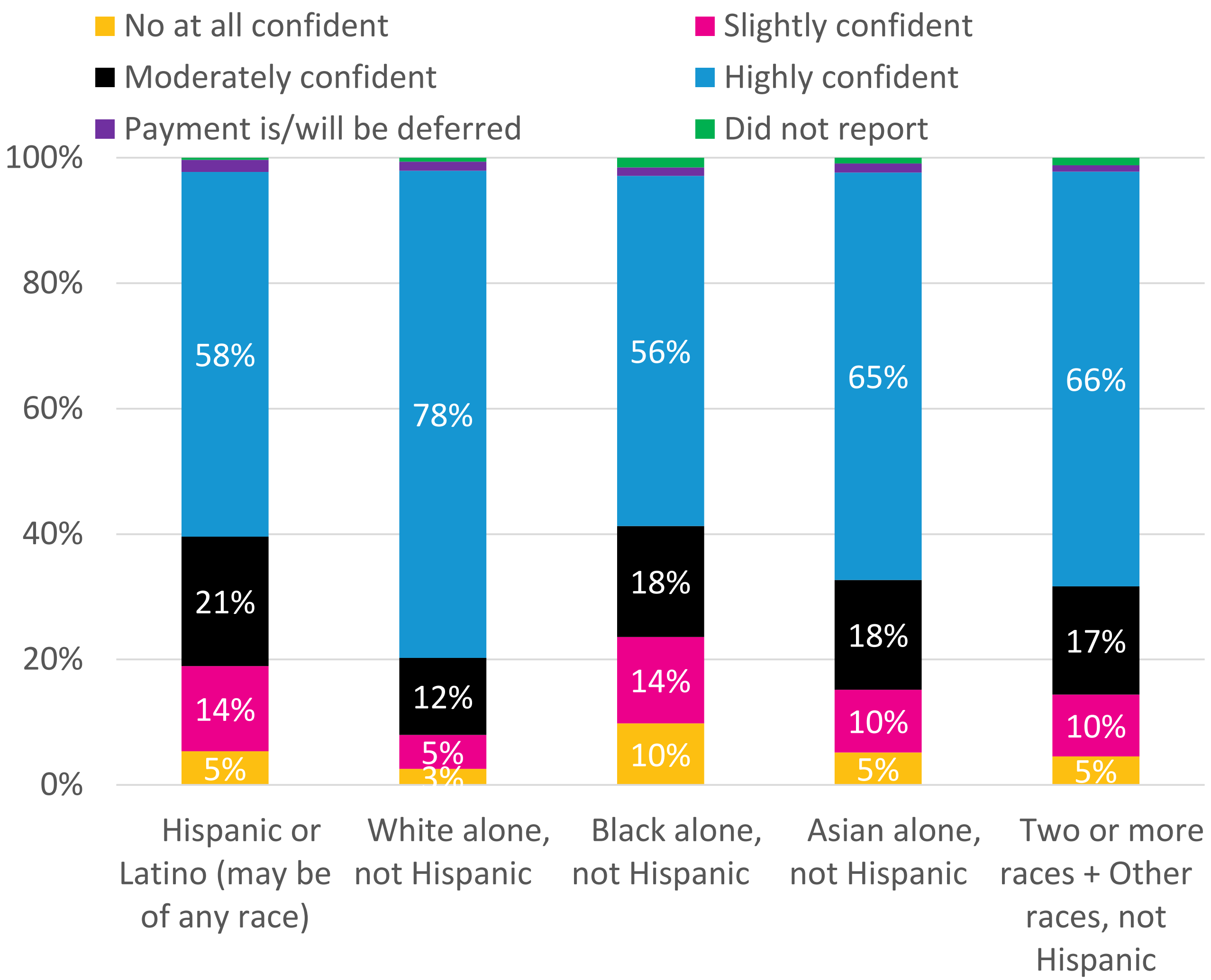




Sources: Census Housing Pulse, data collected from September 15-September 27.

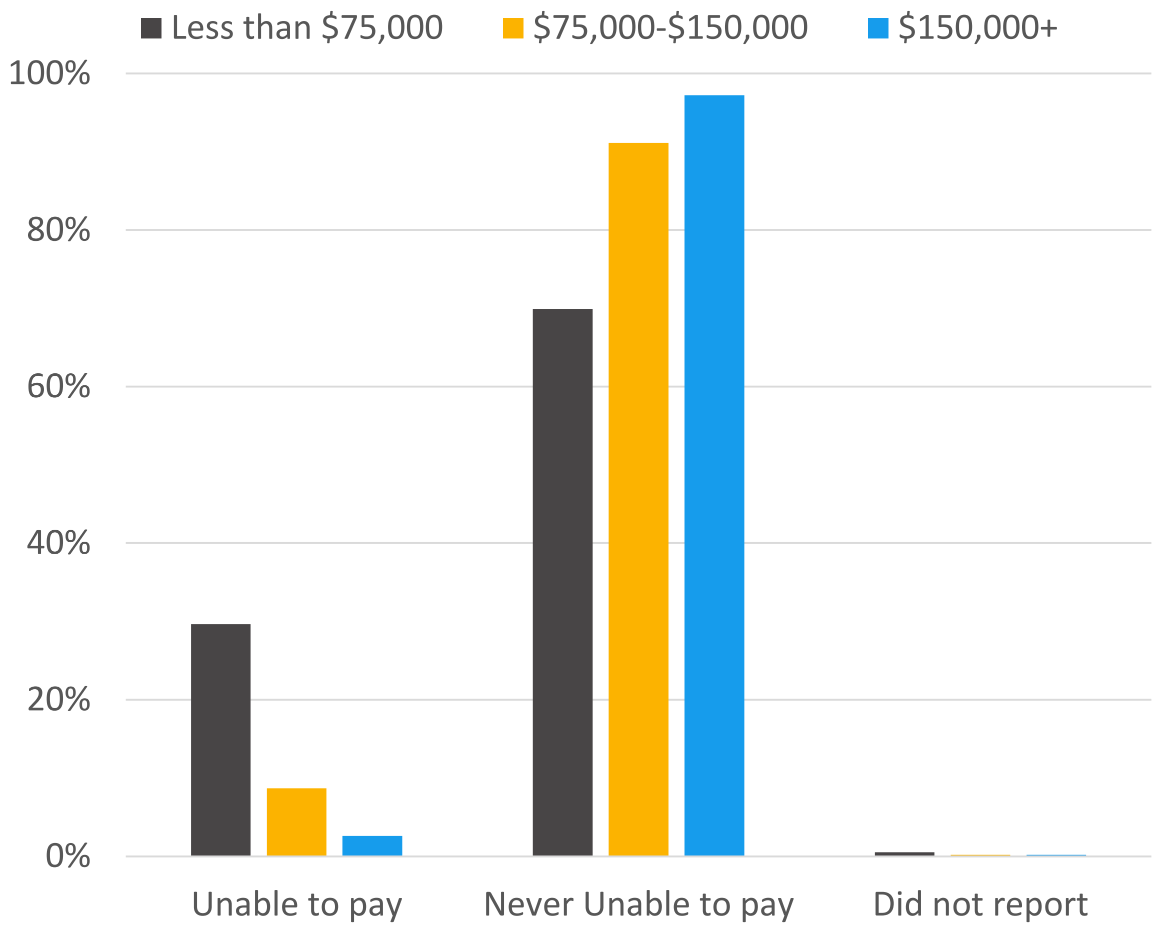
Share of Mortgaged Homeowners' Ability to Make Next Months' Payment

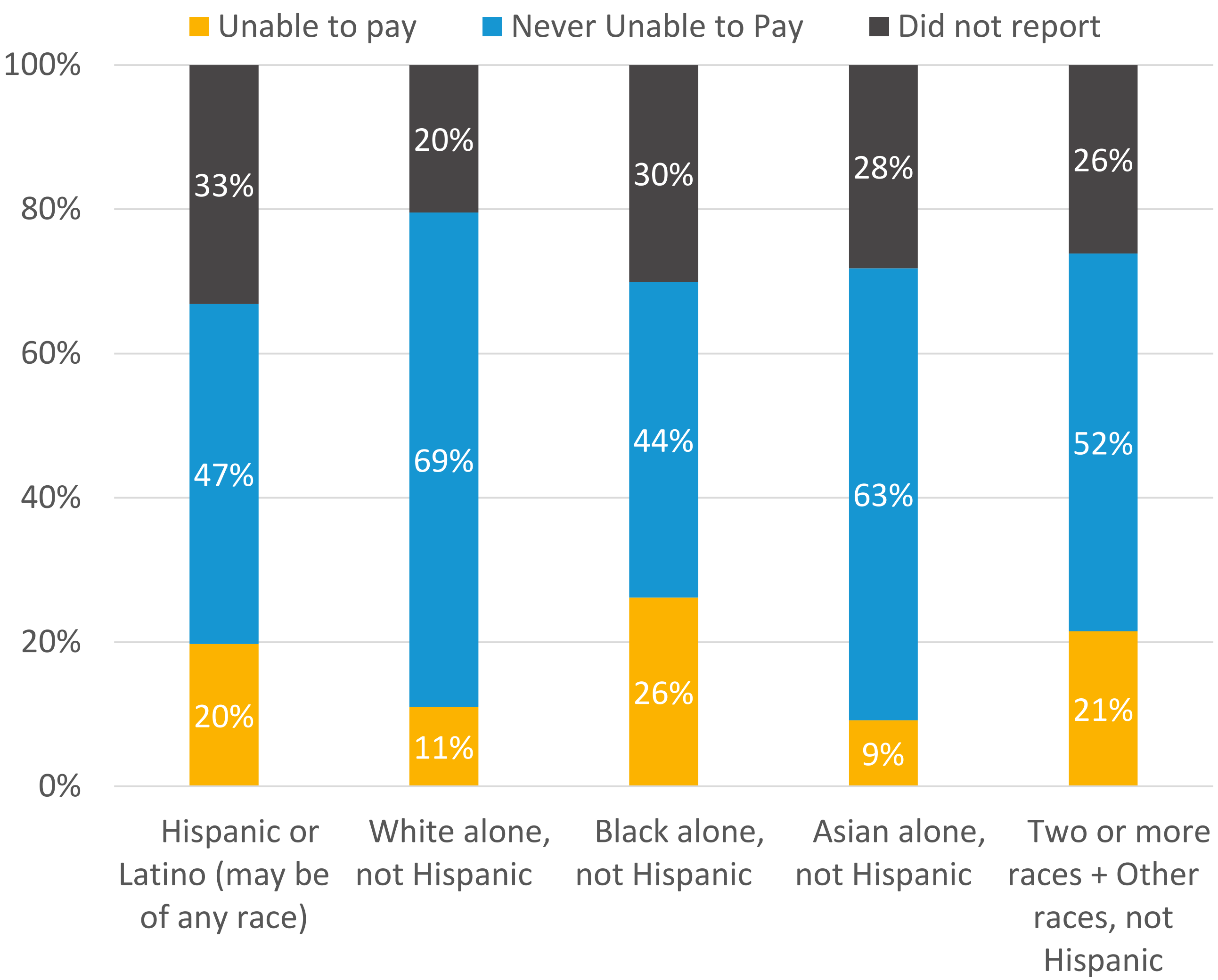




Notes: Sources: Census Housing Pulse, data collected from September 15-September 27.

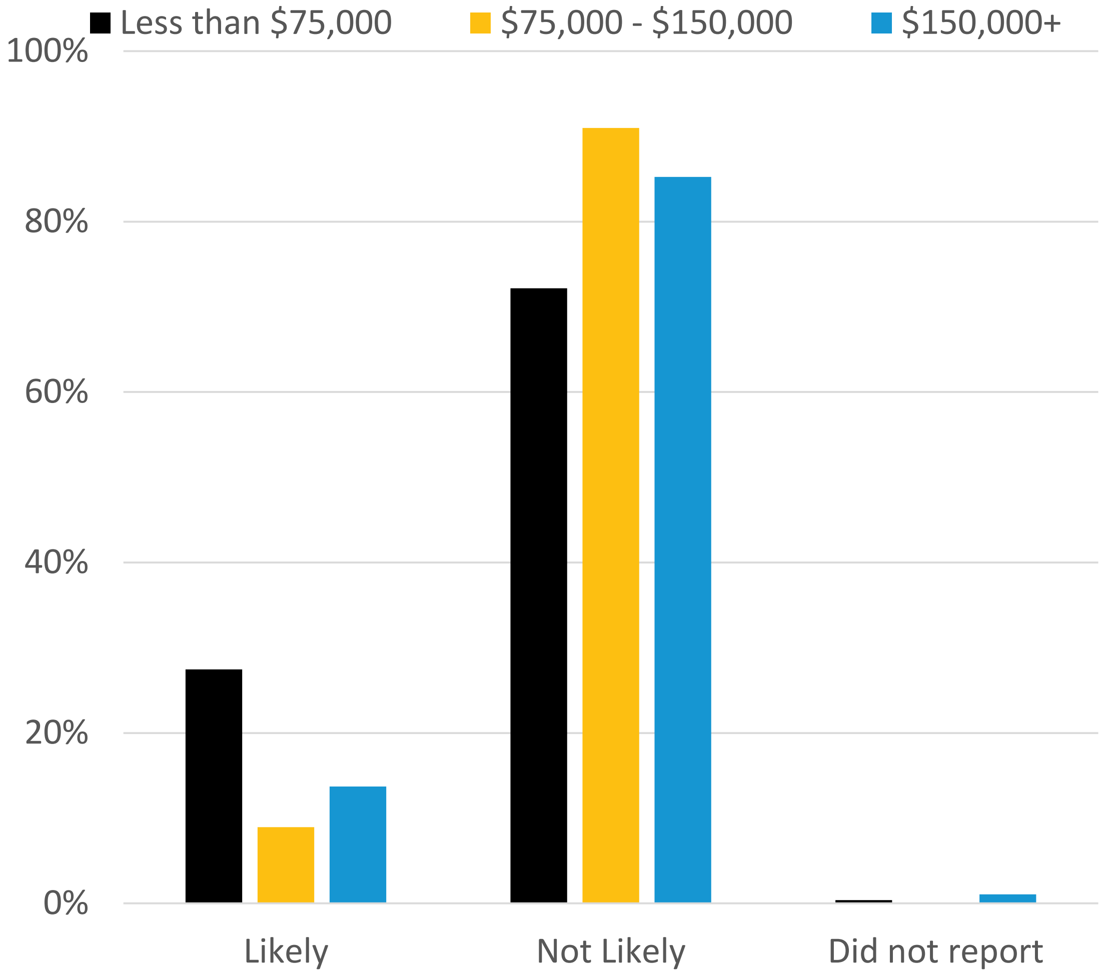
Households Ability to Pay an Energy Bill

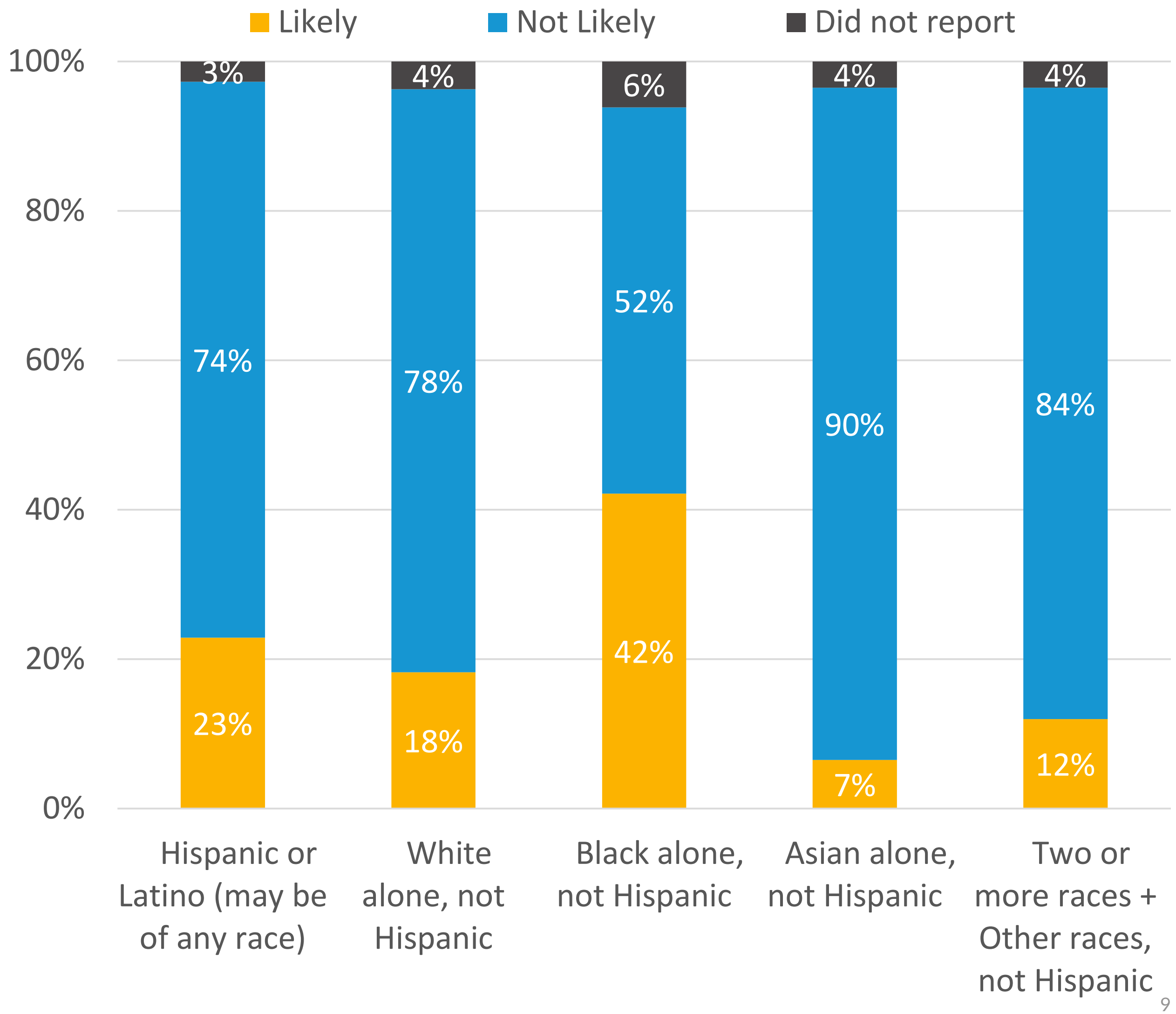




Notes: Unable to pay includes "every month", "some months", and "1 or two months".
Sources: Census Housing Pulse, data collected from September 15-September 27.

Likelihood of Leaving this House in Next Two Months Due to Foreclosure (Among those currently delinquent)





Sources: Census Housing Pulse, data collected from September 15-September 27.

Predictive Foreclosure Estimates

- Our predictive foreclosure rates measure what the foreclosure rate may have been absent federal policy implementing institutional forbearance and the foreclosure moratorium.

- Estimates were generated by regressing state foreclosure rates on economic and housing market conditions such as the 90+ day delinquency rate.

- Predictive estimates were generated for each county in all 50 states and DC. Different regression models were used in different states.

- Read more about our methodology on our project page.

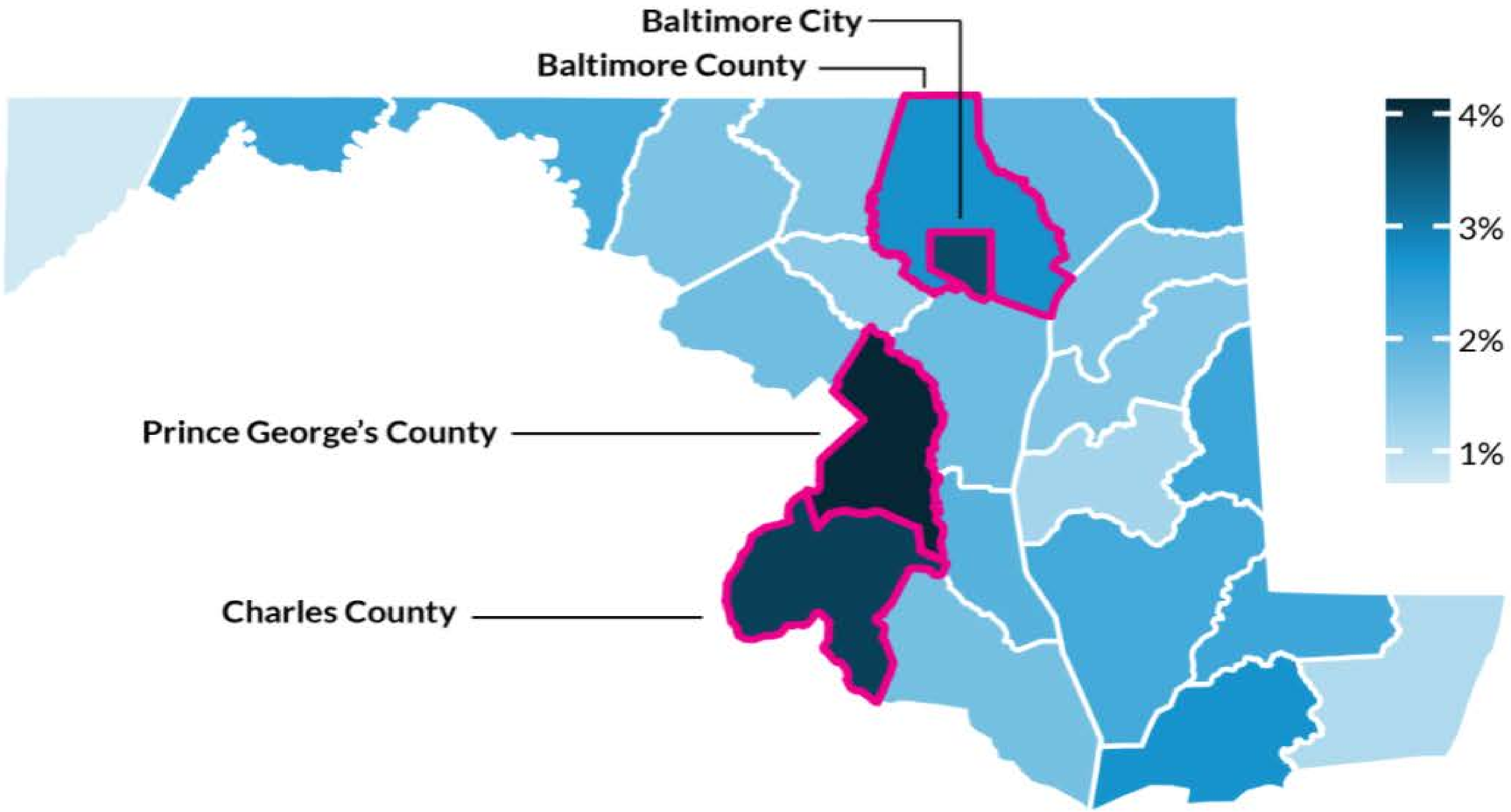
Results Example: Maryland

County	90+ Day Delinquency Rate	Actual Foreclosure Rate	Predicted Foreclosure Rate	County	90+ Day Delinquency Rate	Actual Foreclosure Rate	Predicted Foreclosure Rate
Prince George's	7.2%	0.5%	4.1%	Harford	3.5%	0.2%	1.9%
Charles	6.6%	0.5%	3.8%	Anne Arunduel	3.2%	0.2%	1.8%
Baltimore City	6.4%	0.6%	3.7%	Montgomery	3.1%	0.1%	1.7%
Baltimore County	4.8%	0.4%	2.7%	Saint Marys	3.1%	0.2%	1.7%
Somerset	4.8%	0.9%	2.7%	Frederick	2.9%	0.1%	1.6%
Allegany	4.3%	0.4%	2.4%	Caroll	2.9%	0.2%	1.6%
Caroline	4.1%	0.5%	2.3%	Queen Annes	2.8%	0.2%	1.6%
Wicomico	4.1%	0.3%	2.3%	Kent	2.8%	0.1%	1.5%
Dorchester	4.0%	0.2%	2.2%	Howard	2.7%	0.1%	1.5%
Cecil	3.9%	0.3%	2.2%	Talbot	2.2%	0.2%	1.2%
Washington	3.9%	0.3%	2.2%	Worcester	2.0%	0.2%	1.1%
Calvert	3.6%	0.2%	2.0%	Garrett	1.4%	0.2%	0.7%

Results Example: Maryland

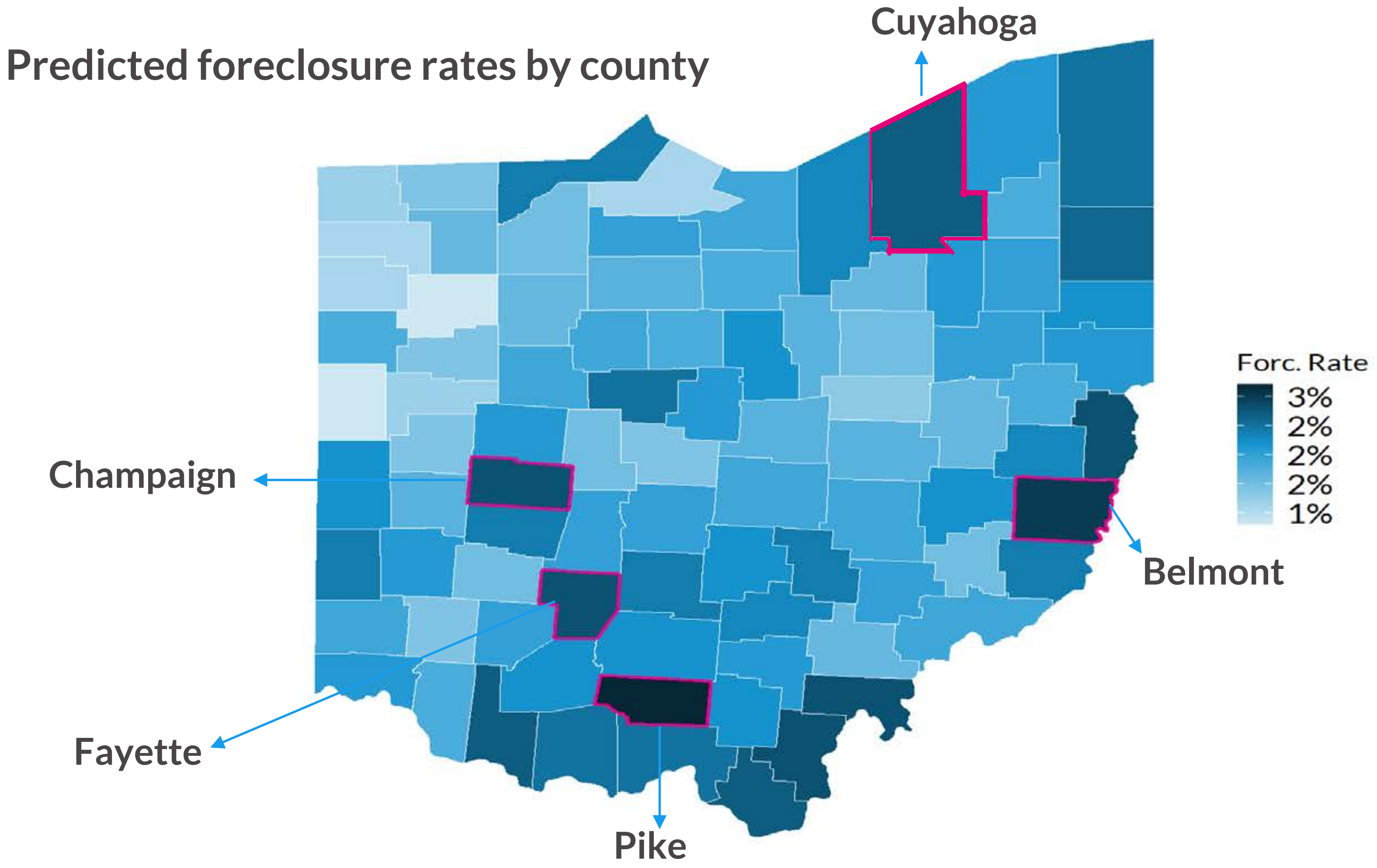
Maryland counties with the highest predicted foreclosure rates were Baltimore City (2.7%), Baltimore County (3.7%), Charles County (3.8%), and Prince George's County (4.1%).

Predicted foreclosure rates by county



Results Example: Ohio

Ohio counties with the highest predicted foreclosure rates were Cuyahoga (2.7%), Fayette (2.8%), Champaign (2.8%), Belmont (3.0%), and Pike (3.2%).



Applied Use of HAF Targeting Data

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Other Access

The information on this page (the dataset metadata) is also available in these formats.

JSON | RDF

via the DKAN API

Homeowner Assistance Fund County-Level Targeting Data

Housing and Housing Finance | *Race and Ethnicity* | *Neighborhoods, Cities, and Metros*

This dataset includes homeowners' demographic and income characteristics and assesses foreclosure risk in counties across the country. With these data, policymakers can better target Homeowner Assistance Fund dollars to the homeowners most in need.

This dataset contains the following information for counties in every state:

- number of homeowners with incomes below 100 percent of the area median income, broken out by all homeowners and those with an active mortgage (2019 American Community Survey data, five-year estimates)

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Applied Uses of HAF Data Tool

Intended users: State Officials, Housing Finance Agencies, Community Organizations, Advocates and Local Public Offices.

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- Size need (number of households/mortgages)
- Comply with Treasury targeting guidance

Applied Uses of HAF Data Tool

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Use cases:

- Identify risk faced by homeowners inside a state
- Size need (number of households/mortgages)
- Comply with Treasury targeting guidance:
    - *Homeowners must earn less than or equal to 150 percent of area-median-income (AMI)*
    - *Not less than 60 percent of funds must go to households earning under 100 percent of AMI*
    - *Funds to homeowners earning between 100-150 percent AMI should prioritize "social disadvantaged" homeowners*

Applied Uses of HAF Data Tool

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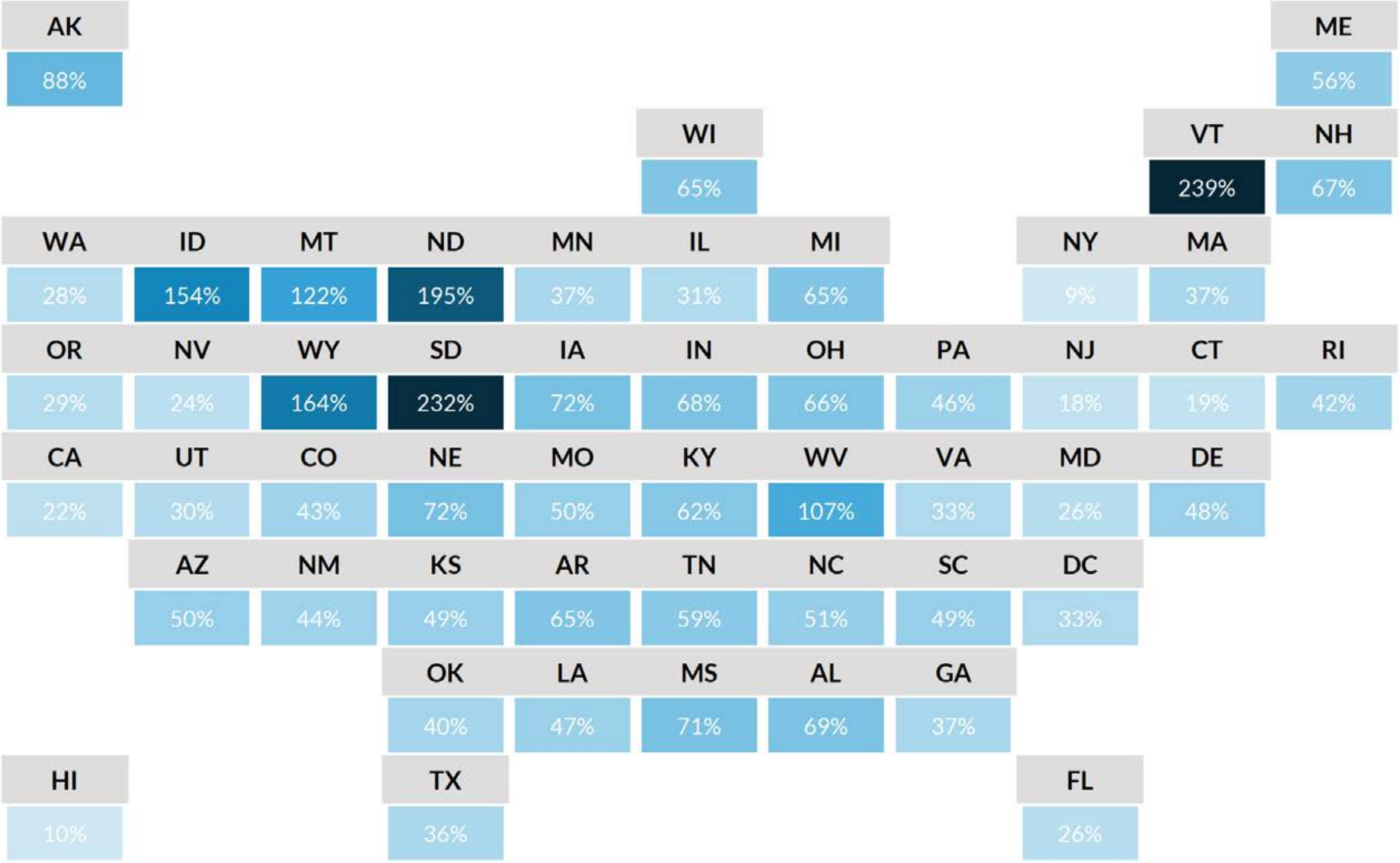
Use cases:

- Identify risk faced by homeowners inside a state
- Size need (number of households)
- Comply with treasury targeting guidance

End Goal: Create strategies for both the distribution of HAF funds and state's scarce outreach resources that are informed by data and target homeowners **efficiently and equitably.**

Limited HAF Resources for Varying Need

HAF Allocation as a Share of Pandemic Related Past Due Principal and Interest Payments (PITI)



Source: Black Knight.

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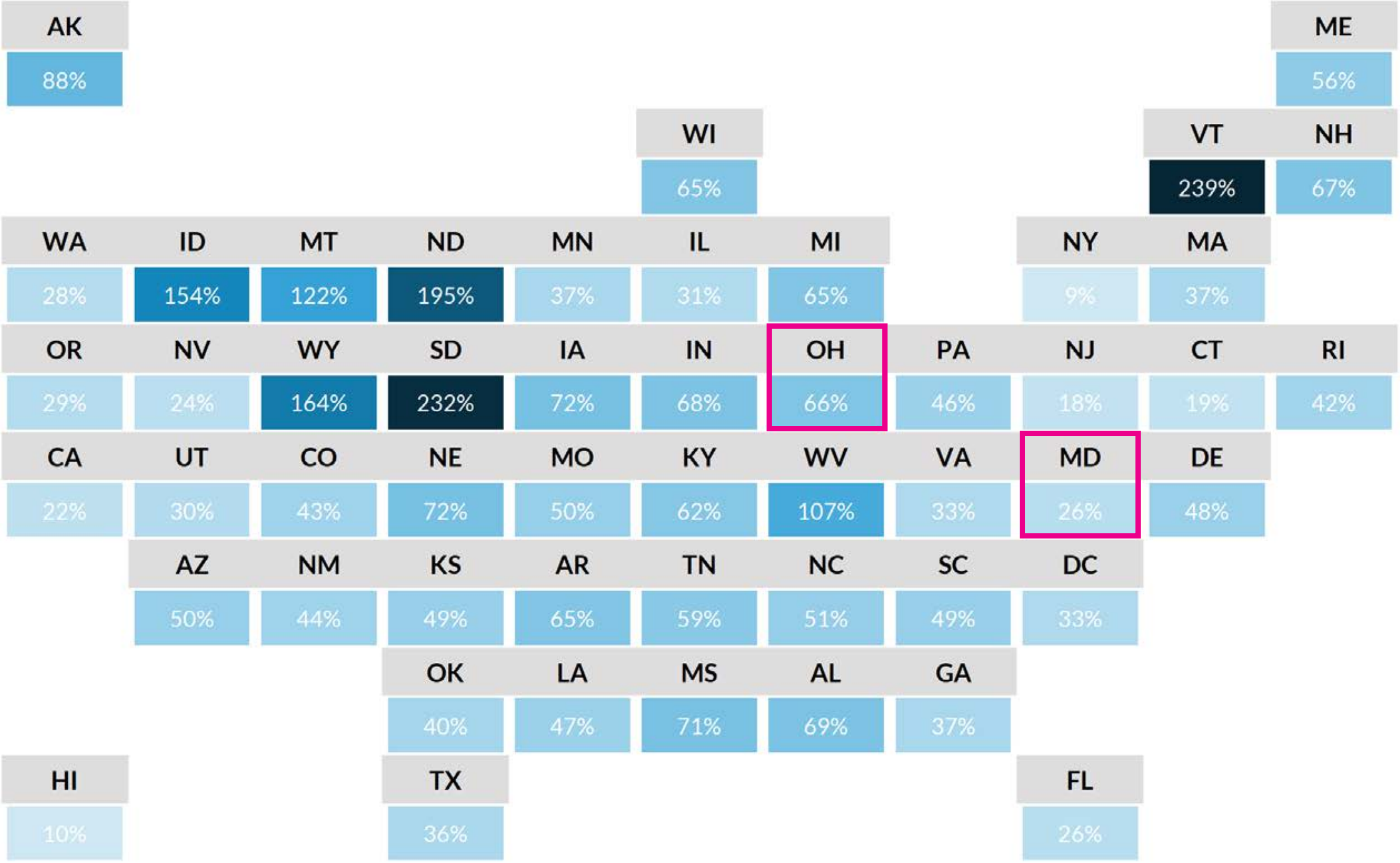
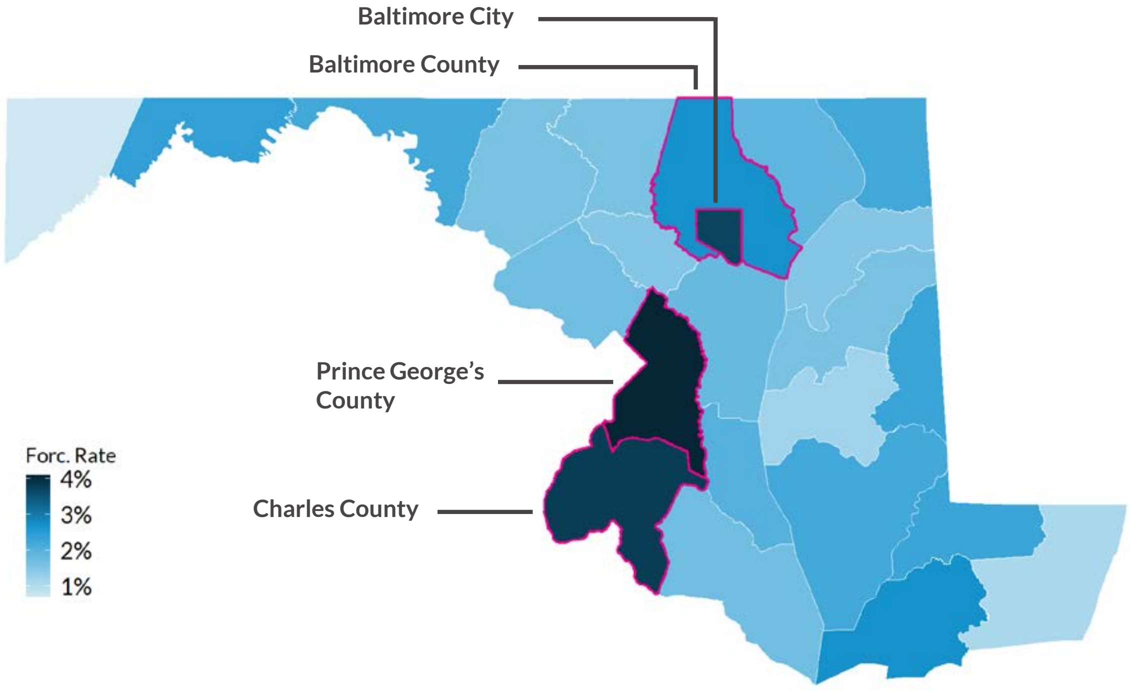


Source: Black Knight.

Using the Data: Maryland

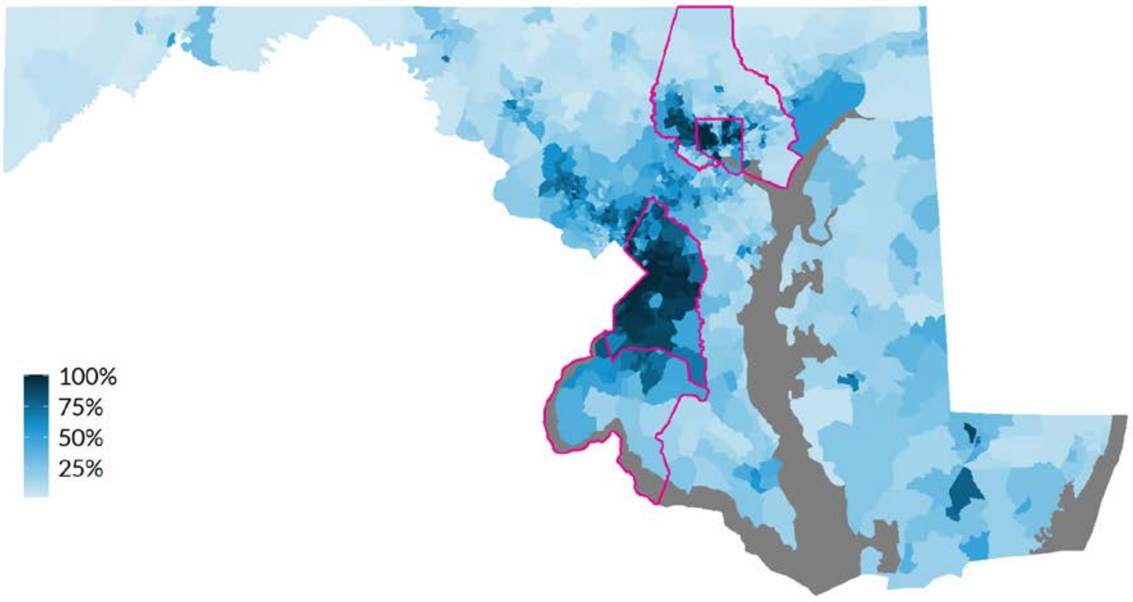
Foreclosure areas align with majority non-white tracts

Predicted foreclosure rate
Counties



Source: Urban Institute.

Non-white homeowner share
Census Tracts

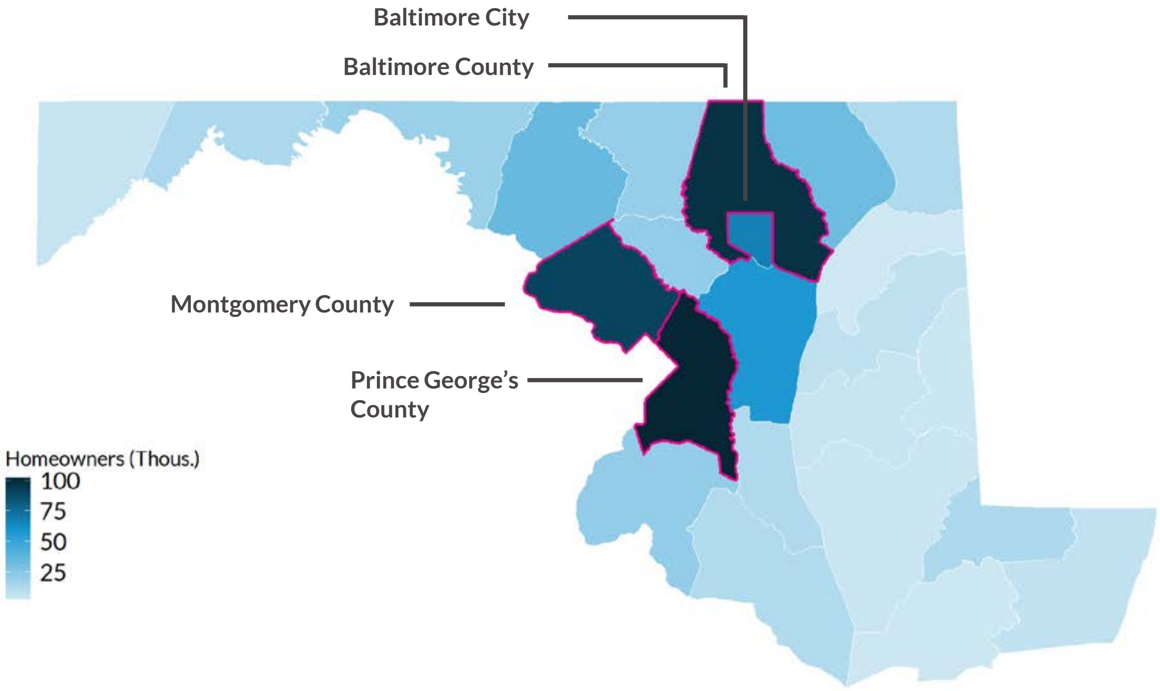


Source: American Community Survey.

Using the Data: Maryland

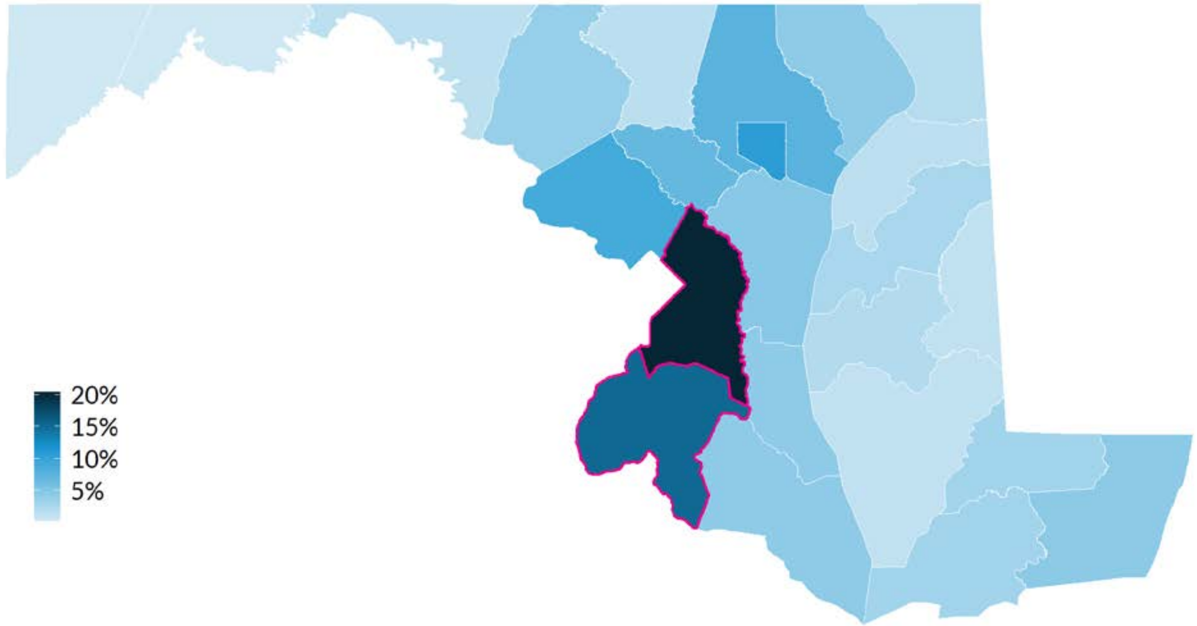
Populations in counties facing risk differ, should guide targeting

Number of homeowners earning less than 100 percent of AMI



Source: American Community Survey.

Share of homeowners that are Non-white and earning between 100-150 percent of AMI



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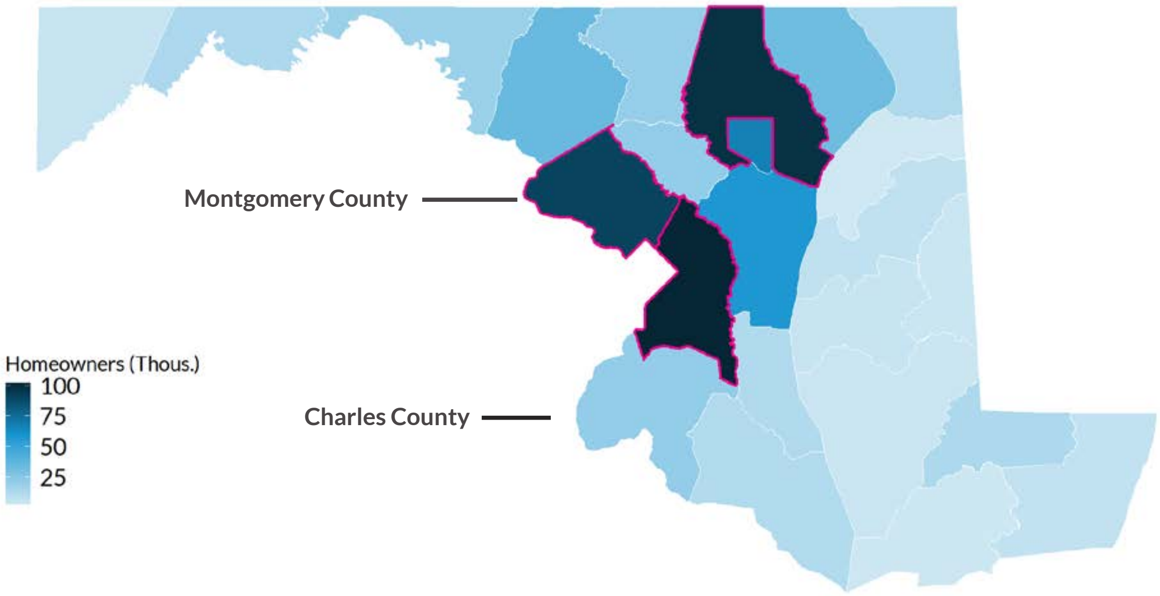

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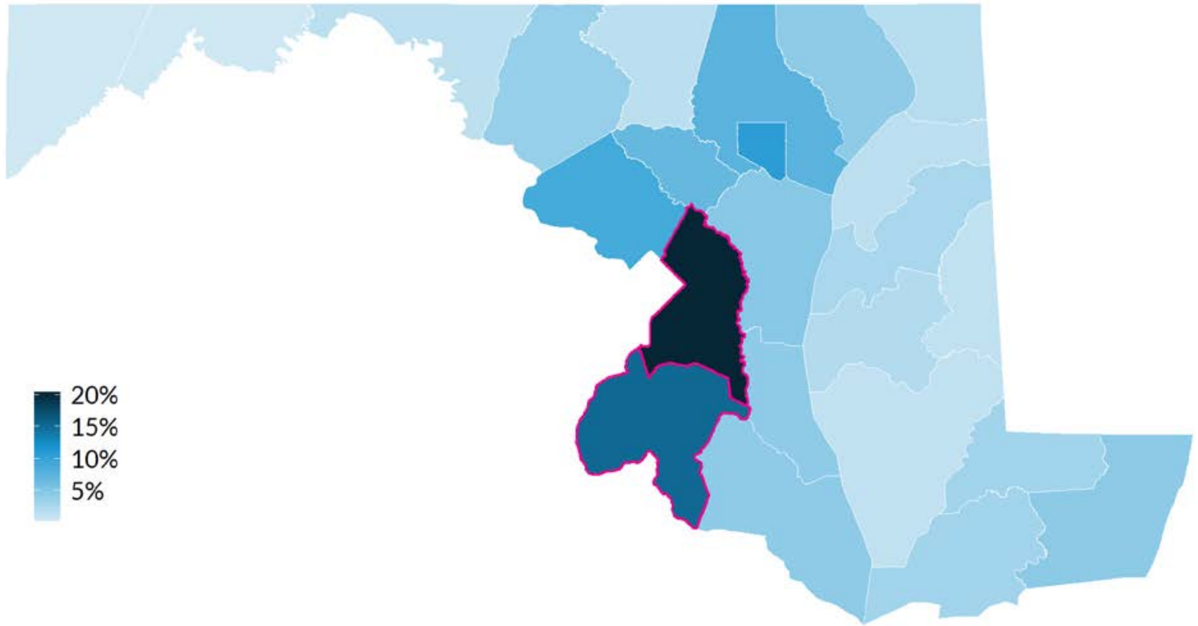

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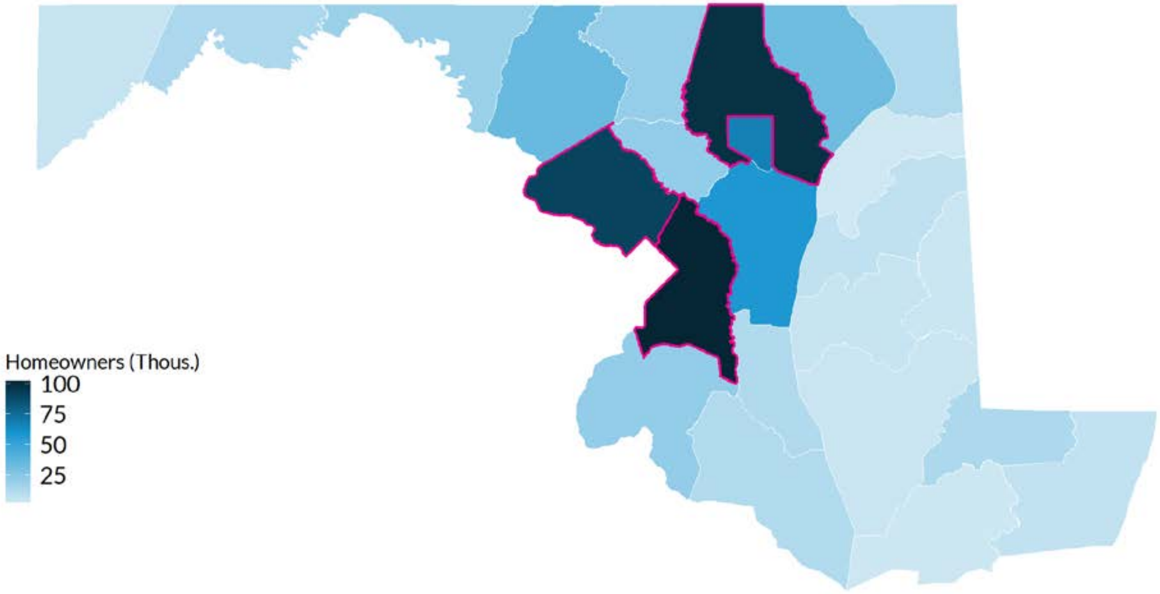

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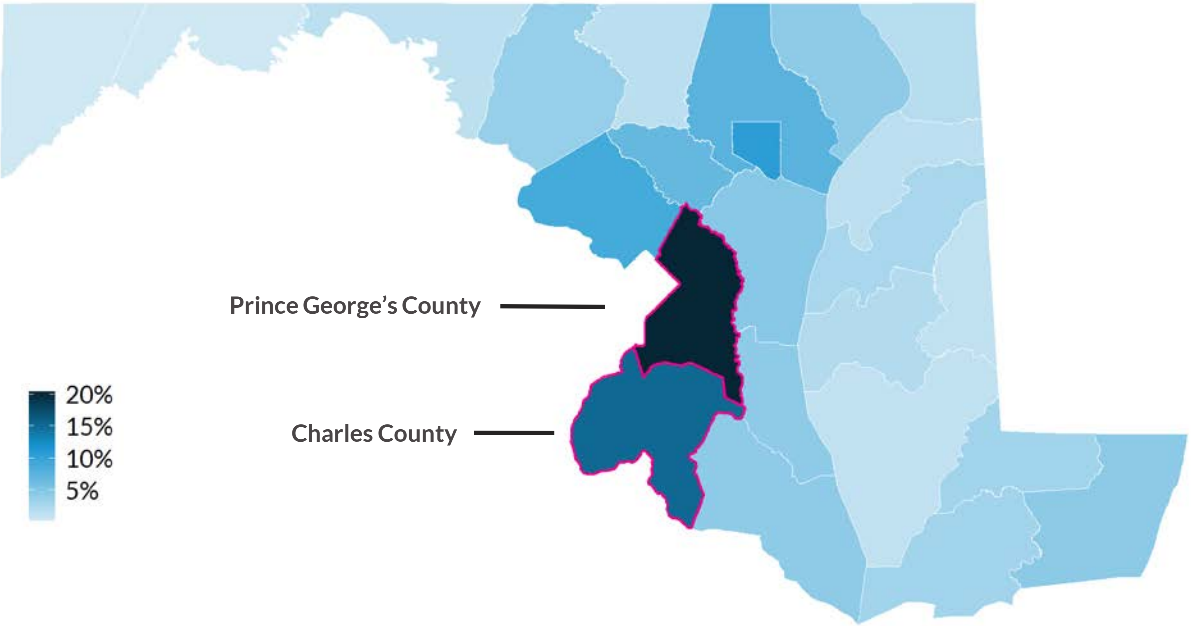
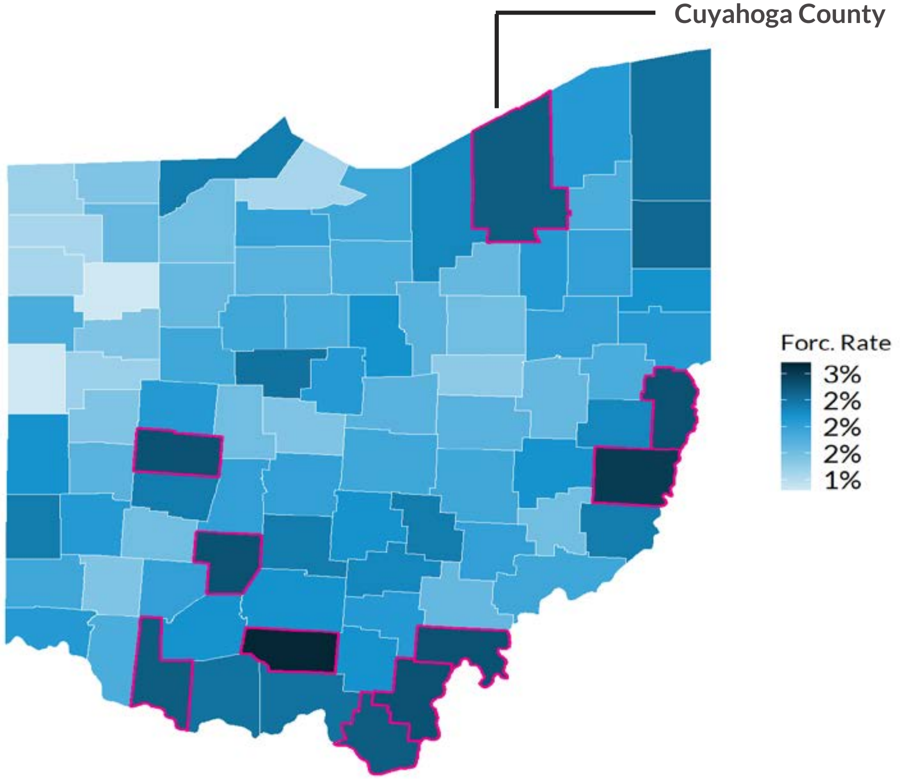


Source: American Community Survey.

Using the Data: Ohio

Ohio's at-risk counties differ from Maryland, more rural and majority white

Predicted foreclosure rate
Counties



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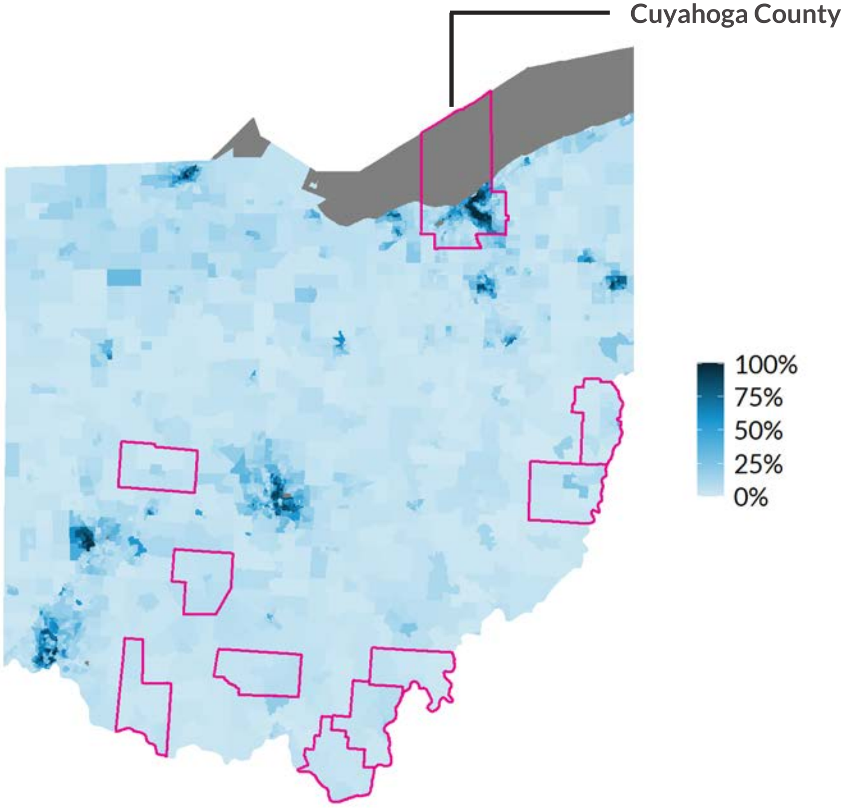

Source: American Community Survey.

Using the Data: Ohio

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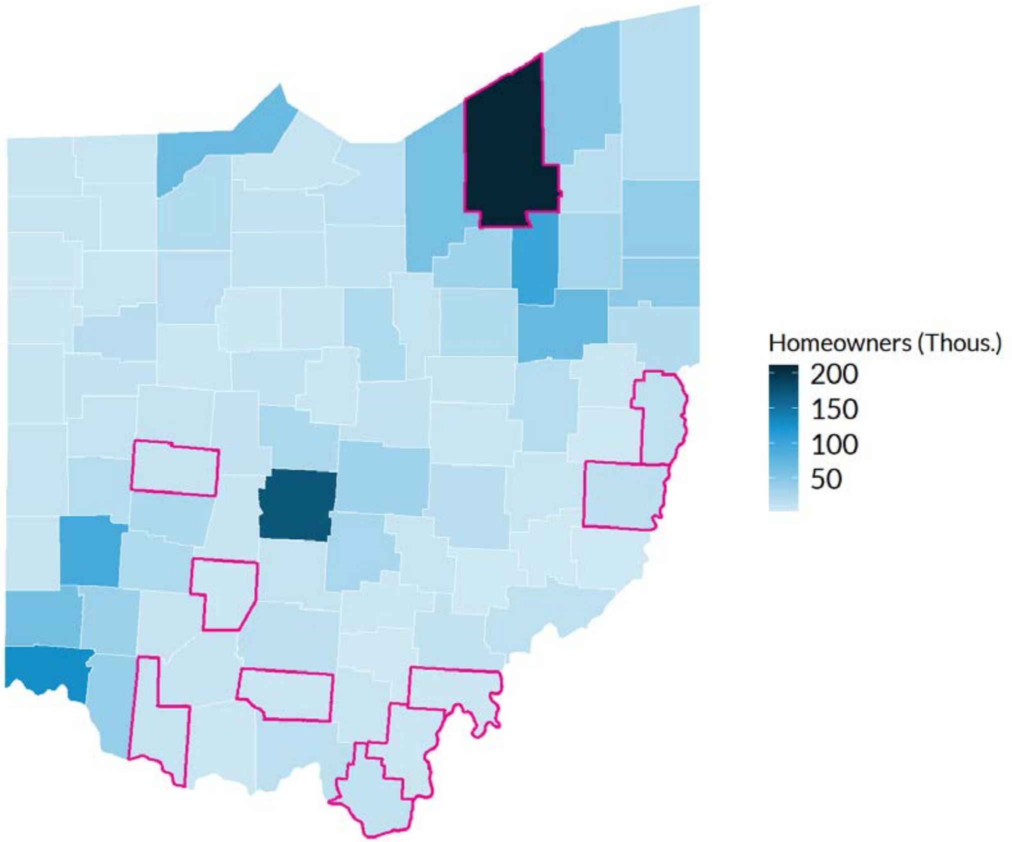
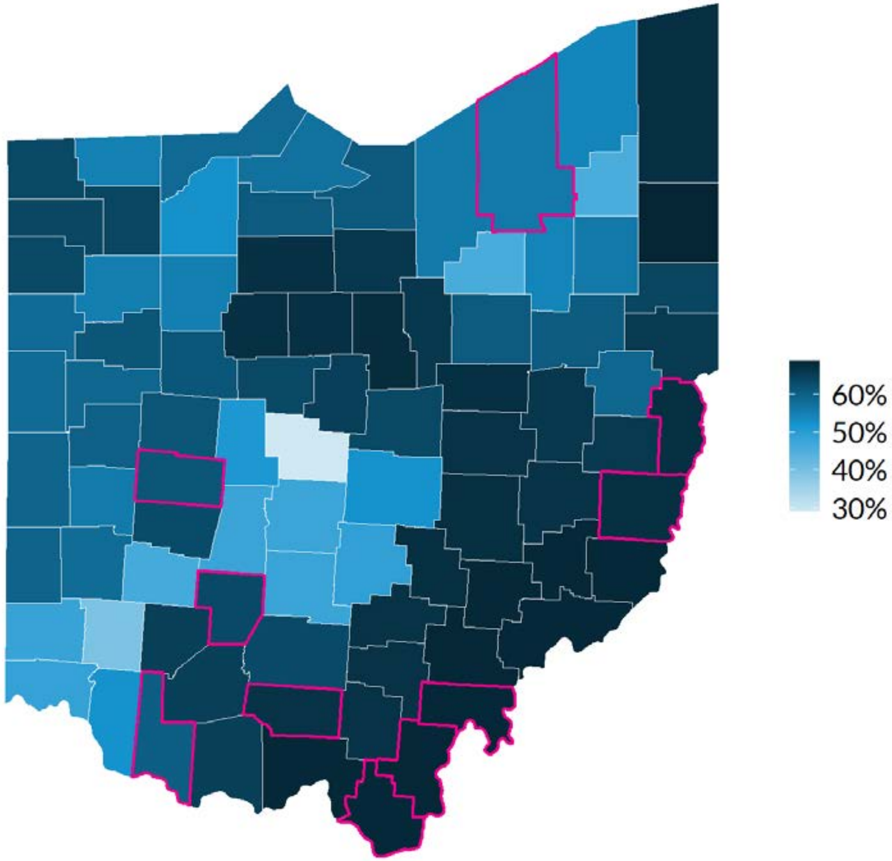


Source: American Community Survey.

Share of all homeowners earning less than 100 percent of AMI



Source: American Community Survey.

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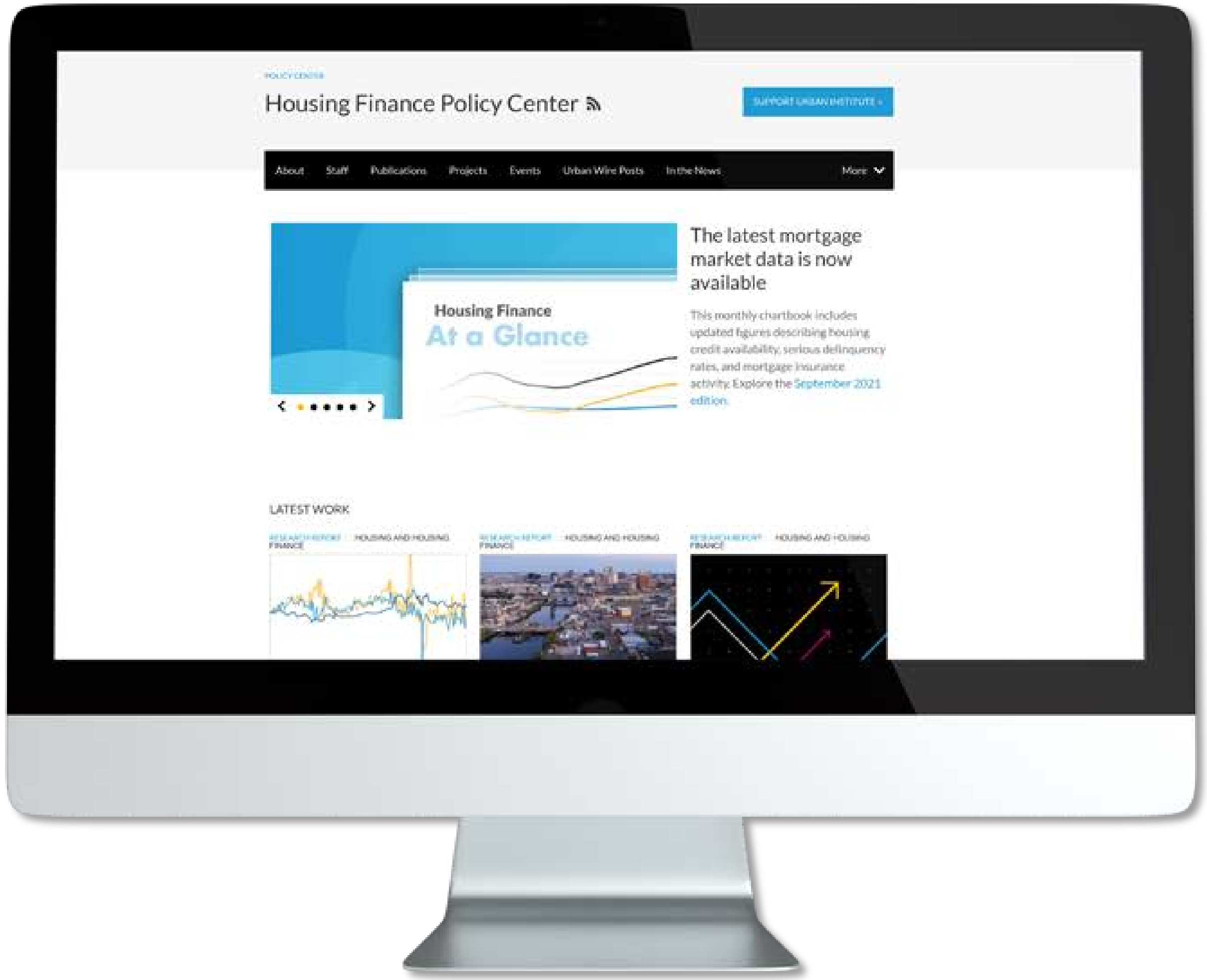

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Please don't forget to complete the brief 1–2 minute survey shared in the chat.

The recording and slides will be posted on the event page.

We hope to see you again soon!