

National Housing Trust Fund (HTF) Quick Reference

VHCB HTF Resource Page: <https://vhcb.org/our-programs/housing/national-housing-trust-fund/nhtf-handbook>

HUD's HTF page: <https://www.hudexchange.info/programs/htf/>

Annual Allocation

- \$3 million (small state minimum), maximum 10% for admin

Application Requirements

- HTF Application Supplement in addition to the Common Housing Application and VHCB Supplement. See VHCB's HTF page for more information

Maximum HTF Subsidy Contribution per Unit (updated 2019)

- 0BR \$149,868
- 1BR \$171,801
- 2BR \$208,912
- 3BR \$270,266
- 4BR+ \$296,666

Minimum HTF Affordability Period

- 30 years for all projects

Income and Rent Requirements

- All HTF units must benefit extremely low-income (ELI <30% AMI) households.
 - o For years when total HTF funding exceeds \$1 billion, at least 75% of states' allocations must benefit extremely low-income households (ELI <30% AMI) or households with income below federal poverty level (whichever is greater), and the remaining 25% must benefit very low-income households (VLI <50% AMI)
- Rents for HTF units are capped at 30% of 30% AMI or 30% of poverty level, whichever is greater, for units occupied by ELI households. For VLI households (when allowed), rents are capped at 30% of 50% AMI for VLI households.
 - o HTF rents may only be exceeded when the unit has project-based rental assistance.

Monitoring Requirements during Affordability Period

- Annual review of rent schedule and tenant income certifications
- On-Site UPCS Inspections every 3 years