

YUROK INDIAN HOUSING AUTHORITY



HOUSING FORECLOSURE & DEBT RELIEF POLICY

Purpose:

To assist Yurok Tribal Members with the ability to remain in their homes when foreclosure actions are imminent, whether instituted by a lender for default on payments, or by the county for delinquent property taxes.

At the onset or within thirty (30) days of a foreclosure proceeding or delinquent property tax the Tribal Member is encouraged to notify YIHA of all pending actions.

Foreclosure Assistance Conditions:

1. The home must be within the YIHA service area
2. The home must be their primary residence
3. Client must be income eligible under the HUD income guidelines
4. The unit must pass a physical inspection
5. Client must participate in YIHA foreclosure counseling
6. Client must qualify through a current credit report to determine if they have the capability to make payments with assistance, i.e. debt to income will not exceed 48%
7. Client must provide proof for the need for assistance, example: loss of job, income, or variable rate increase change
8. Client must attempt resolution with the mortgage holder including the utilizing mortgage relief options, when available.
9. Must demonstrate prior satisfactory mortgage payment history **prior to the event or need for assistance.**
10. **The Board of Commissioners will consider requests on a case by case basis.**

YIHA has the following options:

1. Initiate Low Rent or Mutual Help program by purchasing the home
2. Allow the foreclosure process to proceed
3. Debt Relief
4. **YIHA may gift elders up to \$20,000 or loan non-elders up to \$20,000 @ 1%. Funds will be expended as follows:**
 - a) YIHA will bring mortgage current
 - b) YIHA will contribute on a monthly basis the difference of their mortgage payment and 30% of their income
 - c) Non Elder clients will sign a payback agreement that will start between one and five years as determined by the agreement
 - d) Client will sign a Note and Deed of Trust and YIHA will attach a lien to the property
5. **Conditions that must be ongoing during Debt Relief Assistance:**
 - a. Clients cannot make late payments on any accounts

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- b. If loss of job, client must be actively seeking employment
- c. Client must work with lender to refinance within 2 years

6. If conditions are not met:

- a. All assistance will be terminated
- b. Action will be taken to re-captured expended funds

Final approval will be by the Board of Commissioners

C*E*R*T*I*F*I*C*A*T*I*O*N

This is to certify the Housing Foreclosure & Debt Relief Policy of the Yurok Indian Housing Authority was approved at a duly called meeting of the Board of Commissioners on March 1, 2011 at which a quorum was present, and was adopted by a vote of 6 For, 0 Against, 1 Abstentions, 0 Not Present.

A handwritten signature in cursive script, appearing to read "Betty Brown", written in dark ink over a horizontal line.

Betty Brown, Chairperson
Yurok Indian Housing Authority Board of Commissioners

ATTEST:

A handwritten signature in cursive script, appearing to read "Kerri Malloy", written in dark ink over a horizontal line.

Kerri Malloy, Secretary
Yurok Indian Housing Authority Board of Commissioners