



# NHTF • The National Housing Trust Fund

## Key Time Frames To Know About

The National Housing Trust Fund (NHTF) law requires NHTF dollars to be used or “committed” within two years. HUD will recapture any amounts not used or committed by then.

§1338(c)(10)(B) statute  
§93.400(d)(1) regulations

HUD’s interim regulations add that NHTF money must be spent within five years.

§93.400(d)(2)

The interim rule also indicates that a project may be canceled if NHTF money is committed to it but is not drawn down within one year.

§93.402(b)(2)

HUD’s interim regulations define “commit” to mean that a state or any local subgrantee has a legal agreement with a recipient for a specific project for which construction or rehabilitation can reasonably be expected to begin within one year.

If the state or local subgrantee provides NHTF to a recipient to buy existing rental housing that does not need rehabilitation, the agreement must require the property’s title to be transferred to the recipient within six months.

If the state or local subgrantee provides NHTF to a first-time homebuyer to buy an existing single-family house that does not need rehabilitation, the agreement must require the property’s title to be transferred to the homebuyer within six months.

§93.2 definition of “commitment”

If the state or any local subgrantee provides NHTF to buy vacant land or demolish property, construction of specific affordable housing must be expected to start within one year.

§93.200(a)(2)

