AHFA National Housing Trust Fund (HTF) FAQs

Can I apply for Low-Income Housing Tax Credits (LIHTC) along with HTF?

HTF is a stand-alone program in the respect that it is not tied to other AHFA administered programs (i.e. HOME and Housing Credit programs).

Is the HTF the sole source of funding for projects?

HTF is not tied to other AHFA administered programs (i.e. HOME and Housing Credits), however HTF is not a sole-source of funding for projects. It is recommended that you seek additional subsidies to ensure the sustainability of the project over the duration of the 30-year compliance period. Additional sources of funds may include AHP funds, Home Depot Foundation Grants, philanthropic contributions, professional contributions, land, goods, services, rental vouchers or other sources.

Do I ever have to repay the HTF funds?

HTF is a grant program. The funds do not require repayment, so long as the project remains in compliance with the program for the full duration of the compliance period (30 years).

Are HTF funds used to cover project reserves or project upkeep?

HTF funds should cover the cost of construction only. The project will require funds for capital needs to remain viable throughout the 30-year compliance period.

What additional standards must my project adhere to under the HTF program?

In addition to following the Guidelines of the HTF program, owners will be required to adhere to the Environmental Standards and Design Quality Standards. Please visit to website the view the most recent HTF Plan, Environmental Addendums, and Design Quality Standards.

What if my project does not adhere to the current Design Quality Standards?

HTF applications should (at a minimum) meet the AHFA Design Quality Standards, however, you may request a variance from those standards by submitting a Deviation Request Form. To avoid fees, Deviation Requests must be approved by AHFA prior to submitting your application.

What type of construction projects are eligible under the HTF program?

Funds under the HTF plan can be used for new construction of single-family rental homes, duplex(es), group care facilities, and multifamily residential. All projects are required to meet AHFA’s Design Quality Standards and Construction Manual for construction of attached new construction rental units or for single-family rental homes. Visit [www.AHFA.com](http://www.AHFA.com) to see the most recent version of AHFA’s Design Quality Standards and Construction Manual.

If my proposed project is awarded HTF funds, when will we receive the actual funding?

If a proposed project is awarded HTF funds, AHFA will issue a Written Agreement (conditional commitment) with specific requirements the project must meet prior to closing the grant and disbursing the funds. Completion of construction will be one of the requirements, along with additional requirements specified in the Written Agreement.