



**KANSAS
HOUSING**

Kansas Homeowner Assistance Fund (KHAF) Frequently Asked Questions

General Questions

What is the Homeowner Assistance Fund (HAF)?

HAF is a federal program authorized under the American Rescue Plan of 2021. It was established to help homeowners mitigate financial hardships associated with the Coronavirus pandemic.

What is the Kansas Homeowner Assistance Fund (KHAF)?

The Kansas Homeowner Assistance Fund (KHAF) is a program developed by Kansas Housing Resources Corporation (KHRC), using HAF funding. It is designed to help Kansas homeowners who may be struggling with mortgage payments, property taxes, homeowner association (HOA) dues, utility bills, and certain other costs associated with homeownership because of the Coronavirus pandemic.

What type of assistance does KHAF offer?

KHAF offers several assistance programs to assist with delinquent and future payments:

Mortgage Reinstatement –past due mortgage payments including principal, interest, escrowed taxes and insurance, and any reasonable fees associated with the delinquency

Mortgage Payments –forward mortgage payments in six-month increments

Property Charges –past-due property taxes, homeowner’s and flood insurance, homeowner association and condominium association fees, cooperative maintenance charges, common charges and any reasonable fees associated with the delinquency

Utilities/Internet/Broadband –delinquent utility payments, including electricity, gas, home energy, water, wastewater, as well as internet and broadband services.

What is the maximum amount of assistance a household can receive?

No household shall receive more than \$45,000 in total assistance. Specific types of assistance are capped at the following amounts:

Households can receive a maximum combined total of \$35,000 for mortgage reinstatement and mortgage payment assistance.

Households can receive a maximum combined total of \$10,000 for property charge and utility/internet/broadband assistance.

How do I apply for KHAF assistance?

Applicants can access the online application by visiting <https://kshousingcorp.org>.

Eligibility Questions

What are the eligibility requirements for an applicant?

Applicants must:

- Be a natural person(s) or trustee of a non-incorporated living trust (LLCs or other business entities are not eligible),
- Be party to the mortgage and/or hold title to the property,
- Maintain the property as their primary place of residence,
- Reside in the State of Kansas,
- Meet Area Median Income (AMI) requirements, and
- Must have experienced a “Qualified Financial Hardship.”
- Have a mortgage or property charge that is 30 days or more past due or delinquent.

How do I determine if I have a qualified financial hardship?

A qualified financial hardship is a material reduction in income or material increase in living expenses, occurring on or after January 21, 2020, that was associated with the Coronavirus pandemic and that has created or increased the risk of mortgage delinquency, mortgage default, foreclosure, loss of utilities or home energy services, or displacement for a homeowner.

**Mortgage and property charge delinquency occurring after January 21, 2020, is considered a qualified financial hardship.*

Are there income requirements for KHAF?

Yes. Household income **must** be equal to or less than 150% of the Area Median Income (AMI) for the county where you reside or equal to or less than 100% of the median income for the United States, whichever is greater. Priority is given to applicants whose income is less than or equal to 100% AMI, as well as Socially Disadvantaged Individuals.

Who qualifies as a Socially Disadvantaged Individual?

Socially Disadvantaged Individuals are 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. The impairment must stem from circumstances beyond their control.

Property Questions

What types of mortgages are eligible for assistance?

The following types of mortgages are eligible for KHAF assistance:

- First mortgages
- Second mortgages
- Reverse mortgages
- Land contracts/contracts for deed

Are second homes or investment properties eligible for assistance?

No. This program is only for the applicant's primary residence. Second homes, investment properties, and vacant properties are not eligible for assistance.

What types of properties are eligible for KHAF Assistance?

The following property types are eligible for assistance:

- Single-Family homes,
- One-to-four-unit dwellings (when the owner occupies one of the units)
- Manufactured or mobile homes (affixed or unaffixed)

Will KHAF help with manufactured home or mobile home loans?

Yes, KHAF will help pay past-due manufactured and mobile home loan payments. The property is not required to be affixed to receive assistance.

Is my lot rent for my mobile or manufactured home covered under the KHAF program?

No. You can apply for assistance for this expense under Kansas Emergency Rental Assistance (KERA).

Miscellaneous

Is Mortgage delinquency a program requirement?

Yes, your mortgage and/or your property charges (past-due property taxes, homeowner's and flood insurance, homeowner association and condominium association fees, cooperative maintenance charges, common charges) must be past due or delinquent by 30 days or more to qualify for the KHAF program.

What if I think I may make too much money to qualify?

You should still apply for assistance. It is better to allow the program team to review your information and make that determination. You may be eligible for assistance, so you should not self-disqualify by not applying.

I am currently in bankruptcy; can I still apply for KHAF assistance?

Yes, but depending on the response from your lender during the application process, you may be required to seek permission from either your trustee or the court.

What if my home is already in foreclosure?

Homeowners in foreclosure should apply for assistance and make sure to state on their application when prompted that they are currently in foreclosure.

If I have a mortgage, do I have to wait to get help from my lender before applying for KHAF?

No. You can apply to KHAF without first contacting your lender for assistance, but the program encourages you to reach out to your lender to understand what options your lender may offer.

If I receive assistance, will the assistance need to be paid back?

Financial assistance for more than \$25,000 will be structured as a two-year non-interest bearing, non-amortizing forgivable loan. The loan may be repayable if the homeowner sells, refinances, or transfers ownership of the home within two years of receiving the KHAF grant. If no resale, transfer, or refinance occurs within two years and the homeowner remains in the home, the loan will be considered fully satisfied.

How will I know when my payment has been made to the servicer?

You can log into the portal at any time to view your case file. When payment has been made, it will be noted as paid.

What happens if the maximum allowable payment does not cure the mortgage arrearage?

If the Maximum Allowable Assistance cannot cure the mortgage delinquency, the application will be deferred, and the applicant referred to housing counseling.

What if an application is denied?

Applicants who disagree with a reason for denial will have 15 days from receipt of the denial notification to submit a written/emailed appeal request. The request must include the following information:

- Applicant Name, Property Address and KHAF ID
- Explanation of why they are appealing the determination
- Documentation supporting reason for appeal