



A home is the
foundation.

The National Housing Trust Fund Campaign
c/o National Low Income Housing Coalition
727 15th Street NW, 6th Floor
Washington, DC 20005
Ph: 202-662-1530 | Fx: 202-393-1973
www.nhtf.org

HOME IS THE FOUNDATION OF STRONG RURAL COMMUNITIES

Nearly 24% of households outside metro areas, or 5.5 million, pay more than 30% of their monthly income for housing costs. Of those, 2.4 million pay more than half their income for housing. The frequency of inadequate housing is also higher among nonmetro households – 12% of low income households in nonmetro areas live in substandard housing. Rural America needs a strong preservation program to meet current and future housing demand.

BASICS: The National Housing Trust Fund Campaign proposes federal legislation that would create a dedicated source of funding for the production, preservation and rehabilitation of 1.5 million affordable housing units in 10 years. At least 75% of the funds would be for housing for households that are earning less than 30% of median income.

There would be a match requirement, but the match could be waived for areas in fiscal distress. Counties and communities that have a shortage of housing and economic development money would be able to receive funding without having to make the match.

Funding would be distributed on a formula basis, with 60% to localities and 40% to states. States, cities and counties could use the funding for what works best in their local areas using the distribution mechanisms they already have in place.

States and participating jurisdictions that include rural areas must use Trust Fund assistance in proportion to identified need in those rural areas.

Operating subsidies would be provided to ensure the housing would remain affordable.

Income targeting is based on area or state median income, whichever is higher. This addresses the challenges of the range of incomes in states with rural and urban areas, allowing the program to better fit the needs of rural areas.

Funding would be primarily for rental households, which are disproportionately cost-burdened in nonmetro areas. This would also balance the USDA Section 502 program, which focuses on rural homeownership only.

Rural areas also lack funds to build rental units. The USDA rural rental program has seen its funds cut severely in recent years.

ENDORISING ORGANIZATIONS INCLUDE:

- Housing Assistance Council (HAC)
- Local Initiatives Support Corporation (LISC)
- Council for Affordable and Rural Housing
- Community Action Partnerships
- Self-Help, Inc.
- Rural Opportunities, Inc.

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