



OFFICE OF PUBLIC AND INDIAN HOUSING

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

Date: July 26, 2024

Dear Lender Letter 2024-05

To: All Section 184A Approved Lenders and Servicers
Department of Hawaiian Home Lands

Subject Third Extension of the Foreclosure Moratorium in Connection with the
Presidentially Declared Major Disaster Area in Maui County, Hawaii

Purpose This Dear Lender Letter (DLL) further extends the foreclosure moratorium
in Maui County, Hawaii.

Effective Date This DLL is effective immediately. The moratorium will remain in effect
through January 1, 2025.

Public Feedback HUD welcomes feedback from interested parties for a period of 30 calendar
days from the date of issuance. To provide feedback on this policy
document, please send feedback to the Office of Loan Guarantee at
Section184Comments@HUD.gov. HUD will consider the feedback in
determining the need for future updates.

Affected Programs This guidance applies to the Section 184A Native Hawaiian Housing
Loan Guarantee (Section 184A) program.

This DLL supersedes DLL 2024-04.

Background

HUD imposes an automatic 90-day foreclosure moratorium beginning on the date of any Presidentially Declared Major Disaster Area declaration. On August 10, 2023, President Joseph R. Biden declared Maui County, Hawaii, a major disaster area due to the wildfires that decimated the county. HUD's automatic foreclosure moratorium was set to expire on November 8, 2023, and due to the devastation in Maui, HUD extended the moratorium through May 6, 2024, and again through August 4, 2024.

HUD is now further extending the foreclosure moratorium for properties located in Maui County, Hawaii, due to the extent of the devastation from the wildfires, the reduced capacity to access needed resources, and the unique geographic location of Maui. HUD believes that Borrowers need the additional time provided by the moratorium to access Federal, State, or local housing resources, rebuild, and consult with HUD-approved housing counselors.

Extension of Foreclosure Moratorium for Maui County, Hawaii

Properties located in Maui County, Hawaii, and guaranteed by the Section 184A program are subject to an extended foreclosure moratorium through January 1, 2025. The moratorium applies to the initiation of Section 184A mortgage assignments to HUD and to the completion of Section 184A mortgage assignments already in process.

Deadlines for the first legal action and reasonable diligence time frame are extended by 180 days from January 1, 2025.

Questions

Any questions regarding this DLL may be directed to 184A@hud.gov.

Signature

Richard J. Monocchio
Principal Deputy Assistant Secretary
For Public and Indian Housing