



National Housing Trust Fund Factsheet



Purpose

The National Housing Trust Fund (HTF) is a new affordable housing production program that will complement existing Federal, state and local efforts to increase and preserve the supply of decent, safe, and sanitary affordable housing for extremely low-income and very low-income households, including homeless families.

Statutory Background:

The HTF was established under Title I of the Housing and Economic Recovery Act of 2008, Section 1338 of the Federal Housing Enterprises Financial Safety and Soundness Act of 1992 ([Public Law 110-289](#)).

Publication of Program Rules:

HUD published the proposed HTF Formula Rule ([FR-5246-P-01](#)) on December 4, 2009 and the HTF Proposed Program Rule ([FR-5246-P-02](#)) on October 29, 2010. On January 30, 2015, HUD published an Interim Program Rule ([FR-5246-I-03](#)). The interim rule provides the guidelines for States to implement the HTF.

Grantees:

HTF is a formula grant program, which is to be administered by States. A State may choose to administer its own program or designate a state-designated entity to administer the HTF funds on its behalf.

Program Requirements:

The HTF funds will be distributed by formula. Grantees are required to use at least 80 percent of each annual grant for rental housing; up to 10 percent for homeownership housing; and up to 10 percent for the grantee's reasonable administrative and planning costs. HTF funds may be used for the production or preservation of affordable housing through the acquisition, new construction, reconstruction, and/or rehabilitation of non-luxury housing with suitable amenities. All HTF-assisted rental housing must meet a 30-year affordability period. All HTF-assisted homeownership housing must meet the minimum affordability period of 10, 20 or 30 years based on the amount of HTF investment in the unit.

Eligible activities and expenses include:

- Real property acquisition
- Site improvements and development hard costs
- Related soft costs
- Demolition
- Financing costs
- Relocation assistance
- Operating cost assistance for rental housing (up to 30% of each grant)
- Reasonable administrative and planning costs

Program Schedule

During 2015, States will begin developing their HTF Allocation Plans and solicit input from their constituents and submit these plans to HUD along with their 2016 Annual Action Plans. HUD expects to begin making HTF grants by summer 2016.

More Information

HUD is developing guidance and training to assist grantees and program partners in designing and implementing their programs. For more information on HTF, visit <https://www.hudexchange.info/htf>.

