

# HUD HAPPENINGS

## M I N N E S O T A



SPRING  
2013

Anthony Landecker, HUD Minneapolis  
PIH Portfolio Management Specialist, surveys  
Hurricane Sandy damage

# HURRICANE SANDY



## Secretary Donovan heads Hurricane Sandy Recovery

Mary Burbank (top), Secretary Donovan speaking with public leaders (middle) and greeting Department of Homeland Security Secretary Janet Napolitano (bottom)

## CPD AND PIH STAFF PARTICIPATE IN HURRICANE SANDY RELIEF EFFORTS

Anthony Landecker, Mary Burbank, and Thomas Koon spent several weeks working on disaster duty in New York and New Jersey as a result of Hurricane Sandy.

Mr. Koon is a Program Manager with the HUD Minneapolis Field Office of Community Planning and Development. He explained that most of his time was spent at the Toms River Disaster Recovery Center which is the busiest center in New Jersey. Tom worked in coordination with FEMA, local social service agencies, and the Small Business Administration (SBA).

Each day, Tom assisted individuals with housing related issues including referrals to HUD housing counseling agencies regarding mortgages or credit counseling, housing authorities, affordable housing developments, conducting searches for rental housing, suggesting tactics for obtaining housing, and addressing other barriers to obtaining housing. Often there were very stressful moments as many survivors were dealing with emotional issues about major decisions moving forward in their lives. Tom worked closely with social workers, SBA and FEMA officials whose clients had multiple issues that were



**Thomas Koon**  
**CPD Minneapolis**

exacerbated by the storm or individuals who needed additional assistance and could not be served by one agency.

Tom explained that it was a very rewarding experience to provide more direct information to clients and to see the importance of effective government involvement in the lives of people during the aftermath of a disaster. He thanks those coworkers who stepped in to help with his regular duties in Minnesota and commends his supervisor for allowing him to have the opportunity to serve on disaster duty.



# RENTAL ASSISTANCE DEMONSTRATION



HUD awarded commitments to the Scott County CDA in Shakopee, Minnesota allowing them to seek private financing to rehabilitate 53 units, including those shown to the left, that are otherwise at risk of being lost from the affordable housing inventory.



**The Rental Assistance Demonstration (RAD) allows proven financing tools to be applied to at-risk public and assisted housing and has two components:**

FIRST COMPONENT	SECOND COMPONENT
Allows Public Housing and Moderate Rehabilitation (Mod Rehab) properties to convert, under a competition limited to 60,000 units, to long-term Section 8 rental assistance contracts.	Allows Rent Supplement (Rent Supp), Rental Assistance Payment (RAP), and Mod Rehab properties to convert tenant-based vouchers issued upon contract expiration or termination to project-based vouchers.

RAD is a central part of the Department's rental housing preservation strategy, which works to preserve the nation's stock of deeply affordable rental housing, promote efficiency within and among HUD programs, and build strong, stable communities.

You can [email](#) the Department with questions or comments.

[Join the RAD mailing list.](#)

## **RAD Strategy to save 53 affordable housing units in Minnesota, create jobs**

To stem the loss of critically needed public and other forms of subsidized housing due to the severe backlog of capital needs, the U.S. Department of Housing and Urban Development (HUD) officially launched its [Rental Assistance Demonstration \(RAD\)](#), the Obama Administration's groundbreaking strategy to preserve tens of thousands of public and HUD-assisted housing units.

In the near term, RAD is expected to preserve and enhance 53 Public Housing units of affordable housing in Shakopee Minn., and generate private capital to address the significant backlog in capital needs faced by public housing authorities in the U.S.

"HUD and our local partners are working to protect critically needed affordable housing for the residents in these communities," said HUD's Midwest Regional Administrator Antonio R. Riley. "This is a market-based approach to helping local housing authorities tap into private capital to preserve housing for some of our most vulnerable citizens."

HUD awarded commitments to Scott County community Development Agency in Shakopee, Minn., allowing them to seek private

financing to rehabilitate 53 units that are otherwise at risk of being lost from the affordable housing inventory. The commitments announced are projected to preserve public and other HUD-assisted housing units for the next 20 years.

RAD allows public housing agencies and private owners of certain at-risk, federally assisted properties to convert their current assistance to long-term Section 8 contracts. Such contracts will allow owners to leverage millions of dollars in debt and equity to better address immediate capital needs and preserve these affordable housing units. In addition, participating agencies are freed from antiquated public housing rules and restrictions that hindered their ability to best preserve and manage their housing similar to other affordable housing owners and managers.



**Antonio R. Riley**

**HUD Midwest Regional Administrator**

## **HISTORY**

In 2011, HUD released [Capital Needs in the Public Housing Program](#), a study that found the nation's 1.2 million public housing units need nearly \$26 billion to keep these homes in safe and decent condition for families, a figure well in excess of the roughly \$2 billion Congress appropriates for capital repairs annually. Beyond the potential loss of this public housing, the Moderate Rehabilitation, Rent Supplement, and older Rental Assistance Payment (RAP) programs are at risk of being lost from the affordable housing stock.





#CommunityDevelopment

**HUD Publishes NSP Closeout Notice**

This notice describes closeout requirements that apply to and additional regulations waived for all NSP grantees.

**Submit Environmental Review Questions Using Ask A Question**

HUD launches Environmental Review on OneCPD Ask A Question. Ask your questions today!

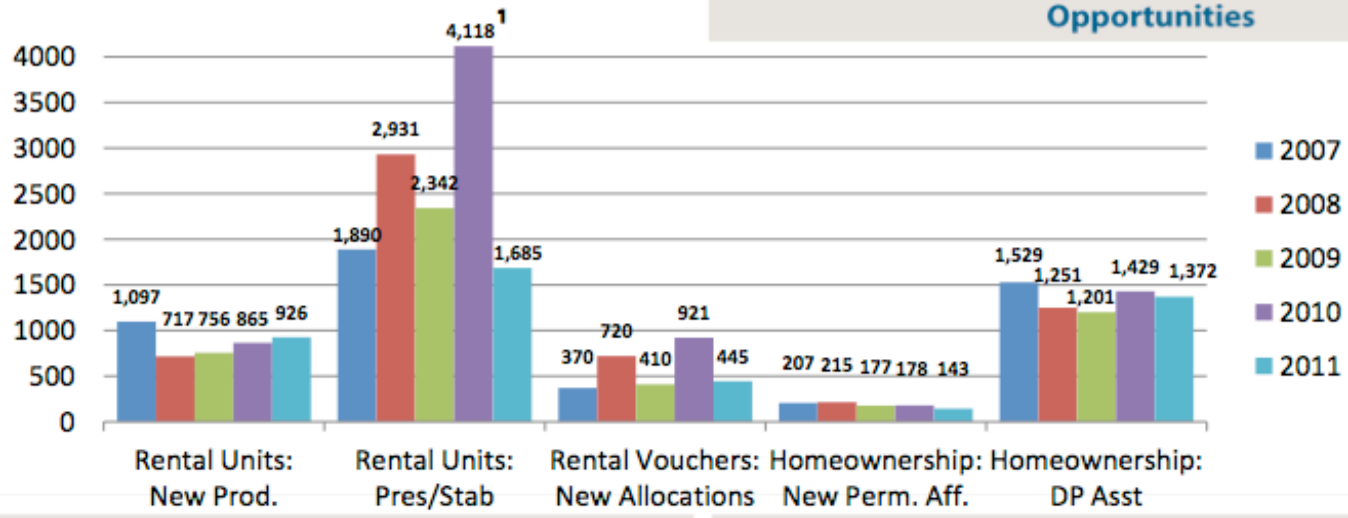
[CLICK TO VISIT ONECPD WEBSITE](#)

OneCPD provides technical assistance that is comprehensive, needs-based and cross-program to address five specific objectives:

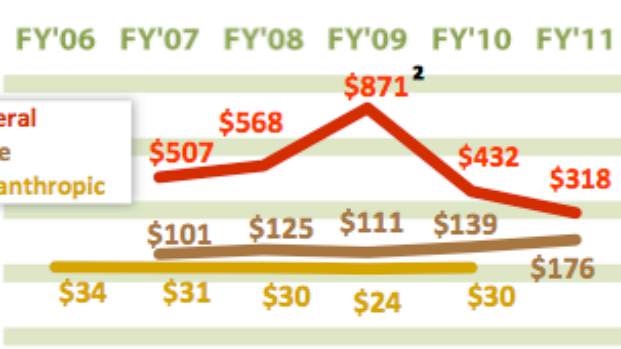
- Improve grantees’ ability to assess conditions in the affordable segment of their local housing markets and commercial real estate markets, business and employment trends and other public and private investments known to be underway in their areas.
- Improve grantees’ ability to design, implement, and leverage housing and community and economic development programs based upon an accurate assessment of their local markets and investment landscape.
- Assure timely and effective performance by grantees and their partners, as well as effective project tracking and monitoring.
- Improve grantees’ understanding of, and compliance with, statutory and regulatory requirements.
- Foster innovation in housing and community development program design and finance.

# MINNESOTA HOUSING MEASURES

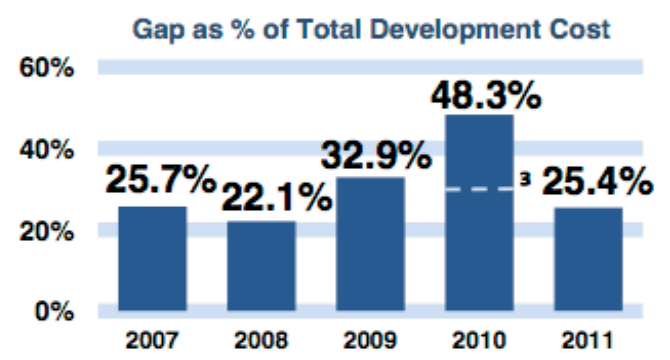
## Opportunities



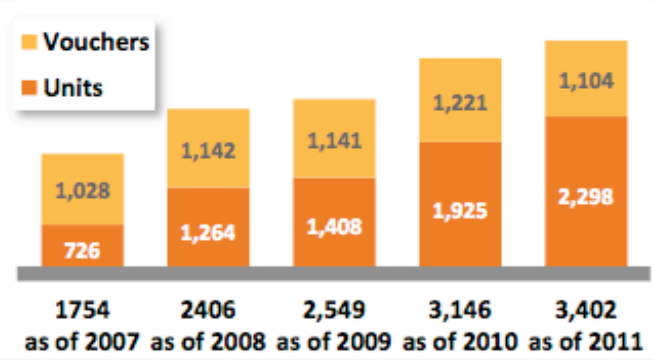
## Funding for Affordable Housing



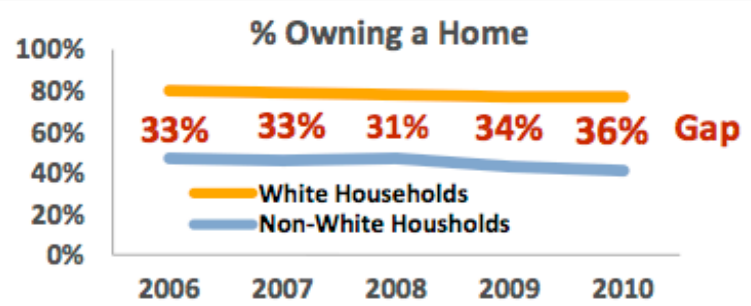
## Gap Financing



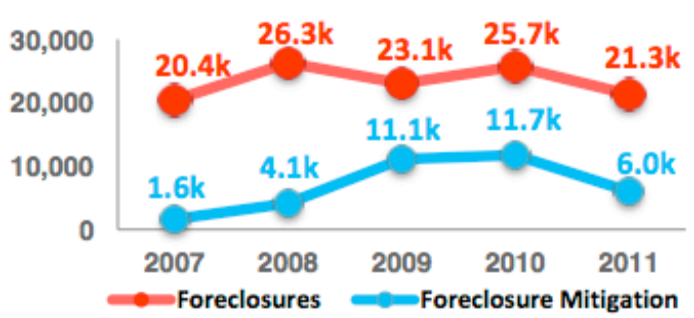
## Ending Long-Term Homelessness



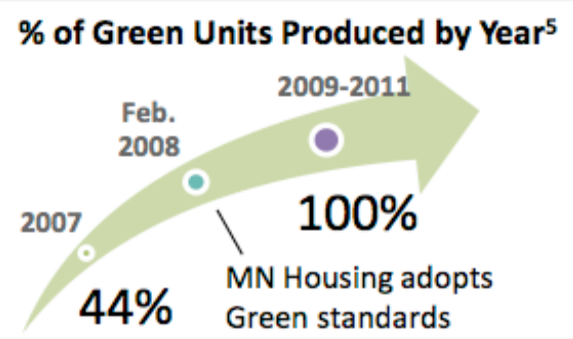
## Emerging Market Homeownership



## Foreclosure



## Green Housing

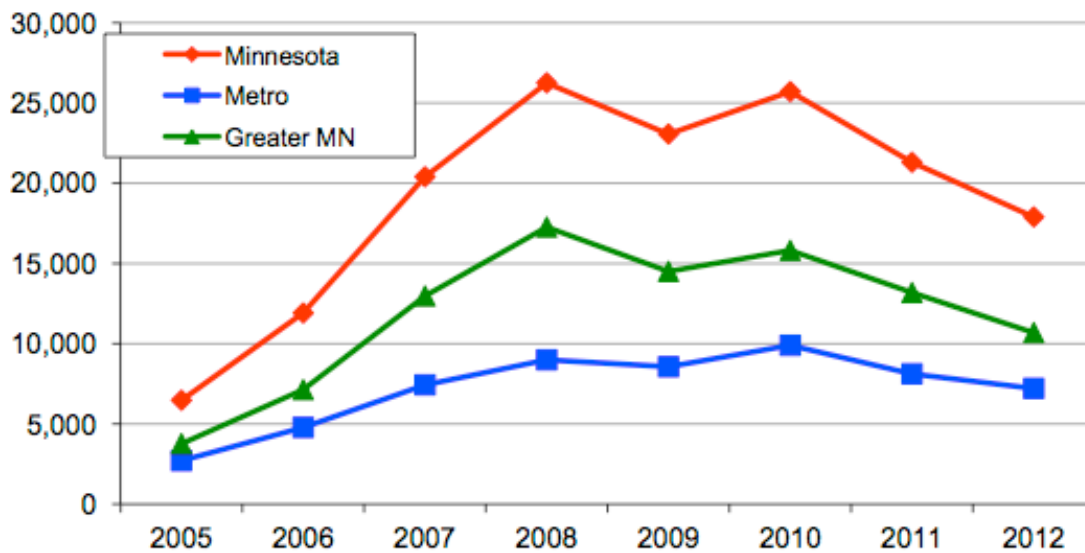


<sup>1</sup>This figure is high in large part due to Recovery Act funding, but also because of the Dec. 2010 closing of the 1,153-unit Riverside Plaza. <sup>2</sup>2010 includes \$203MM in Recovery Act funding. <sup>3</sup>2010 is inflated due to the insurgence of Section 1602 (grants-in-lieu-of-tax credits) money into the development process. Without those grants, Gap would have been closer to 29%. <sup>4</sup> Foreclosure Mitigation includes foreclosures prevented as well as properties impacted by recovery activity. <sup>5</sup>MN Housing-funded units only.

## Eight-Year History of Minnesota Foreclosures

There were 17,895 foreclosures in Minnesota in 2012, which is down 16% from 2011 and the lowest statewide total in since 2006. However, the total number of foreclosures remains elevated, still nearly three times the number of annual foreclosures in 2005, the first year these numbers were compiled.

**Figure 1**



The following pages include additional figures and appendices detailing foreclosures in Minnesota. They include:

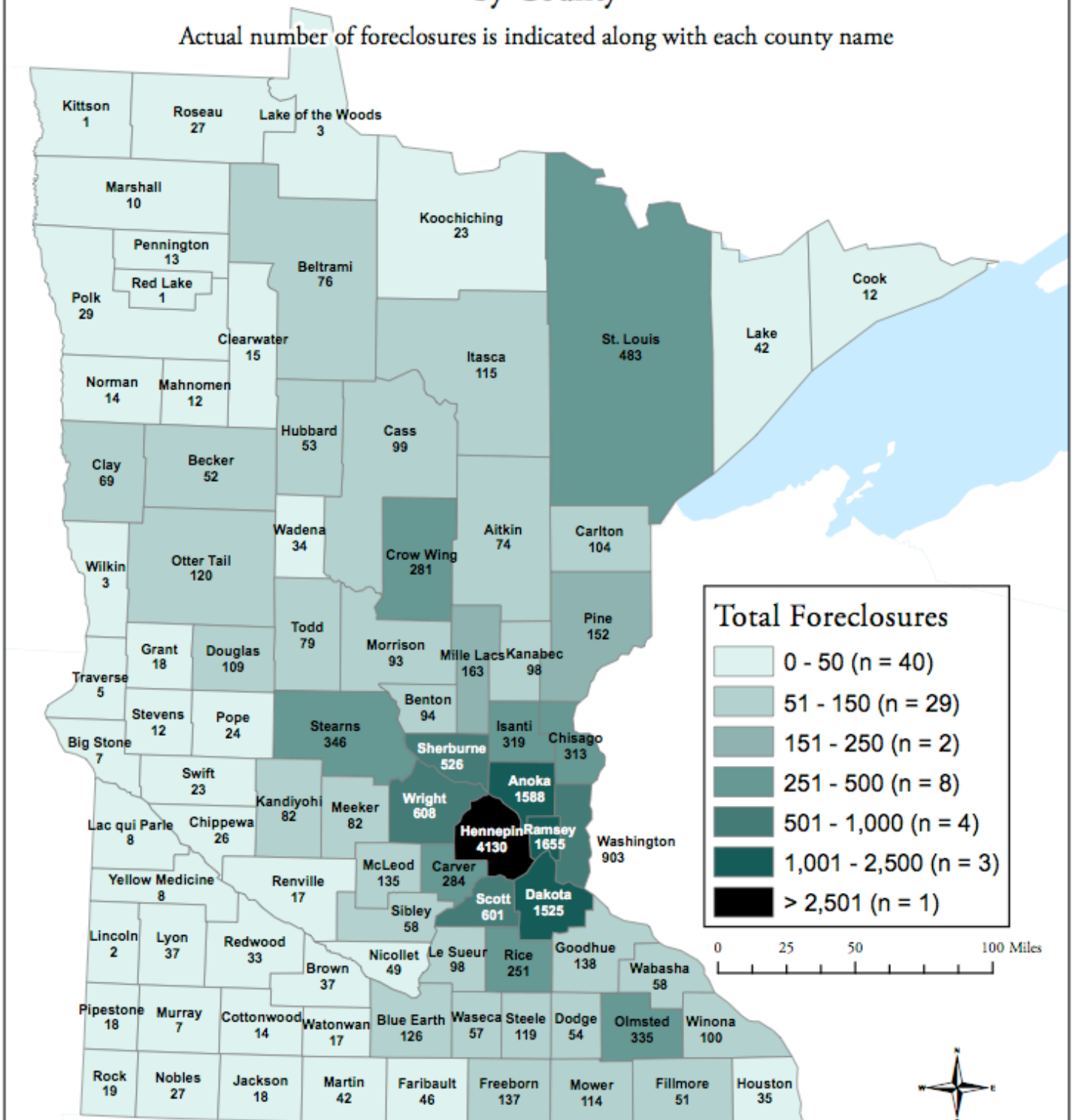
<b><i>2012 Foreclosure Counts Map</i></b>	A map of Minnesota representing total foreclosures by county in 2012.	p.2
<b><i>2012 Foreclosure Rates Map</i></b>	A map of Minnesota representing foreclosure rate (in percent) by county in 2012.	p.3
<b><i>2011 – 2012 Foreclosure Counts Data</i></b>	Tables detailing foreclosure counts from 2011 and four quarters of 2012, sorted by county and 2012 total.	p.4-7
<b><i>2011 – 2012 Foreclosure Rates Data</i></b>	Tables detailing foreclosure rates from 2011 and four quarters of 2012, sorted by county and 2012 rate.	p.8-11

More Minnesota foreclosure information and historical data can be found online at [www.hocmn.org](http://www.hocmn.org) or [www.housinglink.org](http://www.housinglink.org)

Figure 2

# Minnesota Foreclosures in 2012 by County

Actual number of foreclosures is indicated along with each county name



2012 Foreclosures in Minnesota: A Report Based on County Sheriff's Sale Data  
Funded by: MN Homeownership Center, Greater MN Housing Fund, Family Housing Fund, & MN Housing

Data Source: County reported sheriff's sales

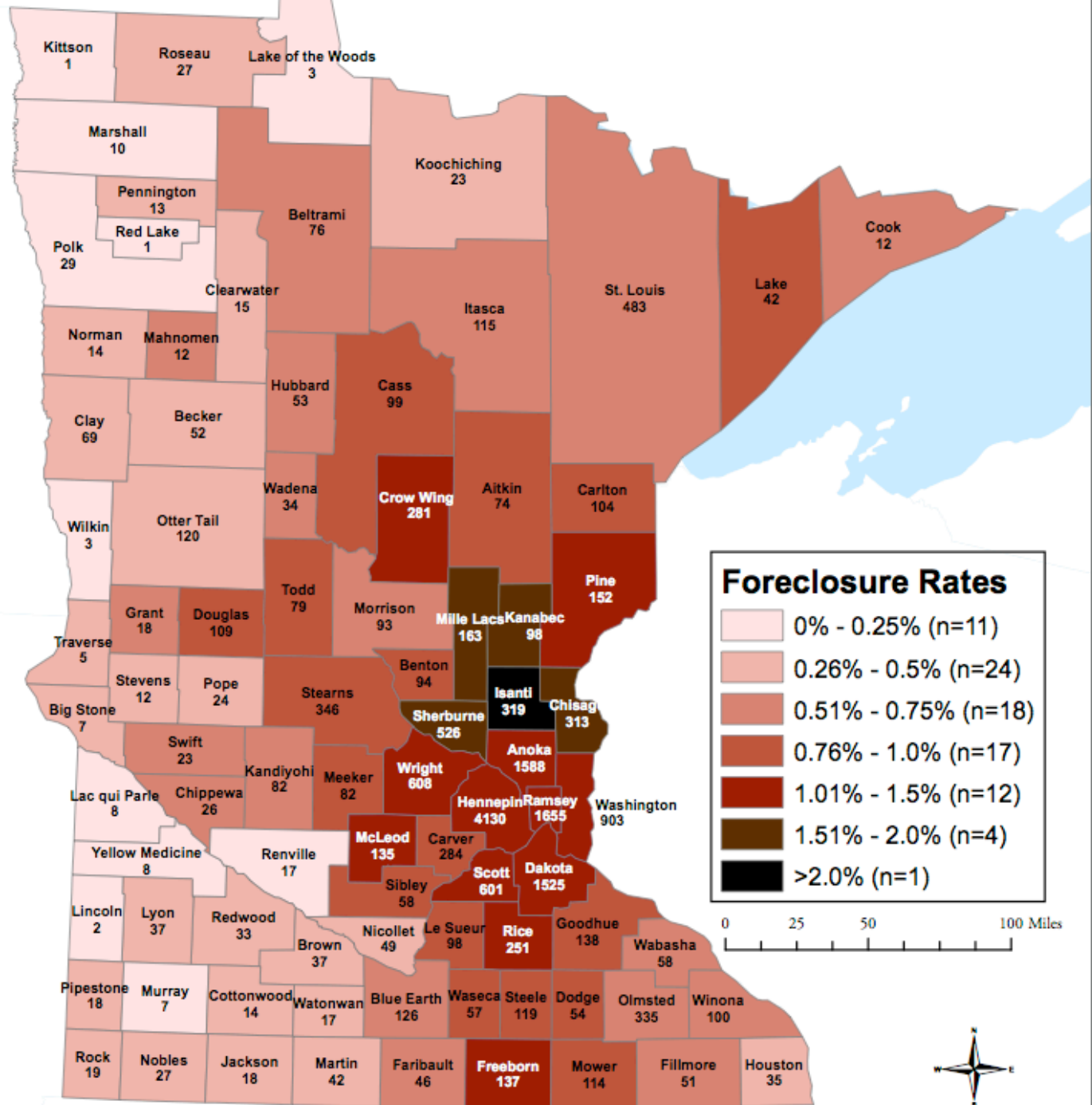




Figure 3

# Minnesota Foreclosure Rates in 2012 by County

Actual number of foreclosures is indicated along with each county name



2012 Foreclosures in Minnesota: A Report Based on County Sheriff's Sale Data  
Funded by: MN Homeownership Center, Greater MN Housing Fund, Family Housing Fund, & MN Housing

Foreclosure Rate = Number of foreclosed mortgages as a percent of total residential parcels  
Data Source: County reported sheriff's sales and 2011 parcel counts from the MN Department of Revenue



## Implementation of the Fair Housing Act's Discriminatory Effects Standard

Title VIII of the Civil Rights Act of 1968, as amended (Fair Housing Act or Act), prohibits discrimination in the sale, rental, or financing of dwellings and in other housing-related activities on the basis of race, color, religion, sex, disability, familial status, or national origin.<sup>1</sup> HUD, which is statutorily charged with the authority and responsibility for interpreting and enforcing the Fair Housing Act and with the power to make rules implementing the Act, has long interpreted the Act to prohibit practices with an unjustified discriminatory effect, regardless of whether there was an intent to discriminate. The eleven federal courts of appeals that have ruled on this issue agree with this interpretation. While HUD and every federal appellate court to have ruled on the issue have determined that liability under the Act may be established through proof of discriminatory effects, the statute itself does not specify a standard for proving a discriminatory effects violation. As a result, although HUD and courts are in agreement that practices with discriminatory effects may violate

the Fair Housing Act, there has been some minor variation in the application of the discriminatory effects standard.

Through this final rule, HUD formalizes its long-held recognition of discriminatory effects liability under the Act and, for purposes of providing consistency nationwide, formalizes a burden-shifting test for determining whether a given practice has an unjustified discriminatory effect, leading to liability under the Act. This final rule also adds to, and revises, illustrations of discriminatory housing practices found in HUD's Fair Housing Act regulations. This final rule follows a November 16, 2011, proposed rule and takes into consideration comments received on that proposed rule. [Read more in the Federal Register.](#)

<sup>1</sup> This preamble uses the term "disability" to refer to what the Act and its implementing regulations term a "handicap." Both terms have the same legal meaning. *See Bragdon v. Abbott*, 524 U.S. 624, 631 (1998).



**DATES:** *Effective Date:* March 18, 2013. **FOR FURTHER INFORMATION CONTACT:** Jeanine Worden, Associate General Counsel for Fair Housing, Office of General Counsel, U.S. Department of Housing and Urban Development, 451 7th Street SW., Washington, DC 20410-0500, telephone number 202-402-5188. Persons who are deaf, are hard of hearing, or have speech impairments may contact this phone number via TTY by calling the Federal Relay Service at 800-877-8399.

### DID YOU KNOW?

Contact Erika Finkler,  
Acting FHEO Director, HUD Minneapolis  
at (612) 370-3000

The [Minneapolis Office](#) of Fair Housing and Equal Opportunity (FHEO) is responsible for the investigation of housing discrimination complaints under the federal Fair Housing Act, as well as other civil rights complaints related to HUD funded programs in the State of Minnesota. The complaints may include Section 504 of the Rehabilitation Act, Title VI of the Civil Rights Act of 1964, and Section 109 of the Housing and Community Development Act.

## HUD AND HHS TEAM UP TO PROVIDE PERMANENT SUPPORTIVE HOUSING TO EXTREMELY LOW-INCOME PERSONS WITH DISABILITIES IN MINNESOTA

In an effort to spare nearly a hundred Minnesota residents with disabilities from homelessness or unnecessary institutionalization, the U.S. Department of Housing and Urban Development (HUD) and the U.S. Department of Health and Human Services (HHS) awarded the Minnesota Housing Finance Agency \$3 million.

MHFA will use this source of federal funding to offer rental assistance to 95 extremely low-income persons with disabilities, many of whom are transitioning out of institutional settings or are at extreme risk of homelessness. By working together, HUD and HHS are helping states like Minnesota to offer permanent housing and critically needed supportive services to ensure these at-risk



Mary Tingerthal, Commissioner, MHFA

individuals find their place within the fabric of their community.

Minnesota Housing Finance Agency (MHFA) and the Minnesota Department of Human Services are partnering in the administration of Minnesota's Section 811 PRA Demo program. This partnership will create 95 units of integrated housing for some of the most vulnerable persons with disabilities currently living in the state.

The program will target households that have extensive histories of housing instability as evidenced by a serious mental illness and long-term homelessness or those exiting institutional settings after a long-term stay of 90 days or more.

MHFA will invite proposals from owners of existing mainstream affordable housing in Minnesota to implement the state's PRA Demo program. It will award 95 PRA Demo units across ten multifamily developments.

The announcement reinforces the guiding principles of the *Americans with Disabilities Act* and the landmark 1999 Supreme Court ruling in *Olmstead v. L.C.*, which requires state and local governments to provide services to individuals with disabilities in the most integrated setting appropriate to their needs.

[Read more from the official HUD press release.](#)

## QUOTABLE



"Two federal agencies are working together to solve common sense problems and offer real and lasting solutions for persons who might otherwise be institutionalized or living on our streets," said HUD Secretary Shaun Donovan. "We're helping states reduce health care costs, improving quality of life for persons with disabilities, and ending homelessness as we know it."



# PROJECT HOMELESS CONNECT

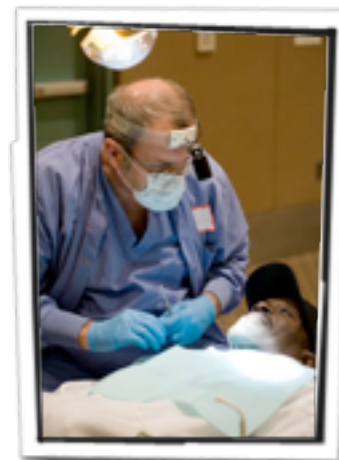
## Overall results from December 2012 event

### On-Site Services

- 1119 guests received a voucher for a free birth certificate or State of Minnesota ID.
- Over 500 guests received a free haircut.
- 75 guests signed up for a free voice mail account.

### Medical and Dental

- 446 guests received dental care.
- 275 guests received reading glasses while 78 received prescription eye glasses.
- 247 guests received a massage, 30 people received acupuncture, and 78 saw a chiropractor.
- 41 guests received a mental health assessment.
- 7 guests enrolled in a health plan.



### Housing

- 164 guests applied for housing and 109 were placed on a wait list.
- 82 guests were screened for the Rapid Exit housing program.
- 660 guests received housing search assistance.

### Employment

- 89 guests applied for employment and 142 received assistance with resumes.

### Legal

- 208 guests spoke with a lawyer and received legal services.

### Benefits

- 166 guests applied for healthcare, financial assistance, or food stamps.
- 131 guests received help with Social Security applications.
- 58 guests received help with veterans' benefits.

### Education

- 21 families applied for Head Start.
- 51 adults enrolled in schools.
- 42 were connected with GED programs.



HUD Minneapolis staff partnered with volunteers to identify and access necessary resources and explore previously unused benefits for guests. Project Homeless Connect is a service delivery model that has consistently been proven to be crucial in eliminating barriers to housing, employment, education, and the myriad other factors that contribute to long-term homelessness.

Source: <http://www.homelessconnectminneapolis.org>

# NATIONAL MORTGAGE SETTLEMENT PROVIDES OVER \$45 BILLION IN CONSUMER RELIEF

## Nearly one year after settlement over 550,000 homeowners receive support

WASHINGTON – The nation’s largest mortgage servicers have distributed \$45.83 billion in direct relief to over 550,000 homeowners, or roughly \$82,000 per homeowner as part of the National Mortgage Settlement, according to a progress report released by independent settlement monitor Joseph A. Smith of the Office of Mortgage Settlement Oversight. Almost one year ago, the Department of Justice, Department of Housing Urban Development (HUD) and 49 state attorneys general reached a landmark agreement with the nation's five largest mortgage servicers to address mortgage loan servicing and foreclosure abuses.

“As we reach the one year anniversary, the latest report marks a major milestone in our efforts to assist struggling homeowners,” said HUD Secretary Shaun Donovan. “We have already surpassed our initial expectations and the settlement is testament to the fact that large scale principal reduction can be used an important tool in our efforts to prevent foreclosures without incurring negative results.”

"The Justice Department, with our federal and state partners, negotiated the settlement as part of our ongoing commitment to protect American homeowners and taxpayers from unlawful mortgage servicer conduct," said Acting Associate Attorney General Tony West. "As we approach the first anniversary of the landmark settlement, we are pleased that so many homeowners have been helped.

The Department will work vigilantly to ensure that the settlement's terms continue to be implemented effectively."

The report demonstrates significant progress on the broadest and most robust principal reduction program in the nation’s history. More than \$22.48 billion of the overall completed consumer relief has come in the form of debt forgiveness. Because of the settlement, the principal reduction helps borrowers stay in their homes, lowering monthly payments on over 266,000 loans and actually reducing struggling homeowners’ loan balances by more than \$84,000 on average.

This is in addition to the funds that states allocated for settlement-related purposes, including over \$250 million for housing counseling and another \$50 million to legal aid.

“Now that we have clear signs that our housing market has gained momentum, and it is clear that this settlement is providing some of the critical tools for that momentum to continue,” said Donovan. “The job’s not done – and we will continue to watch the banks like hawks to ensure they live up to their obligations as they complete their consumer relief requirements and we measure their progress on implementing new and improved servicing standards.”



Read the [full report](#) and the Monitor’s [state-by-state data map](#).

# Appendix IV: State Consumer Relief Information Minnesota, Program to Date

	ALLY			BANK OF AMERICA			CITI			CHASE			WELLS			TOTAL CONSUMER RELIEF - ALL SERVICERS		
	Aggregate Amount of Relief/ Benefit	No. of Borrowers	Average Amount of Relief/ Benefit	Aggregate Amount of Relief/ Benefit	No. of Borrowers	Average Amount of Relief/ Benefit	Aggregate Amount of Relief/ Benefit	No. of Borrowers	Average Amount of Relief/ Benefit	Aggregate Amount of Relief/ Benefit	No. of Borrowers	Average Amount of Relief/ Benefit	Aggregate Amount of Relief/ Benefit	No. of Borrowers	Average Amount of Relief/ Benefit	Aggregate Amount of Relief/ Benefit	No. of Borrowers	Average Amount of Relief/ Benefit
<b>CONSUMER RELIEF</b>																		
Completed 1st Lien Modification Forgiveness <sup>1</sup>	\$1,019,576	11	\$92,689	\$18,573,739	156	\$119,062	\$3,753,603	46	\$81,600	\$11,911,528	145	\$82,148	\$5,503,578	90	\$61,151	\$40,762,024	448	\$90,987
Completed Forgiveness of pre 3/1/2012 Forbearance <sup>2</sup>	\$220,768	2	\$110,384	\$1,909,543	31	\$61,598	\$4,827,211	107	\$45,114	\$2,308,638	60	\$38,477	\$257,104	13	\$19,777	\$9,523,264	213	\$44,710
Completed 2nd Lien Modification Forgiveness <sup>3</sup>	\$156,865	4	\$39,216	\$248,489	7	\$35,498	\$1,491,046	66	\$22,592	\$37,285	7	\$5,326	\$28,687	5	\$5,737	\$1,962,372	89	\$22,049
Completed 2nd Lien Extinguishments <sup>4</sup>	\$1,493,410	29	\$51,497	\$26,237,562	590	\$44,470	\$10,453,863	186	\$56,204				\$2,597,358	45	\$57,719	\$40,782,193	850	\$47,979
Short Sales Completed/ Deficiency Forgiven <sup>5</sup>	\$3,288,085	36	\$91,336	\$84,268,756	919	\$91,696	\$5,352,027	88	\$60,818	\$38,872,914	485	\$80,150	\$13,424,468	232	\$57,864	\$145,206,250	1,760	\$82,504
Deeds in Lieu Completed/ Deficiency Forgiven <sup>6</sup>							\$125,715	2	\$62,857				\$168,623	3	\$56,208	\$294,338	5	\$58,868
Enhanced Borrower Transitional Funds Paid by Servicer (excess of \$1,500) <sup>7</sup>				\$1,516,359	226	\$6,710				\$1,296,522	93	\$13,941	\$63,000	21	\$3,000	\$2,875,881	340	\$8,458
Servicer Payments to Unrelated 2nd Lien Holder for Release of 2nd Lien <sup>8</sup>							\$3,412	2	\$1,706	\$140,050	17	\$8,238	\$15,400	6	\$2,567	\$158,862	25	\$6,354
Forbearance for Unemployed Borrowers <sup>9</sup>																		
Deficiency Waivers <sup>10</sup>																		
Forgiveness of Principal Associated with a Property When No Foreclosure <sup>11</sup>																		
Cash Costs Paid by Servicer for Demolition of Property <sup>12</sup>																		
REO Properties Donated <sup>13</sup>										\$181,500	1	\$181,500	\$580,377	5	\$116,075	\$761,877	6	\$126,980
Refinances Completed - Estimated Consumer Relief <sup>14</sup>	\$947,478	13	\$72,883	\$2,992,004	104	\$28,769	\$11,990,144	372	\$32,232	\$7,198,964	251	\$28,681	\$39,330,080	1,144	\$34,379	\$62,458,671	1,884	\$33,152
<b>Total Consumer Relief</b>	<b>\$7,126,182</b>	<b>95</b>	<b>\$75,012</b>	<b>\$135,746,452</b>	<b>2,033</b>	<b>\$66,771</b>	<b>\$37,997,021</b>	<b>869</b>	<b>\$43,725</b>	<b>\$61,947,401</b>	<b>1,059</b>	<b>\$58,496</b>	<b>\$61,968,675</b>	<b>1,564</b>	<b>\$39,622</b>	<b>\$304,785,732</b>	<b>5,620</b>	<b>\$54,232</b>
<b>CONSUMER RELIEF - IN PROCESS</b>																		
1st Lien Modification Trials Offered/Approved <sup>15</sup>	\$765,750	3	\$255,250	\$40,498,924	342	\$118,418	\$4,246,360	59	\$71,972	\$25,988,254	298	\$87,209	\$8,670,302	132	\$65,684	\$80,169,590	834	\$96,127
1st Lien Modification Trials Started/In Process <sup>16</sup>	\$765,750	3	\$255,250	\$31,938,974	274	\$116,566	\$4,490,423	65	\$69,083	\$23,825,731	290	\$82,158	\$6,459,860	102	\$63,332	\$67,480,738	734	\$91,936
<b>TOTAL CONSUMER RELIEF - ALL SERVICERS</b>	<b>\$304,785,732</b>																	

**NOTES:**  
 \* Any differences in adding are due to rounding.

**DEFINITIONS:**

- <sup>1</sup> Completed 1st Lien Modification Forgiveness represents finalized first lien principal reduction permanent modifications (including converted trial modifications).
- <sup>2</sup> Completed Forgiveness of pre 3/1/2012 Forbearance represents forgiveness of deferred principal from pre-settlement permanent modification of first lien mortgages. This line is distinct from Completed 1st Lien Modification Forgiveness line item.
- <sup>3</sup> Completed 2nd Lien Modification Forgiveness represents finalized second lien principal reduction permanent modifications.
- <sup>4</sup> Completed 2nd Lien Extinguishments represents finalized second lien mortgage extinguishments (forgiveness of the entire balance and release of lien).
- <sup>5</sup> Short Sales Completed/Deficiency Forgiven represents the forgiveness of first or second lien mortgage remaining balances to facilitate short sale transactions and release of liens.
- <sup>6</sup> Deeds in Lieu Completed/Deficiency Forgiven represents the forgiveness of first or second lien mortgage remaining balances to facilitate transactions in which borrower deeds the residence to Servicer/investor in lieu of foreclosure and release of liens.
- <sup>7</sup> Enhanced Borrower Transitional Funds Paid by Servicer represents transitional funds in an amount greater than \$1,500 provided to homeowners to facilitate completion of short sales or deeds in lieu of foreclosure.
- <sup>8</sup> Servicer Payments to Unrelated 2nd Lien Holder for Release of 2nd Lien represents payments to unrelated second lien holders for release of second lien mortgages in connection with short sale or deeds-in-lieu transactions.
- <sup>9</sup> Forbearance for Unemployed Borrowers represents forgiveness of payment arrearages on behalf of unemployed borrowers or traditional forbearance programs for unemployed borrowers to keep them in their homes until they can resume payments.
- <sup>10</sup> Deficiency Waivers represents waiver of valid claims on borrower deficiency balances on first or second lien mortgages and release of liens.
- <sup>11</sup> Forgiveness of Principal Associated with a Property When No Foreclosure represents forgiveness of principal associated with a property and release of liens in connection with a decision not to pursue foreclosure.
- <sup>12</sup> Cash Costs Paid by Servicer for Demolition of Property represents payments to demolish properties to prevent blight.
- <sup>13</sup> REO Properties Donated represents properties owned by Servicers/investors that are donated to municipalities, nonprofits, disabled servicemembers, or families of deceased servicemembers.
- <sup>14</sup> Refinances Completed represents eligible loans refinanced with reduced rates. The estimated benefit to borrowers from refinancing is the estimated annual benefit multiplied by 785, which represents the Servicers' weighted multiplier under the Settlement per Exhibit D ¶ 9 e.ii.1, and is consistent with what some of the Servicers are reporting in their filings with the U.S. Securities and Exchange Commission. The estimated annual benefit to borrowers is the product of the average annual interest rate reduction, the average unpaid principal loan balance, and the number of borrowers. See below for information on Refinance Solicitations/Offers/Approvals and Refinances Completed by each Servicer.

	ALLY			BANK OF AMERICA			CITI			CHASE			WELLS			TOTALS - ALL SERVICERS		
	Average Loan Balance	No. of Borrowers	Average Rate Reduction	Average Loan Balance	No. of Borrowers	Average Rate Reduction	Average Loan Balance	No. of Borrowers	Average Rate Reduction	Average Loan Balance	No. of Borrowers	Average Rate Reduction	Average Loan Balance	No. of Borrowers	Average Rate Reduction	Average Loan Balance	No. of Borrowers	Average Rate Reduction
Refinance Solicitations/Offers/Approvals*	\$267,475	20		\$235,524	380		\$181,099	590		\$214,159	304		\$186,432	2,095		\$193,974	3,389	
Refinances Completed	\$324,631	13	2.86%	\$227,632	104	1.61%	\$177,746	372	2.31%	\$217,479	251	1.68%	\$180,973	1,144	2.42%	\$188,766	1,884	2.24%

\* Refinance Solicitations/Offers/Approvals represents the first lien mortgages considered for refinancing where loan to value exceeds 80% and would not qualify for Servicer's generally available refinancing program as of 9/30/11. This includes mandatory solicitation borrowers under 9.a. of Exhibit D.

<sup>15</sup> 1st Lien Modification Trials Offered/Approved represents all first lien mortgages where firm modification offers were made to the borrower.

<sup>16</sup> 1st Lien Modification Trials Started/In Process represents all first lien mortgages for which any payment had been made in a trial modification after March 1, 2012. Trial may have been Offered/Approved in current or past quarter.

# Need Housing Counseling? There's an app for that!

Written by: [Sarah Gerecke](#)

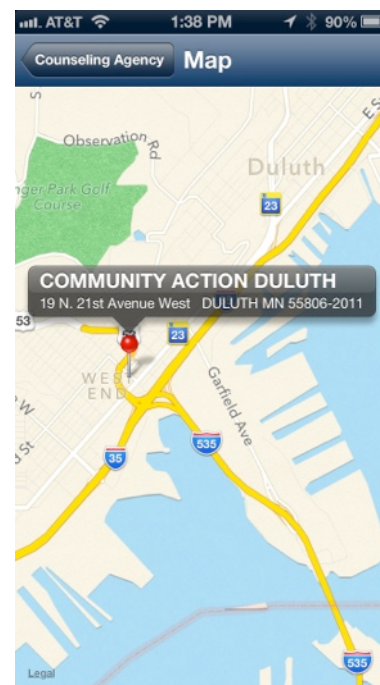
Home is where the heart is, it's true, but what if you don't have a home or you're at risk of losing the one you have? The fine print of a lease agreement or the complexity of buying your first home puts most of us at a distinct disadvantage. So, most folks just close their eyes, hold their nose and sign on the dotted line hoping for the best. But wait, there's help out there!

HUD's Housing Counseling Program funds housing counseling agencies all across the country that provide expert, unbiased guidance and information to help families and individuals meet their housing needs and improve their financial situations. HUD grants also assist housing counselors to act as an important safeguard against scams and discrimination, and to act as an important gateway to local, state, federal and private housing assistance.

[HUD's new mobile app](#) allows smartphone and tablet users to locate housing counselors in their own area. There is strong evidence that housing counseling can help distressed homeowners avoid foreclosure and obtain more favorable modifications. In addition, pre-purchase counseling can help individuals determine if they are ready for homeownership, and connect them with safer and more affordable mortgages.

Housing counseling can also be instrumental in helping displaced families find alternate housing in the wake of natural disasters such as the many thousands of families forced from their homes following Hurricane Sandy. So, there's help out there and it's just a touch away!

[Find a housing counselor near you.](#)



.....  
Click to  
download  
[HUD's  
Housing  
Counselor  
Lookup](#)  
.....

# RESOURCES

- [Learn About the Section 3 Program](#)
- [Learn About Homeownership](#)
- [Get Rental Help](#)
- [Avoid Foreclosure](#)
- [Find Homeless Resources](#)
- [Talk To A Housing Counselor](#)
- [File A Housing Discrimination Complaint](#)
- [Contact My Local Office](#)
- [Loan Modification Scam Alert](#)
- [HUD Homes for Sale](#)
- [Income Limits](#)
- [Fair Market Rents](#)
- [Library](#)



# WEBSITE: [HUD.GOV](http://HUD.GOV)

HUD Minneapolis  
920 Second Avenue South  
Suite 1300  
Minneapolis, Minnesota  
55402-4012

Phone: 612-370-3000  
Fax: 612-370-3220

Field Office Director  
Dexter J. Sidney



HUD'S MISSION IS TO CREATE STRONG, SUSTAINABLE, INCLUSIVE COMMUNITIES AND QUALITY AFFORDABLE HOMES FOR ALL. HUD IS WORKING TO STRENGTHEN THE HOUSING MARKET TO BOLSTER THE ECONOMY AND PROTECT CONSUMERS; MEET THE NEED FOR QUALITY AFFORDABLE RENTAL HOMES; UTILIZE HOUSING AS A PLATFORM FOR IMPROVING QUALITY OF LIFE; BUILD INCLUSIVE AND SUSTAINABLE COMMUNITIES FREE FROM DISCRIMINATION; AND TRANSFORM THE WAY HUD DOES BUSINESS.

More information about HUD and its programs is available on the Internet at [hud.gov](http://hud.gov) and [espanol.hud.gov](http://espanol.hud.gov).

You can also follow HUD on Twitter [@HUDMidwest](https://twitter.com/HUDMidwest) and on Facebook at [facebook.com/HUD](https://facebook.com/HUD)

Sign up for news alerts on [HUD's News Listserv](#).



[Subscribe to future HUD Happenings Minnesota newsletters](#)