



HOME | HOUSING CREDITS | HOUSING TRUST FUND

application workshop



1

2

3

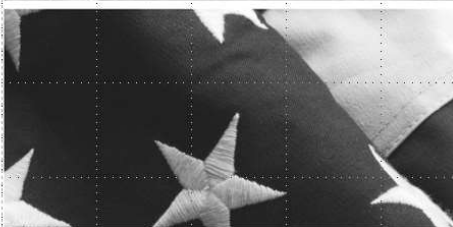
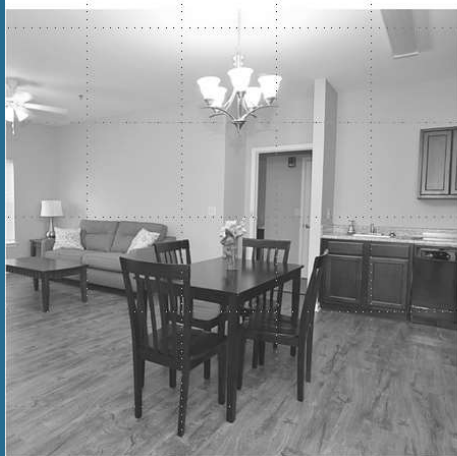
3

4



HOUSING TRUST FUND

ADMINISTERED IN ALABAMA BY AHFA



National Housing Trust Fund

- Federal program
- Became law as part of the Housing and Economic Recovery Act of 2008 (HERA).
- Goal is to increase and preserve decent, safe, and sanitary affordable housing for extremely low-income (ELI) and very low-income (VLI) households.
- 80% must be used for rental housing.
- 10% may be used for homeownership housing, and up to 10% for administration of the program.
- May be used for production or preservation of units.
- Must adhere to minimum affordability periods.

AHFA National Housing Trust Fund

- AHFA designated as State Grantee by the Governor on Oct. 20, 2015.
- Focus of the FY16 – FY17 Programs targets ELI veteran and homeless populations.
- AHFA amended the 5-year Consolidated and Annual Action Plans to include the HTF Plan and released for Citizen Participation.
- AHFA received HUD and the Governor's Approvals of the 2016 and 2017 HTF Allocation Plans.
- AHFA will accept applications on February 1, 2018 between 9:00 – 5:00pm CST.

Eligible Activities

New Construction of Rental Housing

- *Single Family Homes*
- *Duplexes*
- *Group Care Facilities*
- *Multifamily Residential*

Must meet AHFA's Design Quality Standards and Construction Manual for construction of attached new construction rental units or single-family rental homes. A Deviation Request Form required for any variance from the DQS.

Deviation Request Form

Deviation Request Form

A fully completed version of this Deviation Request Form (DRF), along with all supporting documentation, must accompany each applicant/owner request for any deviation(s) from AHFA's 2018 Design Quality Standards and Construction Manual. The DRF will require AHFA's written approval and may be only submitted under the following scenarios:

- **Prior to submitting your application:** Please submit the DRF to AHFA at least thirty (30) days prior to each applicant's application submission.
- **During the construction period:** Each DRF must be approved by AHFA before any work commences or any deviation is made on the construction site.

All requested deviations will be subject to the appropriate fee(s) published at www.ahfa.com/multifamily/multifamily-programs

Please submit your DRF, along with all supporting documentation, via email to ahfa.mf.general@ahfa.com and place "Deviation Request: Applicant's Project Name" in the subject line.

Date: 10/20/2017

Project Name: Project Name Project Application Number: 2018000

Owner Name: Owner Entity Name Owner Address: Address, City, State, Zip

Owner Contact: Contact Name Contact Phone: 555-555-5555 x.555 Contact Email: name@email.com

Addendum	Section	Pg #	Specific Requirement (copy and paste text from DQS)	Requested Deviation (provide reason for request)	Approved /Denied

Eligible Recipients

Applications accepted from Organizations, Agencies or other entities

- Public Housing Agency, Non-Profit or For-Profit

Recipients must

1. Assure it will comply with HTF requirements from application throughout compliance period.
2. Demonstrate ability and financial capacity to undertake, comply and manage the activity.
3. Demonstrate familiarity with other programs which may be used in concert with HTF.
4. Demonstrate experience and capacity to conduct HTF activity through multifamily rental housing history.

Must be in good standing with AHFA and other state housing finance authorities, ADECA, HUD, and USDA Rural Development.

Must be determined credit worthy, financially sound and lawful.

HTF Program Thresholds

- Geographic Diversity – *to be used in metro and/or non-metro areas (rural)*
- Applicant Capacity –
 - *Undertake and complete construction*
 - *Financial capacity to complete development*
 - *Experienced development team*
- Affordability Period Duration – *30 years*
- Meet State Target Need - *ELI households*

AHFA Housing Priorities & Scoring Criteria

Points Gained

- Geographic Diversity
 - Rural areas (5 pts)

- Applicant Capacity
 - Served homeless veterans and/or ELI veteran populations specifically (15 pts)
 - Served homeless and/or ELI populations (10 pts)

- Rental Assistance
 - Federal, state or local project-based and/or voucher(s) (25 pts)

AHFA Housing Priorities & Scoring Criteria

Points Gained

- Duration of Affordability Period
 - Demonstrate financial feasibility for 5 additional years (5 pts)
- Leveraging
 - Commitments from **non-federal** funding sources for development or operations:
 - 25 points: \$350,000+ per unit
 - 15 points: \$175,001 - \$350,000 per unit
 - 10 points: \$100,000 - \$175,000 per unit
- Limitation on Beneficiaries or Preferences
 - Target rental housing needs for homeless (or at risk) ELI veterans or veterans suffering from mental illness with incomes at or below the poverty line. (25 pts)

AHFA Housing Priorities & Scoring Criteria

Points Lost

Incompatible uses adjacent to the site. (-2 pts each)

- Junk yard or dump
- Salvage yard
- Wastewater treatment facility
- Distribution facilities
- Electrical utility substations
- Railroads
- Adult video/theater/live entertainment
- Pig or chicken farm
- Processing plant
- Industrial
- Airport
- Prison or jail
- Solid waste disposal
- Other (not all inclusive)

AHFA Housing Priorities & Scoring Criteria

Points Lost

Incompatible uses adjacent within .3 mile (-1 pt each)

- Junk yard or dump
- Salvage yard
- Wastewater treatment facility
- Prison or jail
- Pig or chicken farm
- Processing plant
- Airport
- Solid waste disposal
- Other (not all inclusive)

AHFA Housing Priorities & Scoring Criteria

Tiebreakers

In the event of a tie between two or more applicants, the projects will be ranked in the following order:

1. Greatest amount of additional subsidy per unit
2. Proposed project closest to the nearest VA facility
3. Fewest missing documents and incomplete forms as determined by AHFA during the completeness review

HTF Allocation & Awards

- \$3,000,000 Allocation
- \$2,700,000* to be awarded as forgivable grants (with compliance)
- \$300,000 Program Administration

*no single applicant/recipient may receive more than \$1,350,000.

HTF Subsidy Limits

➤ Maximum HTF Subsidy limits per bedroom

- 1 bedroom \$ 58,333
- 2 bedroom \$116,666
- 3 bedroom \$175,000

AHFA HTF Application

Thresholds

➤ Environmental Clearance



- Applicant Capacity and Beneficiary Form
- Letter of Support from AL HUD Continuum of Care

[illegible]

Marketing Plan Requirements

- Evidence the type of assistance provided in previous calendar year.
- Identify the population needing assistance in service area.
- Describe strategy for addressing housing problems.
- List local/regional service providers.
- Plan to integrate HTF housing with other programs.
- Estimate the number to be served by project.

Application Process

- Only complete applications will be considered. Applicants with missing or incomplete application items will be notified and allowed a period in which the necessary items may be submitted.
- Application must evidence the project is an HTF eligible activity which meets basic occupancy and rent restrictions under HTF regulations. The rental housing units must be under common ownership, deed, financing and property management.
- Evidence financial feasibility.
- Demonstrate sustainability of 30-year affordability period.

DMS Online Application

- DMS Online Application information is available at http://www.ahfa.com/multifamily/allocation_application_info/apply_for_funding.aspx
- See AHFA DMS Authority Online Registration & Instructions
- Email questions or issues to ahfa.mf.application@AHFA.com

Obstacles to the Plan

Obstacles in addressing Veteran ELI and ELI Populations

- Transportation in Rural Areas
- Insufficient funding for resources and services
- Shortage of affordable permanent housing
- Job Loss
- Unemployment
- Lack of affordable health care

Seeing the Opportunities

Developments successful in reaching ELI populations require:

Determined and Proactive Stakeholders in providing...

- Additional funding sources, operating subsidies and available incentives.
- Partnerships with service providers.
- Help to remove regulatory and discriminatory barriers.
- A statement declaring that the recipient will comply with rent limits, determined to be no more than 30% of the area median income.

AHFA HTF Compliance Monitoring

HTF Compliance Certifications must include:

- # of Units by Income Group
ELI, VLI, Mod & Above-Mod
- Statement that all tenants meet the required income limits.
- Statement of compliance with rent limits no more than 30% AMI.
- All further guidance provided by HUD.

AHFA HTF Year 1 Goals

- Provide 15 homes for veterans in the ELI category.
- Decrease the number of unsheltered or homeless veterans by 15 by increasing the provision of services to them.
- Help veterans transition to permanent housing and independent living.
- Facilitate access for veterans and ELI to affordable housing units and prevent repetitive homelessness.
- Increase awareness of permanent housing and services for ELI veterans and ELI households.

AHFA HTF Goal Monitoring

AHFA will monitor HTF development for the following:

- Impact of HTF-funded projects that reached unsheltered and/or homeless veterans.
- # of ELI veteran households served.
- # of ELI veteran households with mental illness served.
- # of ELI households served
- Extent to which the HTF development met the HTF Plan goals.

AHFA National Housing Trust Fund

Disclaimer

Program applicants and awardees are subject to AHFA Plans, commitments, and instructions, which may change at any time and without notice upon the amendment or revision of any governing statute, rule, regulation, or instructive policy. Any such change will immediately supersede and replace inconsistent and previously published or executed AHFA materials.

