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NJHMFA NEWS

STATE OF NEW JERSEY
New Jersey Housing and
Mortgage Finance Agency
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CHARLES A. RICHMAN
EXECUTIVE DIRECTOR

Governor Murphy Announces Effort to Help Renters, Homeowners Threatened by Potential Foreclosure

NJHMFA Expanding Housing Counseling Program to Provide Resources, Guidance for Residents Affected by COVID-19

TRENTON – Governor Phil Murphy today announced an expanded housing counseling initiative to help New Jersey renters and homeowners who are threatened with a loss of housing due to the COVID-19 crisis.

At the direction of Governor Murphy, the New Jersey Housing and Mortgage Finance Agency's (NJHMFA) housing counseling initiative is expanding to include renters, who may be concerned with eviction, and homeowners who may need counseling to help prevent possible foreclosure. These services are available at no cost to the consumer.

"We are taking significant action today to help New Jersey residents facing rental or home mortgage hardships brought on by COVID-19. Expanding the state's housing counseling initiatives will provide guidance to homeowners and renters to help them navigate through this difficult time," **said Governor Murphy**. "We are all in this together, and whether you or a family member, friend or neighbor are adversely impacted by COVID-19, New Jersey is standing with you."

NJHMFA is expanding its Foreclosure Mediation Assistance Program (FMAP) to include renter and pre-foreclosure counseling by utilizing a network of participating housing counselors in each county. The counseling is available now and can be provided remotely.

FMAP, created in 2018, is a free housing counseling initiative which works with New Jersey's existing court mediation program to help homeowners who have received a foreclosure complaint.

The expanded program will now include pre-foreclosure counseling to provide upfront assistance to help homeowners avoid potential foreclosure. At the same time, the counseling made available to renters will guide them on how to approach discussions with their landlords on dealing with their rent situation.

"Renters, particularly those who are gig workers or employed in sectors such as restaurants, bars and other industries hard hit by the COVID-19 crisis, are facing severe income reductions or losses," **said NJHMFA Executive Director Charles A. Richman**. "These new counseling initiatives will give them, as

well as homeowners on the verge of foreclosure, resources and guidance on how to help stabilize their housing options.”

An analysis of the benefits of housing counseling found that homeowners who participated are nearly three times as likely to receive a loan modification, counseled homeowners were 70 percent more likely to remain current on their mortgage after receiving the loan modification; and counseled homeowners achieved on average a reduction of close to \$5,000 per year on their mortgage payments.

A full list of participating counselors follows or can be found at: njhousing.gov/foreclosure

NJHMFA is a leader in the creation and rehabilitation of affordable housing opportunities for families, seniors and special needs residents statewide through its loan financing and bond programs; mortgage, down payment and closing costs assistance; and the award of federal Low Income Housing Tax Credits. NJHMFA does not rely on any direct funding from the New Jersey State Treasury to meet its core operating or administrative expenses. For more information on NJHMFA, visit njhousing.gov.

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Participating Housing Counselors by County

Atlantic County

Consumer Credit and Budget Counseling
609-390-9652, 888-738-8233

NJ Citizen Action
800-656-9637, 973-643-8800

Bergen County

Consumer Credit and Budget Counseling
609-390-9652, 888-738-8233

Housing Partnership
973-659-1414

NJ Citizen Action
800-656-9637, 973-643-8800

Tri-City Peoples Corporation
973-676-5506

Burlington County

Clarifi
800-989-2227

Consumer Credit and Budget Counseling
609-390-9652, 888-738-8233

NJ Citizen Action
800-656-9637, 973-643-8800

Camden County

Clarifi
800-989-2227

Consumer Credit and Budget Counseling
609-390-9652, 888-738-8233

NJ Citizen Action
800-656-9637, 973-643-8800

Cape May County

Consumer Credit and Budget Counseling
609-390-9652, 888-738-8233

NJ Citizen Action
800-656-9637, 973-643-8800

Cumberland County

Consumer Credit and Budget Counseling
609-390-9652, 888-738-8233

NJ Citizen Action
800-656-9637, 973-643-8800

Essex County

Consumer Credit and Budget Counseling
609-390-9652, 888-738-8233

Epic CDC
732-727-9500

Housing Partnership
973-659-1414

NJ Citizen Action
800-656-9637, 973-643-8800

Tri-City Peoples Corporation

973-676-5506

Gloucester County

Clarifi

800-989-2227

NJ Citizen Action

800-656-9637, 973-643-8800

Consumer Credit and Budget Counseling

609-390-9652, 888-738-8233

Hudson County

Consumer Credit and Budget Counseling

609-390-9652, 888-738-8233

Housing Partnership

973-659-1414

NJ Citizen Action

800-656-9637, 973-643-8800

Tri-City Peoples Corporation

973-676-5506

Hunterdon County

Consumer Credit and Budget Counseling

609-390-9652, 888-738-8233

Epic CDC

732-727-9500

Navicore

Housing Counseling: 1-866-472-4557

FMAP: 1-866-552-4557

NJMediation@navicoresolutions.org

NJ Citizen Action

800-656-9637, 973-643-8800

Puerto Rican Action Board

732-249-9700

Mercer County

Affordable Housing Alliance of NJ

732-389-2958

Consumer Credit and Budget Counseling
609-390-9652, 888-738-8233

Navicore

Housing Counseling: 1-866-472-4557

FMAP: 1-866-552-4557

NJMediation@navicoresolutions.org

NJ Citizen Action

800-656-9637, 973-643-8800

Middlesex County

Consumer Credit and Budget Counseling
609-390-9652, 888-738-8233

Epic CDC

732-727-9500

Navicore

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FMAP: 1-866-552-4557

NJMediation@navicoresolutions.org

NJ Citizen Action

800-656-9637, 973-643-8800

Puerto Rican Action Board

732-249-9700

Monmouth County

Affordable Housing Alliance of NJ

732-389-2958

Consumer Credit and Budget Counseling
609-390-9652, 888-738-8233

Navicore

Housing Counseling: 1-866-472-4557

FMAP: 1-866-552-4557

NJMediation@navicoresolutions.org

NJ Citizen Action

800-656-9637, 973-643-8800

Morris County

Consumer Credit and Budget Counseling
609-390-9652, 888-738-8233

Epic CDC
732-727-9500

Housing Partnership
973-659-1414

NJ Citizen Action
800-656-9637, 973-643-8800

Tri-City Peoples Corporation
973-676-5506

Ocean County

Affordable Housing Alliance of NJ
732-389-2958

Consumer Credit and Budget Counseling
609-390-9652, 888-738-8233

Navicore
Housing Counseling: 1-866-472-4557
FMAP: 1-866-552-4557
NJMediation@navicoresolutions.org

NJ Citizen Action
800-656-9637, 973-643-8800

Passaic County

Consumer Credit and Budget Counseling
609-390-9652, 888-738-8233

Housing Partnership
973-659-1414

NJ Citizen Action
800-656-9637, 973-643-8800

Tri-City Peoples Corporation
973-676-5506

Salem County

Consumer Credit and Budget Counseling
609-390-9652, 888-738-8233

NJ Citizen Action
800-656-9637, 973-643-8800

Somerset County

Consumer Credit and Budget Counseling
609-390-9652, 888-738-8233

Epic CDC
732-727-9500

Navicore
Housing Counseling: 1-866-472-4557
FMAP: 1-866-552-4557
NJMediation@navicoresolutions.org

NJ Citizen Action
800-656-9637, 973-643-8800

Puerto Rican Action Board
732-249-9700

Sussex County

Consumer Credit and Budget Counseling
609-390-9652, 888-738-8233

Housing Partnership
973-659-1414

NJ Citizen Action
800-656-9637 | 973-643-8800

Tri-City Peoples Corporation
973-676-5506

Union County

Consumer Credit and Budget Counseling
609-390-9652, 888-738-8233

Epic CDC
732-727-9500

Housing Partnership
973-659-1414

NJ Citizen Action
800-656-9637, 973-643-8800

Tri-City Peoples Corporation
973-676-5506

Warren County

Consumer Credit and Budget Counseling
609-390-9652, 888-738-8233

Epic CDC
732-727-9500

Housing Partnership
973-659-1414

NJ Citizen Action
800-656-9637, 973-643-8800

Tri-City Peoples Corporation
973-676-5506