

Possible help for homeowners PCS'ing during the mortgage crisis

Information provided by:

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The Stimulus Package features a provision extended to certain military homeowners who bought homes before 1 July 2006 and who sell the homes before 30 Sep 2001. Titled the Military Homeowners Assistance Program (HAP), these benefits have normally been payable only at BRAC locations.

The purpose of the expanded program is to help military and civilian homeowners who fall into the following categories: Are wounded warriors who must relocate due to medical reasons, surviving spouses of fallen service members, DOD, Coast Guard and civilian fallen warriors, who are forced to move (within 2 years of the death) and active duty service members who are in the middle of foreclosure or unable to sell their home in the event of permanent change of station orders (outside a 50 mile radius of their current PDS).

The new law authorizes but DOES NOT require help to the homeowner in one of several ways: Buying the house and selling it through a contractor; Paying off the outstanding mortgage; Paying up to 95% of the prior fair market value of the property minus the fair market value at the time of sale (for BRAC homeowners, this is based on the fair market value before the public announcement of BRAC action); Paying up to 90% of the prior fair market value as the purchase price when the Defense Dept purchases the house. For foreclosures and other actions, the program can go back and pay off a homeowner's enforceable liabilities and work with the lender to straighten out the owner's credit.

The Army Corps of Engineers administers the program for the Defense Department. Contact was made with Army Corps of Engineers Office in Savannah, Georgia, they are currently awaiting guidance/instruction on implementing this portion of the Stimulus package.

Service members who believe they are eligible for assistance should complete the BRAC application package to the best of their ability. Provide all requested applicable information and submit a package to one of the addresses provided on the webpage <http://hap.usace.army.mil/>. Applications will be date stamped when received and held until further guidance is provided. Once HAP receives guidance/protocol on implementing the Stimulus package, applications will be processed in the order in which they were received.

For more information or assistance, contact Mrs. Barbara Lang at 963-5448.