

CHFA Task Force on Loss Mitigation

Item	Sub-Committee Section	Issue	Suggested Change
1	Housing Counselors and Private Bar Attorneys	Perception that EMAP application process is burdensome	1. Streamline application process 2. Piggy-banking/combining information sharing multiple processes. 3. More assistance from CHFA in application process.
2	Housing Counselors and Private Bar Attorneys	Application is only available in English	Add Spanish applications
3	Housing Counselors and Private Bar Attorneys	Need to liquidate 401k before one can apply to EMAP.	
4	Housing Counselors and Private Bar Attorneys	Limited knowledge of CHFA and EMAP in the community	
5	Housing Counselors and Private Bar Attorneys	Can not apply while in chapter 13 bankruptcy	
6	Housing Counselors and Private Bar Attorneys	A lack of knowledge about CT FAMILIES that represent borrowers	
7	Housing Counselors and Private Bar Attorneys	Foreclosure defendants largely unaware of CHFA Loss Mitigation Programs	Better dissemination of information to people facing foreclosure
8	Housing Counselors and Private Bar Attorneys	Borrowers assisted by attorneys in application process are more likely to obtain assistance from CHFA	Make program information more user friendly. More assistance from CHFA in application process
9	Housing Counselors and Private Bar Attorneys	Programs could be less rigid and more flexible	Make programs more flexible
10	Housing Counselors and Private Bar Attorneys	People in Chapter 13 Bankruptcy plans, which can last for five years, are automatically ineligible for EMAP.	
1	Bond Rating and Debt Service	EMAP is a financial risk to the State of Connecticut	

2	Bond Rating and Debt Service	CTFAMILIES is a financial risk to CHFA	
3	Bond Rating and Debt Service	108% finance cap is a disqualification from CT FAMILIES	Modestly expand the 108% finance cap
4	Bond Rating and Debt Service	\$25,000 gap financing is being taken from a fund to help 1st time home-buyers	
5	Bond Rating and Debt Service	CHFA does not have tax exempt bonding authority to fund CT FAMILIES	
6	Bond Rating and Debt Service	Potential funding depletion of EMAP and CT FAMILIES in 2012	
7	Bond Rating and Debt Service	CHFA is not compelled to make risky loans due to discretion of underwriters	
8	Bond Rating and Debt Service	Quantify and understand risk EMAP loans present to CHFA	
9	Bond Rating and Debt Service	No current statute requiring CHFA to give annual report to Banks Committee and Housing Committee	
1	Foreclosure Mediation and CT Banking Department	FHA Mortgages ineligible for EMAP	
2	Foreclosure Mediation and CT Banking Department	EMAP application is difficult	
3	Foreclosure Mediation and CT Banking Department	EMAP application requires proof of unsuccessful loan negotiation	Put application on CHFA website, allow housing counselor to expedite application process and/ or waive this pre-requisite
4	Foreclosure Mediation and CT Banking Department	Pre-hardship late payments	Make underwriting requirements more lenient on the issue of pre-hardship

5	Foreclosure Mediation and CT Banking Department	Residents hear about EMAP post mediation in the foreclosure process	Have plaintiff mail loss mitigation options to defendant. Have defendant sign affidavit saying they did or did not contact CHFA.
6	Foreclosure Mediation and CT Banking Department	CT FAMILIES gap loan limit of \$25,000 too low	Should be increased to \$40,000-50,0000
7	Foreclosure Mediation and CT Banking Department	Lengthy application process	Expedite application process
8	Foreclosure Mediation and CT Banking Department	Prevention counseling - perceived to be suffering due to lack of funding and staffing	
9	Foreclosure Mediation and CT Banking Department	Some borrowers at the end of foreclosure process not aware of housing counselors	
10	Foreclosure Mediation and CT Banking Department	How to make greater use of housing counselors	Paying counselors to help EMAP applications
11	Foreclosure Mediation and CT Banking Department	Funding issues faced by housing counseling agencies.	