

The National Housing Trust Fund Campaign

DHC is working with groups here in Delaware and nationwide to establish a National Housing Trust Fund that would provide communities with funds to build, rehab and preserve 1.5 million affordable homes by the end of the decade. We invite you to join us and more than 4,000 organizations that have endorsed the National Housing Trust Fund Campaign.

In the absence of decent place to call home, it is foolhardy to expect people to succeed as citizens. Yet in no jurisdiction in the country can a full-time minimum wage worker afford the fair market rent. On average, families across the country must earn \$15.21 an hour—more than twice the minimum wage—to afford a two-bedroom apartment at fair market rent.

- **Goals and Objectives.** A National Housing Trust Fund should be established to serve as a source of revenue for the production of new housing, and the preservation or rehabilitation of existing housing that is affordable for low income people. The goal of the National Housing Trust Fund should be to produce, rehabilitate, and preserve 1,500,000 units of housing over the next 10 years.

- **Source of capital.** The Trust Fund should be capitalized with ongoing, permanent, dedicated and sufficient sources of revenue to meet the goal of 1,500,000 housing units over the next decade. The initial sources should be excess FHA and Ginnie Mae revenue, above what is necessary to maintain the soundness of the FHA and Ginnie Mae programs. Other sources of funding that can be dedicated to the Trust Fund should be identified and included in National Housing Trust Fund legislation. Appropriations should also be made to meet the goal.

- **Eligible activities.** The Trust Fund should be used for the

production of new housing, preservation of existing federally assisted housing, and rehabilitation of existing private market affordable housing. The Trust Fund should be primarily used for rental housing. We support allowing up to 25% of funds to be used for homeownership activities, so long as low income people are served. Cooperatives are eligible uses in all cases as long as income targeting requirements are met.

- **Income targeting.** At least 45% of the Trust Fund dollars should be used for housing that is affordable for extremely low income households, that is, those with incomes under 30% of the higher of state or area median. In addition, at least 30% of total Trust Fund dollars should be used for housing that is affordable to households with incomes at the equivalent of full time prevailing minimum wage earnings or less. No more than 25% of Trust Fund dollars can be used for low income households with incomes up to 80% of the higher of state or area median provided these funds are restricted to housing production, preservation, or rehabilitation in low income neighborhoods. In all cases, no one should pay more than 30% of their income for housing.

- **Term of affordability.** Housing funded through the Trust Fund should be required to remain affordable for 50 years.



The NHTF Campaign

The National Housing Trust Fund Campaign is a coalition of more than 4600 organizations working to establish a National Housing Trust Fund as a key part of the solution. Building on the success of the more than 280 state and local housing trust funds nationwide, the National Housing Trust Fund would: .

- invest billions of dollars in NEW FEDERAL RESOURCES
- establish an ongoing, permanent DEDICATED source of revenue (a trust fund)
- BUILD, REHABILITATE and PRESERVE at least 1.5 million units of primarily rental, primarily deeply targeted housing.