

EXPAND THE NATIONAL HOUSING TRUST FUND

THE NATIONAL HOUSING TRUST FUND (NHTF) is the only federal housing resource focused on creating and preserving housing for the very lowest income Americans including those who have been homeless and cope with additional challenges. It is also the first new federal housing resource in a generation. In 2016, the first **\$174 million in NHTF dollars** were allocated to states. In 2020, it rose to **\$690 million, including \$70 million** for New York State. This is an important first step, but far more resources are necessary to meet the need.

ABOUT THE CURRENT NHTF

The NHTF is the only federal housing program exclusively focused on providing states with resources targeted to serve households with the clearest, most acute housing needs.

- **HIGHLY TARGETED TO SERVE THOSE WITH THE GREATEST NEEDS.** The NHTF is the most highly targeted federal rental housing capital and homeownership program. By law, at least 75% of NHTF dollars used to support rental housing must serve extremely low income (ELI) households earning no more than 30% of the Area Median Income (AMI) or the federal poverty limit. All NHTF dollars must benefit households with very low incomes earning no more than 50% of AMI including chronically homeless households. In comparison, most other federal housing programs can serve families up to 80% of AMI.
- **RENTAL HOUSING AND HOMEOWNERSHIP OPPORTUNITIES.** By law, 90% of NHTF dollars must be used for the production, preservation, rehabilitation, or operation of affordable rental housing. Up to 10% may be used to support homeownership activities for first-time homebuyers, such as producing, rehabilitating, or preserving owner-occupied housing, as well as providing down payment assistance, closing costs, and interest rate buy-downs.
- **LOCAL DECISION MAKING AND CONTROL.** Because the NHTF is administered by HUD as a block grant, each state has the flexibility to decide how to best use NHTF resources to address its most pressing housing needs. States decide which developments to support. New York State is using it within its affordable housing tax credit programs helping to create supportive housing for the very most vulnerable, chronically homeless individuals and families.

EXPAND THE NHTF

The Network supports any and all efforts to expand the NHTF as the only federal program focused on creating housing for those in greatest need. We wholeheartedly support the inclusion in the American Jobs Plan **\$45 billion in NHTF funding, \$26 billion of which is targeted to helping create supportive housing** – housing plus services for those who've been homeless long-term and face additional challenges to stability in the American Jobs Plan. NHTF funding is critical to America's efforts to eradicate homelessness, both by creating deeply affordable housing for households with extremely low incomes and by helping create supportive housing for families and individuals.