



HOUSING CREDITS | HOME | HOUSING TRUST FUND | HOME-ARP



National
Housing
Trust Fund
(HTF)
Application
Information
February 2024



AHFA Funding Programs

Competitive

Low-Income Housing Credit Program

Competitive

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

→HOME- ARP

Competitive Open Cycle

National Housing Trust Fund Program

Non-Competitive Open Cycle (Tentatively March 1- November 1)

AHFA Multifamily Bond Program

Dates	Cycle Events
12/15/2023	2024 CHDO Application Release
1/9/2024	2024 Application Release
1/12/2024	2024 CHDO Application Deadline
1/17/2024- 2/1/2024	2024 Application Workshop Questions Acceptance Period
2/7/2024	2024 Application Deviation Request Deadline
2/8/2024	2024 Application Workshop
2/19/2024	Application Logs Due
2/21/2024	Competitive Applications Due
TBD	2024 Award Announcement

2024 Competitive Application Timeline

Receiving
Applications for:
Housing Credit (HC)
HOME/ HC
**Housing Trust Fund
(HTF)**

NOTE: Future dates indicated are subject to revision. Any changes to the schedule will be published and posted on 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.



AHFA Housing Trust Fund Program – Eligible Activities

- Focus of the *PY23 – PY24 Plans targets ELI veteran, homeless and/or at-risk populations with mental or physical disabilities.
- AHFA will accept HTF applications for the following:
 - Remaining 2023 and 2024 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

*PY= Program Year



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 – Housing Priorities 2024

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: 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 – Allocation & Awards

Program Year (PY)	Available Funding	Subsidy Limits 1 Bedroom 2 Bedrooms 3 Bedrooms
PY 2022	\$6,602,226.20	\$108,750
PY 2023	\$3,468,011.94	\$160,400 \$231,000

AHFA Housing Trust Fund Program – Allocation & Awards

Pending National Housing Trust Fund Applications

Live Oak Trace

Awarded National Housing Trust Fund Applications

Project Name	County	Total HTF Units	Total Project Units	HTF Award
Cottages at Georgia Road	Jefferson	8	8	\$933,328
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
		128	684	\$14,838,975

- Average HTF Award per HTF Unit= \$115,929

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. 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: 1/17/2024

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 (copy and paste text from DQS)	Requested Deviation (provide reason for request)	Approved /Denied

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

34a Applicant Capacity and Beneficiary Form <small>HTF</small>	
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.	
Project Name:	<input type="text"/>
Project Address:	<input type="text"/> <input type="text"/>
Proposed Units	Targeted Population
Total # of Units in the Project:	ELI Veterans <input type="text"/>
Total # of Targeted Units in the Project:	ELI with physical or mental disabilities <input type="text"/>
	Other ELI underserved populations <input type="text"/>
	Required Documents
	Detailed Narrative <input type="text"/>
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, 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.	
Print Name: <input type="text"/>	By: _____ (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 2023 or 2024 HOME/HC or HC Awards
- **Check funding availability or email questions/issues to:**
ahfa.mf.application@AHFA.com



Thank you

ahfa.mf.application@AHFA.com