

# Workshop

HOUSING CREDITS | HOME | HOUSING TRUST FUND

2025

ALABAMA HOUSING  
FINANCE AUTHORITY  
*Count on home. Alabama.*

National  
Housing  
Trust Fund  
(HTF)  
Application  
Information  
February 2025



# AHFA Funding Programs

## Competitive

Low-Income Housing Credit Program

## Competitive

HOME Program Combined with Housing Credits (subject to applicable Plan requirements)

## Competitive Open Cycle

Workforce Housing Tax Credits with Multifamily Housing Revenue Bonds

## Competitive Open Cycle

National Housing Trust Fund Program

## Non-Competitive Open Cycle (Tentatively March 1- September 1)

AHFA Multifamily Bond Program

| Dates                 | Cycle Events  |
|-----------------------|---|
| 11/21/2024            | 2025 Workforce Housing Tax Credit Application Release   |
| 12/3/2024             | 2025 CHDO Application Release   |
| 1/7/2025              | 2025 Workforce Housing Tax Credit with Multifamily Housing Revenue Bonds Application Deadline |
| 1/7/2025              | 2025 CHDO Application Deadline  |
| 1/9/2025              | 2025 HOME/Housing Credit Application Release  |
| 1/17/2025             | 2025 Application Workshop Registration Opens & Materials Release                              |
| 1/17/2025 – 1/31/2025 | 2025 Application Workshop Questions Acceptance Period   |
| 1/31/2025             | 2025 Application Workshop Registration Deadline   |

## 2025 Competitive Application Timeline

**Receiving Applications for:**  
**Housing Credit (HC)**  
**HOME/ HC**  
**Housing Trust Fund (HTF)**  
**Workforce Housing Tax Credits with Multifamily Housing Revenue Bonds**

NOTE: Future dates indicated are subject to revision. Any changes to the schedule will be published and posted on [AHFA.com](https://www.ahfa.com).

| Dates                    | Cycle Events  |
|--------------------------|---|
| 2/7/2025                 | 2025 HOME/Housing Credit Application Deviation Request Deadline |
| 2/7/2025                 | 2025 Application Workshop                                       |
| 2/18/2025                | 2025 HOME/Housing Credit Application Log Deadline               |
| 2/20/2025                | 2025 HOME/Housing Credit Application Deadline                   |
| 2025 Award Announcements | TBD   |

## 2025 Competitive Application Timeline (continued)

**Receiving Applications for:**  
**Housing Credit (HC)**  
**HOME/ HC**  
**Housing Trust Fund (HTF)**  
**Workforce Housing Tax Credits with Multifamily Housing Revenue Bonds**

NOTE: Future dates indicated are subject to revision. Any changes to the schedule will be published and posted on [AHFA.com](https://www.ahfa.com).

# AHFA National Housing Trust Fund Program – Overview



Federal Program



Goal is to increase decent, safe, and sanitary affordable housing for extremely low-income (ELI) and very low-income (VLI) households.



May be used for the production of new construction rental housing.



Must adhere to a minimum 30-year affordability period.



Reduce the number of homeless individuals and families.



Alabama's program further encourages preferences of veteran housing.

- Focus of the Plan targets ELI veteran, homeless and/or at-risk populations with mental or physical disabilities.
- AHFA will accept HTF applications for the following:
  - Available funds
  - First time applicants and prior-funded new construction HOME/HC or HC awardees may apply
  - See <https://www.ahfa.com/multifamily/multifamily-programs/housing-trust-fund> for details

## AHFA Housing Trust Fund Program – Eligible Activities

## Recipients must:

1. Assure compliance with HTF requirements from application submission throughout the 30-year compliance period.
  2. Demonstrate ability and financial capacity to undertake, comply, and manage the program.
  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.

## AHFA Housing Trust Fund Program – Eligible Activities

# AHFA Housing Trust Fund Program – Housing Priorities 2025

| Category  | Points | Criterion   |
|---|--------|---|
| Geographic Diversity                                | 10     | Rural areas (or non-metropolitan areas as defined by HUD area definitions)                              |
| Applicant Capacity                                  | 25     | Demonstrated history of serving ELI Veterans.   |
| Applicant Capacity                                  | 25     | Demonstrated history of serving other ELI populations with physical or mental disabilities.             |
| Rental Assistance                                   | 25     | Secured federal, state, local project-based and/or rental assistance voucher(s).                        |
| Duration of HTF Affordability Period                | 5      | Demonstrate capacity to remain financially feasible for an additional five (5) years.                   |
| Leveraging:<br>Other Non-Federal<br>Funding Sources | 25     | \$75,001+ per unit  |
|   | 15     | \$50,001 - \$75,000 per unit  |
|   | 10     | \$25,000 - \$50,000 per unit  |
| Limitation on Beneficiaries or Preferences          | 25     | Targeting the rental housing needs of ELI Veterans or ELI persons with physical or mental disabilities. |



# AHFA Housing Trust Fund Program – Allocation & Awards

| Program Year<br>(PY) | Available Funding | Subsidy Limits<br>1 Bedroom<br>2 Bedrooms<br>3 Bedrooms |
|----------------------|-------------------|---|
| PY 2024              | \$3,144,833.37    | \$114,078   |
| PY 2023              | \$3,468,011.94    | \$168,259   |
|                      |                   | \$242,319   |

# AHFA Housing Trust Fund Program – Allocation & Awards

## Pending National Housing Trust Fund Applications

Legacy Park Homes, Cottages on Georgia Road

## Awarded National Housing Trust Fund Applications

| Project Name             | County     | Total HTF Units | Total Project Units | HTF Award           |
|--------------------------|------------|-----------------|---------------------|---------------------|
| Live Oak Trace           | Mobile     | 8               | 56                  | \$838,000           |
| Sweetwater Ridge         | Lauderdale | 14              | 56                  | \$800,000           |
| South Oak Apartments I   | Baldwin    | 4               | 16                  | \$500,000           |
| South Oak Apartments II  | Baldwin    | 8               | 32                  | \$1,126,664         |
| South Oak Apartments III | Baldwin    | 12              | 46                  | \$1,350,000         |
| Jordan Meadows Homes     | Barbour    | 10              | 10                  | \$1,909,998         |
| Oakleigh Crossing        | Tallapoosa | 4               | 56                  | \$536,166           |
| The Pines at Harwick     | Houston    | 3               | 56                  | \$407,833           |
| Cedar Trace              | Colbert    | 8               | 56                  | \$1,026,664         |
| Coal Ridge               | Walker     | 8               | 56                  | \$902,665           |
| Willow Oak Trace         | Montgomery | 8               | 56                  | \$1,026,664         |
| The Villas at York       | Jefferson  | 12              | 52                  | \$1,747,495         |
| Azalea Landing           | Mobile     | 6               | 56                  | \$769,998           |
| Sweetwater Ridge II      | Lauderdale | 18              | 72                  | \$999,500           |
| Trinity Ridge            | Lee        | 5               | 56                  | \$802,000           |
|                          |            | <b>128</b>      | <b>732</b>          | <b>\$14,743,647</b> |

- Average HTF Award per HTF Unit= \$115,185

# AHFA Housing Trust Fund Program – Deviation Requests

## 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 2024 Design Quality Standards and Construction Manual. The DRF will require AHFA’s written approval and may be only submitted under the following scenarios:

**NO FEE**

- **Prior to submitting your application OR with application:** Please submit the DRF to AHFA for each applicant’s application submission.

**FEE (See AHFA Fee Schedule)**

- **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](http://www.ahfa.com/multifamily/multifamily-programs). Please submit your DRF, along with all supporting documentation, via email to [ahfa.mf.general@ahfa.com](mailto:ahfa.mf.general@ahfa.com) and place “Deviation Request: Applicant’s Project Name” in the subject line.

Date: 1/29/2024

Project Name: Project Name      Project Application Number: 2020000

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<br>(copy and paste text from<br>DQS) | Requested Deviation<br>(provide reason for request) | Approved<br>/Denied |
|----------|---------|------|---|---|---------------------|
|          |         |      |   |   |                     |

# AHFA Housing Trust Fund Program – Thresholds Applicant Capacity and Beneficiary Form

| Applicant Capacity and Beneficiary Form <small>HTF</small>  |   |
|---|---|
| <p>Funding priority will be given to the applicants providing historical evidence of serving extremely low income (ELI) veteran populations, ELI populations with physical or mental disabilities and/or other ELI underserved populations. Funding priority will also be given for targeting the rental housing needs for ELI veterans, ELI persons with physical or mental disabilities and/or other ELI underserved populations, with incomes at or below the poverty line (whichever is greater). In order to receive funding priority, you must fully and accurately complete this form, provide a detailed narrative that contains the requirements listed below.</p>                           |   |
| Project Name:   | <input type="text"/>  |
| Project Address:  | <input type="text"/><br><input type="text"/>                  |
| <b>Proposed Units</b>   | <b>Targeted Population</b>                                    |
| Total # of Units in the Project: <input type="text"/>   | ELI Veterans <input type="text"/>                             |
| Total # of Targeted Units in the Project: <input type="text"/>  | ELI with physical or mental disabilities <input type="text"/> |
|   | Other ELI underserved populations <input type="text"/>        |
|   | <b>Required Documents</b>                                     |
|   | Detailed Narrative <input type="text"/>                       |
| Owner's Certification   |   |
| <p>I, the undersigned Owner for the above referenced project, hereby certify to the Alabama Housing Finance Authority (AHFA) that the above-listed information and required documents included with this form are true and correct. I certify that as the owner of the above listed project, I will serve either ELI veterans, ELI populations with physical or mental disabilities and/or other ELI underserved populations. I further agree that, subsequent to this certification and prior to the final allocation of Housing Trust Funds (HTF), I will furnish AHFA with the rent roll and any other documentation requested by AHFA evidencing the qualifying units and market information.</p> |   |
| Print Name: <input type="text"/>  | By: _____<br>(Signature)                                      |
| Date: <input type="text"/>  | Its: <input type="text"/>                                     |

# AHFA

## National Housing Trust Fund Program – HTF Application



- **HTF Applications are accepted for:**
  - Stand-Alone HTF Projects
  - Applicants which received prior HOME/HC or HC Awards
- **Check funding availability or email questions/issues to:**  
[ahfa.mf.application@AHFA.com](mailto:ahfa.mf.application@AHFA.com)



# Thank you

[ahfa.mf.application@AHFA.com](mailto:ahfa.mf.application@AHFA.com)