As part of the Citizen Participation Process, a notice of the Public Hearing and the 30-day public commenting period for the 2019 National Housing Trust Fund Allocation Plan (HTF Plan) and the State of Alabama’s Program Year 2019 One-Year Annual Action Plans (Plans) for CDBG, ESG, HOME, HOPWA and HTF Programs was published in the Montgomery Advertiser newspaper, and was posted on the AHFA’s website at [www.ahfa.com](http://www.ahfa.com) and on ADECA’s website at www.adeca.alabama.gov. The Alabama Housing Finance Authority (AHFA) emailed more than 1,324 notices of the draft Plans’ availability to interested parties, requesting that they present oral comments at the Public Hearing held on March 22, 2019 at 10:30 a.m., CST, at Alabama Center for Commerce, 7th Floor Auditorium, at 401 Adams Avenue, Montgomery, Alabama 36104, or submit written comments regarding the proposed Plans by April 22, 2019. During the designated commenting period, AHFA received comments from two (2) individuals and organizations that comprised a total of ten (10) comments. AHFA has prepared formal responses to these comments. *Please see the attached Summary of Public Comments Received and AHFA Responses.*  The Plan will be available for review in their entirety at the following AHFA website link:

<http://www.ahfa.com/multifamily/allocation-application-information/current-year-allocation-plans>

AHFA wishes to thank the individuals and organizations who attended the public hearing and provided comments during the commenting period. As the administrator of the HTF Plan, AHFA’s goal is to develop written criteria that will provide funds to develop new construction of decent, safe and sanitary rental housing for extremely low-income populations (ELI) with an initial preference for ELI homeless or transitioning veterans located primarily in underserved rural areas. In attempting to reach varied needs and population types across the state, our greatest challenge is to develop a fair and balanced allocating methodology with the intent to ensure that all applications will have a fair chance of competing during each Application Cycle for funding.

Changes made to the 2019 HTF Plan include the following:

1. Anti-lobbying language consistent with all AHFA Multifamily funding programs was added.
2. AHFA may allocate HTF in excess of the $1,350,000 HTF maximum project cap to ensure commitment of AHFA’s unallocated HTF by applicable deadlines.
3. The maximum HTF that may be allocated to new construction projects, according to the number of bedrooms, were increased by ten percent (10%).
4. The amount of non-federal funding sources needed to develop and operate the proposed HTF project for leveraging points were significantly lowered.
5. Grammatical adjustments, corrections and other non-substantive changes were made.

A detailed summary of all comments received during the commenting period along with responses by AHFA can be found in their entirety at the following AHFA website link:

<http://www.ahfa.com/multifamily/allocation-application-information/current-year-allocation-plans>

**Attached:**

 1. Summary of Public Comments Received and AHFA Responses