



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](http://www.nhtf.org)

---

A home is the  
*foundation.*

## HOME IS THE FOUNDATION OF COMFORTABLE AND SECURE SENIOR CITIZENS

The need for affordable housing is critical for America's seniors, who have few housing options due to their fixed income and special needs. In 2006, there were 10 seniors on waiting lists for every one future HUD Section 202 elderly housing apartment that will become available in any given year.<sup>1</sup>

**BASICS:** The National Housing Trust Fund Campaign proposes federal legislation that will create a dedicated source of funding for the production, preservation and rehabilitation of 1.5 million housing units in 10 years. At least 75% of the funds will be for housing for households that are extremely low income, earning less than 30% of an area's median income. Even better for low income seniors, at least 30% of this 75% will be used for housing that is affordable to households with incomes at the equivalent of the federal Supplemental Security Income (SSI) payment level or less.

- **People who rely on Social Security** as their source of income will be included in the housing programs. Their income will make them candidates for housing receiving Trust Fund dollars.
- **All federal accessibility standards** apply to housing receiving Trust Fund funds, which will increase the availability of accessible affordable housing on the market.
- **Units must remain affordable for 50 years** to guarantee residents a home they can stay in and establish a stable community in. This means less displacement for residents.
- **Funding used for services in housing** can count toward the match for funding, encouraging service delivery in the housing Trust Fund dollars build. This allows care-giving facilities to qualify for greater funding from the Trust Fund.
- **All fair housing laws will apply** to housing built with Trust Fund money, including the Federal Housing and Community Development Act, which requires housing providers to "affirmatively further" fair housing. Discrimination based on age or income is prohibited in Trust Fund units.

### ENDORISING ORGANIZATIONS INCLUDE:

- American Association of Homes and Services for the Aging
- American Association of Service Coordinators
- Gray Panthers

For more information, visit [www.nhtf.org](http://www.nhtf.org) or call 202-662-1530.

---

<sup>1</sup> Kochera, Andrew. AARP Public Policy Institute. Data Digest 149. December 2006.