

1 HB110
2 135439-1
3 By Representative Todd
4 RFD: State Government
5 First Read: 07-FEB-12
6 PFD: 02/02/2012

2
3
4
5
6
7
8 SYNOPSIS: This bill would establish the Alabama
9 Affordable Housing Act, the Alabama Housing Trust
10 Fund, and the Alabama Housing Trust Fund Advisory
11 Committee to increase home ownership and rental
12 opportunities for those individuals and families
13 with incomes at or below 60 percent of the median
14 family income of a geographic area as determined by
15 the U.S. Department of Housing and Urban
16 Development.

17
18 A BILL
19 TO BE ENTITLED
20 AN ACT
21

22 To establish the Alabama Affordable Housing Act, the
23 Alabama Housing Trust Fund, and the Alabama Housing Trust Fund
24 Advisory Committee to increase availability of housing
25 opportunities for individuals and families with incomes at or
26 below 60 percent of the median family income; and to provide
27 for advisory committee members and their duties.

1 BE IT ENACTED BY THE LEGISLATURE OF ALABAMA:

2 Section 1. This act shall be known as and may be
3 cited as the Alabama Affordable Housing Act.

4 Section 2. When used in this act, the following
5 words shall have the following meanings:

6 (1) ADVISORY COMMITTEE. The Alabama Housing Trust
7 Fund Advisory Committee.

8 (2) ALABAMA DEPARTMENT OF ECONOMIC AND COMMUNITY
9 AFFAIRS (ADECA). As established by Section 41-23-1 of the Code
10 of Alabama 1975.

11 (3) ALABAMA HOUSING TRUST FUND. The trust fund
12 created pursuant to Section 4.

13 (4) SIXTY PERCENT OF MEDIAN FAMILY INCOME. A person
14 or persons living together whose annual income or incomes do
15 not exceed 60 percent of the median family income of a
16 geographic area, as determined by the U.S. Department of
17 Housing and Urban Development, with adjustments for smaller
18 and larger families.

19 Section 3. (a) It is hereby found and declared that
20 Alabama is in need of more safe, decent, and affordable
21 housing for residents with incomes at or below 60 percent of
22 the median family income.

23 (b) It is further declared that the lack of
24 affordable housing in Alabama adversely affects a community's
25 ability to develop and maintain a viable and stable economy.
26 The establishment of the Alabama Housing Trust Fund is
27 intended to:

1 (1) Provide a flexible source of funding for all
2 Alabama communities to address their affordable housing needs.

3 (2) Help families attain economic stability.

4 (3) Revitalize blighted and distressed neighborhoods
5 by creating safe, decent, and affordable housing.

6 (4) Contribute to economic growth through increased
7 housing production, employment, and tax revenue, thereby
8 benefiting all Alabama residents.

9 (5) Alleviate deficiencies in the supply of safe,
10 decent, and affordable housing for residents with incomes at
11 or below 60 percent of the median family income, many of whom
12 are physically disabled, elderly, victims of domestic
13 violence, veterans, homeless or on the verge of homelessness,
14 living with HIV/AIDS, or living with developmental
15 disabilities.

16 (6) Alleviate deficiencies in the supply of safe,
17 decent, and affordable housing in rural areas of the state.

18 Section 4. The Alabama Affordable Housing Trust Fund
19 is created in the State Treasury for the collection and
20 distribution of designated funds for the purpose of increasing
21 the production of housing units, rehabilitating existing
22 housing units, and maintaining such housing so that it can be
23 made affordable to individuals and families whose incomes are
24 at or below 60 percent of the median family income. The
25 Alabama Housing Trust Fund shall be administered by ADECA
26 which shall appoint an advisory committee as prescribed in

1 Section 8 to advise the Director of ADECA as to program
2 components and operations.

3 Section 5. (a) The Alabama Housing Trust Fund shall
4 be maintained and administered by ADECA. ADECA is authorized
5 and directed to do all the following:

6 (1) Invest and reinvest all money held in the trust
7 fund in investments under ADECA's investment policies, pending
8 its use for the purposes described in Section 6.

9 (2) Keep books and records relating to the
10 investment, interest earnings, and uses of monies deposited
11 into the trust fund.

12 (3) Establish procedures for the withdrawal,
13 allocation, and use of the monies held in the trust fund for
14 the purposes described in Section 6.

15 (4) Publish, on an annual basis, criteria for
16 determining the distribution of funds.

17 (5) Conduct an annual independent audit of the trust
18 fund.

19 (6) Prepare, in collaboration with the advisory
20 committee, an annual performance report, which shall be
21 provided to the Governor, Speaker of the House of
22 Representatives, and the President Pro Tempore of the Senate,
23 outlining the use of the trust fund monies, including, but not
24 limited to, the trust fund's success in meeting its intended
25 purposes.

26 (7) Conduct, or hire an outside entity to conduct a
27 statewide housing needs assessment, once every five years to

1 inform ADECA, its director, and the advisory committee of the
2 affordable housing needs in Alabama. The assessment should
3 include the housing needs for individuals with disabilities,
4 those living with HIV/AIDS, intellectual disability,
5 individuals experiencing homelessness, victims of domestic
6 violence, veterans, and the elderly.

7 (8) Enter into contracts and agreements in
8 connection with the operation of the trust fund, including
9 contracts and agreements with federal agencies, local
10 governmental entities, community developers, and other
11 persons.

12 (9) Engage in ongoing efforts to increase funding
13 sources for the trust fund, including any additional ongoing
14 state-dedicated funding source.

15 (b) ADECA shall seek the input of the Alabama
16 Housing Trust Fund Advisory Committee, outlined in Section 8,
17 but the Director of ADECA will have final decision-making
18 authority on all matters relating to the trust fund and the
19 programs administered under Section 4.

20 (c) ADECA shall be periodically paid a reasonable
21 fee from amounts deposited to the trust fund to reimburse
22 ADECA for its services in administering the trust fund. On an
23 annual basis, ADECA shall not be paid in excess of 10 percent
24 of the total annual deposits to the trust fund.

25 Section 6. (a) The Alabama Affordable Housing Act is
26 established for the following purposes:

1 (1) To increase the production of housing units and
2 home ownership and to preserve the supply of rental housing
3 that is affordable to individuals and families with incomes at
4 or below 60 percent of the median family income.

5 (2) To maintain and rehabilitate existing affordable
6 housing units to insure their continued availability to
7 individuals and families with incomes at or below 60 percent
8 of the median family income.

9 (3) To serve individuals and families living at or
10 below 60 percent of the median family income. No less than 50
11 percent of the resources placed into the fund each year shall
12 be used to serve individuals and families with household
13 incomes at or below 30 percent of the median family income as
14 determined by the U.S. Department of Housing and Urban
15 Development.

16 (4) To annually distribute, when possible, a
17 majority of the proceeds from the trust fund to eligible
18 nonprofit developers.

19 (5) To annually distribute no less than 40 percent
20 of funds for activities that provide housing and housing
21 assistance to individuals and families in rural areas and
22 small cities that are classified as the Balance of State under
23 the U.S. Department of Housing and Urban Development's Home
24 Investment Partnership Program.

25 Section 7. (a) In order for a proposal to be an
26 activity eligible for support, the following minimum
27 requirements must be met:

1 (1) Beneficiaries of the activity must be
2 individuals or families whose annual income or incomes do not
3 exceed 60 percent of the median family income of a geographic
4 area, as determined by the U.S. Department of Housing and
5 Urban Development, with adjustments for smaller and larger
6 families.

7 (2) Housing to be funded must meet minimum housing
8 quality standards (HQS) set forth by the U.S. Department of
9 Housing and Urban Development.

10 (3) Housing to be funded must comply with the design
11 standards of the Americans with Disabilities Act (ADA).

12 (4) Housing to be funded must meet the same
13 requirements for duration of affordability as set forth in the
14 rules of ADECA for its HOME Investment Partnership Program,
15 with priority given to housing that is to be affordable in
16 perpetuity.

17 (b) Activities to be funded by the Alabama Housing
18 Trust Fund shall be selected through a competitive process
19 under rules to be determined by ADECA with input from the
20 advisory committee.

21 (c) (1) ADECA shall ensure that activities funded
22 through the trust fund shall address the housing needs of each
23 of the following populations, consistent with the input of the
24 advisory committee and the statewide housing needs assessment:

- 25 a. Disabled.
- 26 b. Elderly.
- 27 c. Victims of domestic violence.

1 d. Veterans.

2 e. Homeless or on the verge of becoming homeless.

3 f. Living with an intellectual disability.

4 g. Living with HIV/AIDS.

5 (d) (1) The rules of ADECA shall also set forth
6 evaluation criteria, which shall include without limitation
7 the following for all applications:

8 a. The experience of the entity making the proposal,
9 determined through consideration of the proposer's past
10 history in completing activities of a similar scale and
11 nature.

12 b. The timeliness with which units will be developed
13 or the activity implemented.

14 (2) For housing-specific applications, the rules of
15 ADECA shall set forth evaluation criteria, which shall
16 include, without limitation, the following:

17 a. An evaluation of the property management history
18 of the developer and management agent provided that rental
19 housing is proposed.

20 b. The number of years a development shall maintain
21 units at affordable rental or sales prices and the strength of
22 enforcement mechanisms to ensure long-term affordability.

23 c. The number of affordable units being made
24 available to individuals and families whose annual incomes do
25 not exceed 30 percent of the median family income of a
26 geographic area, as determined by the U.S. Department of

1 Housing and Urban Development, with adjustments for smaller
2 and larger families.

3 d. The degree to which trust fund monies are used to
4 leverage additional funding.

5 e. The extent to which the activity will leverage or
6 augment local community affordable housing goals or locally
7 adopted affordable housing plans such as revitalization areas
8 or other geographic areas targeted for investment.

9 f. The extent to which housing produced will be part
10 of a mixed income development or neighborhood.

11 g. The extent to which the activity serves
12 individuals and families with special needs, including persons
13 who are disabled, elderly, victims of domestic violence,
14 veterans, homeless or on the verge of becoming homeless,
15 living with HIV/AIDS, and those living with intellectual
16 disabilities.

17 h. The extent to which the activity adheres to
18 energy efficiency, green and health design, and other
19 environmental and sustainability standards.

20 i. The extent to which housing will be located near
21 transit lines, shopping, community services, and other
22 amenities.

23 (e) No related entities, principals, or individuals
24 shall be allocated trust fund funds in excess of 15 percent of
25 the state's annual allocation.

26 Section 8. (a) There is created the Alabama Housing
27 Trust Fund Advisory Committee for the purpose of advising the

1 Director of ADECA and staff of the department with respect to
2 the Alabama Housing Trust Fund.

3 (1) The membership of the advisory committee shall
4 be inclusive and reflect the racial, gender, geographic,
5 urban/rural and economic diversity of the state. The advisory
6 committee shall annually report to the Legislature by the
7 second legislative day of each regular session the extent to
8 which the advisory committee has complied with the diversity
9 provisions provided for in this act.

10 (2) Each member of the advisory committee should
11 have a demonstrated interest in the housing needs of
12 individuals and families with extremely low incomes to incomes
13 at 60 percent of median family income and the revitalization
14 of distressed neighborhoods.

15 (3) The advisory committee shall consist of 15
16 members and shall include one representative member from each
17 of the following organizations:

18 a. The Alabama House of Representatives appointed by
19 the Speaker of the House.

20 b. The Alabama Senate appointed by the Senate
21 President Pro Tempore.

22 c. The Lieutenant Governor or his or her designee.

23 d. The Alabama Association of Habitat Affiliates.

24 e. The Low Income Housing Coalition of Alabama.

25 f. The Community Action Association of Alabama.

26 g. The Alabama Alliance to End Homelessness.

27 h. The Alabama Department of Mental Health.

- 1 i. The Alabama Association of Realtors.
- 2 j. The Governor's Statewide Interagency Council on
3 Homelessness.
- 4 k. The Home Builders Association of Alabama.
- 5 l. A member appointed by the Independent Living
6 Resources of Greater Birmingham, Montgomery Center for
7 Independent Living, and Independent Living Center of Mobile.
- 8 m. The Alabama Council for Affordable and Rural
9 Housing.
- 10 n. The Alabama Bankers Association.
- 11 o. An individual whose income does not exceed 60
12 percent of the state median family income appointed by the
13 Governor.

14 (4) To avoid a conflict of interest, or the
15 appearance of a conflict of interest, no sitting committee
16 organization may apply for trust fund dollars during its time
17 on the committee. If an affiliate organization applies for
18 funding, the related committee organization will recuse itself
19 from any discussion or voting on the application.

20 (5) The term of office of each member of the
21 advisory committee shall be three years. In order to stagger
22 the terms of the members, the initial members of the committee
23 shall draw lots as follows:

- 24 a. Six shall be appointed each for a term of one
25 year.
- 26 b. Five each for a term of two years.
- 27 c. Four each for a term of three years.

1 No member shall serve more than two consecutive
2 three-year terms, without interruption in service of at least
3 three years.

4 (6) Each term on the advisory committee shall expire
5 on September 30 of the year in which the term expires. When
6 this occurs, the director or the elected official responsible
7 for appointing the position shall appoint a new member or
8 reappoint the current member. If a vacancy occurs within 90
9 days of the vacancy, the director shall appoint a replacement
10 to fill the vacancy for the remainder of the unexpired term.

11 (7) The director may remove a member of the advisory
12 committee only for neglect of duty, an unexcused failure to
13 attend more than one of the regularly scheduled meetings held
14 in a calendar year during the term in office of the member,
15 malfeasance, violation of this act, or conviction of a felony.

16 (8) Members of the advisory committee shall receive
17 reimbursement for expenses incurred in the performance of
18 duties as approved by the ADECA Director.

19 (9) If necessary, ADECA may employ staff to assist
20 the advisory committee in the performance of its functions.

21 Section 9. (a) The committee's responsibilities
22 shall include the following:

23 (1) Review and advise ADECA staff on all policies
24 and procedures for operation of the Alabama Housing Trust Fund
25 including, but not limited to:

26 a. Development of a process for making awards from
27 the trust fund.

1 b. Development of policies and rules for operating
2 the trust fund including priorities for making awards and
3 criteria for evaluating applications, and delineation of all
4 compliance and reporting responsibility of fund recipients.

5 (2) Review and advise ADECA staff on the collection
6 and presentation of data on the use and impact of the trust
7 fund and the preparation of an annual performance report to be
8 submitted to the Legislature, Governor, and the public.

9 (3) Pursue additional sources of revenue in addition
10 to that prescribed by this act.

11 (4) Ensure that the dedicated resources alleviate
12 the housing crisis for Alabamians by assisting individuals and
13 families with incomes at or below 60 percent of the median
14 family income and targeting hard-to-serve, special needs
15 populations that include individuals who are:

- 16 a. Disabled.
- 17 b. Elderly.
- 18 c. Victims of domestic violence.
- 19 d. Veterans.
- 20 e. Homeless or on the verge of becoming homeless.
- 21 f. Living with an intellectual disability.
- 22 g. Living with HIV/AIDS.
- 23 h. Mentally ill.

24 (5) Prepare, in collaboration with ADECA staff, an
25 annual review of the rules, compliance responsibilities,
26 set-asides, funding priorities, policies, funding
27 recommendations and decisions, including any recommended

1 changes to the operation of the trust fund. This review shall
2 be presented to the Director of ADECA for final approval.

3 (6) The advisory committee shall elect from its
4 membership a chair, vice chair, and secretary. The advisory
5 committee shall adopt rules to govern its proceedings. A
6 majority of the appointed membership of the committee shall
7 constitute a quorum for all meetings.

8 (7) The advisory committee shall meet within 30 days
9 after a majority of its first members is appointed, and
10 thereafter shall hold regular meetings. Minutes of each
11 meeting of the advisory committee, recording the members
12 present and the business taken, shall be signed and kept by
13 the secretary or an assistant secretary appointed by the
14 advisory committee.

15 Section 10. The following organizations shall be
16 eligible to apply to ADECA for funding:

17 (1) Not-for-profit organizations.

18 (2) Municipalities.

19 (3) Counties.

20 (4) Public housing authorities.

21 (5) For-profit organizations. Profit organizations
22 that use Alabama Housing Trust Fund monies to provide housing
23 for extremely low income individuals and families must partner
24 with not-for-profit organizations that can, if necessary,
25 provide resident services to ensure housing stability.

26 Section 11. All home ownership projects funded by
27 the Alabama Housing Trust Fund must follow the same ownership

1 requirements of the current Alabama Habitat for Humanity home
2 ownership program.

3 Section 12. This act shall become effective
4 immediately following its passage and approval by the
5 Governor, or its otherwise becoming law.