



Housing Trust Fund Basics - Webinar Series

Day Three

Date Placeholder

Using WebEx: Q&A



HTF Basics Series Agenda



Session 1

- HTF Overview
- Key program features
- Eligible grantees and recipients
- HTF formula factors
- Allocations
- Distribution of Assistance
- HTF Allocation Plan
- HTF-specific requirements
- Program Requirements
- Eligible Activities

Session 2

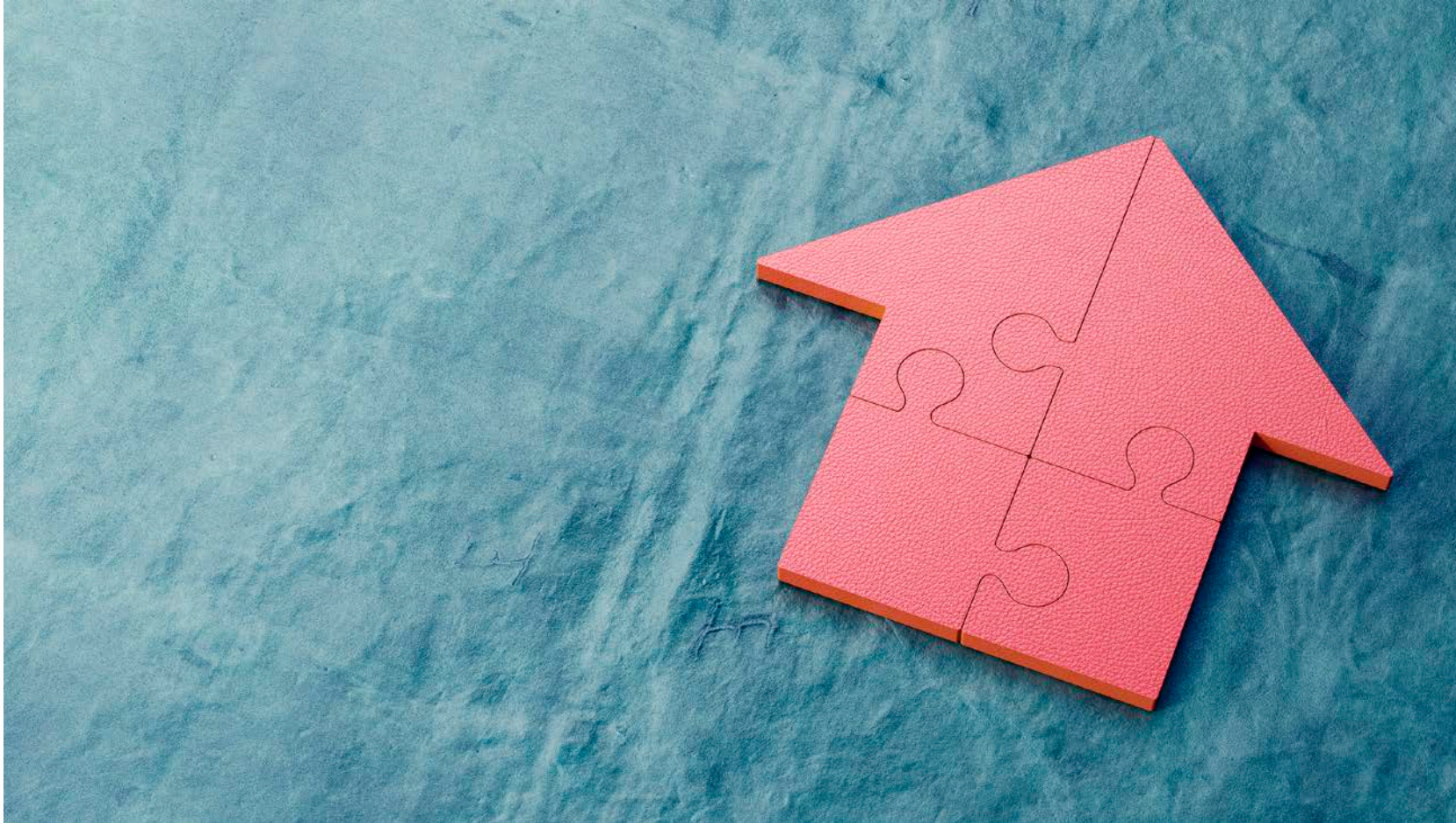
- Eligible Project Costs
- Operating Costs
- Eligible Administrative and Planning Costs
- HTF and Public Housing
- Prohibited Activities and Fees
- Income Targeting
 - 100% ELI (total HTF available for allocation < \$1 billion)
 - VLI up to 25% of grant (total HTF available for allocation > \$1 billion)

Session 3

- Underwriting
- Property Standards
- Rental Housing Requirements
- Homeownership Activities
- Other Federal Requirements
- HTF Accounts
- Program Disbursement and Information System
- Program Income and Repayments
- Grantee Responsibilities
- Recordkeeping
- Resources



Project Requirements: Subpart G



Maximum Per-Unit Development Subsidy Amount



- Grantee must establish maximum limitations on the total amount of HTF funds that may be invested per-unit for development of non-luxury housing, with adjustments for the number of bedrooms and the geographic location of the project
- These limits must be reasonable and based on actual costs of developing non-luxury housing in the area
- The grantee must include these limits in its consolidated plan and update these limits annually

Underwriting and Subsidy Layering



- Before committing funds to a project, the grantee:
 - Must adopt underwriting and subsidy layering guidelines
 - Must evaluate the project in accordance with guidelines to determine a reasonable level of profit or return on recipient's investment
 - Must not invest any more HTF funds, alone or in combination with other governmental assistance, than is necessary to provide quality affordable housing that is financially viable for a reasonable period (at minimum, the period of affordability in §93.302 or §93.304)
 - Will not provide a profit or return on the recipient's investment that exceeds the grantee's established standards for the size, type, and complexity of the project

Underwriting and Subsidy Layering Guidelines



- Guidelines must require the grantee to undertake:
 - An examination of the sources and uses of funds for the project
 - including any operating cost assistance, operating cost assistance reserve, or project-based rental assistance that will be provided to the project
 - A determination that the costs are reasonable
 - A market assessment
 - Experience of the recipient
 - Financial capacity of the recipient
 - Firm written financial commitments for the project

Property Standards



- New construction projects
 - Must meet all applicable State and local codes, ordinances, and zoning requirements.
 - Must meet State or local residential and building codes, as applicable
 - In the absence of a State or local building code, must meet the International Residential Code or International Building Code (as applicable to the type of housing) of the International Code Council.
 - The housing must meet the applicable requirements upon project completion

New Construction Standards



- Accessibility – must meet the Section 504 and Fair Housing Act standards
- Energy Efficiency standards as defined by Section 109 of the Cranston Gonzalez National Affordable Housing Act
- Disaster Mitigation – Projects located in areas at risk of impact from disasters such as earthquakes, hurricanes, flooding, and wildfires are required to adopt appropriate disaster mitigations standards to address the risks(s)
- Contracts and construction documents must provide adequate detail so that inspections can be done to document compliance

Rehabilitation Standards



- Grantees must establish HTF rehabilitation standards
- Standards must define life threatening deficiencies to be addressed prior to occupancy
- Remaining useful life for all major systems must be at least equal to the affordability period or ensure adequate reserves to handle replacements
- Projects with 26 or more units total must complete a capital needs assessment
- Units constructed prior to 1978 need to comply with the Lead Safe Housing Rule requirements at 24 CFR Part 35

Acquisition of Standard Housing



- Housing acquired that is newly constructed or rehabilitated within the last 12 months prior to the HTF commitment must meet the applicable property standards for new or existing structures
- Grantees must review and approve building plans and the Certificates of Occupancy to determine compliance
 - Review must be completed within 90 days of the commitment of the HTF assistance.
- Any property to be acquired that does not meet the applicable HTF building standards will need to be rehabilitated to meet the rehabilitation standards

Manufactured Housing



- Manufactured Housing Unit eligible for purchase or rehabilitation
- Land acquisition is eligible
- At project completion
 - Must be connected to permanent utility hook-ups
 - Located on land owned by the manufactured housing unit owner; or
 - Manufactured housing unit owner must have a lease for a period at least equal to the applicable period of affordability

Ongoing Property Standards: Rental



- HTF grantees must establish ongoing property standards to be enforced throughout the affordability period
- Standards must ensure:
 - The units remain decent, safe, and sanitary
 - Units are free from health and safety defects
 - Lead based paint requirements at 24 CFR Part 35 are met
 - Ongoing property inspections must be completed within 12 months of project completion and at least once every three years thereafter until the completion of the affordability period

Rental Housing 93.302



- Qualifications for HTF Affordable Rental Housing include:
 - Eligible Tenants
 - Rent limitations
 - Affordability Period
 - Tenant Income Certifications
 - Over-Income tenant corrective actions for fixed and floating HTF units

Eligible Tenants



- HTF units must be occupied by income eligible households
- Eligibility is limited by the income targeting requirements at 93.250
- Applicable limits depends on amount of HTF funds made available by GSEs
- Tenant incomes must be determined initially in accord with 93.151
- Tenant incomes must be re-certified annually in accord with 93.151(b)
- Source documentation of at least 2 months must be reviewed at initial determination and every 6th year of the affordability period

Rent Limitations



- HUD will publish the HTF rent limits annually based on number of bedrooms
- HUD publishes HTF rents limits with adjustments for the number of bedrooms annually
- Maximum rent limits include the tenant paid rent along with all tenant paid utilities
 - Extremely Low-Income rent limits (30% and below)
 - Rent plus utilities may not exceed the ELI HTF limits as determined by HUD annually
 - Very Low-Income rent limits (50% and below)
 - Rent plus utilities may not exceed the VLI HTF Rent as determined by HUD annually
- Maximum rent for HTF units in combination with project-based subsidies can go up to the maximum Federal or State rental subsidy limits if the tenant pay no more than 30% of their adjusted household income

Rental Housing Requirements



- Tenant selection requirements
 - Waiting lists in chronological order of application
 - Can be targeted to specific populations
 - Must be included in written agreement and HTF Allocation Plan/Con Plan
 - Preferences cannot violate nondiscrimination requirements
- Must have written lease between tenant and owner
- Owner may not terminate tenancy or refuse to renew the lease for HTF units except for serious or repeated violation of the lease terms

Prohibited lease terms listed at 93.303(b)(1-9)



- Leases may not include any prohibited clauses:
 - Agreement to be sued
 - Agreement by the tenant that the owner may take, hold, or sell personal property of household members without notice to the tenant and a court decision on the rights of the parties.
 - Waiver of the owner or the owner's agents legal responsible for any action or failure to act
 - Agreement that the owner may institute a lawsuit without notice to the tenant
 - Agreement by that owner may evict without instituting a civil court proceeding
 - Agreement to waive any right to a trial by jury
 - Waiver of right to appeal court decision.
 - Agreement to pay attorney's fees or other legal costs even if the tenant wins in a court proceeding by the owner against the tenant
 - Agreement to accept supportive services that are offered

Additional Rent Requirements



- Grantees must establish an initial rent schedule and utility schedule prior to committing HTF dollars
- Grantees must review and approve proposed rent and utility schedules annually
- Rents cannot exceed the maximum HTF rent limits minus tenant paid utilities

Tenant Income Certifications



- Annual income definition
 - Annual income as defined at 24 CFR 5.609 (Part 5); or
 - Adjusted gross income as defined for purposes of reporting under the IRS Form 1040
- One definition per program and rental housing project
- Subsequent Annual Income Determinations:
 - Source documents; or
 - Written statement and certification from family; or
 - Written statement from government program administrator

Affordability Period



- HTF units must remain affordable for a minimum of 30 years
- Grantees may impose longer periods of affordability
- The affordability period is not tied to the term of the loan for the HTF assistance
- Affordability restrictions must be enforced through the use of a deed restriction or land covenant restricting the use of the property during the HTF affordability period and ensuring occupancy and affordability requirements

Foreclosure



- If the terms of the affordability period are terminated due to foreclosure or transfer in lieu of foreclosure the project will be in violation of the HTF requirements
- Grantees may impose a right of first refusal to allow for preemptive purchase of housing if the property is at risk due to a pending foreclosure to preserve the affordability

Over Income Tenants



- Annual income re-certification may determine current tenants are over-income but tenants will not be required to move
- HTF units occupied by over income tenants will be considered in temporary non-compliance until the non-compliance can be corrected
- Property owners/managers are expected to make corrections to the unit mix, when possible, to bring the temporary non-compliant units back into compliance
- The corrective action is based on whether the unit has been designated as a fixed or floating unit

Fixed Versus Floating Units



Fixed Units

- Fixed units keep their unit designation throughout the affordability period
- Over income tenants in a fixed unit will have their rent raised to 30% of their adjusted household income at lease renewal

Floating Units

- Floating units allow the property manager to redesignate units within the property to maintain compliance with the required unit mix and affordability requirements
- Over income tenants in a floating fixed unit will have their rent raised to 30% of their adjusted household income or area market rents (whichever is lower) at lease renewal

Knowledge Check



Homeownership Housing



- Projects include new construction, acquisition/rehab, or direct assistance to homebuyers
- Limited to first-time homebuyers
- Must use as principal residence
- Housing counseling is required before purchase
- Resale/recapture requirements apply

Modest Housing



- Housing for acquisition must qualify as modest
 - The purchase price cannot exceed 95 percent of the median purchase price for either new construction or existing housing in standard condition
- HUD provides limits for both newly constructed units and existing housing; annual limits are posted at
<https://www.hudexchange.info/resource/4982/housing-trust-fund-homeownership-value-limits/>
- Grantees may choose to complete a local study of aggregate sales data as outlined at 93.305(a)(2) and submit for HUD review as a part of their consolidated plan and action plan

Recapture/Resale



- At project commitment, the grantee must select the compliance requirement during the period of affordability – Recapture or Resale
 - HTF requires a 30-year affordability period for Homebuyer projects
- Grantee must choose Resale OR Recapture
- Option must be described in Consolidated Plan
- Recapture/Resale provisions need to be adequately described within the Con Plan to provide transparency on how the grantee will implement either provision

Recapture



- Recapture = sell to anyone, but pay back all or a portion of the subsidy
- Amount to be paid back to grantee determined by recapture provisions
- Subsequent homebuyers may assume the HTF assistance if:
 - Subsequent buyer is income-eligible
 - No additional HTF assistance provided
- Grantee cannot require initial buyer to sell to income-eligible buyer

Resale



- Resale
 - Sell to very low-income buyer at affordable price
 - Occupy unit as principal residence
 - Must receive fair return upon sale
 - Grantee must define “affordability” and “fair return” in Consolidated Plan
 - Grantee may use a right of first refusal and additional HTF if needed to preserve the unit as affordable while seeking an income eligible buyer
 - The total of the initial and any additional HTF invested cannot exceed the maximum subsidy limits

Defining Direct Subsidy



- Direct subsidy to the Homebuyer:
 - Financial assistance that reduces purchase price for homebuyer below market OR otherwise subsidizes the homebuyer
 - Examples:
 - Down payment assistance
 - Purchase financing
 - Principal reduction
 - Closing cost assistance

What Is Subject to Recapture?



- Buyer pays back some or all “direct subsidy to the homebuyer”
 - Amounts provided directly to the buyer:
 - Down payment / closing cost assistance
 - Subsidized loan
 - AND
 - Amounts that write cost below market
 - May sell to any willing buyer at subsequent sale at any price

Amount Subject to Recapture



- HTF assistance that is subject to recapture is based on the amount of HTF assistance provided to the homebuyer
- Calculation to determine the available net proceeds

Sale Price

$$\begin{aligned} & - \text{Superior Non-HTF Debt} \\ & - \text{Closing Costs} \\ & \hline & = \text{Net proceeds} \end{aligned}$$

Actual Recapture Amount



- Based on the Grantee's recapture requirement as approved by HUD and capped by net proceeds
- Options approved by HUD:
 - Recapture amount of direct HTF subsidy to the homebuyer;
 - Forgive direct HTF subsidy pro-rata over the affordability period;
 - Proportionately share net proceeds; or
 - Allow buyer to recover his/her initial investment first.
- Can combine any of these options with shared appreciation

Other Federal Requirements



- Title VI of the Civil Rights Act of 1964, the Fair Housing Act
- Affirmative Marketing
- Lead Based Paint - Lead Safe Housing Rule (LSHR)
- URA – applies for displacement, relocation, and acquisition
- Conflict of Interest
- Different Environmental Requirements
- No Part 58 requirement for HTF
- Environmental laws included in property standards
- Fewer Federal cross-cutting requirements for HTF
- **No** Davis-Bacon labor rates or Section 104(d)

HTF Environmental Regulations



- HTF Environmental Provisions for new construction and rehabilitation under the Property Standards at 24 CFR § 93.301(f)(1) and (2) are similar to HUD's Environmental Regulations at 24 CFR Parts 50 and 58
- HTF Environmental Provisions are outcome based, and exclude consultation procedures that would be applicable if HTF project selection was a federal action
- Parts 50 and 58 are process-based and include consultation procedures for several laws and authorities where there may be environmental impacts.

Environmental Provisions that are the Same



- HTF Environmental Provisions consistent with Part 50/58 process:
 - Coastal Barrier Resources System
 - Coastal Zone Management
 - Explosives and Hazards
 - Endangered Species (informal consultation)
 - Wild and Scenic Rivers
 - Sole Source Aquifers

HTF Environmental Provisions that are Different



- The following Environmental Provisions are not the same as the Part 50/58 process:
 - Historic Preservation
 - Farmlands
 - Airport Zones
 - Floodplains
 - Wetlands
 - Contamination
 - Noise
 - Safe Drinking Water

HTF Only Project Flexibility



- When a project is only using HTF funds
 - No Level of Review (CEST/EA)
 - No Public Comment
 - No Request for Release of Funds and Certification
 - No Authority to Use Grant Funds
- Additional Resources and training are available on the HUD Exchange – see resource list

Affirmative Marketing



- Affirmative Marketing
 - Grantee must adopt affirmative marketing procedures for rental projects with 5 or more units and for homeownership assistance programs;
 - Affirmative Marketing must include:
 - Marketing methods to be used for public, owners, and potential tenants
 - Equal Housing Opportunity logo (in all written communication)
 - Grantee's Affirmative Marketing procedures
 - Procedures to solicit applications from persons least likely to be aware of the housing opportunity
 - Standards for records to be maintained
 - Process for annual assessment of affirmative marketing actions
 - Requirements for subgrantees to follow grantee's procedures
 - Tenant preferences must be in accordance with 93.303(d)(3)

Federal Lead Regulations



HUD – 24 CFR Part 35

- **Subpart A:** Lead Disclosure Rule
- **Subpart B:** General LSHR Requirements & Definitions
- **Subpart H, J, K, L, M:** LSHR Program Requirements
- **Subpart R:** LSHR Methods and Standards

EPA – 40 CFR Part 745

- **Subpart F:** Lead Disclosure Rule
- **Subparts D, L, Q:** Lead-Based Paint Activities Rule
- **Subparts E and Q:** Renovation, Repair, and Painting (RRP) Rule

*Note: Recent changes in the EPA rule went into effect on **January 6, 2020** and additional proposed rule changes were released on **6/17/2020***

Key Lead Definitions



- Target Housing – housing built before 1978, with some exceptions
- Lead-Based Paint Hazards (ref. §35.110)
 - Deteriorated LBP
 - Dust with lead-levels at or above the dust-lead hazard standard
 - Soil with lead-levels at or above the soil-lead hazard standard
 - Friction, impact or chewable surfaces with LBP and an associated dust-lead hazard
- Lead-Based Paint – paint or other surface coatings that contain lead equal to or exceeding 1.0 mg/cm^2

Key Steps in LBP Compliance Process



DISCLOSE

- Pamphlet



LOOK

- Enhanced visual assessment
- Risk assessment
- Inspection



TREAT*

- Standard Treatments
- Interim controls
- Hazard abatement



CLEAR*

- Clearance



TELL

- Notification

Displacement, Relocation, and Acquisition



- HTF grantees must follow the requirements of the Uniform Relocation Assistance and Real Property Policies Act of 1970 49 CFR part 24
- Grantees are required to minimize displacement of persons, families, businesses, and non-profits
- Initiation of Negotiations (ION)
 - Eligibility for a displaced tenant begins at the execution of the funding agreement
 - At the ION HTF grantees are required to provide all tenants a notice of eligibility for relocation benefits or a notice of non-displacement
- Anyone displaced is eligible for relocation assistance under the URA

URA Displacement



- Populations covered under URA
 - Any person who moves from real property or moves their personal property from real property as a direct result of an acquisition by a Federal agency or with Federal financial assistance.
 - Any person who moves without being provided the required notices is also considered displaced
 - URA covers individuals, family, partnership, corporation, or association
- See 49 CFR 24.2(a)(9) for the full definition
- Must be provided required notices and information of their URA rights
- Relocation assistance for both permanent and temporary displacement
- At the completion of the project all occupants will be given an opportunity to lease and occupy a suitable, decent, safe, sanitary, and affordable unit

Conflict of Interest



- Conflict of interest provisions apply to all employees, agents, consultants, officers, and elected or appointed officials of the grantee or subgrantee
- No person in a decision-making position or with insider information may obtain a financial interest or benefit directly or indirectly with respect to the HTF activity
- No recipient assisted with HTF funds may occupy a HTF assisted unit during affordability period
- Grantees may submit a written request to HUD to request an exception on a case-by-case basis. An exception request must include:
 - Disclosure of the nature of the conflict and the public disclosure
 - An opinion from the grantee's legal council demonstrating that the interest for which the exception is sought will not violate state or local law
 - Description of how the grantee proposes to withdraw the affected person from the assisted activity decision making process
- The grantee can only implement a waiver of the conflict of interest after receiving HUD approval

Additional Requirements



- FFATA
 - HTF grants are considered a federal award and must comply with the Federal Funding Accountability and Transparency Act of 2006
- Eminent Domain
 - HTF cannot be used in conjunction with property taken by eminent domain, unless eminent domain is employed only for a public use, except that, public use shall not be construed to include economic development that primarily benefits any private entity.



- Violence Against Women Reauthorization Act (VAWA) as defined in 24 CFR part 5, subpart L applies to all rental housing assisted with HTF funds
- VAWA protects any person who is either an applicant or tenant of a covered project **and is also** a survivor of domestic violence, dating violence, sexual assault, or stalking

VAWA - cont'd



- Grantee must provide a notice and certification form per 24 CFR 5.2005(a) to applicant denied a unit or to tenants at the time they are admitted to a HTF unit; notice also provided with eviction from a HTF unit
- Must allow tenants who qualify to transfer to another HOME/HTF unit in same project if considered safe or may assist to move out of project into another HOME/HTF project
- May bifurcate lease to evict abuser and allow other family members to remain in the unit
- Grantees are required to adopt an emergency transfer plans

Knowledge Check



HTF Accounts



- HTF grantees are required to establish a separate HTF local interest-bearing account or a subsidiary account within its general fund;
- The local HTF account will include fund disbursements, program income, and any HTF repayments
- HTF funding requirements:
 - HTF not committed within 24 months will be recaptured by HUD
 - HTF not expended within 5 years after the execution of the HUD funding agreement will be recaptured
 - HTF will be subject to recapture for non-compliance; other actions include a freeze on future withdrawals or removal from HTF allocations or suspension

Program Disbursements and Information System



- After execution of a written agreement committing HTF the project will be set up in IDIS
- HTF are drawn from the Treasury account utilizing an electronic funds transfer to the local HTF account once the project setup has been completed; drawn funds must be disbursed prior to making additional requests for funds
- HTF drawn from the Treasury account must be disbursed before additional requests for HTF funds
- Projects can be amended to commit additional HTF within one year of the initial project commitment if the addition of more HTF does not exceed the maximum per-unit development subsidy – see 93.300

Program Income and Repayments



Program Income

- Program income (PI) generated by HTF projects retains its federal identity and must be used in compliance with all HTF requirements
- PI must be deposited in the local HTF account unless allowed to be held at the subrecipient level as detailed in the subrecipient agreement
- Grantees are required to report PI earned. PI must be used for another eligible HTF activity

Repayments

- Projects terminated prior to meet completion must be repaid to the HTF account
- Failure to complete the affordability term triggers repayment – these funds are not considered PI but will be repaid based on HUD instructions to the local account or to the HTF Treasury account
- Repayments received by a grantee who is no longer a HTF grantee will be required to be repaid to HUD and reallocated.
- For additional guidance see HOME Facts Vol 7 #1 on repayments to the local account
- HOME Facts Vol 1 #1 provides instructions for repayment to the treasury account

Grantee Responsibilities



- Grantee is responsible for the day-to-day operation of the HTF program to ensure funds are used in compliance with the program requirements
- The use of subgrantees or contractors does not relieve the grantee of its responsibility
- If performance issues arise, the grantee is responsible for taking appropriate action to address the problem
- Grantee is required to have written policies and procedures
- Written agreements must be executed for all commitments of HTF
- Performance of contractors and subrecipients must be evaluated on an annual basis
- Grantees must establish a risk-based system for monitoring

Written Agreements



- Written agreement must be entered into before any HTF funds are committed or disbursed in IDIS
- Written agreements must be in place for subgrantees and eligible recipients
- Required content vary by organization type – refer to 93.404(c) for lists of required provisions
- Grantee is required to have written policies and procedures for evaluating risk of activities along with systems to monitor
- The written agreement is a key document to establish requirements and may also link subgrantees and recipients to policies and procedures

Written Agreements Required Provisions 93.404(c)



- Use of HTF
- Deadlines
- Audit requirements
- Program income and 2 CFR Part 200
- Other program requirements
- Affirmative marketing
- Requests for disbursements
- Reversion of assets
- Records and reports
- Project requirements (e.g., affordability)
- Affirmative Marketing
- Enforcement of the agreement
- Written agreements
- Duration of agreement
- Fees

Onsite Inspections



- Grantees must perform onsite inspection at project completion and certify that the housing meets the property standards
- Grantee must establish inspection procedures to ensure HTF assisted housing meets the property standards of 93.301
- Ongoing Inspection Requirements:
 - Rental housing must remain in compliance with the ongoing property standards through the duration of the affordability period
 - Periodic onsite inspections beginning within 12 months after project completion and then at least every three years during the period of affordability
 - Grantees may establish a list of non-hazardous deficiencies that can be verified by a third party rather than require reinspection
 - Grantee will need to establish procedures to address any observed deficiencies of the grantee's inspectable items
 - Owners must annually certify property meets ongoing property standards

Financial Oversight



- Grantees must examine at least annually the financial status of HTF-assisted rental projects with 10 or more assisted units
- Review is conducted to determine continued viability of the project
- Grantees will need to document oversight and actions taken to correct problems
- Financial oversight must continue throughout the affordability period

Audits



- Audits of the grantee and all subgrantees in accordance with 2 CFR part 200, subpart F
- The following audit provisions are exempted for HTF funds
 - 200.307
 - 200.311
 - 300.328(b)
 - 200.329
 - 200.333
- If there is conflict between 2 CFR part 200 definitions and 24 CFR part 93 definitions, HTF will defer to part 93

Recordkeeping Requirements



Program

- Written policies and procedures
- Subsidy Layering Guidelines
- Risk assessment
- Other Federal Requirements
- Displacement and Acquisition – URA
- Recapture Resale

Project

- Full project description
- Eligibility and allowability of costs
- Allocation of costs for mixed unit projects
- Per Unit Subsidy and Underwriting
- Inspection reports
- Affordability period compliance records
- First time homebuyer and housing counseling

Financial

- Document compliance with 2 CFR Part 200
- Audit reports
- Financial reports for HTF account
- Program Income
- Budgetary control

Record Retention Period



- All records must be retained for most recent 5-year period, except:
 - Rental Housing - records must be retained for 5 years after the project completion date except tenant record, which only the most recent 5-year period is required to be held until 5 years after the end of the affordability period
 - Homeownership – records must be retained for 5 years after project completion date except for resale/recapture documents, which must be retained for 5 years after the end of the affordability period
 - Written agreements must be held for 5 years after the termination of the agreement
 - Displacement/Acquisition documents must be retained for 5 years after final payments are issued for all persons
 - Records related to issues such as audits, litigation, or inspections must be maintained until the issue has been resolved or the end of the required retention period – whichever is later

Record Access



- Access to Records
 - Grantees must provide reasonable public access to records in compliance with State and local laws regarding privacy and obligations of confidentiality
 - Records must be protected to ensure confidentiality
 - HUD has the right to access records during the retention period

Resources



<https://www.hudexchange.info/programs/htf/>

HUD EXCHANGE

Programs Resources Trainings Program Support

Housing Trust Fund

The Housing Trust Fund (HTF) provides grants to states to produce and preserve affordable housing for extremely low- and very low-income households.

[Learn about HTF](#)

[Home](#) > [Programs](#) > [HTF: Housing Trust Fund](#)



Policy Guidance

[HTF COVID-19 Guidance](#)
[HTF Laws and Regulations](#)
[HTF CPD Notices](#)
[HTF FAQs](#)



Limits & Allocations

[Homeownership Value Limits](#)
[Income Limits](#)
[Rent Limits](#)
[HTF Formula Allocations](#)



Reports

[HTF Deadline Compliance Status Reports](#)
[HTF Open Activities Reports](#)
[HTF Vacant Units Reports](#)



Reporting Systems

[IDIS: Integrated Disbursement and Information System](#)
[eCon Planning Suite \(Consolidated Plan\)](#)

Related Resources



- [HTF Laws and Regulations](https://www.hudexchange.info/programs/htf/laws-regulations/)
<https://www.hudexchange.info/programs/htf/laws-regulations/>
- [Income Calculator](https://www.hudexchange.info/incomecalculator/)
<https://www.hudexchange.info/incomecalculator/>
- [Using IDIS for HTF](https://www.hudexchange.info/trainings/idis-htf/)
<https://www.hudexchange.info/trainings/idis-htf/>
- [Building HOME Online Training Series – provides detailed training on recapture/resale,](https://www.hudexchange.info/trainings/building-home/)
<https://www.hudexchange.info/trainings/building-home/>

Q&A

