



The National Housing Trust Fund Campaign
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A home is the
foundation.

AMERICANS WITH DISABILITIES NEED A NATIONAL HOUSING TRUST FUND

Across the nation, people with disabilities – mental illnesses, developmental and related disabilities and physical disabilities – face a crisis in the availability of decent, safe, affordable and accessible housing. Today, many still live in large congregate facilities or other inappropriate places like institutions or nursing homes. More than 700,000 people with developmental disabilities live with aging parents (one of whom is over age 65). For people who use wheelchairs or other mobility devices, finding housing with even basic accessibility features (e.g. an entrance with no steps) ranges from daunting to impossible.

The affordability gap for people with disabilities continues to worsen to alarming levels. According to *Priced Out in 2006*,¹ on a national average, 4 million Americans with disabilities who rely on monthly Supplemental Security Income (SSI) of \$632 for all their basic needs would have to pay 113.1% of their entire monthly income to rent a modest one-bedroom unit – up from 109.6% in 2004. For the first time, the cost of renting a smaller studio/efficiency rental unit also rose above monthly SSI income (100.1% in 2006).

A National Housing Trust Fund will address this crisis by creating a dedicated source of funding for the production, preservation and rehabilitation of 1.5 million affordable housing units in 10 years. Specifically:

People who rely on SSI, veterans' pensions or other low income benefit programs as their source of income would be eligible for housing receiving Trust Fund dollars because of their low incomes. Units must remain affordable for 50 years to guarantee residents a home in which they could stay and establish a stable community.

All federal accessibility standards would apply to housing receiving Trust Fund funds, which will dramatically increase the availability of wheelchair-accessible, affordable housing on the market.

¹ *Priced Out in 2006* is a publication of the Technical Assistance Collaborative (TAC) and the Consortium for Citizens with Disabilities (CCD) Housing Task Force.

All units must be at least visitable by individuals who use wheelchairs. Units not fully wheelchair-accessible must at least be accessible through the front door and in the restroom.

All fair housing laws would apply to housing built with Trust Fund money, including the Fair Housing Amendments Act which bars disability-based discrimination.

ENDORISING ORGANIZATIONS INCLUDE:

- American Network of Community Options and Resources
- Mental Health America
- National Alliance on Mental Illness
- National Council on Independent Living
- National Disability Rights Network
- Paralyzed Veterans of America
- The Arc of the United States
- United Cerebral Palsy
- Technical Assistance Collaborative

For more information, visit www.nhtf.org or call 202-662-1530.