



GUAM HOMEOWNERS ASSISTANCE FUND PROGRAM



DEPARTMENT OF ADMINISTRATION “GUAM HOMEOWNER ASSISTANCE FUND”

July 2021

The Department of Administration (DOA) is seeking public input on a draft framework to implement the Homeowner Assistance Fund (HAF) created by the American Rescue Plan Act. To provide feedback and comments please submit them in writing to haf@doa.guam.gov.

Please continue to visit www.doa.guam.gov as more details on the Homeowner Assistance Fund become available.

Program Overview for Public Comment

The Homeowner Assistance Fund was established under Section 3206 of the American Rescue Plan Act of 2021 and provides \$13,587,562.00 in financial assistance to the Territory of Guam through the United States Department of the Treasury (Treasury). DOA has been designated to administer and implement the HAF on behalf of Territory of Guam.

The purpose of HAF is to mitigate financial hardships associated with the COVID-19 pandemic by preventing homeowners' mortgage and utility delinquencies, defaults, foreclosures, loss of utilities, home energy services, and displacement. As DOA prepares to submit the required plan to the Treasury, we seek public comment on DOA's proposed uses of program funds.

Treasury Guidance

In conformance with the HAF Guidance provided by the Treasury, homeowners are eligible to receive assistance if they have experienced a financial hardship after January 21, 2020 associated with the coronavirus pandemic, have incomes equal to or less than 150% of the area median income and currently own and occupy the property as their primary residence.

At least 60 percent of program funds must be used to assist recipients whose incomes are less than or equal to 100 percent of the area medium income. Any amount not made available to recipients whose income is equal to or less than 100 percent of the area median incomes, funds are to be prioritized to socially disadvantaged individuals.

Treasury encourages to prioritize assistance to homeowners who have Federal Housing Administration (FHA), Department of Veterans Affairs (VA) or U.S. Department of Agriculture (US DA) mortgages and other mortgage programs that target low- and moderate-income borrowers.

Proposed Framework to Implement HAF for Public Comment

The overall goal for Guam's HAF is to provide financial assistance to eligible homeowners to prevent mortgage delinquencies, foreclosures, loss of utilities and displacement. It is anticipated Guam's HAF Plan will launch September 2021 or at the Treasury's approval of the plan.

Applications will be accepted from the program launch date through September 30, 2025 or until funds are fully reserved.

Through the Guam's HAF, DOA plans to implement three assistance programs for Guamanian homeowners impacted by COVID-19. As permitted by the Treasury, DOA will reallocate funds between the programs in the HAF Plan to meet fluctuations in demand to help Guamanians who are most in need. In accordance with the Treasury's requirements, DOA will impose each assistance program and aggregate financial support limitations per household in amounts to be determined.

The HAF Plan that DOA will submit to the Treasury will include the following assistance programs:

Program	Description
<i>Mortgage Assistance Program</i>	The Mortgage Assistance Program will provide mortgage support with payments for qualifying households to assist with mortgage arrears and limited future monthly payments. The program will assist eligible homeowners who have experienced an eligible financial hardship related to the COVID-19 pandemic.
<i>Property Tax Assistance Program</i>	The Property Tax Assistance Program will provide support to eligible homeowners by paying all or a portion of homeowners' property tax delinquencies and penalties. The Property Tax Assistance Program will assist eligible homeowners who have experienced a financial hardship related to the COVID-19 pandemic.
<i>Utility Assistance Program</i>	The Utility Assistance Program will support eligible homeowners by assisting with utility arrears and future utility payments, including power, water, and trash removal service for a limited period to be determined. The program may pay all or a portion of eligible recipients' utility service bills. The Utility Assistance Program will assist eligible homeowners who have experienced an eligible financial hardship related to the COVID-19 pandemic.

CONCLUSION

Guam's HAF will provide direct relief assistance for eligible low- income and moderate-income homeowners. We encourage your comments regarding these proposed uses of funds.