


CalHFA MAC

CALHFA MORTGAGE ASSISTANCE CORPORATION

TO: CalHFA MAC Board of Directors

FROM: Di Richardson 
President

DATE: 4 February 2011

RE: First Quarterly Report to UST, for period ending 12/31/10

Attached please find a copy of the report that is required to be filed by the 15th of the month following each quarter with the Department of Treasury comprising program outcomes and borrower characteristics. Because the Keep Your Home California (KYHC) Program is only beginning to fully implement the full range of programs, there are several factors that you should consider when evaluating this report.

Because of the timing of our initial implementation, the report contains 12 weeks of denial/ineligible transactions (pilot program information) and only three weeks of funded transactions. In compiling this report, the following definitions were used to determine "denial" and "approval" statuses.

- Approved = KYHC uses the first scheduled funding date as evidence of an "approved" transaction. In all cases, the homeowner has successfully completed their counseling session, received a Homeowner Action Plan (HAP), submitted their required paperwork, and been determined eligible for the Program sufficient to schedule funding.

Denied = KYHC used the post-HAP denial date from our Ineligible letter log. We only report denied/ineligible transactions after the homeowner has successfully completed their counseling session, received a HAP, submitted their required paperwork, and have been determined ineligible based on verified information by an Eligibility specialist.

As a part of our Readiness Assessment, KYHC performed a pilot of the programs utilizing loans from the CalHFA portfolio. The pilot was performed over a 12-week period between September 20, 2010 and December 31, 2010. All declines for this period are included in the attached report. Because we had a much longer period of processing than funding during this period, the number of denials will appear out of balance compared to the number of completed transactions. We expect more representative data to be presented in subsequent reports.

Our Disbursement Engine was completed and ready for use in the pilot the first week of December 2010, which allowed for only three weeks of funded transactions before December 31, 2010. In summary, the report contains 12 weeks of denial/ineligible transactions and only three weeks of funded transactions. This activity provided valuable program information, but the results at this stage should be considered preliminary and not representative of expected ongoing results.

Please let me know if you have any additional questions.



This document describes the Housing Finance Agency (HFA) Hardest-Hit Fund (HHF) data that state HFAs are required to provide to Bank of New York Mellon. It includes quarterly borrower characteristic data and program specific performance data. All HFA HHF data submitted to Bank of New York Mellon must be accurate, complete, and in agreement with retained HFA records. Data should be reported by each state HFA by the 15th of the month following the quarter.

Data requested in the "Borrower Characteristic" worksheet should be reported in aggregate for all HHF programs run by the state HFA. Program specific data is separated into reporting tabs for each individual program. State HFAs should report program performance data on an individual program basis. A data dictionary has been provided to assist in the definition of each data point.

		QTD	Cumulative
Borrower Income (%)			
	Above \$90,000	0%	0%
	\$70,000- \$89,000	5%	5%
	\$50,000- \$69,000	25%	25%
	Below \$50,000	70%	70%
Borrower Income / Balance / Average Modified Income (AMI)			
	Above 120%	0%	0%
	110%-119%	0%	0%
	100%- 109%	0%	0%
	90%- 99%	0%	0%
	80%- 89%	5%	5%
	Below 80%	95%	95%
Geographic Breakdown (by county)			
	Alameda	1	1
	Alpine	0	0
	Amador	0	0
	Butte	0	0
	Calaveras	0	0
	Colusa	0	0
	Contra Costa	2	2
	Del Norte	0	0
	El Dorado	0	0
	Fresno	0	0
	Glenn	0	0
	Humboldt	0	0
	Imperial	1	1
	Inyo	0	0
	Kern	1	1
	Kings	0	0
	Lake	0	0
	Lassen	0	0
	Los Angeles	3	3
	Madera	0	0
	Marin	0	0
	Mariposa	0	0
	Mendocino	0	0
	Merced	0	0
	Modoc	0	0
	Mono	0	0
	Monterey	0	0
	Napa	0	0
	Nevada	0	0
	Orange	1	1
	Placer	0	0
	Plumas	0	0
	Riverside	0	0
	Sacramento	1	1
	San Benito	0	0
	San Bernardino	0	0
	San Diego	3	3
	San Francisco	0	0
	San Joaquin	0	0
	San Luis Obispo	0	0
	San Mateo	0	0
	Santa Barbara	0	0
	Santa Clara	3	3
	Santa Cruz	0	0
	Shasta	0	0
	Sierra	0	0
	Siskiyou	0	0
	Solano	1	1
	Sonoma	1	1
	Stanislaus	0	0
	Sutter	1	1
	Tehama	0	0
	Trinity	0	0
	Tulare	0	0
	Tuolumne	0	0
	Ventura	0	0
	Yolo	1	1
	Yuba	0	0

		QTD	Cumulative
Hardship			
Borrower			
Race			
American Indian or Alaskan Native		0	0
Asian		1	1
Black or African American		3	3
Native Hawaiian or other Pacific Islander		0	0
White		10	10
Information Not Provided by Borrower		6	6
Ethnicity			
Hispanic or Latino		2	2
Not Hispanic or Latino		12	12
Information Not Provided by Borrower		6	6
Sex			
Male		12	12
Female		8	8
Information Not Provided by Borrower		0	0
Co-Borrower			
Race			
American Indian or Alaskan Native		0	0
Asian		0	0
Black or African American		0	0
Native Hawaiian or other Pacific Islander		0	0
White		4	4
Information Not Provided by Borrower		2	2
Ethnicity			
Hispanic or Latino		2	2
Not Hispanic or Latino		3	3
Information Not Provided by Borrower		1	1
Sex			
Male		2	2
Female		4	4
Information Not Provided by Borrower		0	0
Hardship			
Unemployment		18	18
Underemployment		0	0
Divorce		0	0
Medical Condition		0	0
Death		0	0
Other		2	2
Current Composite Ratio (QTD)			
<100%		20%	20%
100%-109%		20%	20%
110%-120%		5%	5%
>120%		55%	55%
Current Composite Ratio (QTY)			
<100%		20%	20%
100%-119%		25%	25%
120%-139%		15%	15%
140%-159%		10%	10%
>=160%		30%	30%
Delinquency Status (%)			
Current		75%	75%
30+		10%	10%
60+		15%	15%
90+		0%	0%
Median Household Size			
1		3	3
2		4	4
3		2	2
4		9	9
5+		2	2

		QTD	Cumulative
Program Intake/Evaluation			
<i>Approved</i>			
Number of Applicants		18	18
% of Total Applicants		55%	55%
<i>Denied</i>			
Number of Applicants		15	15
% of Total Applicants		45%	45%
<i>Total</i>			
Total Applicants		33	33
Number of Borrowers Participating in Other HFA HHF Programs or Program Components		0	0
Program Characteristics			
General Characteristics			
Median 1st Lien Housing Payment Before Assistance		1671.74	1671.74
Median 1st Lien Housing Payment After Assistance		1671.74	1671.74
Median 2nd Lien Housing Payment Before Assistance		0	0
Median 2nd Lien Housing Payment After Assistance		0	0
Median 1st Lien UPB Before Program Entry		234360.57	234360.57
Median 1st Lien UPB After Program Entry	N/A	N/A	
Median 2nd Lien UPB Before Program Entry		0	0
Median 2nd Lien UPB After Program Entry	N/A	N/A	
Median Principal Forgiveness ¹	N/A	N/A	
Median Principal Forbearance		0	0
Median Length of time Borrower Receives Assistance		1	1
Median Assistance Amount		2249.04	2249.04
Assistance Characteristics			
Assistance Provided to Date		47869.59	47869.59
Total Lender/Service Assistance Amount	N/A	N/A	
Lender/Service Match (%)	N/A	N/A	
Median Lender/Service Assistance per Borrower	N/A	N/A	
Other Characteristics			
Total Amount Spent to Date (Assistance and Administrative Expenses)		180945.567	180945.567
Median Length of Time from Initial Request to Assistance Granted		67	67
<i>Current</i>			
Number		15	15
%		83%	83%
<i>Delinquent (30+)</i>			
Number		1	1
%		6%	6%
<i>Delinquent (60+)</i>			
Number		2	2
%		11%	11%
<i>Delinquent (90+)</i>			
Number		0	0
%		0%	0%
Program Outcome			
Borrowers No Longer in the HHF Program (Program Completion/Transition or Alternative Outcomes)		0	0
Alternative Outcomes			
<i>Foreclosure Sale</i>			
Number		0	0

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		QTD	Cumulative
	%	0%	0%
<i>Deed in Lieu</i>			
	Number	0	0
	%	0%	0%
<i>Short Sale</i>			
	Number	0	0
	%	0%	0%
Program Completion/Transition			
<i>MHA Program</i>			
	Number	0	0
	%	0%	0%
<i>Re-employed/ Regain Appropriate Employment Level</i>			
	Number	0	0
	%	0%	0%
<i>Reinstatement/Current/Payoff</i>			
	Number	0	0
	%	0%	0%
<i>Short Sale</i>			
	Number	N/A	N/A
	%	N/A	N/A
<i>Deed in Lieu</i>			
	Number	N/A	N/A
	%	N/A	N/A
Homeownership Prevention			
	Six Months Number	N/A	0
	Six Months %	N/A	0%
	Twelve Months Number	N/A	0
	Twelve Months %	N/A	0%
	Unreachable Number	N/A	0
	Unreachable %	N/A	0%

1. Includes second mortgage settlement and/or reinstatement assistance (fees)

2. Borrower occupying home post assistance

		QTD	Cumulative
Program In Transition			
<i>Approved</i>			
Number of Applicants		0	0
% of Total Applicants		0%	0%
<i>Denied</i>			
Number of Applicants		106	106
% of Total Applicants		100%	100%
<i>Total</i>			
Total Applicants		106	106
Number of Borrowers Participating in Other HFA HHF Programs or Program Components		0	0
Program Characteristics			
General Characteristics			
Median 1st Lien Housing Payment Before Assistance		0	0
Median 1st Lien Housing Payment After Assistance		0	0
Median 2nd Lien Housing Payment Before Assistance		0	0
Median 2nd Lien Housing Payment After Assistance		0	0
Median 1st Lien UPB Before Program Entry		0	0
Median 1st Lien UPB After Program Entry		0	0
Median 2nd Lien UPB Before Program Entry		0	0
Median 2nd Lien UPB After Program Entry		0	0
Median Principal Forgiveness ¹		0	0
Median Principal Forbearance	N/A	N/A	
Median Length of Time Borrower Receives Assistance	N/A	N/A	
Median Assistance Amount		0	0
Assistance Characteristics			
Assistance Provided		0	0
Total Lender/Servicer Assistance Amount		0	0
Borrowers Receiving Lender/Servicer Match (%)		0%	0%
Median Lender/Servicer Assistance per Borrower		0	0
Other Characteristics			
Total Amount Spent to Date (Assistance and Administrative Expenses)		0	0
Median Length of Time from Initial Request to Assistance Granted		0	0
<i>Current</i>			
Number		0	0
%		0%	0%
<i>Delinquent (30+)</i>			
Number		0	0
%		0%	0%
<i>Delinquent (60+)</i>			
Number		0	0
%		0%	0%
<i>Delinquent (90+)</i>			
Number		0	0
%		0%	0%
Program Outcome			
Borrowers No Longer in the HHF Program (Program Completion/Transition or Alternative Outcomes)		0	0
Alternative Outcomes			
<i>Foreclosure Sale</i>			
Number		0	0

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02/11/2011

MHA Performance by Area as of 02/11/2011
 Individualized Report

		QTD	Cumulative
	%	0%	0%
<i>Deed in Lieu</i>			
	Number	0	0
	%	0%	0%
<i>Short Sale</i>			
	Number	0	0
	%	0%	0%
Program Completion/Transition			
<i>MHA Program</i>			
	Number	0	0
	%	0%	0%
<i>Re-employed/ Regain Appropriate Employment Level</i>			
	Number	N/A	N/A
	%	N/A	N/A
<i>Reinstatement/Current/Payoff</i>			
	Number	0	0
	%	0%	0%
<i>Short Sale</i>			
	Number	N/A	N/A
	%	N/A	N/A
<i>Deed in Lieu</i>			
	Number	N/A	N/A
	%	N/A	N/A
Homeownership Retention			
	Six Months Number	N/A	0
	Six Months %	N/A	0%
	Twelve Months Number	N/A	0
	Twelve Months %	N/A	0%
	Unreachable Number	N/A	0
	Unreachable %	N/A	0%

1. Includes second mortgage settlement and/or reinstatement assistance (fees)
 2. Borrower occupying home post assistance

		QTD	Cumulative
Program Mark / Variation			
<i>Approved</i>			
Number of Applicants		2	2
% of Total Applicants		3%	3%
<i>Denied</i>			
Number of Applicants		56	56
% of Total Applicants		97%	97%
<i>Total</i>			
Total Applicants		58	58
Number of Borrowers Participating in Other HFA HHF Programs or Program Components		0	0
Program Change Details			
General Characteristics			
Median 1st Lien Housing Payment Before Assistance		1575.05	1575.05
Median 1st Lien Housing Payment After Assistance		1575.05	1575.05
Median 2nd Lien Housing Payment Before Assistance		0	0
Median 2nd Lien Housing Payment After Assistance		0	0
Median 1st Lien UPB Before Program Entry		208994.04	208994.04
Median 1st Lien UPB After Program Entry		208994.04	208994.04
Median 2nd Lien UPB Before Program Entry		0	0
Median 2nd Lien UPB After Program Entry		N/A	N/A
Median Principal Forgiveness ¹		0	0
Median Principal Forbearance		N/A	N/A
Median Length of time Borrower Receives Assistance		N/A	N/A
Median Assistance Amount		6294.26	6294.26
Assistance Characteristics			
Assistance Provided to Date		12588.52	12588.52
Total Lender/Service Assistance Amount		0	0
Borrowers Receiving Lender/Service Match (%)		0%	0%
Median Lender/Service Assistance per Borrower		0	0
Other Characteristics			
Total Amount Spent to Date (Assistance and Administrative Expenses)		180945.567	180945.567
Median Length of Time from Initial Request to Assistance Granted		85	85
<i>Current</i>			
Number		0	0
%		0%	0%
<i>Delinquent (30+)</i>			
Number		1	1
%		50%	50%
<i>Delinquent (60+)</i>			
Number		1	1
%		50%	50%
<i>Delinquent (90+)</i>			
Number		0	0
%		0%	0%
Program Outcome			
Borrowers No Longer in the HHF Program (Program Completion/Transition or Alternative Outcomes)		0	0
Alternative Outcomes			
<i>Foreclosure Sale</i>			
Number		0	0

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		QTD	Cumulative
	%	0%	0%
<i>Deed in Lieu</i>			
	Number	0	0
	%	0%	0%
<i>Short Sale</i>			
	Number	0	0
	%	0%	0%
Program Completion/Transition			
<i>MHA Program</i>			
	Number	0	0
	%	0%	0%
<i>Re-employed/ Regain Appropriate Employment Level</i>			
	Number	N/A	N/A
	%	N/A	N/A
<i>Reinstatement/Current/Payoff</i>			
	Number	0	0
	%	0%	0%
<i>Short Sale</i>			
	Number	N/A	N/A
	%	N/A	N/A
<i>Deed in Lieu</i>			
	Number	N/A	N/A
	%	N/A	N/A
Homeownership Retention			
	Six Months Number	N/A	0
	Six Months %	N/A	0%
	Twelve Months Number	N/A	0
	Twelve Months %	N/A	0%
	Unreachable Number	N/A	0
	Unreachable %	N/A	0%

1. Includes second mortgage settlement and/or reinstatement assistance (fees)

2. Borrower occupying home post assistance

		QTD	Cumulative
Program Break-Down			
<i>Approved</i>			
Number of Applicants		0	0
% of Total Applicants		0%	0%
<i>Denied</i>			
Number of Applicants		13	13
% of Total Applicants		100%	100%
<i>Total</i>			
Total Applicants		13	13
Number of Borrowers Participating in Other HFA HHF Programs or Program Components		0	0
Program Characteristics			
General Characteristics			
Median 1st Lien Housing Payment Before Assistance		0	0
Median 1st Lien Housing Payment After Assistance	N/A	N/A	
Median 2nd Lien Housing Payment Before Assistance		0	0
Median 2nd Lien Housing Payment After Assistance	N/A	N/A	
Median 1st Lien UPB Before Program Entry		0	0
Median 1st Lien UPB After Program Entry	N/A	N/A	
Median 2nd Lien UPB Before Program Entry		0	0
Median 2nd Lien UPB After Program Entry	N/A	N/A	
Median Principal Forgiveness ¹	N/A	N/A	
Median Principal Forbearance	N/A	N/A	
Median Length of time Borrower Receives Assistance	N/A	N/A	
Median Assistance Amount		0	0
Assistance Characteristics			
Assistance Provided to Date		0	0
Total Lender/Servicer Assistance Amount	N/A	N/A	
Lender/Servicer Match (%)	N/A	N/A	
Median Lender/Servicer Assistance per Borrower	N/A	N/A	
Other Characteristics			
Total Amount Spent to Date (Assistance and Administrative Expenses)		0	0
Median Length of Time from Initial Request to Assistance Granted		0	0
<i>Current</i>			
Number		0	0
%		0%	0%
<i>Delinquent (30+)</i>			
Number		0	0
%		0%	0%
<i>Delinquent (60+)</i>			
Number		0	0
%		0%	0%
<i>Delinquent (90+)</i>			
Number		0	0
%		0%	0%
Program Outcome			
Borrowers No Longer in the HHF Program (Program Completion/Transition or Alternative Outcomes)		0	0
Alternative Outcomes			
<i>Foreclosure Sale</i>			
Number		0	0

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Table 1: Program Completion/Transition

	QTD	Cumulative
%	0%	0%
<i>Deed in Lieu</i>		
Number	N/A	N/A
%	N/A	N/A
<i>Short Sale</i>		
Number	N/A	N/A
%	N/A	N/A

Program Completion/Transition

<i>MHA Program</i>		
Number	N/A	N/A
%	N/A	N/A
<i>Re-employed/ Regain Appropriate Employment Level</i>		
Number	N/A	N/A
%	N/A	N/A
<i>Reinstatement/Current/Payoff</i>		
Number	N/A	N/A
%	N/A	N/A
<i>Short Sale</i>		
Number	0	0
%	0%	0%
<i>Deed in Lieu</i>		
Number	0	0
%	0%	0%

Borrower Bill Reaction

Six Months Number	N/A	N/A
Six Months %	N/A	N/A
Twelve Months Number	N/A	N/A
Twelve Months %	N/A	N/A
Unreachable Number	N/A	N/A
Unreachable %	N/A	N/A

1. Includes second mortgage settlement, reinstatement assistance (fees) and / or arrearages.
 2. Borrower occupying home post assistance

The Following Data Points Are To Be Reported In Aggregate For All Programs:

Borrower Income (\$)		
All Categories		At the time of assistance, borrower's annual income (\$) rounded to the nearest thousand.
Borrower Income as a Percentage of Area Median Income (AMI)		
All Categories		At the time of assistance, borrower's annual income as a percentage of area median income.
Geographic Region (by County)		
All Categories		Number of aggregate borrowers assisted in each county listed.
Home Mortgage Delinquency Rate (HMDR)		
Borrower		
Race		
All Categories		All totals for the aggregate number of borrowers assisted.
Ethnicity		
All Categories		All totals for the aggregate number of borrowers assisted.
Sex		
All Categories		All totals for the aggregate number of borrowers assisted.
Co-Borrower		
Race		
All Categories		All totals for the aggregate number of borrowers assisted.
Ethnicity		
All Categories		All totals for the aggregate number of borrowers assisted.
Sex		
All Categories		All totals for the aggregate number of borrowers assisted.
ELDERs		
All Categories		All totals for the aggregate number of borrowers assisted.
Current Loan to Value Ratio (LTV)		
All Categories		Market loan to value ratio calculated using the unpaid principal balance at the time of assistance divided by the most current valuation at the time of assistance.
Combined Loan to Value Ratio (CLTV)		
All Categories		Market combined loan to value ratio calculated using the unpaid principal balance for all first and junior liens at the time of assistance divided by the most current valuation at the time of assistance.
Delinquency Status (%)		
All Categories		Delinquency status at the time of assistance.
Median Household Size		
All Categories		Household size at the time of assistance.

HFA Financial Data Reporting Requirements

The Following Data Points Are To Be Reported In Aggregate For All Programs

Program Impact/Evaluation

Approved	
Number of Applicants	Total number of applicants approved for assistance.
% of Total Applicants	Total number of applicants approved for assistance divided by the total number of applicants.
Denied	
Number of Applicants	Total number of applicants denied.
% of Total Applicants	Total number of applicants denied divided by the total number of applicants.
Total	
Total Applicants	Total number of applicants evaluated (approved and denied) for assistance.
Number of Borrowers Participating in Other HFA HHF Programs or Program Components	Number of households participating in other HFA sponsored HHF programs or other HHF program components.

Program Characteristics

General Characteristics

Median 1st Lien Housing Payment Before Assistance	Median first lien housing payment (PITIA) paid by homeowner for all applicants approved for assistance prior to receiving assistance.
Median 1st Lien Housing Payment After Assistance	Median first lien housing payment (PITIA) paid by homeowner for all applicants approved for assistance after receiving assistance.
Median 2nd Lien Housing Payment Before Assistance	Median second lien housing payment (PITIA) paid by homeowner for all applicants approved for assistance prior to receiving assistance.
Median 2nd Lien Housing Payment After Assistance	Median second lien housing payment (PITIA) paid by homeowner for all applicants approved for assistance after receiving assistance.
Median 1st Lien UPB Before Program Entry	Median principal balance of all applicants approved for assistance prior to receiving assistance.
Median 1st Lien UPB After Program Entry	Median principal balance of all applicants approved for assistance after receiving assistance.
Median 2nd Lien UPB Before Program Entry	Median second lien principal balance of all applicants approved for assistance prior to receiving assistance.
Median 2nd Lien UPB After Program Entry	Median second lien principal balance of all applicants approved for assistance after receiving assistance.
Median Principal Forgiveness	Median amount of principal forgiveness granted (\$). *Includes second lien extinguishment, reinstatement fees and / or arrearages.
Median Principal Forbearance	Median amount of principal forbearance granted (\$).
Median Length of Time Borrower Receives Assistance	Median length of time a borrower receives on-going assistance (e.g., unemployment programs)
Median Assistance Amount	Median amount of assistance (\$).

Assistance Characteristics

Assistance Provided	Total amount of aggregate assistance provided by the HFA (does not include lender matching assistance).
Total Lender/Service Assistance Amount	Total amount of aggregate assistance provided by the lenders / servicers (does not include HFA assistance). Lender waiving fees and / or forbearance does not count towards lender / servicer assistance.
Borrowers Receiving Lender/Service Match (%)	Percent of borrowers receiving lender/servicer match out of the total number of assisted applicants.
Median Lender/Service Assistance per Borrower	Median lender/servicer matching amount (for borrowers receiving matching)

Other Characteristics

Total Amount Spent to Date (Assistance and Administrative Expenses)	Total cumulative amount spent by the HFA (including assistance and administrative costs).
Median Length of Time from Initial Request to Assistance Granted	Median length of time from initial contact with borrower (general eligibility determination) to granted assistance.
Current	
Number	Number of households current at the time assistance is received.
%	Percent of current households divided by the total number of approved applicants.
Delinquent (30+)	
Number	Number of households 30+ days delinquent but less than 60 days delinquent at the time assistance is received.
%	Percent of 30+ days delinquent but less than 60 days delinquent households divided by the total number of approved applicants.
Delinquent (60+)	
Number	Number of households 60+ days delinquent but less than 90 days delinquent at the time assistance is received.
%	Percent of 60+ days delinquent but less than 90 Days delinquent households divided by the total number of approved applicants.
Delinquent (90+)	
Number	Number of households 90+ Days delinquent at the time assistance is received.
%	Percent of 90+ days delinquent households divided by the total number of approved applicants.

07/10/2010

Program Outcomes

Borrowers No Longer in the HHF Program (Program Completion/Transition or Alternative Outcome)	Number of households who are not longer in the HFA program and reach an alternative outcome or program completion/transition.
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Alternative Outcomes

Foreclosure Sale	
Number	Number of households transitioned out of the HHF program into a foreclosure sale as an alternative outcome of the program.
%	Percent of transitioned households that resulted in foreclosure.
Deed in Lieu	
Number	Number of households transitioned out of the HHF program into a deed in lieu as an alternative outcome of the program.
%	Percent of transitioned households that resulted in deed in lieu.
Short Sale	
Number	Number of households transitioned out of the HHF program into a short sale as an alternative outcome of the program.
%	Percent of transitioned households that resulted in short sale.

Program Completion/Transition

MHA Program	
Number	Number of households that transitioned into the Making Home Affordable Program.
%	Percent of transitioned households to the MHA Program.
Re-employed/ Regain Appropriate Employment Level	
Number	Number of households transitioned out of the program due to regaining employment and/or appropriate levels of employment.
%	Percent of transitioned households that resulted in re-employment or regained employment levels.
Reinstatement/Current/Payoff	
Number	Number of households transitioned out of the program due to reinstating/bringing loan current or paying off their mortgage loan.
%	Percent of transitioned households that resulted in reinstatement/current or payoff.
Short Sale	
Number	Number of households transitioned out of the HHF program into a short sale as the desired outcome of the program.
%	Percent of transitioned households that resulted in short sale.
Deed in Lieu	
Number	Number of households transitioned out of the HHF program into a deed in lieu as the desired outcome of the program.
%	Percent of transitioned households that resulted in a deed in lieu

Home Ownership Retention

Six Months	
	Number of homes assisted by the program that are owner occupied 6 months post receipt of assistance.
%	Percent of homes assisted by the Program that are owner occupied 6 months post receipt of assistance divided by the total number of households assisted by the program 6 months prior to reporting period.
Twelve Months	
	Number of homes assisted by the program that are owner occupied 12 months post receipt of assistance.
%	Percent of homes assisted by the Program that are owner occupied 12 months post receipt of assistance divided by the total number of households assisted by the program 12 months prior to reporting period.
Unreachable	
	Number of homes assisted by the program that are unable to be verified by any means.
%	Percent of homes assisted by the Program that are unable to be verified by any means.

1. Borrower occupying home post assistance

* Information should reflect quarterly activity (e.g., borrowers assisted during the reporting quarter)