

United States Department of the Treasury

Homeowner Assistance Fund Plan Submitted by State of Alabama

HAF Grantee Plan Name
HAFP-0195

United States Department of the Treasury

Homeowner Assistance Fund Plan For Participants with Allocations \$5 million or Greater

Allocation Amount	\$5 Million or Greater
Submission Date	12/1/2021 6:10 PM
Total Plan Requested Amount	\$125,695,705.00
Record Type	State
Application Record	SLT-0027
HAF Grantee Plan Status (external)	Funded

Homeowner Needs and Community Engagement

What Quantitative Data Has Informed the Participant's Planning?

Treasury will assess the extent to which a Participant has, in the course of its HAF planning process, relied on quantitative data, including from community-based organizations or organizations that serve potentially eligible homeowners.

In its HAF planning process, has the Participant obtained quantitative data from mortgage servicers, private data providers, government entities, community-based organizations, or other sources to inform its planning about how to target and best serve eligible homeowners with mortgage delinquencies, defaults, foreclosures?

Yes

If yes, please list and, briefly describe each source of quantitative data.

- **Data provided by Treasury – Treasury provided data, contributed by a number of federal agencies, including information on mortgage delinquencies and forbearances, breakdowns by demographic factors, and concentration among mortgage servicers. See 2.1 within attached plan.**
- **Data from Mortgage Servicing – The Alabama Housing Finance Authority (AHFA) worked with ServiSolutions to obtain data on mortgage delinquencies among loans originated by AHFA. See 2.1 within attached plan.**
- **Data from U.S. Census Bureau American Community Survey and Participant Analysis – AHFA obtained data from the Federal Housing Administration (FHA) regarding single-family active loans and demographic information. See Section 2.1 within attached plan.**
- **Congressional Research Service “The 10-20-30 Provision: Defining Persistent Poverty Counties” February 24, 2021 – We reviewed the persistent poverty counties across the state to identify geographic areas where homeowners are considered socially disadvantaged. See Section 2.1 within attached plan.**

In its HAF planning process, has the Participant obtained and reviewed quantitative data or studies regarding which demographic segments in its jurisdiction have historically experienced discrimination in the housing or housing finance market?

Yes

If yes, please list and, briefly describe each source of quantitative data.

- **National Association of Realtors Research Group “2021 Snapshot of Race and Home Buying in America,” February 2021 - This study outlays homeownership trends and affordability by race, home buyer demographics, and home buyers and fair housing specifically as it relates to the economic impact caused by the coronavirus pandemic. See Section 2.1 within the attached plan.**
- **Data from U.S. Census Bureau American Community Survey – The Participant assessed geographic and demographic information across the state to determine census tracts that have a**

majority-minority population. Data tables used in the assessment were obtained from the U.S. Census Bureau American Community Survey 2015-2019 5-year estimate, Table: B03002. See Section 2.1 within the attached plan.

- **Data from Industry Reports – The Participant obtained data from Data USA to identify certain populations with limited English proficiency. See Section 2.1 within the attached plan.**
- **Data from My Tribal Area – AHFA obtained data on owner-occupied households per ACS for two Indian reservations located within the state. See Section 2.1 within the attached plan.**

In its HAF planning process, has the Participant obtained quantitative data from utility providers or entities charged with assessing and collecting property taxes or relied on quantitative data or studies to inform its planning about how to target and best serve eligible homeowners at risk of displacement due to utility arrearage or tax foreclosure?

No

In the following text box, please list any source not listed above of quantitative information, including sources of data on the performance of any of the Participant's previously implemented programs, that the Participant used to inform its HAF planning process, briefly describe how the data informed the Participant's planning.

- **Hardest Hit Fund Performance: Participant operated a HHF program and used experience from this program to inform its program design.**

Did the Participant communicate with mortgage servicers regarding the development of its program design?

Yes

Did the Participant communicate with other HAF participants regarding the development of its program design?

Yes

How Has Community Engagement and Public Participation Informed the Participant's Planning?

Treasury will assess the extent to which a Participant's assessment of homeowner needs has been informed by and reflects input from organizations and individuals representing eligible homeowners, including any opportunities for public participation in the development of the Participant's plan. Treasury will pay particular attention to the extent of the Participant's engagement with populations that are the subject of statutory targeting requirements.

Has the Participant requested and received input on its HAF planning process from providers of housing counseling services or providers of legal assistance to homeowners facing foreclosure or displacement?

Yes

Provider information

If yes, please list such providers, including the providers' address and website. Please indicate by checking the appropriate box below if the provider's primary purpose is to serve low- and moderate-income households or to address the impacts of housing discrimination on one or more demographic groups in the Participant's jurisdiction.

Provider Name Provider Address Provider Website	Provider Primarily Serves LMI Households	Provider Addresses Impact of Housing Discrimination
Community Service Programs of West Alabama 527 Black Bears Way ,Tuscaloosa,Alabama 35401 https://www.cspwal.com/	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Legal Services of Alabama PO Box 20787 ,Montgomery,Alabama 36120 https://legalservicesalabama.org/	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Community Action Partnership of Huntsville/Limestone & Madison Counties PO Box 3975 3516 Stringfield Road ,Huntsville,Alabama 35810 https://www.caa-htsval.org/	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Center for Fair Housing 2867 Zelda Road ,Montgomery,Alabama 36106 https://centralalabamafairhousing.org/	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Has the Participant requested and received input regarding its HAF planning process from community-based organizations or organizations that serve potentially eligible homeowners?

Yes

Community Information

If yes, please list such organizations, including the providers’ address and website if available. Please indicate by checking the appropriate box below if the provider’s primary purpose is to serve low- and moderate-income households or to address the impacts of housing discrimination on one or more demographic groups in the Participant’s jurisdiction.

Organization Name Organization Address Organization Website	Organization Primarily Serves LMI Households	Provider Addresses Impact of Housing Discrimination
Association of County Commissions of Alabama 2 N. Jackson St., Montgomery, Alabama 36104 https://www.alabamacounties.org/	✓	✓
Alabama League of Municipalities 535 Adams Ave, Montgomery, Alabama 36102 https://almonline.org/	✓	✓
The Alabama Indian Affairs Commission 717 S Lawrence St, Montgomery, Alabama 36104 https://aiac.alabama.gov/	✓	✓
Alabama Association of Habitat for Humanity Affiliates 3831 Pepperell Parkway, Opelika, Alabama 36801 https://alabamahabitat.org/	✓	✓

Has the Participant consulted with localities or tribal governments (cities, counties, or rural communities) in its jurisdiction regarding the needs of eligible homeowners in its jurisdiction?

Yes

Has the Participant provided an opportunity for public input regarding its HAF Plan through public hearings or published materials?

Yes

If yes, please indicate whether a proposed or draft plan was published, please describe where details about the comment solicitation were posted, for how long, in what languages, and whether any efforts were made to make the posting accessible to persons with disabilities or individuals without reliable internet access.

Public participation for the proposed HAF plan was presented for review and comment in a public hearing format and direct solicitation from organizations that primarily serve low-, moderate-income households, members of groups that have been subjected to racial or ethnic prejudice or cultural bias within American society, residents of majority-minority Census tracts, Indian Reservations, persistent poverty counties and individuals with Limited English Proficiency.

The public hearing was in-person, and was conducted in a location, format, and time-of-day that was reasonably accessible to all citizens (particularly low-income and moderate-income citizens). Elected officials, public agencies, community groups, and interested parties were notified of such public hearing(s) via the publication of a notice in a newspaper of general circulation within the state of Alabama, by the posting of a notice on the AHFA website, email message(s) that are sent to interested parties, or by such other manner(s) as may be requested or required. A two (2) week public notice period was given for such a public hearing, and a public comment period that lasted for a minimum period of five (5) days to a maximum period of thirty (30) days was provided after the conclusion of the public hearing.

To supplement the public hearing, AHFA has already directly solicit feedback from HUD housing counseling agencies, legal assistance organizations, local and tribal governments, and homeowner-related trade organizations. The draft HAF was be posted, and these organizations were given an opportunity to participate by sending comments directly to AHFA and/or attending and commenting during the public hearing.

The draft HAF plan was made available to those individuals with Limited English Proficiency and for those with a disability. To achieve this goal, AHFA posted the plan in English, Spanish, Korean and in an Americans with Disabilities Act (“ADA”) accessible format.

How Will the Participant Continue to Assess the Needs of Eligible Homeowners?

Treasury anticipates that an ongoing process of assessing the needs of eligible homeowners will help address the needs of potentially eligible homeowners as economic conditions change over time.

Does the Participant plan to update its assessment of community needs within the next year to determine whether its HAF program design should be updated to address changing needs of potentially eligible homeowners?

Yes

What additional data would be helpful to the Participant as it seeks to assess homeowner needs over time?

The MAA program will initially target HAF funds to bring eligible homeowners current on their mortgage payments inclusive of principle, interest, and escrow (taxes and insurance, if applicable), and stabilize housing. Although this is the primary focus of the program, AHFA recognizes there are additional homeowner needs throughout the state, therefore, during the first year of the program AHFA will monitor program performance, review additional data as it becomes available and continue to assess the needs of Alabama households.

Continued homeowner assessment will examine needs for:

- 1. Payment assistance for delinquent property taxes**
- 2. Payment assistance for homeowner, flood, and mortgage insurance**
- 3. Payment assistance for homeowner association fees, liens, condominium association fess or common charges**
- 4. Homeowner Displacement Prevention, including home repairs, overcrowding alleviation and title clearance**
- 5. Reverse Mortgage Assistance**

Data related to these needs listed above will be helpful in the assessment. At the conclusion of additional homeowner needs assessments, and the availability of funds, AHFA will determine the addition or subtraction of program design elements.

Program Design

What are the Program Design Elements Through Which the Participant Will Deliver HAF Assistance to Eligible Homeowners?

A program design element is a specific activity or program, which is consistent with a qualified expense category, under which a Participant will disburse HAF funds in accordance with the HAF Plan. Please note that multiple program design elements may fit under a single qualified expense category; for example, a mortgage assistance program that has different terms for federally backed mortgages and manufactured-home mortgages may constitute two separate program design elements, for which case the Participant provides a separate term sheet or other description for each program design element.

HAF participants must have at least one program design element intended to reduce mortgage delinquency among targeted populations. Treasury encourages HAF participants to consider program design elements that address homeownership preservation for targeted populations in areas where there is a sustained trend of increasing property taxes or utility costs, including for households that do not have mortgages.

Please identify each qualified expense category in which the Participant will offer a program design element by checking the boxes below.

- mortgage payment assistance
- mortgage principal reduction, including with respect to a second mortgage provided by a nonprofit or government entity
- payment assistance for homeowner's utilities, including electric, gas, home energy, and water
- payment assistance for homeowner's insurance, flood insurance, and mortgage insurance
- payment assistance for delinquent property taxes to prevent homeowner tax foreclosures
- payment assistance for down payment assistance loans provided by nonprofit or government entities
- financial assistance to allow a homeowner to reinstate a mortgage or to pay other housing-related costs related to a period of forbearance, delinquency, or default
- facilitating mortgage interest rate reductions
- payment assistance for homeowner's internet service, including broadband internet access service, as defined in 47 CFR 8.1(b)
- payment assistance for homeowner's association fees or liens, condominium association fees, or common charges
- measures to prevent homeowner displacement, such as home repairs to maintain the habitability of a home or assistance to enable households to receive clear title to their properties

For each program design element that the Participant will offer, the Participant is required to upload a term sheet or other description, that, at a minimum, provides the following information regarding that program design element. Term sheets for all of Participant's HAF programs may be uploaded together as one document.

Title	Upload Date
AL. Response	12/1/2021 6:07 PM
FINAL AHFA HAF Plan	9/28/2021 11:57 AM
AHFA HAF Updated Plan	12/1/2021 6:07 PM
AL HAF Sample Term Sheet - 11.22.21 - Updated	12/1/2021 5:53 PM
FINAL AL HAF Term Sheet	9/28/2021 11:56 AM

A HAF participant may elect to revise its HAF Plan over time to add or subtract program design elements. Does the Participant anticipate adding additional program design elements to this HAF Plan within one year of this submission?

Yes

Treasury has provided sample term sheets to assist HAF participants in developing their HAF plans. Participants may use these sample term sheets, in whole or in part, as part of their submission. To the extent the Participant intends to structure the program differently with respect to significant program terms described in the Sample Term Sheets, Treasury will, in the course of its review of the HAF Plan, request a justification for how the alternate approach will further the objectives of the HAF, including targeting and prioritization requirements. In the chart below, the HAF Participant may provide a justification for significant deviations from the terms described in the sample term sheets upon initial submittal. (optional for initial submission)

Program Design Element	Deviation from sample terms	Justification
Mortgage Reinstatement and Mortgage Payment Assistance	HAF funds will not be required to be only a supplement to other loss mitigation options offered by the servicer under investor requirements or where, without HAF funds, the homeowner would not qualify for that loss mitigation.	AHFA believes a loss mitigation analysis would hamper the disbursement of funds to homeowners and further delay vital assistance to prevent foreclosure, eviction and homeowner abandonment. Therefore, this requirement was removed from the term sheet.
Mortgage Reinstatement	Reverse mortgages are not an eligible mortgage for assistance.	AHFA believes, based on the data-driven needs assessment, the most pressing need in Alabama is assistance for first mortgages, second mortgages, and loans secured by manufactured housing. Further, the data available at the time of assessment did not include reverse mortgages. AHFA will continue to assess the needs of Alabama households and seek out reverse mortgage needs in the future.
All Programs	Program will not offer interest free loans payable upon transfer on the property and forgivable over a period of time.	The program will be offering non-recourse grants.
Property Charge Default Resolution	HAF Funds may be used to pay past due property taxes, insurance premiums, HOA fees, condominium fees, cooperative maintenance or common charges that threaten sustain ownership of the property	AHFA believes the intent of these funds is to address mortgage-related arrears and will be focusing resources accordingly. Unless these expenses are already accounted for in mortgage payment escrow, they will not be included in the term sheet. Need for this type of assistance will be included in future needs assessments.
Utility/Internet/Broadband Payment Assistance	Provide funds to resolve delinquent payments for utility and/or internet access services.	AHFA believes the intent of these funds is to address mortgage-related arrears and will be focusing resources initially accordingly. Additionally, there are programs in the state offering this type of assistance at this time.
Mortgage Payment Assistance Program, and Loan Modification Program	Repairs to a dwelling to be made habitable so it may serve as the homeowner's primary residence	Due to the overwhelming need for mortgage assistance and reinstatement, AHFA will not be offering rehabilitation assistance at this time. AHFA will include home rehabilitation into future needs assessments.

Documentation of Homeowner Income

Homeowners are eligible to receive amounts allocated to a HAF participant under the HAF only if they have incomes equal to or less than 150% of the area median income or 100% of the median income for the United States, whichever is greater. In addition, not less than 60% of amounts made available to each HAF participant must be used for qualified expenses that assist homeowners having incomes equal to or less than 100% of the area median income or equal to or less than 100% of the median income for the United States, whichever is greater. The HAF guidance describes permissible ways for HAF participants to determine homeowner income.

Under the HAF guidance, one permissible approach for determining income is for (1) the household to provide a written attestation as to household income and (2) the HAF participant to use a reasonable fact-specific proxy for household income, such as reliance on data regarding average incomes in the household's geographic area. Will the Participant allow income to be determined in this way?

Yes

If yes, please describe the fact-specific proxy or proxies to be used for the income determination.

Written attestation plus a reasonable fact-specific proxy can be used for household income. The homeowner will provide a written attestation as to household income, and AHFA will use a proxy for the homeowner's income verification. If the household is in a census tract with any of the following distress and/or low-income designations, the household will be presumed to meet income verification requirements:

- a. FHFA Duty to Serve designations of Areas of Concentrated Poverty.**
- b. FFIEC designations of distressed, underserved, poverty, remote rural and/or unemployment.**
- c. HUD designations of Racial and/or Ethnic Areas of Concentrated Poverty; or**
- d. HUD designations of Qualified Census Tracts for use in the Low-Income Housing Tax Credit ("LIHTC") Program.**

Under the HAF guidance, HAF participants may provide waivers or exceptions to this documentation requirement as reasonably necessary to accommodate extenuating circumstances, such as disabilities, practical challenges related to the pandemic, or a lack of technological access by homeowners; in these cases, the HAF participant is still responsible for making the required determination regarding household income and documenting that determination. Will the Participant allow applicants to request such waivers or exceptions?

Yes

Eligible Mortgage Types

Please indicate which of the following mortgage types are eligible to be assisted under one or more of the Participant's program design elements.

- First Mortgages
- Reverse Mortgages (Home Equity Conversion Mortgages, Single-Purposes Reverse Mortgages, or Proprietary Reverse Mortgages)
- Contracts for Deed or Land Contract (if it is a credit transaction secured by a consensual security interest in a dwelling)
- Second Mortgages

- ✓ Loans Secured by Manufactured Housing (secured by real estate or dwelling)

If the Participant excludes any of the forgoing mortgage types from one or more program design elements, explain the exclusion.

Based on the data-driven needs assessment, the most pressing needs in Alabama are assistance for first mortgages, second mortgages, and loans secured by manufactured housing.

How Will the Participant Target HAF Resources Consistent with Statutory Requirements?

The Participant must describe how it will target HAF resources in accordance with the HAF guidance. Targeting strategies are affirmative efforts to inform, encourage the participation of, and facilitate access to resources for targeted households, including by offering multiple intake formats, engaging with nonprofit organizations (e.g., housing counselors or legal services organizations) to provide additional pathways into the program, and providing community outreach, partnerships with housing counseling agencies or legal aid organizations, or other educational services that are aligned with the HAF participant's program design, in a manner that is culturally and linguistically relevant to the targeted communities.

Defining Socially Disadvantaged Individual

Please describe the process the Participant will use to determine whether a homeowner is a "socially disadvantaged individual" as defined in the HAF guidance.

The Program will use a two-step method to determine whether a homeowner is a "socially disadvantaged individual" as defined by the HAF guidelines.

The first step is to verify if the Applicant's home address falls within either 1) a majority-minority Census tract, 2) a U.S. Territory, Indian reservation or Hawaiian Home Land, or 3) a persistent-poverty county (meaning any county that has had 20% or more of its population living in poverty over the past 30 years as measured by the three most recent decennial censuses). If the Applicant resides within one of the geographic areas, they are designated "socially disadvantaged" automatically.

If the applicant does not fall within one of the geographic areas described above. The second step, our application will have a section in which the applicant can self-attest to qualifying as a "socially disadvantaged individual". The attestation will ask the applicant if they identify as a "socially disadvantaged individual" based on the following definition: "Socially disadvantaged individuals are those whose 1) ability to purchase or own a home has been impaired due to diminished access to credit on reasonable terms as compared to others in comparable economic circumstances, based on disparities in homeownership rates, stemming from circumstances beyond the individuals control 2) member of a group that has been subjected to racial or ethnic prejudice or cultural bias within American society or 3) individual with limited English proficiency". This will be a yes/no question in response to the definition above.

If the Applicant satisfies step one or provides a self-attestation in step two, the applicant will be considered a "socially disadvantaged individual."

Public Communications

Will the Participant engage in a public communications campaign to raise awareness among targeted populations about the availability of HAF resources, in media such as television, newspapers, online media, or social media?

Yes

If yes, please indicate whether the public communications campaign will include communications that primarily target the following populations:

- Homeowners earning less than 100% of area median income
- member of a group that has been subjected to racial or ethnic prejudice or cultural bias within American society;
- resident of a majority-minority Census tract; (3)
- resident of a U.S. territory, Indian reservation, or Hawaiian Home Land
- homeowners in persistent poverty counties;
- individual with limited English proficiency

Please indicate in which languages, in addition to English, public communications to targeted populations will be undertaken:

Spanish; Korean

Outreach

Will the Participant engage in outreach through partnerships with organizations that focus primarily on serving homeowners earning incomes below 100% of area median income or socially disadvantaged individuals and that have the capacity to engage targeted communities in a culturally and linguistically relevant manner to encourage the submission of applications for HAF resources from targeted populations?

Yes

If yes, please indicate whether the community outreach efforts will include partnerships with organizations that primarily target the following populations:

- member of a group that has been subjected to racial or ethnic prejudice or cultural bias within American society;
- resident of a majority-minority Census tract; (3) individual with limited English proficiency;
- resident of a U.S. territory, Indian reservation, or Hawaiian Home Land;
- homeowners that reside in persistent poverty counties;
- individual with limited English proficiency.

Housing Counseling and Legal Services

Will the Participant facilitate access for eligible households to housing counseling or legal services?

Yes

If yes, please identify below the providers of housing counseling or legal services that have indicated to the Participant that they are willing and able to support homeowners receiving assistance under the Participant’s HAF programs.

Provider Name Provider Address Provider Website	Provider Primarily Serves LMI Households	Provider Addresses Impact of Housing Discrimination
Community Service Programs of West Alabama 527 Black Bears Way , Tuscaloosa, Alabama 35401 https://www.cspwal.com/	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Legal Services of Alabama P.OI Box 30787 , Montgomery, Alabama 36120 https://legalservicesalabama.org/	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Community Action Partnership of Huntsville/Limestone & Madison Counties 3516 Stringfield Road , Huntsville, Alabama 35810 https://www.caa-htsval.org/	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Targeting specific groups of homeowners

Will the Participant conduct outreach specifically tailored to target potentially eligible households that:

- have mortgages or mortgage assistance contracts held or backed by the Participant?
- have mortgages backed by any of the following agencies: Federal Housing Administration; Department of Veterans Affairs; U.S. Department of Agriculture?
- have privately held mortgages?

What Efforts will be Made to Address Barriers to HAF Program Participation for Potentially Eligible Homeowners, Including Those with Limited English Proficiency or Who are Disabled?

Targeted outreach may be needed to reach homeowners who are likely to experience barriers to access, including persons with limited English proficiency and those with disabilities.

Indicate all of the languages, in addition to English, in which the Participant’s HAF application and other program documents will be made available.

Spanish; Korean

Will the Participant's HAF applications and other program documents be provided in forms that are accessible to persons with disabilities?

Yes

Performance Goals

Treasury will consider the goals and benchmarks the Participant proposes to use to measure the effectiveness of its programs, including whether those goals address the homeowner needs identified by the Participant, the extent to which the goals are disaggregated by key homeowner characteristics as appropriate for the jurisdiction, and whether they include a goal focused on reducing mortgage delinquency.

Please describe Participant’s goals and benchmarks for each of its programs with the following program design elements.

Program Design Element	Metric of Success	Goal
Mortgage Payment Assistance	<ul style="list-style-type: none"> • Number of homeowners assisted <ul style="list-style-type: none"> o Number of homeowners assisted with income less than 100% AMI o Number of socially disadvantaged homeowners assisted • Dollar amount of mortgage payment assistance provided <ul style="list-style-type: none"> o Dollar amount provided to homeowners with income less than 100% AMI o Dollar amount provided to socially disadvantaged homeowners • Number of mortgages reinstated • Dollar amount paid for mortgage reinstatement • Number of days spent to provide assistance 	<ul style="list-style-type: none"> • Assist 3,000 homeowners <ul style="list-style-type: none"> o Assist 1,300 LMI homeowners o Assist 1,400 socially disadvantaged homeowners • Commit \$70M dollars of mortgage payment assistance <ul style="list-style-type: none"> o \$42M dollars to LMI o \$28M dollars to socially disadvantaged • 45 days to provide assistance
Facilitate Mortgage Interest Rate Reduction	<ul style="list-style-type: none"> • Number of mortgages refinanced <ul style="list-style-type: none"> o Homeowners with income less than 100% AMI o Socially disadvantaged homeowners • Dollar amount paid for mortgage refinance <ul style="list-style-type: none"> o Homeowners with income less than 100% AMI o Socially disadvantaged homeowners 	<ul style="list-style-type: none"> • Assist 1,300 homeowners <ul style="list-style-type: none"> o Assist 500 LMI homeowners o Assist 600 socially disadvantaged homeowners • Commit \$30M dollars to refinance mortgages <ul style="list-style-type: none"> o \$18M for mortgage refinancing for homeowners with income less than 100% AMI o \$12M for mortgage refinancing for socially disadvantaged homeowners

Readiness

Staffing, Systems and Contractors

Treasury seeks information regarding the Participant's organizational capacity to implement its HAF Plan.

Does the Participant anticipate needing to hire additional staff to implement this HAF Plan?

Yes

Does the Participant anticipate significant information technology system upgrades to implement this HAF Plan?

Yes

Does the Participant have policies or procedures that govern the implementation of each HAF program design element described in this HAF Plan?

Yes

Will the Participant use HAF funds to assist eligible households through a program that was operational before the Participant first received HAF funds?

No

Will the Participant use any third-party contractor or partner to conduct program administration (such as reviewing applications, determining eligibility, processing payments, conducting reporting, and reviewing compliance) for some or all of the Participant's HAF programs?

Yes

If yes, has the Participant entered into all necessary arrangements with all of the third-party contractors or partners that will conduct program administration?

Yes

Use of Initial Payment

If the Participant has already received any HAF funds from Treasury, provide the following information about the use of such funds as of June 30, 2021.

What amount of the HAF funds that the Participant has received been disbursed to eligible homeowners?

\$148,190.00

Has the Participant begun accepting applications from homeowners for any HAF-funded programs?

Yes

How much of the HAF funds that the Participant has received been obligated?

\$3,100,000.00

How many households have applied for HAF assistance?

366

How many households has the Participant provided with housing counseling or legal services using HAF funds?

0

How many households has the Participant provided with assistance using HAF funds?

62

Provide a brief description of how the Participant has used the HAF funds it has received.

This disbursement information is through 9/24/2021. AHFA received the initial 10% payment from US Treasury. The initial payment is being used for program administration expenses as well as a pilot program. Additional details on the pilot program are within section 5.6 of the attached Plan.

Budget

Budgeting of HAF Funds by Program Design Element

Specify the amounts of HAF funds that the Participant proposes to allocate to each of the following program design elements, if offered:

Measure	Amount
Mortgage Payment Assistance	\$35,278,460.00
Mortgage Principal Reduction	\$15,000,000.00
Payment Assistance for Homeowner's Internet Service	\$0.00
Payment Assistance for HOA fees or liens	\$0.00
Payment Assistance for Delinquent Property Taxes	\$0.00
Mortgage Reinstatement	\$35,278,459.00
Facilitate Mortgage Interest Rate Reduction	\$15,000,000.00
Payment Assistance for Homeowner's Insurance	\$0.00
Payment Assistance for Down Payment Assist. Loans	\$0.00
Payment Assistance for Homeowners Utilities	\$0.00

Other measures to prevent homeowner displacement

Measure	Amount
N/A	\$0.00

Displacement Prevention Sub-Total	\$100,556,919.00
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Counseling or Legal Services

The Participant may allocate up to 5% of its HAF funds for counseling or educational efforts by housing counseling agencies approved by the Department of Housing and Urban Development or a tribal government, or legal services, target to households eligible to be served with funding from the HAF related to foreclosure prevention or displacement.

Specify the Participant's allocations for the following	Amount
Counseling or Educational Services	\$3,142,393.00
Legal Services	\$3,142,393.00

Services Sub-Total	\$6,284,786.00
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Reimbursement of Funds Expended After January 21, 2020

As described in the HAF guidance, HAF funds may be used for reimbursement of certain expenses between January 21, 2020 and the date when the first HAF funds are disbursed by the HAF participant under the HAF for a qualified expense (with certain limitations, as set forth in the HAF guidance).

Type of Expense	Amount
N/A	\$0.00

Reimbursement Sub-Total	\$0.00
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Allocation of Administrative Expenses

Type of Expense	Amount
Salaries and benefits	\$6,380,000.00
Professional Services	\$8,275,000.00
Information Technology & Communications	\$1,100,000.00
Advertising	\$1,250,000.00
Building, leases & equipment	\$550,000.00
General and administrative	\$1,299,000.00

Administrative Expenses Sub-Total	\$18,854,000.00
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Total Plan Requested Amount	\$125,695,705.00
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Amount Requested Confirmation:

Yes

Contacts

Please identify up to three contacts for the Participant- a primary contact, a designated point of contact for reporting, and an additional contact.

Primary Contact

Name: **Carrie Hamaker**

Agency/Office: **Alabama Housing Finance Authority**

Email: chamaker@ahfa.com

Phone Number: **3342449200**

Reporting Contact

Name: **Cathy Jame**

Agency/Office: **Alabama Housing Finance Authority**

Email: cjames@ahfa.com

Phone Number: **3342449200**

Additional Contact

Name: **Jimmy McLemore**

Agency/Office: **Alabama Housing Finance Authority**

Email: jmclemore@ahfa.com

Phone Number: **3342449200**

Proprietary or Otherwise Non-Public Information

Does your plan submission include any information or materials that are proprietary or otherwise non-public?

No

If "Yes," please indicate which information or materials are proprietary or otherwise non-public.

Title VI Assurances

You must provide on behalf of the HAF Participant assurances that the HAF Participant will comply with Title VI of Civil Rights Act of 1964. Please download the assurances, then review, sign, and upload the signed copy to this page before submitting the HAF Plan.

Title	Upload Date
FINAL Assurances of Compliance	9/28/2021 12:55 PM

Official Certification

I (the undersigned) certify that the information provided in the HAF submission is accurate and complete after reasonable inquiry of people, systems, and other information available to the HAF Participant. The HAF participant and I acknowledge that any materially false, fictitious, or fraudulent statement or representation (or concealment or omission of material fact) in this submission may be the subject of criminal prosecution under the False Statements Accountability Act of 1996, as amended, 18 U.S.C. § 1001 and also may subject me and HAF Participant to civil penalties and/or administrative remedies for false claims or otherwise, (including 31 U.S.C. §3729 et seq.). I am an authorized representative of HAF Participant with authority to make the above certifications and representations on behalf of the HAF Participant.

Name of HAF Participant:

State of Alabama

Name and Title of Certifying Official

Name: **Cathy James**

Title: **Business Development Manager**

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