

**Keweenaw Bay Indian Community  
Homeowner Assistance Fund Program  
(KBIC-HAF)  
General Guidelines**

**Program Overview**

The KBIC-HAF program is created through the American Rescue Plan Act of 2021 to alleviate financial hardships associated with the Co-Vid 19 national health crisis by providing funding to create program(s) to prevent homeowner displacement. Issues may include one or more of the following: mortgage delinquencies, defaults, foreclosures, loss of utilities or home energy services, homeowner repairs needed to help prevent the spread of Co-Vid 19, and other qualified expenses related to mortgagees and potential homeownership displacements of homeowners experiencing financial hardship after January 21, 2020.

**Program Goal**

To provide financial assistance to eligible KBIC Tribal Homeowners to reduce and/or eliminate past due payments and other hardships associated with homeownership.

**Funding**

The KBIC-HAF program will utilize all its funding, minus the 10% administrative costs, towards the HAF program.

**Targeted Population**

Not less than 60% of the total funding will be used for qualified expenses to assist eligible tribal homeowners having incomes equal to or less than 100% of the area median or national median. The remaining funds will be made available to all other eligible tribal homeowners having incomes equal to or less than 150% of the area median income.

**General Eligible Requirements**

- KBIC Tribal Member
- Homeowner must meet the Homeowner Income Eligibility Requirements.
- Homeowner has a Qualified Financial Hardship and must submit a written attestation of hardship after January 20, 2020.
- Homeowner must currently own and occupy the property as their primary residence.
- Homeowner must reside in the Upper Peninsula of Michigan to qualify.

## **Eligible Properties**

- Single-family units
- Condominium units
- Manufactured homes permanently affixed to real property
- Mobile homes not permanently affixed to real property

## **Ineligible Properties**

- Vacant or abandoned units
- Land with no unit (as described above)
- 2<sup>nd</sup> homes
- Recreational/hunting camps
- Investment property

## **Eligible Homeowner Expenses**

- Mortgage Payment Assistance (including delinquent)
  - (Principal, interest, taxes, insurances, escrow shortages)
- Mortgage Reinstatement (including delinquent)
- Second mortgage lien payment and/or principal reduction or payoff of a non-profit/government bond second lien.
- Utility Assistance
  - Electric
  - Gas
  - Water
  - Sewer
  - Fuel Oil
  - Wood
  - Garbage
- Internet & Broadband Assistance
- Homeowner Insurance(s) Assistance
  - Homeowner
  - Flood
  - Hazard
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- Down Payment Loan Assistance
  - Payment assistance to homeowner's who have down payment assistance loans provided by nonprofit or government entities.
- Delinquent property taxes
- Other measures to prevent homeowner displacement (home repair to avoid displacement)
  - Examples:
    - Roof replacement
    - Basement repair
    - Furnace or water heater replacement
    - Windows
    - Plumbing
    - Electrical
    - Well or Septic

### **Program Disbursement**

- Assistance will be up to \$10,000 per household and will include all eligible homeowner expenses.
- Applications approved for HAF assistance will be disbursed directly to the mortgage lender/servicer, land contract holder, manufactured/mobile home lender, county treasurer or local taxing authority, utility provider, internet and/or broadband service provider, building contractor.
- If the Homeowner's is past due amount exceeds the \$10,000 limit, the Homeowner will be responsible to pay the difference.

### **HAF Program Start**

The HAF program start date is contingent on approval from Treasury and the disbursement of funding from Treasury to the Tribe. The program will open 30 days from when the funding is secured. The budget, policies, and application forms must have final approval from the KBIC Tribal Council.

### **HAF Program End**

The program will end with the final disbursement of funding or ending of program in 2025.