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Event	Date
Application Package Released	1/26/2021
Deviation Requests Due	3/1/2021
Application Log Due	3/29/2021
Competitive Applications Due	4/1/2021
Award Announcements	TBD

**2021 Competitive Application Timeline – Receiving Applications for:**  
 Housing Credit (HC)  
 HOME/ HC  
 Housing Trust Fund (HTF)  
 HOME/HC/HTF  
 HC/HTF

NOTE: dates reflect adjustments made to the schedule due to COVID-19 related issues. Future dates indicated are subject to revision. Any changes to the schedule will be published and posted on [AHFA.com](http://AHFA.com).

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- 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 a 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 provision of veteran housing.

**AHFA Housing Trust Fund Program – Overview**

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Focus of the PY19 – PY21 Plans targets ELI veteran, homeless and/or at-risk populations with mental or physical disabilities.

AHFA will accept HTF applications as follows:

- Remaining 2019 and 2021 Funding Pool
- 1<sup>st</sup> time applicants and prior 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

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#### Recipients must

1. Assure compliance with HTF requirements from application throughout the 30-year 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.

### AHFA Housing Trust Fund Program – Eligible Activities

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Category	Points	Criterion
Geographic Diversity	10	Non-Metropolitan Areas
Applicant Capacity	15	Demonstrated history of serving ELI Veterans.
Applicant Capacity	10	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 additional 5 years.
Leveraging: Other Non-Federal 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 –  
Housing Priorities 2021**

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Program Year	Available Funding	Subsidy Limits		
		1 Bedroom	2 Bedrooms	3 Bedrooms
PY 2019	\$1,067,204	\$ 64,166	\$128,333	\$192,500
PY 2020	\$2,811,336			
PY 2021	\$2,811,336			

**AHFA  
Housing Trust Fund  
Program –  
Allocation & Awards**

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**AHFA  
Housing Trust Fund  
Program –  
Allocation & Awards**

**Pending National Housing Trust Fund Applications**

None Pending

**Awarded National Housing Trust Fund Applications**

Appaloosa Run	Covington County	3 HTF Units	HTF Award \$408,332
Cottages at Georgia Road	Jefferson County	8 HTF Units	HTF Award \$933,328
Trinity Lake	Lee County	3 HTF Units	HTF Award \$449,160
Village at Rock Springs	St. Clair County	4 HTF Units	HTF Award \$513,330
Village at Bridge Creek	Cullman County	4 HTF Units	HTF Award \$348,332
Sweetwater Ridge	Lauderdale County	14 HTF Units	HTF Award \$800,000
South Oak Apartments I	Baldwin County	4 HTF Units	HTF Award \$400,000
South Oak Apartments II	Baldwin County	8 HTF Units	HTF Award \$1,026,664
South Oak Apartments III	Baldwin County	12 HTF Units	HTF Award \$1,350,000
The Cove at Newhaven	Marshall County	3 HTF Units	HTF Award \$407,800

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**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 2021 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](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: 2/25/2021

Project Name: **Project Name** Project Application Number: **2021000**

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

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**10a Applicant Capacity and Beneficiary Form** HTF

Funding priority will be given to the applicants providing historical evidence of serving extremely low income (ELI) veteran populations and/or ELI populations with physical or mental disabilities. Funding priority will also be given for targeting the rental housing needs for ELI veterans or ELI persons with physical or mental disabilities, 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 marketing narrative that contains the requirements listed below.

Project Name:

Project Address:

<p><b>Proposed Units</b></p> <p>Total # of Units in the Project: <input type="text"/></p> <p>Total # of Targeted Units in the Project: <input type="text"/></p>	<p><b>Targeted Population</b></p> <p>ELI Veterans: <input type="text"/></p> <p>ELI with physical or mental disabilities: <input type="text"/></p> <p>Both: <input type="text"/></p> <p><b>Required Documents</b></p> <p>Detailed Marketing Narrative: <input type="checkbox"/></p>
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**Owner's Certification**

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 or ELI populations with physical or mental disabilities. 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.

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

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HTF Applications are accepted for:

- Stand-Alone HTF Projects
- Applicants which received 2019 or 2020 HOME/HC or HC Awards

Check funding availability or email questions/issues to:

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

**AHFA  
Housing Trust Fund  
Program –  
HTF Application**

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