

ReMIT- Reverse Mortgage Insurance & Tax Payment Program

District of Columbia Housing Finance Agency
Legislative Advocacy: State Advocacy

HFA Staff Contact

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ADVANCING THE AGENCY'S MISSION

The Reverse Mortgage Insurance and Tax Payment Program ([ReMIT](#)) advances the District of Columbia Housing Finance Agency's ("DCHFA" or "the Agency") mission by providing financial assistance targeted toward senior citizens that have obtained reverse mortgages in Washington, D.C. and are at risk of foreclosure as a result of overdue property taxes and/or insurance bills.



#DCHFAINNOVATES

The [ReMIT Program](#) is innovative because its development is defensive in nature and seeks to protect and facilitate keeping senior citizens in their homes. By providing a mechanism to prevent them from having to experience the stress of the foreclosure process and potential displacement, ReMIT also spares the Agency and the District Government from dealing with the economic and social burden associated with foreclosing on our senior citizens.

REPLICATING THE PROGRAM

 **Anita Bonds** [@AnitaBondsDC](#) Following

This is what [#GoodGovernment](#) looks like & I'm so glad it's working for the ppl. In the FY2019 Budget, which the Council passed last year, I secured funding for "Reverse Mortgage Foreclosure Prevention." (1/3)



DCHFA Launches Reverse Mortgage Insurance & Tax Payment Program to Aid District Homeowners

Washington, D.C. (March 13, 2019) (DC) (DCHFA) (ReMIT) – As most Washington, D.C. residents fall behind on taxes and insurance bills associated with their reverse mortgage loans, the District of Columbia Housing Finance Agency (DCHFA) launched the Reverse Mortgage Insurance & Tax Payment Program (ReMIT). The program will provide financial assistance to qualified District homeowners for delinquent property taxes, homeowner's insurance, and qualifying property-related expenses that put the homeowner at risk of foreclosure.

"We are doing everything we can to support residents who are struggling to keep their homes, and ReMIT, which I secured funding for in the FY19 Budget Request and, we believe, I am so proud to see in the FY2019 Budget, is a key step in that effort. I am so glad to see the program get the support it needs to help the many homeowners that we hope are to come," stated Anita Bonds, Councilmember at-Large and Chairperson of the Committee on Housing and Neighborhood Revitalization. "ReMIT" was created to serve District homeowners that are at risk of losing their homes. With ReMIT, we are to prevent and reduce the number of foreclosures that are happening in D.C. as a result of delinquent tax and insurance payments. ReMIT, along with the Agency's other homeowner assistance programs, HomeShare, will allow residents to continue living in their homes that they have worked hard to maintain." said Todd A. Lee, DCHFA Executive Director and CEO.

Qualified homeowners in the District will be eligible for maximum financial assistance up to \$25,000. ReMIT will accept applications for non-renewable online loans starting March 14, 2019.

ReMIT's applicant qualifications are:

- Must be a District resident/homeowner
- Residence must be insured by a Reverse Mortgage in borrower's name
- Subject property must be the primary residence and located in the District
- All closed loans with interest 5% or less (subject to change)
- Subject property must be "at risk" of foreclosure due to unpaid property tax/homeowner's insurance
- Not responsible ability to realize loan for tax and insurance payments, as required

District homeowners seeking assistance may apply by contacting [Statistical Consulting Services](#) to set up an appointment at (202) 252-2253. For additional information or questions about the program, homeowners may visit [DCHFA.org](#) or email [info@dchfa.org](#).

The District of Columbia Housing Finance Agency is in its 40th year of serving Washington, D.C.'s residents. The Agency's mission is to advance the District of Columbia's housing priorities, the Agency invests in affordable housing and neighborhood development, which provides pathways for DC residents to build their future. We accomplish our mission by delivering the most efficient and effective sources of capital available in the market to finance under-served and to create home ownership opportunities.

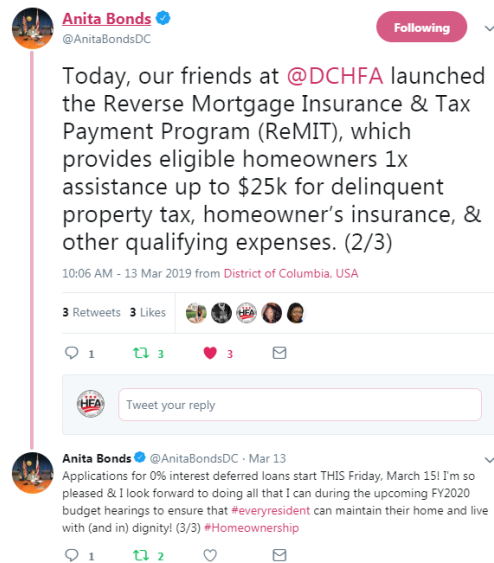
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The Agency and District Government are committed to helping Washington, D.C.'s senior citizens remain in their homes. The collaboration between DCHFA and the District Government that occurred to fund the pilot and make it operational over such a relatively short period of time can be replicated by other HFAs. Washington D.C.'s Councilmember at-Large and Chairperson of the Committee on Housing and Neighborhood Revitalization, Anita Bonds secured the funding for a financial assistance program aiming to serve seniors. Bonds appointed DCHFA to develop and administer the program. The working relationships that DCHFA established with the Council of the District of Columbia and the myriad of other stakeholders within the DC Government has served the Agency well in developing programs and investing in properties for targeted populations.

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DEMONSTRATING COALITION BUILDING

Working with the Committee on Housing and Neighborhood Revitalization’s Chairperson, DCHFA was able to secure an allocation of funding from the District of Columbia for fiscal year 2019, covering administrative costs associated with managing the program. Both the Chairperson and additional District of Columbia council members are very pleased with the expeditious manner in which the program was developed and rolled-out over the past several months. They have cited ReMIT as an excellent example of inter-agency cooperation among DCHFA and various government entities within the government of the District of Columbia.



ACHIEVING OBJECTIVES



ReMit assists the Agency in its goal of retaining and preserving homeownership for senior citizens, as well as, refining its foreclosure prevention activities to focus on senior citizens. DCHFA has an additional foreclosure prevention program called HomeSaver; however, the District needed a financial assistance product that focused specifically on the city’s seniors with reverse mortgages. One of the Agency’s objectives is to help residents become homeowners, but

it is equally as important to develop ways to help residents maintain this status.

ANTICIPATE, IDENTIFY, AND PRIORITIZE LEGISLATIVE ISSUES

Remaining a homeowner is as important as purchasing a home. This can be especially challenging for seniors, particularly those living in the city where the cost of living and property taxes are steadily climbing. DCHFA has been developing a program to address the need for foreclosure prevention assistance for District homeowners who have reverse mortgages for almost a year. Thanks to the excellent working relationship DCHFA has established with the Council of the District of Columbia and, more specifically, the Chairperson of the Committee on Housing and Neighborhood Revitalization – we were able to [launch](#) this program in March 2019.

REACHING TARGET AUDIENCE

With ReMIT, DCHFA aims to prevent and reduce the number of foreclosures occurring in Washington, D.C. as a result of delinquent tax and insurance payments. ReMIT, along with the Agency’s other

foreclosure prevention program, HomeSaver, will allow residents to continue living in homes they have worked hard to pay for and maintain for many years.

ANALYZE AND ANTICIPATE

Our preliminary analysis for this pilot program indicated that the amount of financial assistance to be provided along with the administrative costs associated with running the program were \$500,000. Funds were allocated by the District of Columbia to make the program operational in FY2019. The financial assistance that the Agency will provide to qualified senior citizens will be in the form of a zero interest deferred loans with a maximum assistance limit of \$25,000. Reverse Mortgage lenders and Housing Counseling Services will also work more closely with ReMIT participants to set-up the proper escrow and other payment mechanisms to ensure that seniors are not delinquent on tax and insurance payments going forward.

BENEFITS OUTWEIGH COSTS

Benefits far outweigh the costs given that there is currently no other program in the District that targets homeowners 62 years of age or older that are at risk of foreclosure. The program protects and complements the good intentions of the reverse mortgage program that each qualified ReMIT applicant must be a participant in and prevents reverse mortgage lenders from taking losses and managing more defaults and foreclosure as a result of this programmatic correction in how taxes and insurance will be paid going forward.

DEMONSTRATE EFFECTIVE USE OF RESOURCES

The pilot program was allocated \$500,000 from the District of Columbia for Fiscal Year 2019, which covers the assistance plus the administrative costs associated with DCHFA staff running, performing the underwriting & managing of this loan program. Just to be clear this program targets seniors only.



receive up to **\$25,000**
to pay **delinquent property taxes**,
homeowner's insurance and certain property
related expenses paid by your Servicer.

- Must be a District resident/homeowner
- Residence must be secured by a Reverse Mortgage in borrower's name
- Subject property must be primary residence located in the District
- Have an annual income to not exceed \$77,450
- Be "at risk" of foreclosure due to unpaid property taxes/homeowner's insurance
- Must demonstrate ability to sustain future tax and insurance payments, as required



how to apply
Housing Counseling Services
2410 17th Street, NW #400
Washington, DC 20005
(202) 265-2255

additional information
remit@dchfa.org

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Reverse Mortgage Insurance & Tax Payment Program (ReMIT)



ReMIT assists homeowners in the District who are at risk of foreclosure as a result of delinquent property taxes, homeowner's insurance, and certain property related expenses paid by your Servicer. Qualified homeowners can receive up to \$25,000 to pay delinquent property taxes and homeowner's insurance.

You may apply for ReMIT assistance by contacting Housing Counseling Services at (202) 265-2255. For additional information or questions about the program, email remit@dchfa.org.

Qualifications

Eligibility:

Qualified homeowners are persons who are at risk of foreclosure, meaning:

- The reverse mortgage lender has issued a legal notice that the homeowner is in default due to failure to pay property taxes or insurance premiums
- The homeowners and reverse mortgage lenders entered an agreement to pay past due balances, but the homeowner has demonstrated difficulty in doing so

Borrower Qualifications

- Must be a District resident/homeowner
- Residence must be secured by a Reverse Mortgage in borrower's name
- Subject property must be primary residence located in the District
- Have an annual income to not exceed \$77,540 (subject to change)
- Be "at risk" of foreclosure due to unpaid property taxes/homeowner's insurance
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Translate >



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