Agenda Item #:

5C-1

### PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS

### AGENDA ITEM SUMMARY

Meeting Date:

August 13, 2013

[ ] Consent [ ] Ordinance [X] Regular

[ ] Public Hearing

**Department:** 

**Department of Economic Sustainability** 

### I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to approve: A) a Servicer Participation Agreement (Agreement) with the Florida Housing Finance Corporation (FHFC) for participation in the Unemployment Mortgage Assistance Program (UMAP) and the Mortgage Loan Reinstatement Program (MLRP); B) delegation of authority to the County Administrator, or his designee, to execute all other documents necessary to participate in these Programs; C) a Budget Transfer of \$25,000 from General Fund Contingency Reserves to the Department of Economic Sustainability (DES) for administrative costs associated with these Programs; D) a Budget Amendment of \$25,000 in the Economic Development fund to cover administrative costs not reimbursed by these Programs; and E) a Budget Transfer of \$25,000 in the Housing & Community Development Fund to reduce the charge off amount.

Summary: The FHFC is in receipt of funds from the United States Treasury Department under the Emergency Economic Stabilization Act of 2008 (EESA). A portion of these funds are to be utilized for programs that provide first mortgage assistance to eligible unemployed or under-employed homeowners in attempts to prevent foreclosure. FHFC has created two (2) Programs which are eligible for this funding. The UMAP is for homeowners who are unemployed or under-employed, and provides up to 12 months of first mortgage payments with a cap of \$24,000. The MLRP is for homeowners who have returned to work or who have recovered from under-employment, and provides a one-time payment of up to \$25,000 for mortgage reinstatement. Participating in these Programs will allow the County, as a first mortgage lender, to receive payments from FHFC on behalf of homeowners who become delinquent under their loans with the County. Under the Agreement, the County would be required to waive late charges and non-sufficient fund fees and would not be permitted to charge administrative fees. Additionally, the County would be required to provide loan performance data for all borrowers who receive assistance for a period of 12 months. Under the terms of the Agreement, the County will not be reimbursed for costs associated with processing payments and conducting required monitoring. Since there are currently no grant funds that will cover these costs, staff is requesting \$25,000 in general funds to administer these Programs. DES currently has 23 mortgage delinquencies directly related to a loss of income within the borrowers' households. Should the number of delinquencies significantly increase, staff will seek direction from the Board regarding the need for additional funding and whether the Board desires to continue participation in these Programs. Countywide (TKF)

Background and Justification: In February 2010, the Treasury Department created the Housing Finance Agency Innovation Fund for the Hardest Hit Housing Markets (HFA Hardest Hit Fund) under EESA. Florida was among five (5) states to receive funds under EESA due to excessive housing market depreciation, high unemployment, and to assist in local foreclosure prevention efforts. After its inception, the Treasury Department expanded the HFA Hardest Hit Fund and increased funding allocations bringing Florida's total award to more than \$1 Billion. Continued on Page 3.

### Attachments:

1. Servicer Participation Agreement with the Florida Housing Finance Corporation

2. Florida Hardest Hit Program Fact Sheet

3. One (1) Budget Amendment and two (2) Budget Transfers

Department Director

Date

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Approved By:

Assistant County Administrator

/Date

### II. FISCAL IMPACT ANALYSIS

### A. Five Year Summary of Fiscal Impact:

Fiscal Years	2013	2014	2015	2016	2017
Capital Expenditures					
Operating Costs	\$25,000				
External Revenues					
Program Income					
In-Kind Match (County)		,			
NET FISCAL IMPACT	\$25,000				
			1		
# ADDITIONAL FTE		***************************************			

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T FISCAL IMPACT	\$25,000				
DOITIONAL ETE			T	<u> </u>	<u> </u>
SITIONS (Cumulative)					
n Included In Current et Account No.:	t Budget?	Yes	No <u>X</u>		
Dept Un	it Ol	oject F	Program Code	e/Period	
Recommended Sources of Funds/Summary of Fiscal Impact:					
fund contingency re	eserves no			_	_
Departmental Fiscal	Review:	Shairette Ma	ajor, Fiscal M	anager I	_
	DDITIONAL FTE SITIONS (Cumulative)  In Included In Current of Account No.:  Dept Uni Recommended Sour The source of funds fund contingency re County Commission	DDITIONAL FTE SITIONS (Cumulative)  In Included In Current Budget?  In Account No.:  Dept Unit Of  Recommended Sources of Fur  The source of funds to adminis	DDITIONAL FTE SITIONS (Cumulative)  In Included In Current Budget? Yes et Account No.:  Dept Unit Object F  Recommended Sources of Funds/Summary  The source of funds to administer the UMA fund contingency reserves not to exceed County Commissioners.	DDITIONAL FTE SITIONS (Cumulative)  In Included In Current Budget? Yes NoX  Interpret Account No.:  Dept Unit Object Program Code  Recommended Sources of Funds/Summary of Fiscal Interpretation  The source of funds to administer the UMAP and MLRF fund contingency reserves not to exceed \$25,000 if a County Commissioners.	DDITIONAL FTE SITIONS (Cumulative)  In Included In Current Budget? Yes No _X

### III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Development and Control Comments:

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OF MB	5013 00/15	Contract Development and Control	_
V	JI181. "	7-22-(3/Bioheely	

B. Legal Sufficiency:

7 22 3 Obief Assistant County Attorney

C. Other Department Review:

Department	Director

### Background and Justification: Continued from Page 1

DES provides first mortgage loans to homeowners under various State and Federally funded programs such as the Universal Housing Trust Program, the Neighborhood Stabilization Program, the State Housing Initiatives Partnership Program and the HOME Investment Partnership Program. While the County has a Mortgage Foreclosure Prevention Program and First Mortgage Modification Policies, the assistance provided through these mechanisms is limited. The UMAP and the MLRP provide an additional opportunity for delinquent borrowers to avert foreclosure.

# Hardest Hit Fund Servicer Participation Agreement Between

Florida Housing Finance Corporation (Eligible Entity)

#### And

Palm Beach County (Servicer)

This Servicer Participation Agreement ("Agreement") is made effective this day of	of
, 2013, by and between the undersigned, and hereby confirm their m	utual
agreement on the following principles relating to the Eligible Entity's Hardest Hit Fund (	(HHF)
program:	

- 1. Each Eligible Entity is responsible for the selection/qualification of borrowers to receive HHF funding; a Servicer will not be involved in the selection but may, with preauthorization from the Eligible Entity, refer borrowers for consideration.
- 2. Based upon pre-authorization from the Eligible Entity, the Servicer may refer potentially eligible borrowers to the Eligible Entity. Servicer is not permitted to market or qualify borrowers for HHF unless otherwise stated.
- 3. Servicer shall establish specific points of contact for HHF cases for the Eligible Entity. This includes call center and email provisions for both the Eligible Entity and its agents (such as HUD-approved counseling agencies). The Eligible Entity will also establish points of contact for Servicer.
- 4. Upon notification from the Eligible Entity to the Servicer in writing that a borrower has been approved for HHF and acceptance by the Servicer of the transaction, the Servicer shall not initiate the foreclosure process or conduct a foreclosure sale.
- 5. All communication that includes borrower's Nonpublic Personal Information between the Eligible Entity and Servicer shall be through encrypted email, secure loan port or other similar secure electronic delivery system. In accordance with HUD, privacy, telemarketing, and information security laws, regulations, and guidelines, each party to this Agreement agrees that it will maintain or implement appropriate measures designed to (a) ensure the security and confidentiality of any Nonpublic Personal Information it receives from the other party, including, without limitation, appointing a manager or group to coordinate compliance with the confidentiality obligations herein, (b) protect against any anticipated threats or hazards to the security or integrity of such information, including, without limitation, implementing necessary screening and background checks for individuals that may access or use the Nonpublic Personal Information as permitted by this Agreement, (c) protect against unauthorized access to or use of such information that could result in substantial harm or inconvenience to the subject of such information, (d) ensure the proper disposal of all Nonpublic Personal Information received from the other party upon the termination of this Agreement for any reason, unless the information is required to be retained for legal or regulatory record retention purposes, (e) treat the Nonpublic Personal Information with at least the same degree of care that it uses to protect its own confidential and proprietary information of a similar nature but with no less than a reasonable degree of care, and (f) implement or utilize appropriate technological safeguards that are at least in compliance with the Gramm-Leach Bliley Act as well as any generally recognized industry standards. For the purposes of this Agreement, the term "Nonpublic Personal Information" shall mean any information received from or provided by the other party which pertains to or identifies an individual, such as

HHF Agreement

- a name, postal address, e-mail or IP address, facsimile or phone number, mother's maiden name, social security or identification number, transactional, employment, or financial data, medical or health records, personal, gender, political, profile, account, and password information.
- 6. Where possible, there will be a defined automated and secure process to submit borrowers to the Servicer for workout consideration. There will be no cost of use for Servicer to access.
- 7. All HHF programs will be conducted in accordance with the program descriptions and requirements detailed in the attached Standardized Program term sheet(s), which may be amended from time-to-time. Any amendment to the Standardized Program term sheet(s) must receive approval from Eligible Entity and Servicer. It is the Servicer's responsibility to obtain investor and mortgage insurer approval if required.
- 8. Servicer may reject a particular transaction between the borrower and the Eligible Entity for a limited set of reasons including fraud, bankruptcy restrictions, foreclosure status and prior history with the borrower. Servicer must provide documentation to the Eligible Entity of the reason for rejection upon request by the Eligible Entity within 10 business days of the request.
- 9. Upon first payment under the HHF program, Servicer will waive late charges and non-sufficient fund fees from the date borrower received his/her first unemployment payment, and will not charge a late charge or non-sufficient fund fee during the HHF program or workout option. All advances to the borrower by the Servicer, such as foreclosure, attorney or bankruptcy costs and fees, are payable by the borrower or investor.
- 10.Participation in the HHF program is voluntary and either party may terminate the Agreement without cause on 30 days written notice. A Servicer may choose to participate in one HHF program but not another.
- 11. The Eligible Entity or its 3rd party partners assisting in the intake function (non-profit counselors) must secure written authorization from each borrower to share information ("Authorization"). Servicer must receive a copy of the Authorization prior to the initial communication or any data sharing with the Eligible Entity.
- 12. For unemployment assistance, program funds will only be applied towards PITI (principal, interest, taxes and insurance); for reinstatement programs, funds may also be applied to attorney's fees, property inspection fees, escrow shortage and/or delinquent property taxes, one year of standard homeowner's insurance if forced place insurance has been invoked, and other fees and expenses if they are deemed an advance on behalf of the homeowner by the Servicer. Servicers will not apply HHF funds to HOA payments unless HOA payments have been escrowed and are included in the borrower's monthly PITIA payment.
- 13. Non-escrowed loans will not be required to become escrowed for unemployment assistance; borrower or Eligible Entity will be responsible for payment of non-escrowed property-related expenses (e.g. property taxes and insurance).
- 14. Servicer will provide Eligible Entity with loan performance data for all borrowers who receive assistance as specified in the program term sheet through secured means for up to 12 months after assistance ends.
- 15. Servicer is responsible for timely application of Eligible Entity funds; Servicer will hold the borrower harmless if payments are not applied timely after receipt of funds from the Eligible Entity. Servicer agrees to provide reports to document that funds were applied.
- 16. The Eligible Entity is responsible for continuing eligibility of the borrower for its HHF program and any related fraud detection. Servicer will not be required to repay amounts applied to a borrower's loan if that borrower is later determined to be ineligible.
- 17. Servicer should notify the Eligible Entity of any ongoing action against a borrower, including fraud-related activities, and if it has evidence that the property is non-owner occupied.
- 18. Servicer shall notify the Eligible Entity of any changes in monthly payment amount at least 30 calendar days prior to the change.

HHF Agreement

- 19. Where possible, the Eligible Entity will provide at least 30 days notice before it will cease borrower payments to allow the Servicer time to evaluate the borrower for other loss mitigation options.
- 20. Servicer agrees that it is not authorized or empowered to determine and/or communicate to the homeowner eligibility for HHF programs. Eligible Entity agrees that it is not authorized or empowered to determine and/or communicate to the homeowner eligibility for foreclosure prevention programs of the Servicer. Eligible Entity retains sole authority for its program eligibility determination and communication to the homeowner and Servicer.

Eligible Entity	PALM BEACH COUNTY, FLORIDA, a Political Subdivision of the State of Florida		
Stephen Auger	BOARD OF COUNTY COMMISSIONERS		
Executive Director			
Florida Housing Finance Corporation			
·	Steven L. Abrams, Mayor		
	ATTEST: Sharon R. Bock		
	Clerk & Comptroller		
	Deputy Clerk		
• • • • • • • • • • • • • • • • • • •	Approved as to Terms and Conditions		
	Department of Economic Sustainability		
	Shine Agrapol.		
	Sherry Howard, Deputy Director		
	Approved as to Form and Legal Sufficiency		
	Tammy K. Fields		
	Chief Assistant County Attorney		

### SERVICE SCHEDULE B-1

### Florida Hardest Hit Fund Unemployment Mortgage Assistance Program Summary Guidelines

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I.	Program Overview	The Unemployment Mortgage Assistance Program (UMAP) focuses on the creation of a sustainable solution to keep Florida unemployed or substantially underemployed homeowners in their current homes by helping those who are struggling to make their current mortgage payments because of hardships sustained since purchasing the home. Florida Housing will use HHF Program funds to pay up to 12 months of a portion of the mortgage payments on behalf of a qualified homeowner based on the criteria and requirements of each servicer. Homeowners will be required to pay 25% of their monthly income towards their monthly mortgage payment (principal and interest plus any required escrow payments, such as taxes and insurance) with a minimum payment requirement of \$70 per month. HHF Program funds will be used to pay, directly to the first mortgage loan servicer, the monthly mortgage payment (principal and interest plus any required escrow payments, such as taxes and insurance) required under the first mortgage loan. This will provide a reasonable period of time for homeowners to become reemployed at a salary that is sufficient for them to either resume making full mortgage payments or qualify for a mortgage modification that will lower the payments and terms of the mortgage to an affordable level.
2.	Program Goals	Preserving homeownership.
		<ul> <li>Protecting home values.</li> </ul>
3.	Target Population/ Areas	To determine geographic targeting for HHF Program funding, Florida Housing carried out an analysis of data, relying on data similar to that used by Treasury to allocate funding, to determine the hardest hit areas of the state. Florida Housing evaluated three measures across all 67 Florida counties – housing price decline from peak prices, unemployment rate and seriously delinquent mortgage loans – and then combined ratios for each to create an allocation methodology that will guide how funding is geographically targeted. The majority of the HHF funds will be allocated to those counties that were determined to be hardest hit, although there will be funds available to all 67 counties.
4.	Program Allocation (Excluding	\$544,232,792.00
	Administrative Expenses)	
		<u> </u>

5. Borrower Eligibility Criteria	<ul> <li>Borrower must be a legal US citizen or lawful permanent resident.</li> </ul>
	• At least one borrower must be able to document that he or she is unemployed or substantially underemployed and must provide a financial hardship affidavit. A borrower and/or coborrower who suffers a hardship that has resulted in a loss of income of at least 10% will be considered "substantially underemployed".
	The maximum household income level for participation will be 140% of the Area Median Income (AMI).
	• The total housing expense (PITIA) must exceed 31% of the total gross income of the household.
	Borrowers who have unencumbered liquid assets or cash reserves (not including retirement or qualified education plans) equal to or exceeding three times the total monthly mortgage payment (including tax and insurance payments) or \$5,000, whichever is greater, must first use those assets above such amount towards mortgage payments before being eligible for HHF Program funds.
6. Property/Loan Eligibility Criteria	<ul> <li>The property must be a single family home, a condominium unit a townhome, a manufactured or mobile home on foundation permanently affixed to real estate owned by the borrower, or a 2-4 family dwelling unit of which one unit is occupied by the mortgagor as their principal residence.</li> <li>The property must be the borrower's principal residence, be</li> </ul>
	located in Florida, and not be abandoned, vacant or condemned.
	• The outstanding principal balance of the first mortgage is \$400,000 or less at the time of application, regardless of number of dwelling units.
7. Program Exclusions	Applicants who have voluntarily left work without good cause attributable to his or her employing unit or has been discharged by the employing unit for misconduct connected with his or her work, based on a finding by the Department of Economic Opportunity.
	Bankruptcies that have not been discharged or dismissed.
	• The borrower may not have an ownership interest in more than one property other than their primary residence.

- The servicer is not required to accept mortgage assistance payments if a notice of trustee/sheriff sale has been recorded and the trustee/sheriff sale is scheduled less than seven days from date the servicer is notified of borrower approval by the HFA.
  - Condominium units where financial reporting for the condominium association, pursuant to s. 718.111(13), F.S., for the most recent two years are not provided by the Applicant.

### 8. Structure of Assistance

HHF Program funds under the Unemployment Mortgage Assistance Program will be made available to homeowners in the form of a zero-percent interest, non-recourse, forgivable loan. This loan will be evidenced by a Note and Mortgage in favor of Florida Housing. The HHF loan is forgivable and will be for a period of 5.5 years. The first 20% of the loan will be forgiven eighteen months after the loan closing. The remainder of the loan will be forgiven 20% per year annually thereafter.

If the homeowner sells the home during any part of the loan term, the remaining principal balance will be due to Florida Housing in the event there are sufficient equity proceeds from the sale. If there is not enough equity in the home to repay the entire amount due, Florida Housing will forgive the excess portion or all of the remaining principal balance so as to not create additional hardships on the seller at closing. Any loans repaid will be recycled back into the program and used to provide assistance to additional homeowners for the duration of the program up to December 31, 2017. After December 31, 2017, all funds remaining or received shall be returned to Treasury.

### 9. Per Household Assistance

Estimated Median Amount Mortgage Payments - \$12,000 Maximum Amount - \$24,000

Borrowers who have previously received HHF assistance and were not involuntarily terminated and borrowers who are currently receiving HHF assistance and remain in good standing are eligible for the additional assistance being offered under the changes to the UMAP and MLRP Programs, but only to the extent that the total of the HHF assistance received does not exceed the following limits:

- UMAP 12 months or \$24,000, whichever comes first
- MLRP with UMAP maximum of \$18,000 towards reinstatement
- MLRP only maximum of \$25,000 towards reinstatement

10.	Duration of Assistance	The homeowner can receive up to 12 months of monthly mortgage payments from Florida Housing.
11.	Estimated Number of Participating Households	Florida Housing anticipates that this strategy will be able to serve approximately 45,000 homeowners over a five year period.
12.	Program Inception/ Duration	Florida Housing anticipates implementing these changes by June 18, 2012. It is anticipated that this strategy will last for up to 5 years.
13.	Program Interactions with Other Programs (e.g. other HFA programs)	This Program will interact with the Mortgage Loan Reinstatement Program (MLRP). Borrowers who qualify for UMAP will have arrearages on their first mortgage reinstated up front in an amount not to exceed \$18,000. The maximum amount of combined UMAP and MLRP assistance is \$42,000.
14.	Program Interactions with HAMP	HHF funds would be utilized prior to the HAMP forbearance described in Supplemental Directive 10-04. Implementing the program in this order is the most beneficial to the customer and investor since payments would continue to be made instead of capitalized and no late charges or adverse credit reporting would occur. If the borrower has already been through an UP forbearance before applying for this program, then this program may follow UP.
15.	Program Leverage with Other Financial Resources	Many servicers have in-house mortgage modification products that can be used in conjunction with this Program. Florida Housing will work with servicers to determine how these programs may best be combined.  Servicers will not charge administrative fees (e.g., NSF, late charges) in any month where a full contract payment is made. If the loan is reinstated or modified following HFA mortgage assistance, servicers will waive all administrative fees accrued since the beginning of the delinquency.
16.	Qualify as an Unemployment Program	☑ Yes ☐ No

### SERVICE SCHEDULE B-2

### Florida Hardest Hit Fund Mortgage Loan Reinstatement Program Summary Guidelines

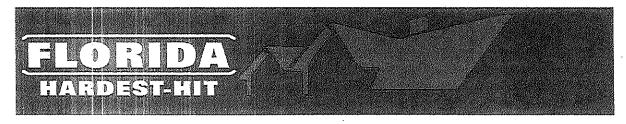
1.	Program Overview	The Mortgage Loan Reinstatement Program (MLRP) focuses on the creation of a sustainable solution to keep Florida homeowners in their current homes by helping those who have fallen behind on their mortgage payments because of financial hardship sustained since purchasing the home as a result of unemployment or substantial underemployment. HHF Program funds will be used to pay, directly to the first mortgage loan servicer, payments which include items such as principal and interest plus any required escrow payments (such as taxes and insurance), late fees and Insufficient Fund Fees.
2.	Program Goals	<ul><li>Preserving homeownership.</li><li>Protecting home values.</li></ul>
3.	Target Population/ Areas	To determine geographic targeting for HHF Program funding, Florida Housing carried out an analysis of data, relying on data similar to that used by Treasury to allocate funding, to determine the hardest hit areas of the state. Florida Housing evaluated three measures across all 67 Florida counties – housing price decline from peak prices, unemployment rate and seriously delinquent mortgage loans – and then combined ratios for each to create an allocation methodology that will guide how funding is geographically targeted. The majority of the HHF funds will be allocated to those counties that were determined to be hardest hit, although there will be funds available to all 67 counties.
4.	Program Allocation (Excluding Administrative Expenses)	\$408,174,594.00
5.	Borrower Eligibility Criteria	<ul> <li>Borrower must be a legal US citizen or lawful permanent resident.</li> <li>At least one borrower must be able to document that he or she</li> </ul>
		is unemployed or substantially underemployed and must provide a financial hardship affidavit. A borrower and/or coborrower who suffers a hardship that has resulted in a loss of income of at least 10% will be considered "substantially underemployed".
		• The maximum household income level for participation will be 140% of the Area Median Income (AMI).
		<ul> <li>For MLRP-only Applicants, the total housing expense (PITIA) must be less than 31% of the total gross income of the household.</li> </ul>

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		0	Borrowers who have unencumbered liquid assets or cash reserves (not including retirement or qualified education plans) equal to or exceeding three times the total monthly mortgage payment (including tax and insurance payments) or \$5,000, whichever is greater, must first use those assets above such amount towards reinstatement before being eligible for HHF Program funds.
6.	Property/Loan Eligibility Criteria	0	The property must be a single family home, a condominium unit a townhome, a manufactured or mobile home on foundation permanently affixed to real estate owned by the borrower, or a 2-4 family dwelling unit of which one unit is occupied by the mortgagor as their principal residence.  The property must be the borrower's principal residence, be located in Florida, and not be abandoned, vacant or condemned.  The outstanding principal balance of the first mortgage is \$400,000 or less at the time of application, regardless of number of dwelling units.
7.	Program Exclusions	0	Applicants who have voluntarily left work without good cause attributable to his or her employing unit or has been discharged by the employing unit for misconduct connected with his or her work, based on a finding by the Department of Economic Opportunity.
	*	c	Bankruptcies that have not been discharged or dismissed.
		0	The borrower may not have an ownership interest in more than one property other than their primary residence.
		0	The servicer is not required to accept mortgage assistance payments if a notice of trustee/sheriff sale has been recorded and the trustee/sheriff sale is scheduled less than seven days from date the servicer is notified of borrower approval by the HFA.
		•	Condominium units where financial reporting for the condominium association, pursuant to s. 718.111(13), F.S., for the most recent two years are not provided by the Applicant.

8.	Structure of Assistance	HHF Program funds under the Mortgage Loan Reinstatement Program will be made available to homeowners in the form of a zero-percent interest, non-recourse, forgivable loan. This loan will be evidenced by a Note and Mortgage in favor of Florida Housing. The HHF loan is forgivable and will be for a period of 5.5 years. The first 20% of the loan will be forgiven eighteen
		months after the loan closing. The remainder of the loan will be forgiven 20% per year annually thereafter.
	·	If the homeowner sells the home during any part of the loan term, the remaining principal balance will be due to Florida Housing in the event there are sufficient equity proceeds from the sale. If there is not enough equity in the home to repay the entire amount due, Florida Housing will forgive the excess portion or all of the remaining principal balance so as to not create additional hardships on the seller at closing. Any loans repaid will be recycled back into the program and used to provide assistance to additional homeowners for the duration of the program up to December 31, 2017. After December 31, 2017, all funds
	ארו ז' ז'ז' איז	remaining or received shall be returned to Treasury.
9.	Per Household	Estimated Median Amount Mortgage Payments - \$9,000
	Assistance	Maximum Amount – \$18,000 for those using both UMAP and MLRP; \$25,000 for those needing MLRP only.
		Wilki , \$25,000 for those needing wilki only.
	i e	Borrowers who have previously received HHF assistance and were not involuntarily terminated and borrowers who are
		currently receiving HHF assistance and remain in good standing,
		are eligible for the additional assistance being offered under the
		changes to the UMAP and MLRP Programs, but only to the
		extent that the total of the HHF assistance received does not
		exceed the following limits:
		● UMAP – 12 months or \$24,000, whichever comes first
		• MLRP with UMAP – maximum of \$18,000 towards
		reinstatement MLRP only – maximum of \$25,000 towards reinstatement
10	Duration of Assistance	Assistance is provided as a one-time payment.
	Estimated Number of	Florida Housing anticipates that this strategy will be able to serve
	Participating Households	approximately 45,000 homeowners over a five year period.
12.	Program Inception/ Duration	Florida Housing anticipates implementing these changes by June 18, 2012. It is anticipated that this Program will last for up to 5 years.
13.	Program Interactions	This Program will interact with the Unemployment Mortgage
	with Other Programs	Assistance Program (UMAP). Borrowers who qualify for UMAP
	(e.g. other HFA	will have arrearages on their first mortgage reinstated up front in
	programs)	an amount not to exceed \$18,000. The maximum amount of
		combined UMAP and MLRP assistance is \$42,000.

14.	Program Interactions with HAMP	HHF funds would be utilized prior to the HAMP forbearance described in Supplemental Directive 10-04. Implementing the program in this order is the most beneficial to the customer and investor since payments would continue to be made instead of capitalized and no late charges or adverse credit reporting would occur. If the borrower has already been through an UP forbearance before applying for this program, then this program may follow UP.
15.	Program Leverage with Other Financial Resources	Many servicers have in-house mortgage modification products that can be used in conjunction with this Program. Florida Housing will work with servicers to determine how these programs may best be combined.  Servicers will not charge administrative fees (e.g., NSF, late charges) in any month where a full contract payment is made. If the loan is reinstated or modified following HFA mortgage assistance, servicers will waive all administrative fees accrued since the beginning of the delinquency.
16.	Qualify as an Unemployment Program	☑ Yes ☐ No



### **Program Fact Sheet**

### Background

In February 2010, US Treasury (Treasury) created the "Housing Finance Agency (HFA) Innovation Fund for the Hardest-Hit Housing Markets" (HFA Hardest-Hit Fund) and allocated funds under the Emergency Economic Stabilization Act of 2008 (EESA) to five states: Arizona, California, Florida, Michigan and Nevada. The funds were allocated to these states because of their excessive housing market depreciation and to assist in foreclosure prevention efforts. In March 2010, Treasury allocated a second disbursement of \$600 million to an additional five state HFAs based on high unemployment rates. On August 11, Treasury again expanded the HFA Hardest-Hit Fund to include a total of 18 states and the District of Columbia, and added an additional \$2 billion. Florida received another allocation of funds, \$236.8 million, from the third round of funding, which added to the initial allocation of \$418 million, brought Florida's total funding to \$656.8 million. Most recently, on September 29, 2010, Treasury announced a fourth round of funding, awarding Florida an additional \$401 million; this brings Florida's total award amount to more than \$1 billion.

#### **Current Programs**

Florida Housing Finance Corporation (Florida Housing) was directed by Treasury to use a portion of these funds specifically for targeted unemployment programs that provide temporary assistance to eligible homeowners.

These targeted unemployment programs—collectively known as the Florida Hardest-Hit Fund (HHF) program—are as follows:

- Unemployment Mortgage Assistance Program (UMAP) will provide up to 12 months of payments (with a cap of \$24,000) to the mortgage lender to assist unemployed or underemployed borrowers with their first mortgage until they can resume full payments on their own. In addition, up to \$18,000 can be paid up-front to reinstate a delinquent first mortgage before UMAP payments commence. Total assistance available is up to \$42,000.
- Mortgage Loan Reinstatement Payment (MLRP) Program will be used as a one-time payment to bring a delinquent mortgage current (up to \$25,000) for a homeowner who has returned to work or recovered from underemployment.

Florida homeowners may apply for HHF assistance using the web-based, online system at <a href="https://www.FLHardestHitHelp.org">www.FLHardestHitHelp.org</a>. The site contains all the information a homeowner needs to apply, including detailed eligibility criteria, step-by-step prompts, FAQs, etc.

The Florida HHF program began in October 2010 with a pilot implemented in Lee County; the program opened statewide on April 18, 2011. Revisions to Florida HHF eligibility criteria and program benefits were implemented in June 2012.

### BOARD OF COUNTY COMMISSIONERS PALM BEACH COUNTY, FLORIDA BUDGET AMENDMENT

Page 1 of 1

BGEX-143-0717130000000001819 BGRV-143-0717130000000000617

FUND 1539 - Economic Development

Use this form to provide budget for items not anticipated in the budget.

ACCOUNT NUMBER	ACCOUNT NAME	ORIGINAL BUDGET	CURRENT BUDGET	INCREASE	DECREASE	ADJUSTED BUDGET	EXPENDED/ ENCUMBERED	REMAINING BALANCE
<b>REVENUE</b> 800-8000-8000	Transfer from General Fund	1,960,350	2,669,350	25,000	0	2,694,350		
	TOTAL REVENUE	4,686,765	5,383,181	25,000	0	5,408,181		
EXPENDITURES 143-2102-1070	Charge Off - Personal Services	(4,277,646)	(4,402,628)	25,000	0	(4,377,628)		
	TOTAL EXPENDITURES	4,686,765	5,383,181	25,000	0	5,408,181		

Department of Economic Sustainability
INITIATING DEPARTMENT/DIVISION
Administration/Budget Department Approval
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By Board of County Commissioners At Meeting of :

August 13, 2013

Deputy Clerk to the Board of County Commissioners

# BOARD OF COUNTY COMMISSIONERS PALM BEACH COUNTY, FLORIDA BUDGET TRANSFER

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BGEX-143-0717130000000001817

FUND 0001 - General Fund

Use this form to provide budget for items not anticipated in the budget.

ACCOUNT NUMBER	ACCOUNT NAME	ORIGINAL BUDGET	CURRENT BUDGET	INCREASE	DECREASE	ADJUSTED BUDGET	EXPENDED/ ENCUMBERED	REMAINING BALANCE
EXPENDITURES 820-9100-9099 820-9900-9901	Transfer to Fund 1539 Contingerncy Reserves	1,960,350 20,000,000	2,669,350 18,315,536	25,000	25,000	2,694,350 18,290,536		
	TOTAL EXPENDITURES			25,000	25,000			

Department of Economic Sustainability
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Signatures Date

Educated W. Johnson 7/18/2013

By Board of County Commissioners
At Meeting of :
August 13, 2013
Deputy Clerk to the

**Board of County Commissioners** 

# BOARD OF COUNTY COMMISSIONERS PALM BEACH COUNTY, FLORIDA BUDGET TRANSFER

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BGEX-143-0717130000000001818

FUND 1101 - Housing & Community Development

Use this form to provide budget for items not anticipated in the budget.

	TOTAL EXITENSITORES		Λ	20,000	20,000			
	TOTAL EXPENDITURES			25,000	25,000			ļ
143-1431-8201	Contributions - Non Govt Agencies	4,701,565	6,151,841	25,000	0	6,176,841		
<b>EXPENDITURES</b> 143-1431-1080	Personal Services - Indirect	1,446,951	1,333,426	0	25,000	1,308,426		
ACCOUNT NUMBER	ACCOUNT NAME	ORIGINAL BUDGET	CURRENT BUDGET	INCREASE	DECREASE	ADJUSTED BUDGET	EXPENDED/ ENCUMBERED	REMAINING BALANCE

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Signatures

Signatures

Signatures

Date 7/18/2013

By Board of County Commissioners At Meeting of : August 13, 2013 Deputy Clerk to the

Board of County Commissioners