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**Servicing Bulletin 2020-05**  
**July 29, 2020**

To: All CHFA Single Family Servicers  
From: Nandini Natarajan, Chief Executive Officer  
Subject: Temporary Mortgage Assistance Program (T-MAP)

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I would like to again reiterate my appreciation for your assistance in carrying out CHFA's mission under these challenging circumstances. The purpose of this bulletin is to make you aware of the State of Connecticut's comprehensive response to housing issues as a result of COVID-19.

Acting through the Department of Housing (DOH) and the Connecticut Housing Finance Authority (CHFA), the State of Connecticut has created the Temporary Mortgage Assistance Program (T-MAP) to respond to the housing issues associated with the advent of COVID-19. This program will address the economic impact on housing stability. CHFA will be offering assistance to homeowners in order to prevent foreclosure actions. This will address the arrearage caused by income loss due to COVID-19 that has negatively impacted a household's ability to pay their full monthly mortgage over the next number of months.

**Please help CHFA and DOH share information about this program to your network. Borrowers who are eligible can apply by calling 860-785-3111 and more information can be found at: [https://www.chfa.org/assets/1/6/Temporary\\_Mortgage\\_Assistance\\_Program\\_\(TMAP\)\\_FLYER.pdf](https://www.chfa.org/assets/1/6/Temporary_Mortgage_Assistance_Program_(TMAP)_FLYER.pdf)**

- I. **Funding Availability:** Funding Available: \$10,000,000
- II. **Eligible Assistance:** Eligible households may receive up to \$25,000 in total assistance for mortgage payments due beginning March 1, 2020.
  - a. Payments will be made directly to the Applicant's First Mortgagee on Applicant's behalf.
  - b. Mortgage payment assistance includes principal, interest, taxes and insurance, and other costs to bring the loan current.
  - c. Applicant must pay a minimum 35% of gross income toward the monthly payment based on lowest consecutive 30-day income during the months of March, April, and May.
  - d. Assistance is calculated at time of application and once established will not change during eligibility period.
  - e. Applicant's eligibility is reviewed monthly to determine continuation in the program. An Applicant is no longer eligible when there is no further impact by COVID-19 on their ability. An Applicant's failure to pay their balance of the mortgage payment disqualifies them from further assistance.
  - f. Assistance will represent a subordinate 30 year mortgage on the property.
  - g. Homeowner will begin repaying the 30 year mortgage on the anniversary after the assistance ends provided its housing expense (as defined by the Statute) and repayment are less than 35% of aggregate family income.

**Questions regarding this Bulletin should be directed to John Chilson at (860) 571-4247; [john.chilson@chfa.org](mailto:john.chilson@chfa.org) or Kelly Ryder at (860) 571-4299; [kelly.ryder@chfa.org](mailto:kelly.ryder@chfa.org).**

### III. Eligibility Threshold Factors:

- a. The property must be located in the State of Connecticut, and be the applicant's primary residence.
- b. The mortgage must not be federally insured.
- c. Homeowner household income shall not exceed 120% of the Area Median Income.
- d. Homeowner shall not be delinquent greater than 45 days for February 1, 2020 due payment.
- e. Homeowner must document and demonstrate the impact of COVID-19 on their ability to pay their full mortgage payment, on or after March 1, 2020.

Examples of Impact by COVID-19 (not limited to the following)

- \* Job loss, furlough or layoff
- \* Reduction in hours of work or pay
- \* Store, restaurant or office closure

- f. Homeowner must demonstrate payment arrearage for the month of March, 2020 or any subsequent month.
- g. Homeowner must demonstrate a continued inability to pay the arrearage or full mortgage payment on a monthly basis.
- h. Homeowner must have tried to negotiate a repayment plan with their lender.
- i. Homeowner is currently employed or must demonstrate a pending employment.

### IV. Application Process:

- a. If you have a borrower that meets the above qualifications, potential qualified applicants should be directed to the Centralized Call Center at - (860) 785-3111 to confirm threshold eligibility, or the applicant can electronically submit T-MAP Threshold Eligibility information found on CHFA's website.
- c. CHFA will review threshold eligible callers and forms received online and email/send the T-MAP application for completion if the applicant is confirmed to be eligible.
- d. CHFA will reserve program funds and work with the applicant through the closing process.

Acting through the Department of Housing (DOH) and the Connecticut Housing Finance Authority (CHFA), the State of Connecticut has also created the Temporary Rental Housing Assistance Program (TRHAP) to respond to the housing issues associated with the advent of COVID-19. This program will address the economic impact on rental housing stability. The State will be offering assistance to renters in order to prevent eviction actions. To learn more about this program, please refer to the DOH website.

*During this unprecedented and rapidly changing period of time, CHFA will strive to provide updates as soon as possible in the event circumstances or applicable regulations change, provided, however, CHFA expects all servicers to comply with all applicable laws and regulations as they become effective regardless of whether CHFA has issued specific guidance.*

Thank you again for your ongoing contributions to CHFA's mission critical business.

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